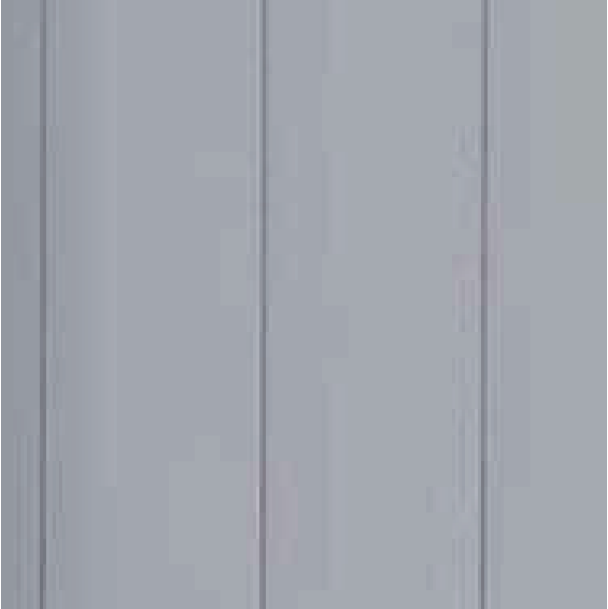
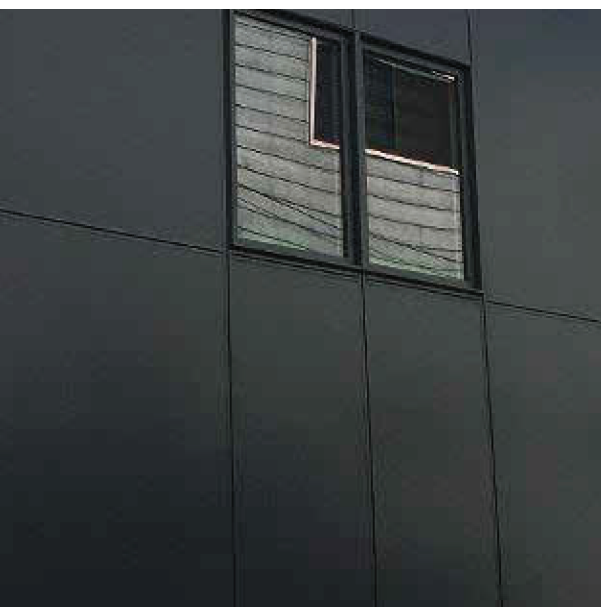




(1) ALUMINUM STOREFRONT WINDOW/DOOR
COLOUR: CHARCOAL



(2) ALUMINUM SANDWICH PANELS
COLOUR: LIGHT GREY



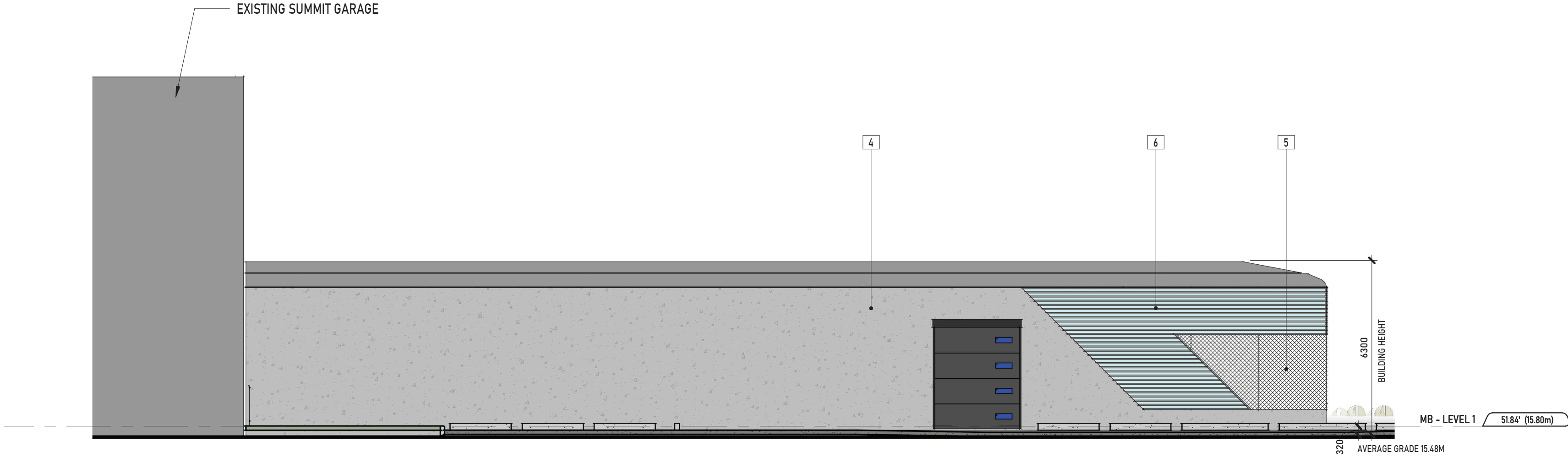
(3) ALUMINUM SANDWICH PANELS
COLOUR: CHARCOAL



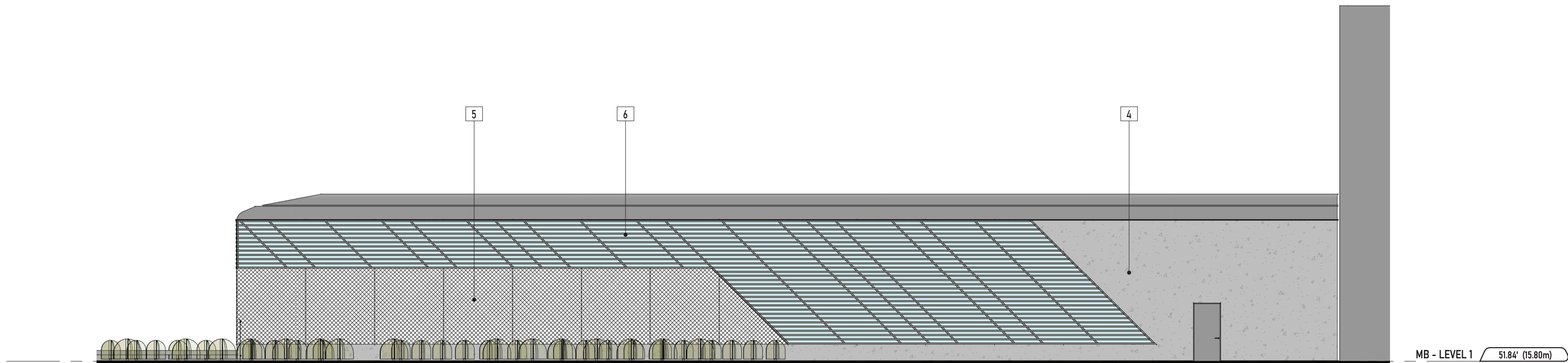
(4) ARCHITECTURAL CONCRETE
COLOUR: WHITE



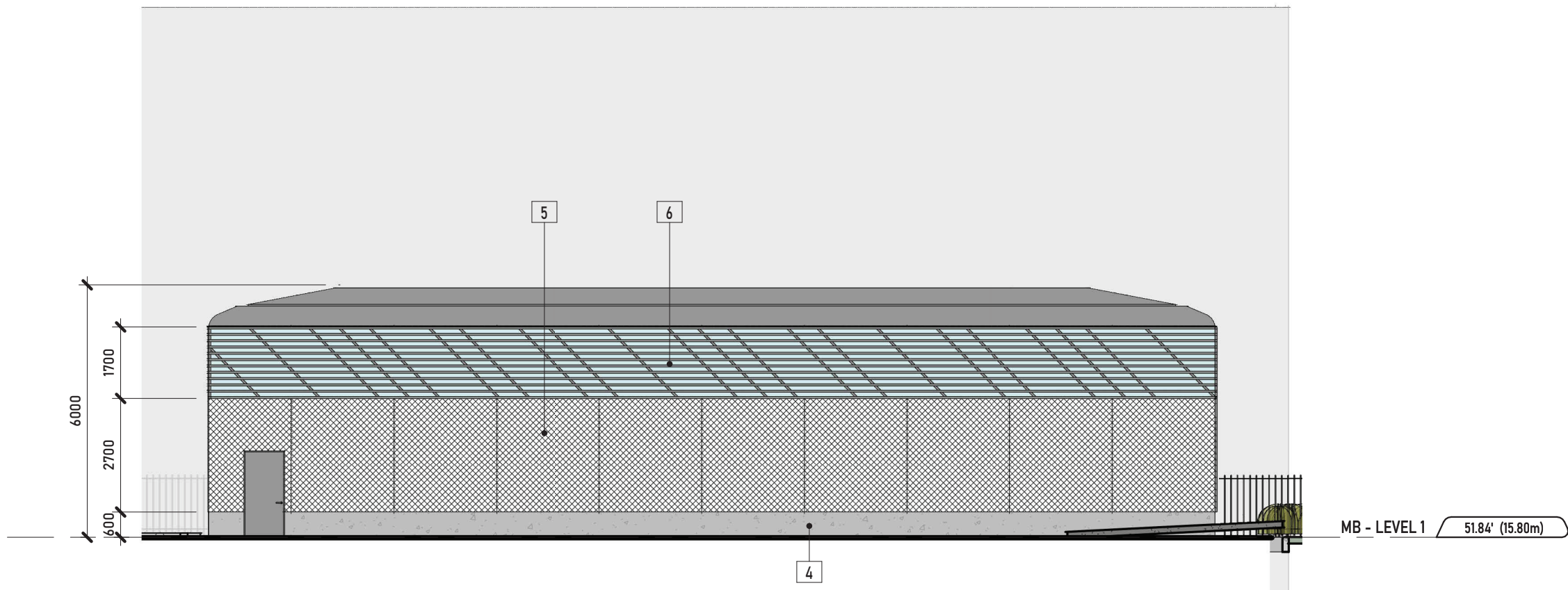
(6) SLAT WALL
COLOUR: GREY



1 SUMMIT STORAGE BUILDING ELEVATION - NORTH
1:125



2 SUMMIT STORAGE BUILDING ELEVATION - SOUTH
1:125

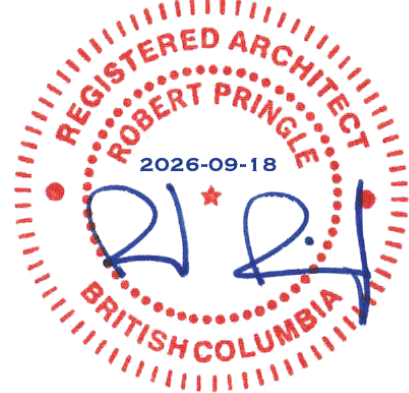


3 SUMMIT STORAGE BUILDING ELEVATION - WEST
1:125

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NO. 1 ISSUED FOR: 25017 ISSUED FOR DEVELOPMENT PERMIT
DATE: 2024-04-13

PROJECT NAME:
MERCEDES BENZ

PROJECT ADDRESS:
2959 DOUGLAS ST, VICTORIA, BC V8T 4N1

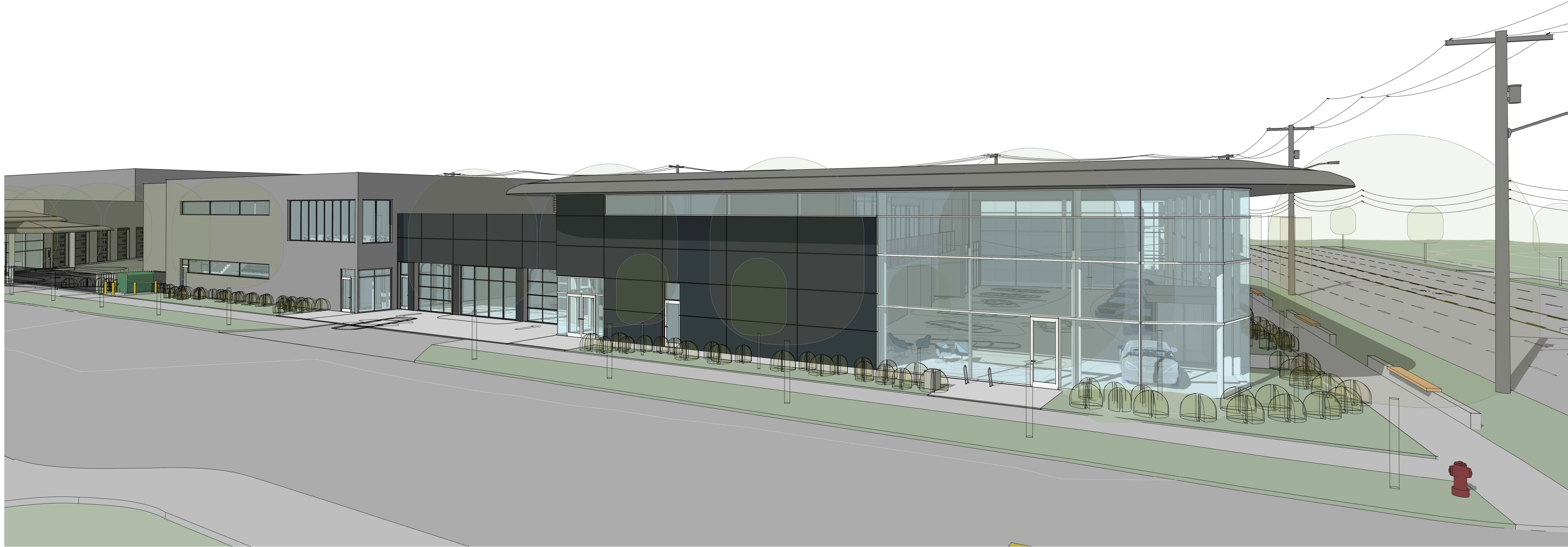
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ELEVATIONS - SUMMIT
STORAGE

PROJECT NO: 25017 DRAWN: KL

SCALE: REVIEWED: RP

DWG NO:

DP24



VIEW FROM SPRUCE AVE

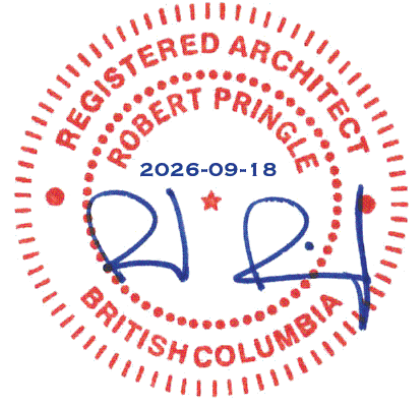


VIEW FROM DOUGLAS ST

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MERCEDES BENZ

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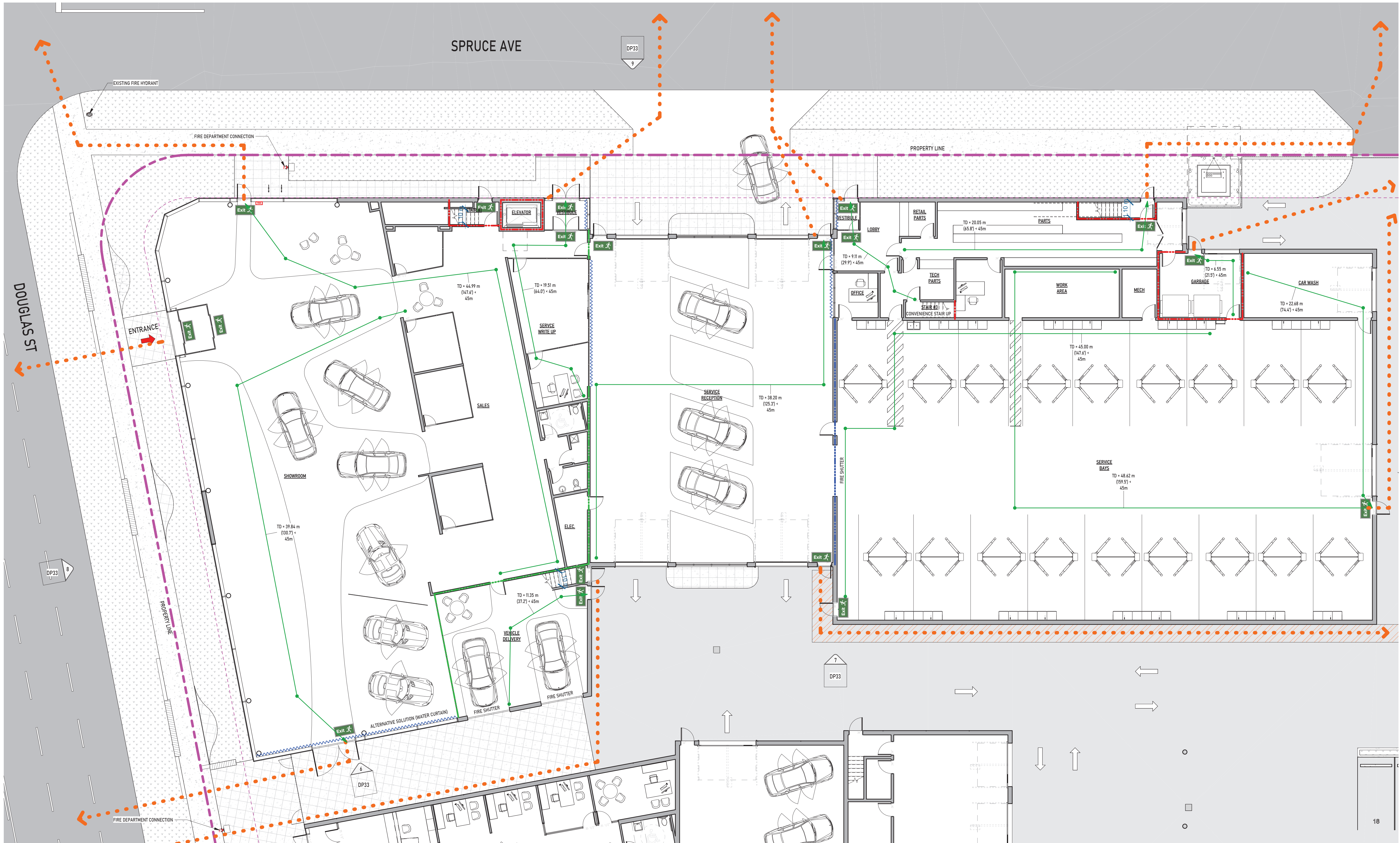
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RENDERINGS

PROJECT NO: 25017 DRAWN: KL

SCALE: REVIEWED: RP

DWG NO:

DP25



1 MAIN FLOOR PLAN (MB)
CC06 1:125

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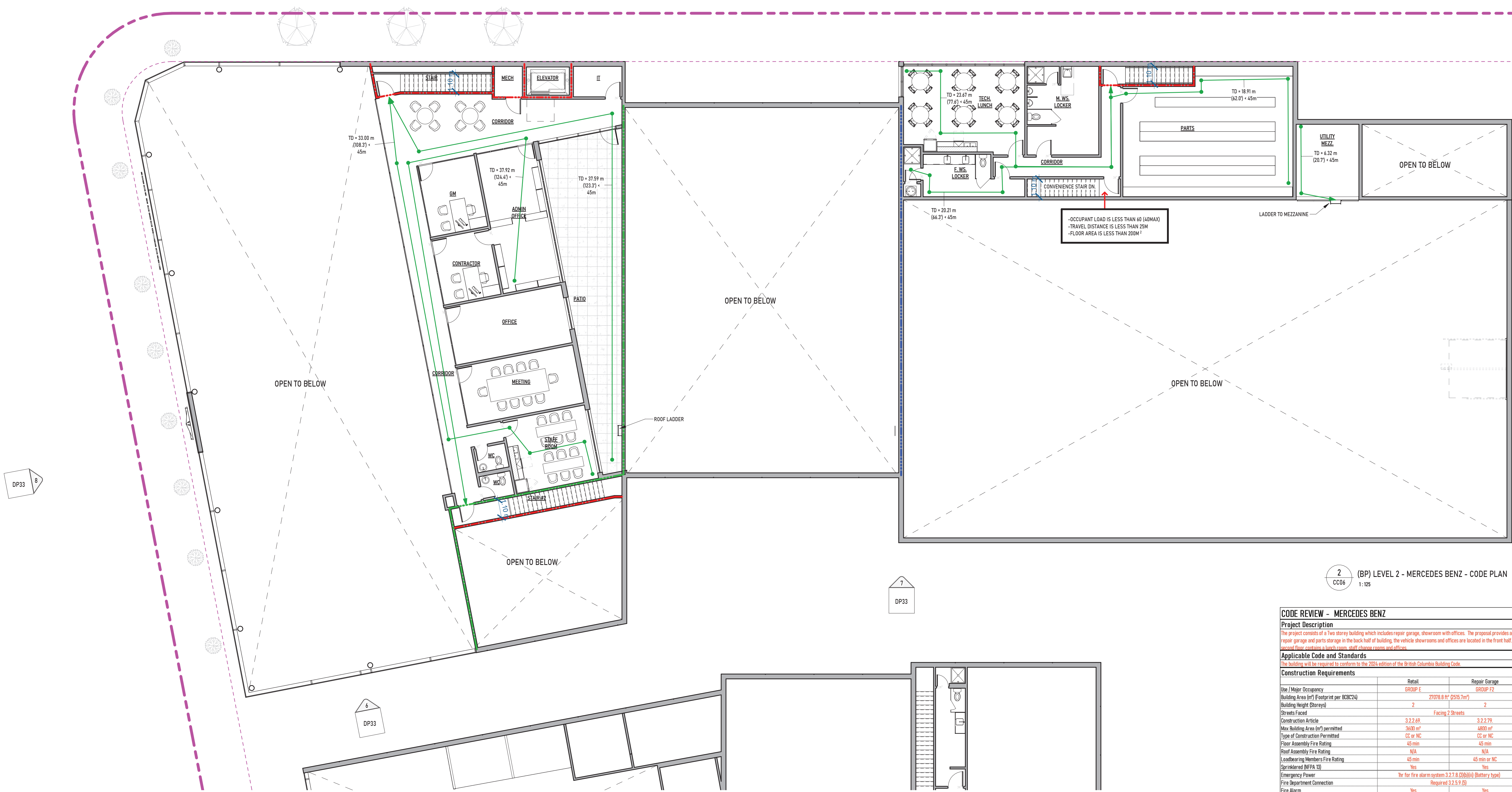
DRAWING TITLE:
CODE REVIEW - FLOOR
PLANS

PROJECT NO: 25017 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP28



2 (BP) LEVEL 2 - MERCEDES BENZ - CODE PLAN
1:125

CODE LEGEND

- 0 HOUR FIRE SEPARATION
- 45 MIN FIRE SEPARATION
- 1 HOUR FIRE SEPARATION
- 1.5 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION
- 4 HOUR FIRE SEPARATION
- TRAVEL DISTANCE
- PATH OF EXIT TO STREET
- EXIT
- PRINCIPAL ENTRANCE - GROUND LEVEL (FIRE DEPARTMENT RESPONSE POINT)
- OCCUPANT LOAD
- NUMBER OF EXITS
- EXIT CAPACITY
- FIRE HYDRANT
- FIRE ALARM ANNUNCIATOR
- FIRE DEPT. CONNECTION
- STANDPIPE
- WATER CURTAIN
- FIRE TRUCK ACCESS ROUTE
- ACCESSIBLE PATH OF TRAVEL

CODE REVIEW - MERCEDES BENZ			
Project Description The project consists of a two storey building which includes repair garage, showroom with offices. The proposal provides a repair garage and parts storage in the back half of building, the vehicle showrooms and offices are located in the front half. The second floor contains a lounge area, staff offices, covers and offices.			
Applicable Code and Standards The building will be required to conform to the 2024 edition of the British Columbia Building Code.			
Construction Requirements			
Use / Major Occupancy	Retail	Repair Garage	
Building Area (m ²) (Footprint per BCBC74)	GROUP E	GROUP F2	
Building Height (Storeys)	2	2	
Streets Facade	Facing 2 Streets		
Construction Article	3.2.2.69	3.2.2.79	
Max Building Area (m ²) permitted	3400 m ²	4800 m ²	
Type of Construction Permitted	CC or NC	CC or NC	
Floor Assembly Fire Rating	45 min	45 min	
Roof Assembly Fire Rating	N/A	N/A	
Loadbearing Members Fire Rating	45 min	45 min or NC	
Sprinklered (NFPA 13)	Yes	Yes	
Emergency Power	Yes	Yes	
Fire Department Connection	Yes	Yes	
Fire Alarm	Yes	Yes	
Interconnected Floor Space	Yes	Yes	
Fire Separations			
Code	Fire Rating	Description	
3.3.5.5	2 hr	Separation of F-2 (Med Hazard) from E (Retail)	
3.3.5.6	1.5 hr	Ancillary spaces to repair garage, Parts Storage, Tools, Supervisory offices	
3.3.1.22	0 hr	Janitors Rooms (Sprinklered Building)	
3.4.4.1(i)	45 min	Exits separated by a FRR for the floor assembly above (Level 1)	
3.4.4.2	45 min	Exits through lobbies (50m max travel distance)	
3.5.3.1(i)	45 min	Elevators separated by a FRR for the floor assembly above (Level 1)	
3.6.2.1(i)	1 hr	Electrical Rooms	
3.6.3.1	45 min	Mechanical Shaft and other Vertical Service Spaces (Level 2)	
3.6.2.5	1 hr	Storage of Combustible Refuse and Recycling	
Accessibility and Health			
3.8.1.1(2) Buildings and facilities required to be accessible in accordance with Subsection 3.8.2 shall be designed in accordance with Subsection 3.8.3.			
Occupant Load based on m ² per person or design of building			
Plumbing Facilities 3.7.2 Minimum number of waterclosets and lavatories			
Energy Efficiency			
Design and Construction 10.2.2.10(a) buildings shall be designed and constructed to conform to Subsection 10.2.3. Energy Step Code 2			
Interior Wall and Ceiling Finishes			
Location	Element	Max FSR	References 3.1.13.2 (i), (A), (5) Table 3.1.13.2
Exits	Walls	25	10% wall area, not counting combustible doors & glazing, FSR > 150.
	Ceilings	25	10% Ceiling area, not counting skylights & light diffusers FSR > 150.
Exit Lobbies	Walls	25	25% wall area, not counting combustible doors & glazing, FSR > 150.
	Ceilings	25	10% Ceiling area, not counting skylights & light diffusers FSR > 150.
Service Spaces	Walls	25	
	Ceilings	25	
Doors, within suites	Walls	No Limit	Sentences 3.1.13.2 (2)
	Ceilings	200	
Bathrooms	Walls	200	
	Ceilings	150	Sentences 3.1.13.4 (3)
Corridors	Walls	150	Sentences 3.1.13.4 (6)
	Ceilings	150	
Other	Walls	150	
	Ceilings	150	

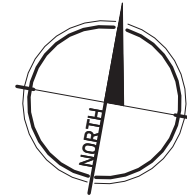
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NO. ISSUED FOR:

DATE:

PROJECT NAME:
MERCEDES BENZ

PROJECT ADDRESS:
2959 DOUGLAS ST, VICTORIA, BC V8T 4N1

DRAWING TITLE:
CODE REVIEW - FLOOR
PLANS

PROJECT NO: 25017

DRAWN: -

SCALE:

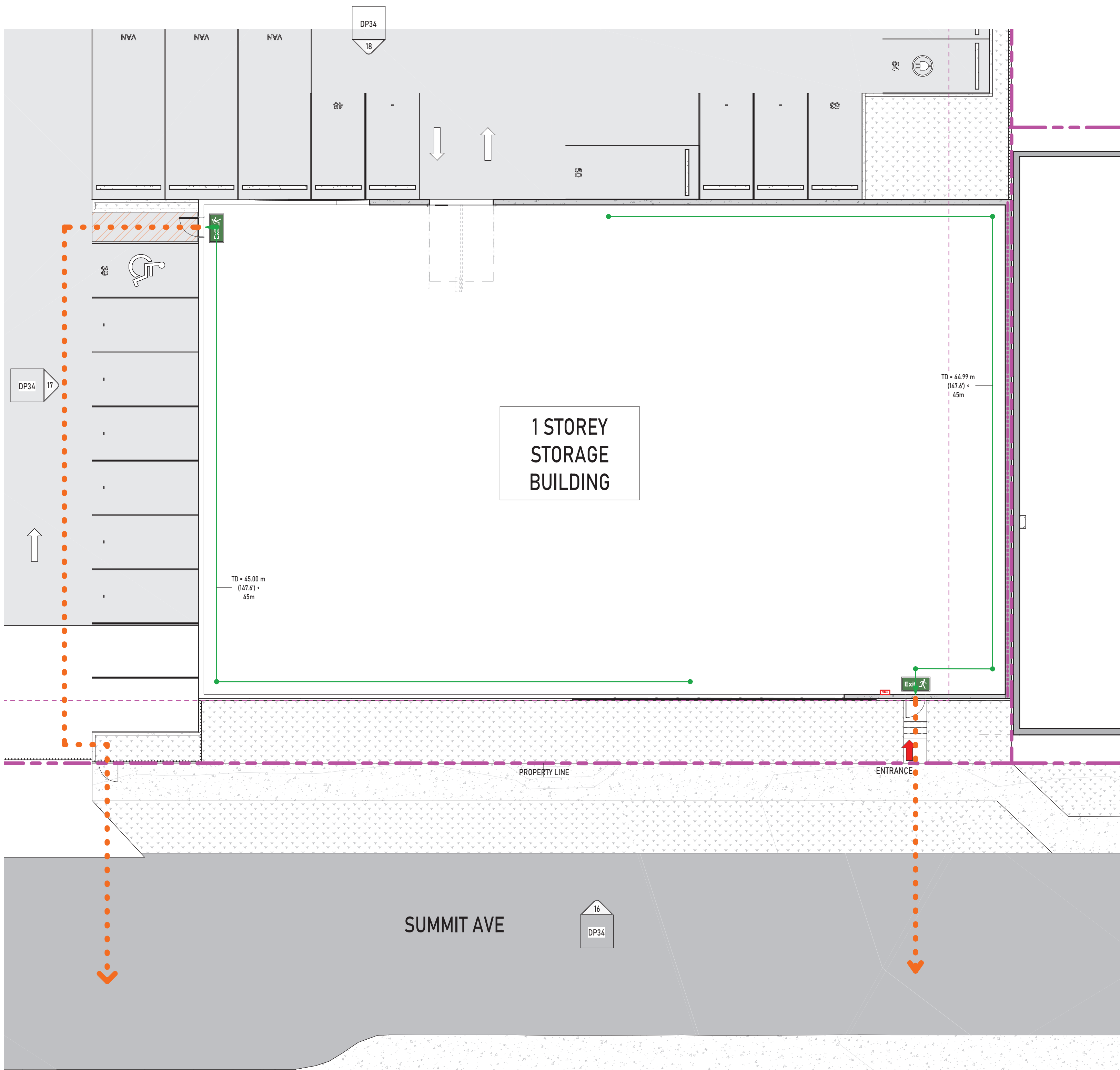
REVIEWED: -

DWG NO:

DP29

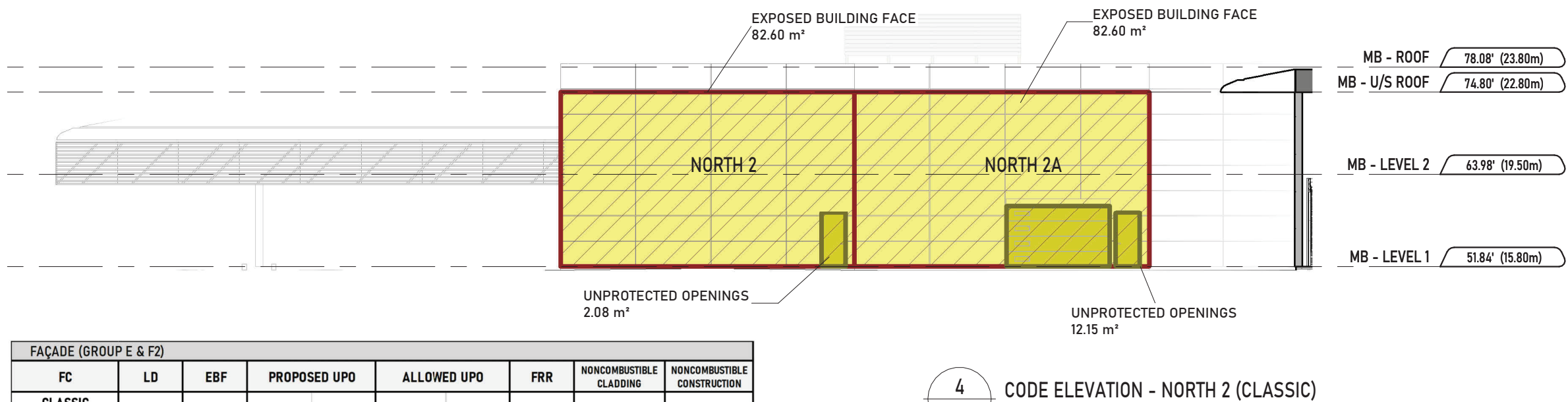
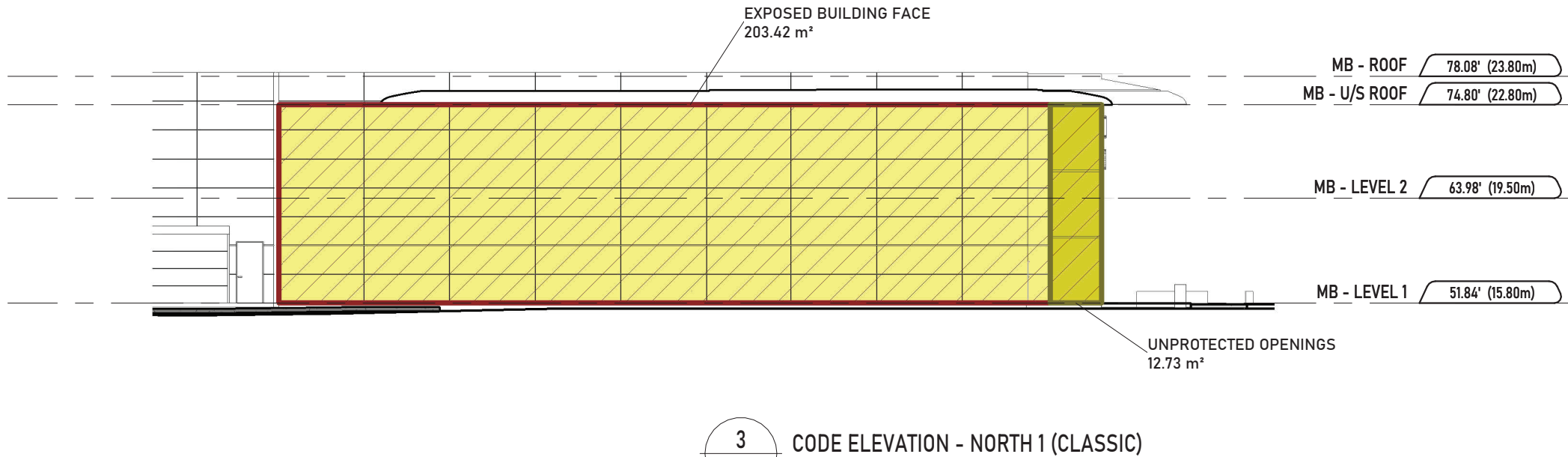
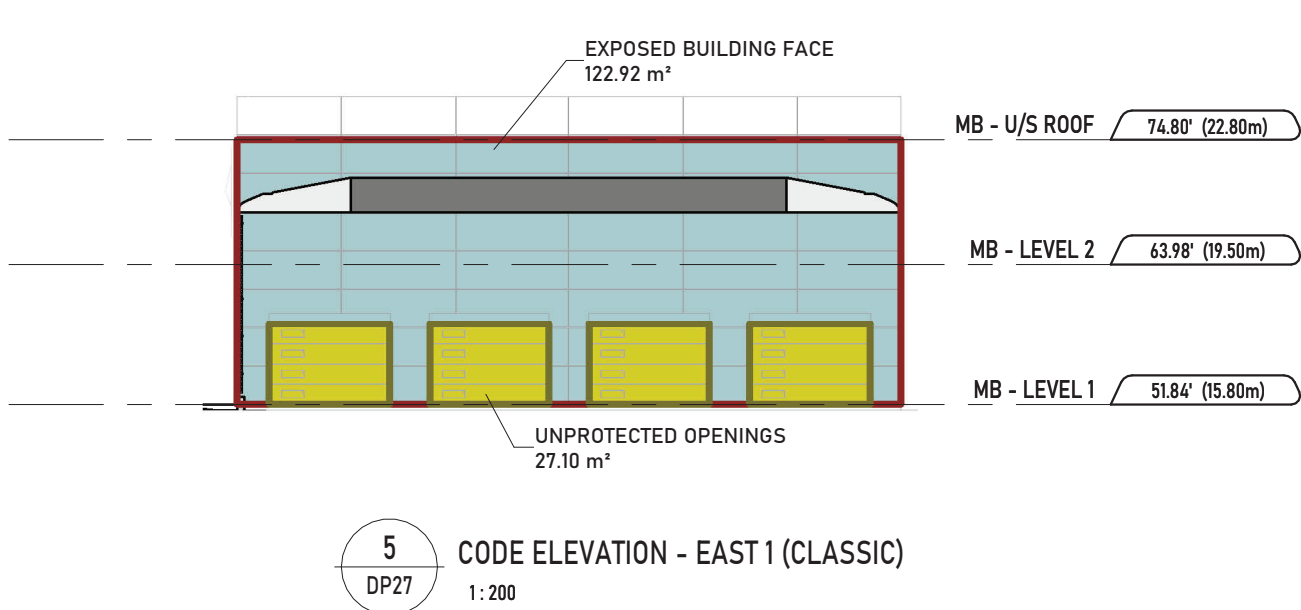
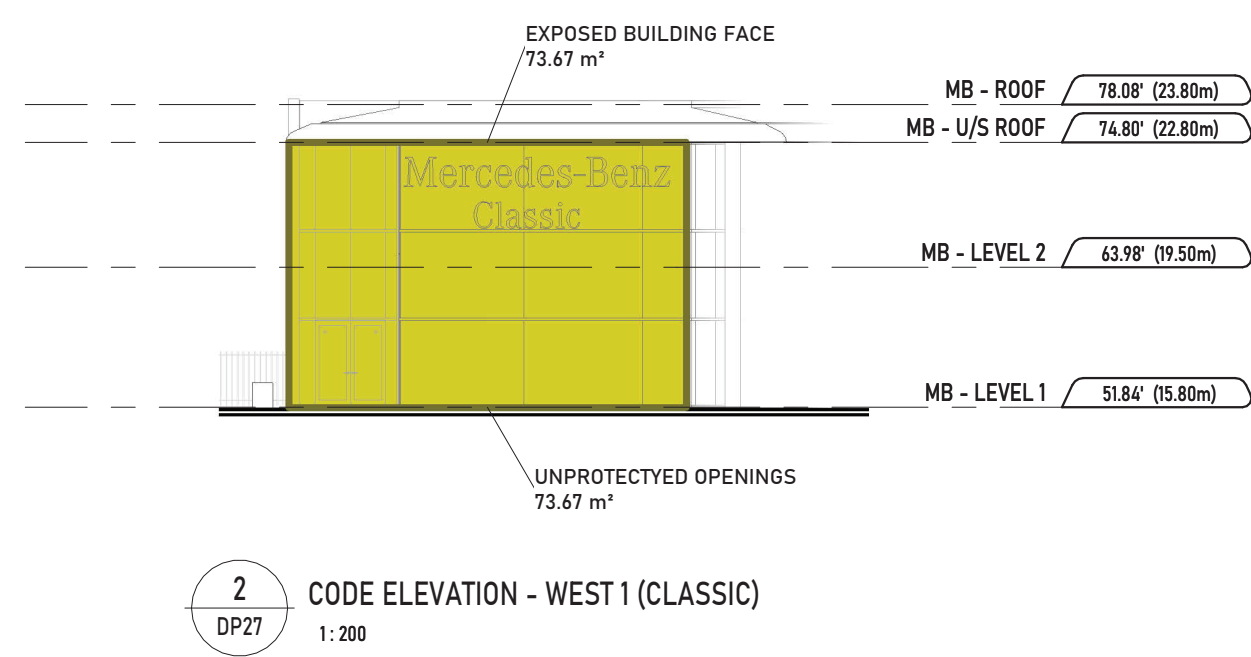
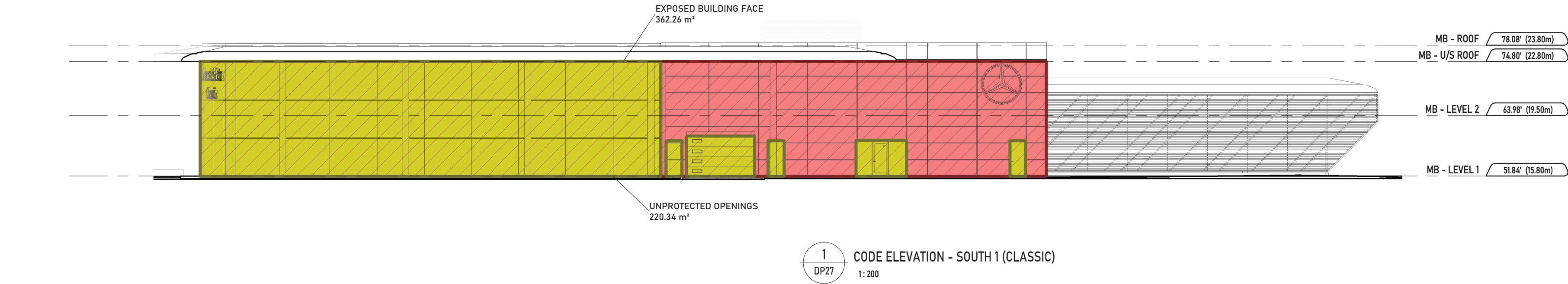
	0 HOUR FIRE SEPARATION
	45 MIN FIRE SEPARATION
	1 HOUR FIRE SEPARATION
	1.5 HOUR FIRE SEPARATION
	2 HOUR FIRE SEPARATION
	4 HOUR FIRE SEPARATION
	TRAVEL DISTANCE
	PATH OF EXIT TO STREET
	EXIT
	PRINCIPAL ENTRANCE - GROUND LEVEL (FIRE DEPARTMENT RESPONSE POINT)
	OCCUPANT LOAD NUMBER OF EXITS EXIT CAPACITY
	FIRE HYDRANT
	FIRE ALARM ANNUNCIATOR
	FIRE DEPT. CONNECTION
	STANDPIPE
	WATER CURTAIN
	FIRE TRUCK ACCESS ROUTE
	ACCESSIBLE PATH OF TRAVEL

Project Description		
The project consists of a One storage building which contains storage equipment.		
Applicable Code and Standards		
The building will be required to conform to the 2024 edition of the British Columbia Building Code		
Construction Requirements		
Use / Major Occupancy	Storage Garage	
Building Area (m²) [Footprint per B302(4)]	4100P 13	
Building Height (Storeys)	1	
Streets Facing	Facing 1 Street	
Construction Article	3.2.2.0	
Max. Building Area (m²) permitted	N6001 m²	
Type of Construction Permitted	CS or NC	
Fire Assembly Fire Rating	N/A	
Roof Assembly Fire Rating	N/A	
Loadbearing Members Fire Rating	N/A	
Sprinklered (NFPA 3)	Yes	
Fire Alarm Connection	Yes for fire alarm system 3.2.7.8 (200)(a) (Battery type)	
Fire Alarm	Yes	
Fire Separations		
Date	Fire Rating	Description
3/10/2	4 hr	Storage garage separated from other occupancies
3/3.5.6	1.5 hr	Storage garage separated from other occupancies
3/3.12.2	0 hr	Janitors Rooms (Sprinklered/Buliding)
3/6.2.16)	1 hr	Electrical Rooms
3/6.2.5	1 hr	Storage of Combustible Refuse and Recycling
Accessibility and Health		
Accessibility	3.8.1.1(2) Buildings and facilities required to be accessible in accordance with Subsection 3.8.2, shall be designed in accordance with Subsection 3.8.3.	
Occupant Load	based on m² per person or design of building	
Plumbing	3/7.2 Minimum number of waterclosets and lavatories	
Facilities		
Energy Efficiency		
Design and Construction	B.2.2.1.1(04) buildings must be designed and constructed to conform to Subsection B.2.2.3. Energy Save Check 2?	
Interior Wall and Ceiling Finishes		
Location	Element	Max FSR
Exits	Walls	25
	Ceilings	25
	Walls	25
Exit Lobbies	Walls	25
	Ceilings	25
Service Spaces	Walls	25
	Ceilings	25
Doors, within suites	No Limit	
Bathrooms	Walls	200
	Ceilings	200
Corridors	Walls	150
	Ceilings	150
Other	Walls	150
	Ceilings	150

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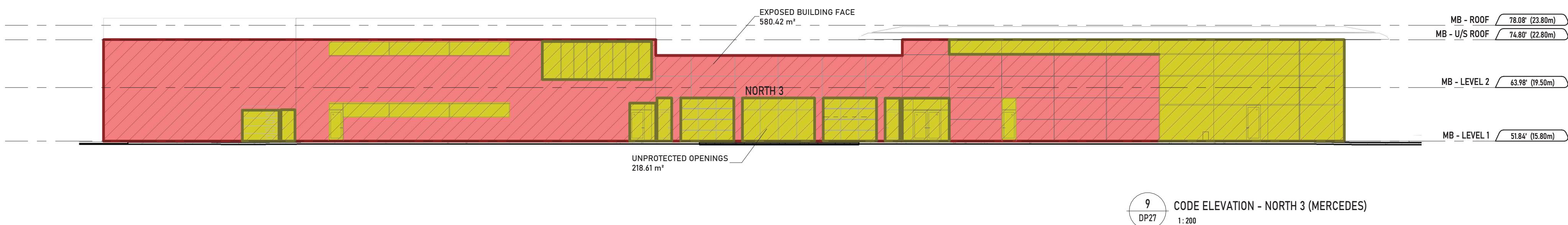
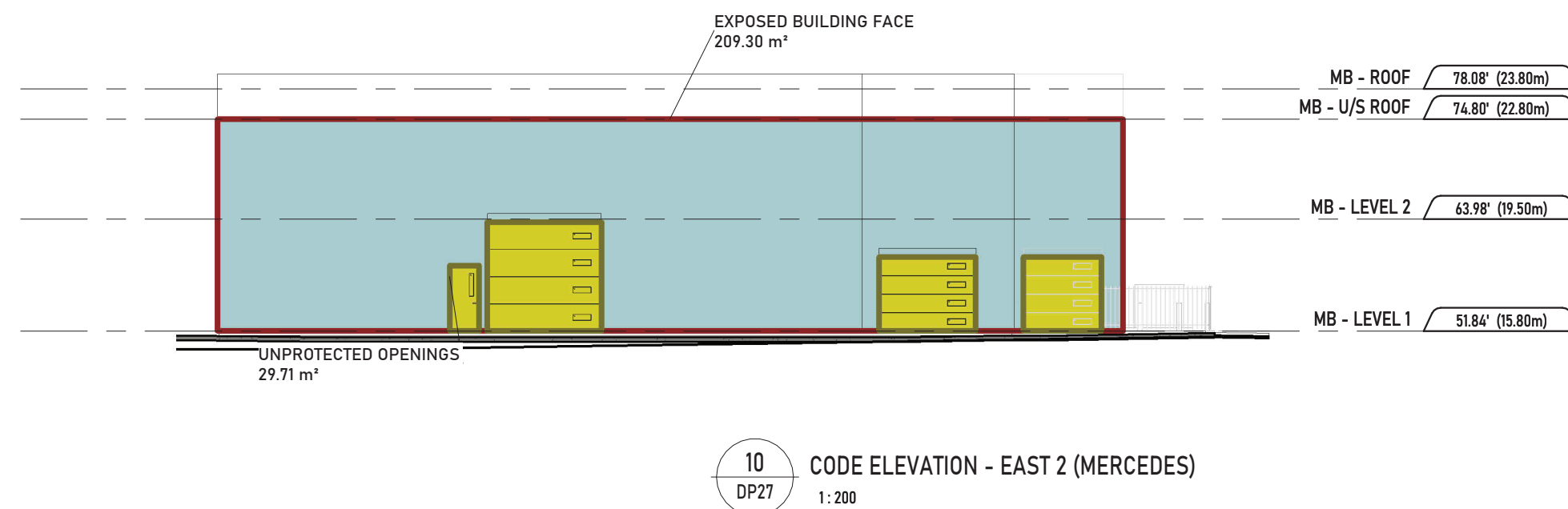
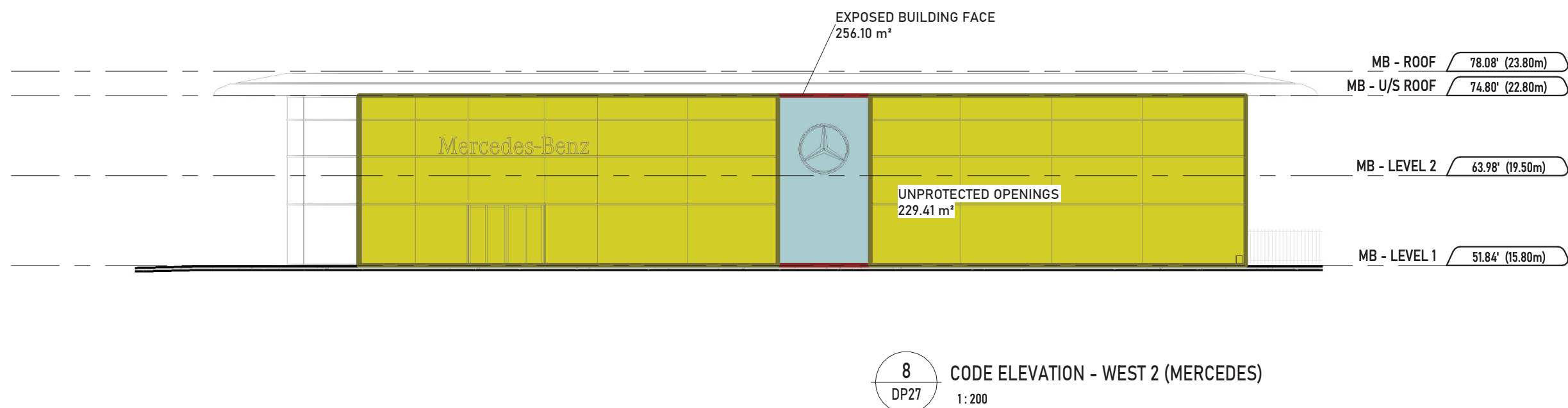
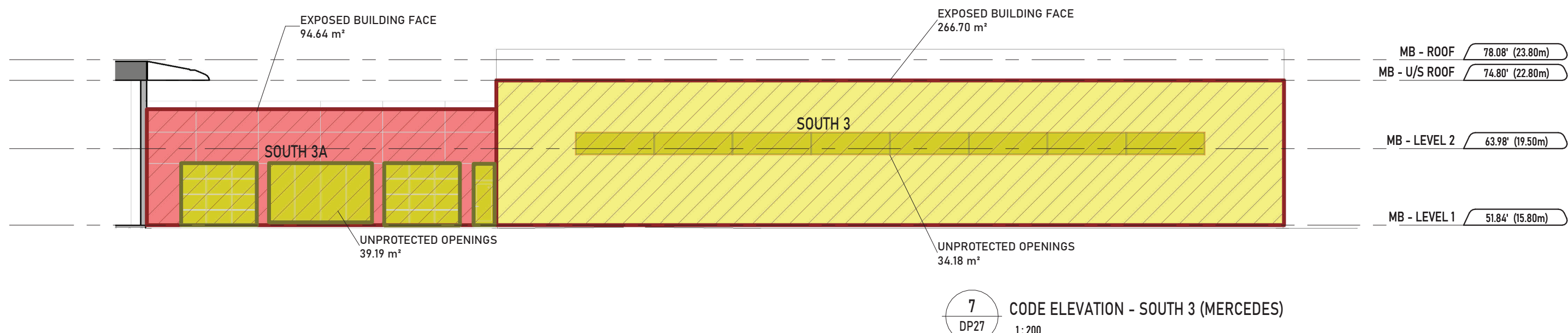
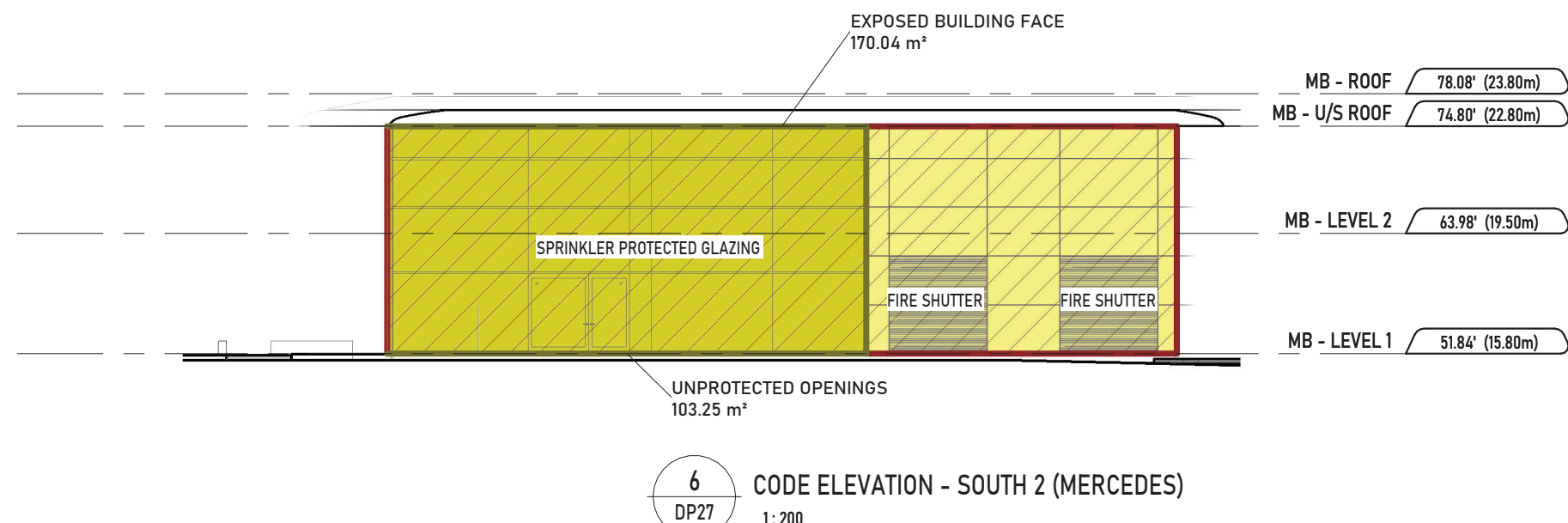
SPATIAL SEPARATION LEGEND

FC • FIRE COMPARTMENT
LD • LIMITING DISTANCE
EBF • EXPOSING BUILDING FACE
UP • UNPROTECTED OPENINGS
FRR • FIRE RESISTANCE RATING
CONST. • TYPE OF CONSTRUCTION ALLOWABLE
NCC • NON COMBUSTIBLE (CLADDING / CONSTRUCTION)
CC • COMBUSTIBLE (CLADDING / CONSTRUCTION)

Dist. LIMITING DISTANCE

- EXPOSING BUILDING FACE
- 60 MIN. FRR FOR EXPOSING BUILDING FACE
- 120 MIN. FRR FOR EXPOSING BUILDING FACE
- UNPROTECTED OPENINGS

FAÇADE (GROUP E & F2)								
FC	LD	EBF	PROPOSED UP	ALLOWED UP	FRR	NONCOMBUSTIBLE CLADDING	NONCOMBUSTIBLE CONSTRUCTION	
CLASSIC								
SOUTH 1	12.5 m	362.3 m ²	220.3 m ²	60.8%	267.20 m ²	73.8%	1 HR	-
WEST 1	18.3 m	73.7 m ²	73.7 m ²	100.0%	73.67 m ²	100.0%	-	-
NORTH 1	2.4 m	203.4 m ²	12.7 m ²	6.3%	17.17 m ²	8.4%	2 HR	YES
NORTH 2	3.7 m	82.6 m ²	2.1 m ²	2.5%	14.92 m ²	18.1%	2 HR	YES
NORTH 2A	4.0 m	82.6 m ²	12.2 m ²	14.7%	16.11 m ²	19.5%	2 HR	YES
EAST 1	17.6 m	122.9 m ²	27.1 m ²	22.0%	122.92 m ²	100.0%	-	-
MERCEDES								
SOUTH 2	2.4 m	170.0 m ²	103.3 m ²	60.7%	14.39 m ²	9.6%	2 HR	YES
SOUTH 3	3.7 m	266.7 m ²	34.2 m ²	12.8%	34.35 m ²	12.9%	2 HR	YES
SOUTH 3A	8.2 m	94.6 m ²	31.8 m ²	33.6%	58.39 m ²	61.7%	1 HR	-
WEST 2	18.3 m	256.1 m ²	229.4 m ²	89.6%	256.10 m ²	100.0%	-	-
NORTH 3	13.1 m	580.4 m ²	218.6 m ²	37.7%	447.82 m ²	80.6%	1 HR	-
EAST 2	15.0 m	209.3 m ²	29.7 m ²	14.2%	209.30 m ²	100.0%	-	-
SPRINTER								
SOUTH WEST 1	11.6 m	48.6 m ²	14.3 m ²	29.4%	48.55 m ²	100.0%	-	-
SOUTH WEST 2	15.0 m	190.6 m ²	95.9 m ²	50.3%	190.56 m ²	100.0%	-	-
NORTH WEST 1	11.9 m	117.8 m ²	94.6 m ²	80.3%	110.46 m ²	93.8%	1 HR	-
NORTH EAST 1	17.1 m	36.6 m ²	36.6 m ²	100.0%	36.62 m ²	100.0%	-	-
NORTH EAST 2	13.2 m	64.6 m ²	29.9 m ²	46.3%	64.60 m ²	100.0%	-	-
NORTH EAST 3	23.3 m	79.0 m ²	2.1 m ²	2.6%	78.96 m ²	100.0%	-	-
SOUTH EAST 1	16.6 m	44.4 m ²	7.3 m ²	16.5%	44.44 m ²	100.0%	-	-
SOUTH EAST 2	13.2 m	92.7 m ²	4.2 m ²	4.5%	92.71 m ²	100.0%	-	-
EAST 3	13.2 m	17.2 m ²	2.1 m ²	12.1%	17.17 m ²	100.0%	-	-
STORAGE								
SOUTH 4	11.9 m	194.8 m ²	133.9 m ²	68.7%	134.07 m ²	68.8%	1 HR	-
WEST 3	17.6 m	119.7 m ²	105.2 m ²	87.9%	119.65 m ²	100.0%	-	-
NORTH 4	8.7 m	200.6 m ²	50.3 m ²	25.1%	79.93 m ²	39.8%	1 HR	YES
EAST	0.0 m	0.0 m ²	0.0 m ²	-	0.00 m ²	0.0%	2 HR	YES



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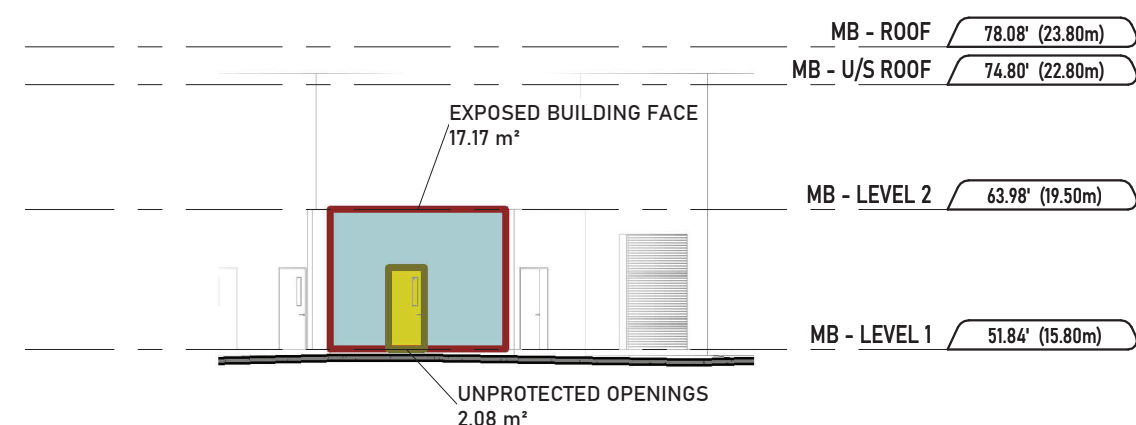
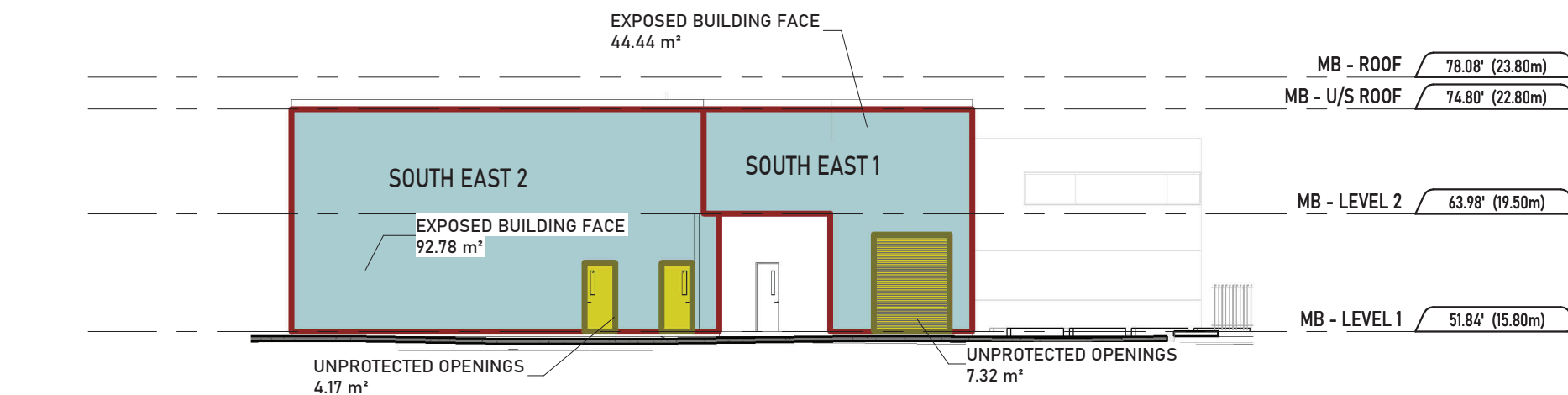
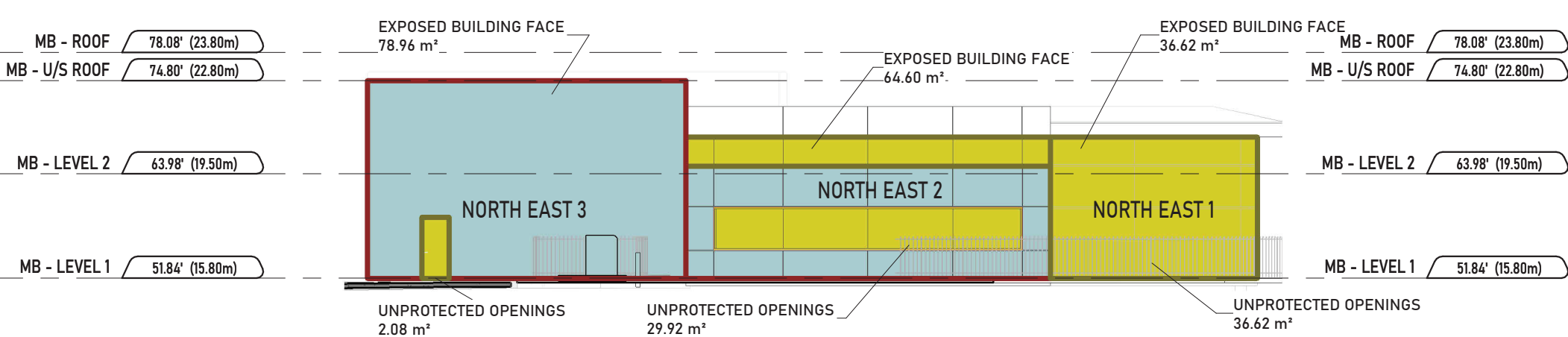
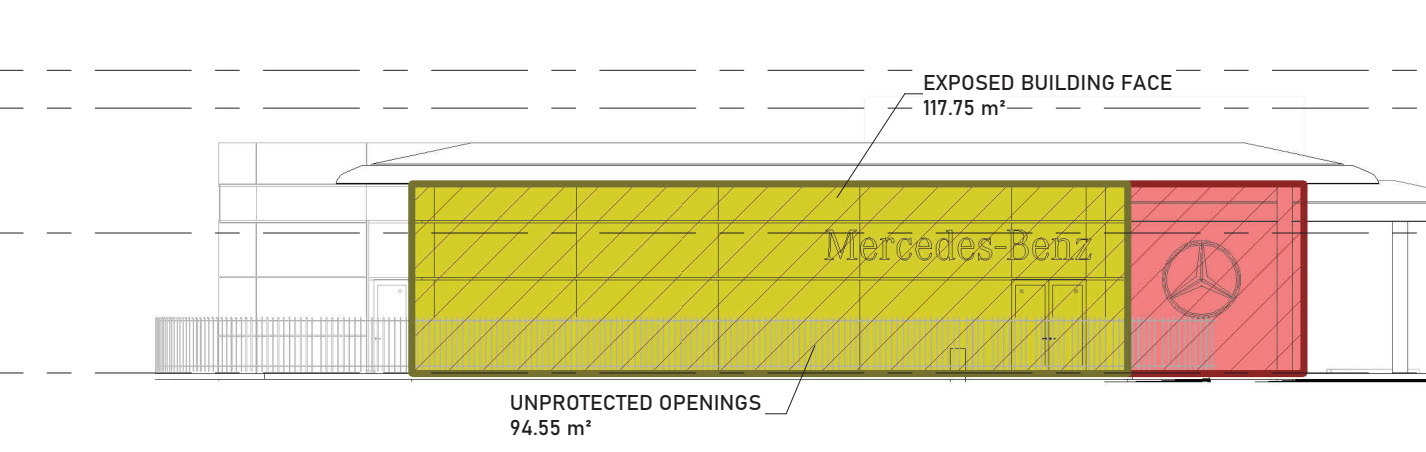
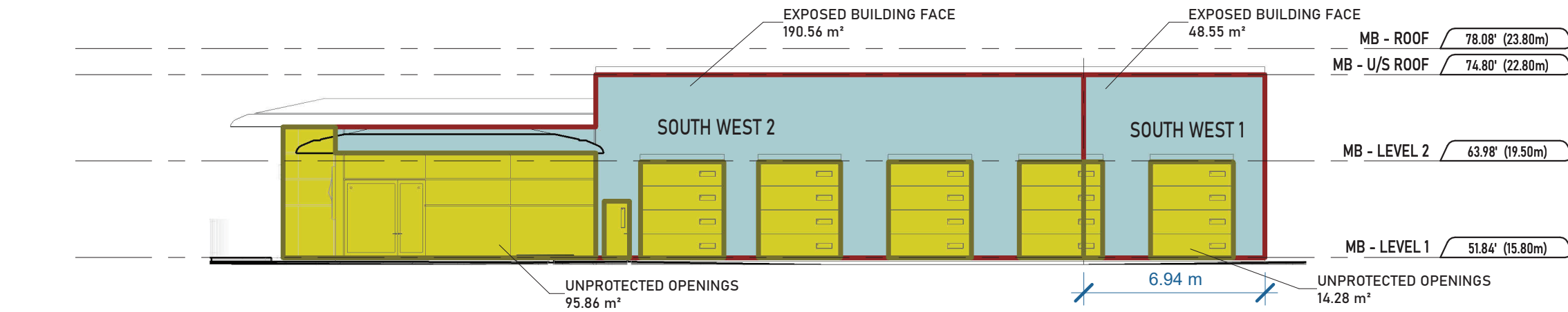
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CODE REVIEW -
ELEVATIONS

PROJECT NO: 25017 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

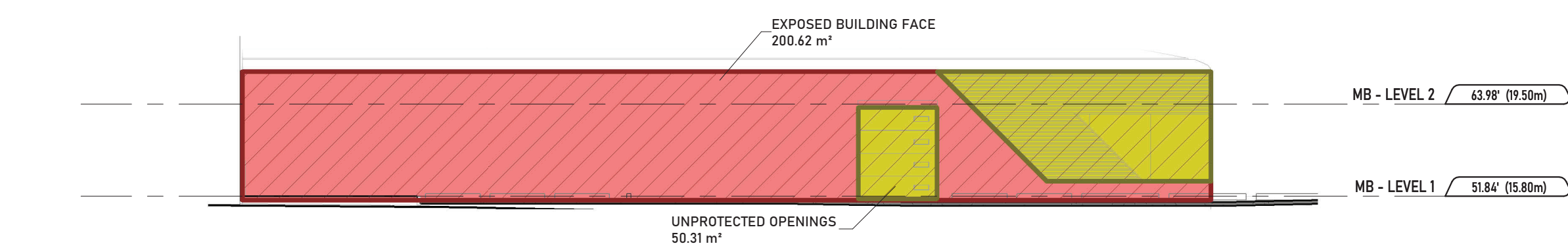
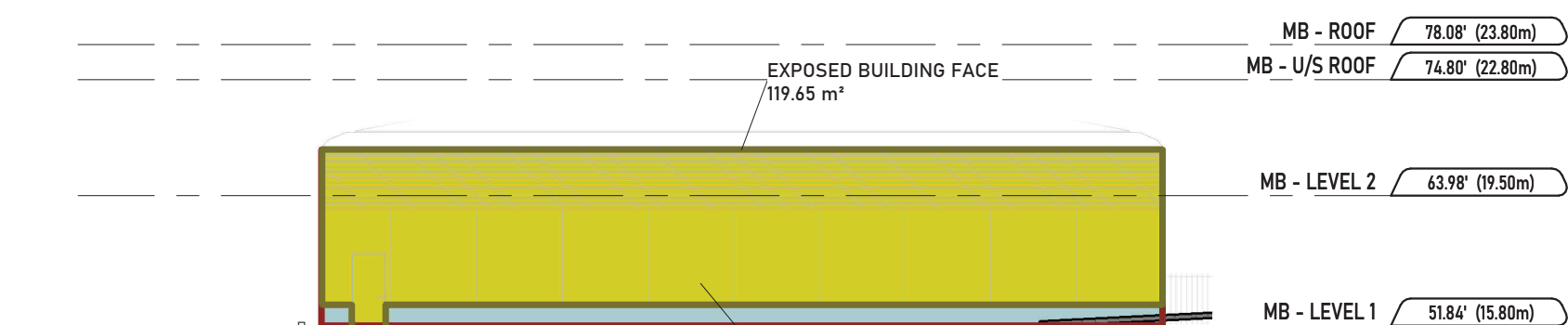
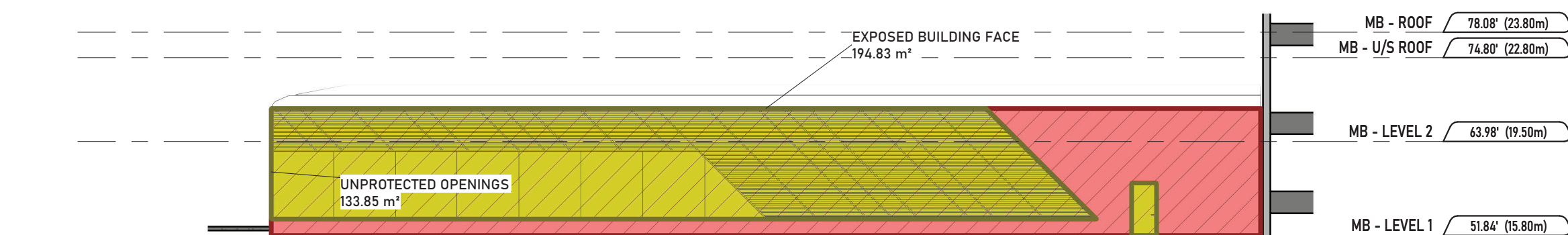
DP33



SPATIAL SEPARATION LEGEND

FC = FIRE COMPARTMENT	
LD = LIMITING DISTANCE	
EBF = EXPOSING BUILDING FACE	
UPO = UNPROTECTED OPENINGS	
FRR = FIRE RESISTANCE RATING	
CONST. = TYPE OF CONSTRUCTION ALLOWABLE	
NOC = NON COMBUSTIBLE (CLADDING / CONSTRUCTION)	
CC = COMBUSTIBLE (CLADDING / CONSTRUCTION)	
Dist. LIMITING DISTANCE	
EXPOSING BUILDING FACE	
60 MIN. FRR FOR EXPOSING BUILDING FACE	
120 MIN. FRR FOR EXPOSING BUILDING FACE	
UNPROTECTED OPENINGS	

FAÇADE (GROUP E & F2)								
FC	LD	EBF	PROPOSED UPO	ALLOWED UPO	FRR	NONCOMBUSTIBLE CLADDING	NONCOMBUSTIBLE CONSTRUCTION	
CLASSIC								
SOUTH 1	12.5 m	342.3 m²	220.3 m²	40.8%	267.20 m²	73.8%	1 HR	-
WEST 1	18.3 m	73.7 m²	73.7 m²	100.0%	73.67 m²	100.0%	-	-
NORTH 1	2.6 m	203.4 m²	12.7 m²	6.3%	17.17 m²	8.4%	2 HR	YES
NORTH 2	3.7 m	82.6 m²	2.1 m²	2.5%	14.92 m²	18.1%	2 HR	YES
NORTH 2A	4.0 m	82.6 m²	12.2 m²	14.7%	16.11 m²	19.5%	2 HR	YES
EAST 1	17.6 m	122.9 m²	27.1 m²	22.0%	122.92 m²	100.0%	-	-
MERCEDES								
SOUTH 2	2.6 m	170.0 m²	103.3 m²	60.7%	16.39 m²	9.6%	2 HR	YES
SOUTH 3	3.7 m	266.7 m²	34.2 m²	12.8%	34.25 m²	12.9%	2 HR	YES
SOUTH 3A	8.2 m	94.6 m²	31.8 m²	33.6%	58.39 m²	61.7%	1 HR	-
WEST 2	18.3 m	256.1 m²	229.4 m²	89.6%	256.10 m²	100.0%	-	-
NORTH 3	13.1 m	580.4 m²	218.6 m²	37.7%	467.82 m²	80.6%	1 HR	-
EAST 2	15.0 m	209.3 m²	29.7 m²	14.2%	209.30 m²	100.0%	-	-
SPRINTER								
SOUTH WEST 1	11.6 m	48.6 m²	14.3 m²	29.4%	48.55 m²	100.0%	-	-
SOUTH WEST 2	15.0 m	190.6 m²	95.9 m²	50.3%	190.56 m²	100.0%	-	-
NORTH WEST 1	11.9 m	117.8 m²	94.6 m²	80.3%	110.46 m²	93.8%	1 HR	-
NORTH EAST 1	17.1 m	36.6 m²	36.6 m²	100.0%	36.62 m²	100.0%	-	-
NORTH EAST 2	13.2 m	64.6 m²	29.9 m²	46.3%	64.60 m²	100.0%	-	-
NORTH EAST 3	23.9 m	79.0 m²	2.1 m²	2.6%	78.96 m²	100.0%	-	-
SOUTH EAST 1	16.6 m	64.6 m²	7.3 m²	16.5%	64.66 m²	100.0%	-	-
SOUTH EAST 2	13.2 m	92.7 m²	4.2 m²	4.5%	92.71 m²	100.0%	-	-
EAST 3	13.2 m	17.2 m²	2.1 m²	12.1%	17.17 m²	100.0%	-	-
STORAGE								
SOUTH 4	11.9 m	194.8 m²	133.9 m²	68.7%	134.07 m²	68.8%	1 HR	-
WEST 3	17.6 m	119.7 m²	109.2 m²	91.2%	119.65 m²	100.0%	-	-
NORTH 4	8.7 m	208.4 m²	50.3 m²	25.1%	79.93 m²	39.8%	1 HR	YES
EAST	0.0 m	0.0 m²	0.0 m²	-	0.00 m²	0.0%	2 HR	YES



UNION
ARCHITECTURE

315-2840 Peatt Road, Langford, BC, V9B 3V4
250-590-0102
www.unionarchitecture.ca

SEAL:



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COMMENCING WORK.

NO. ISSUED FOR: DATE:

PROJECT NAME:
MERCEDES BENZ

PROJECT ADDRESS:
2959 DOUGLAS ST, VICTORIA, BC V8T 4N1

DRAWING TITLE:
CODE REVIEW -
ELEVATIONS

PROJECT NO: 25017 DRAWN: -

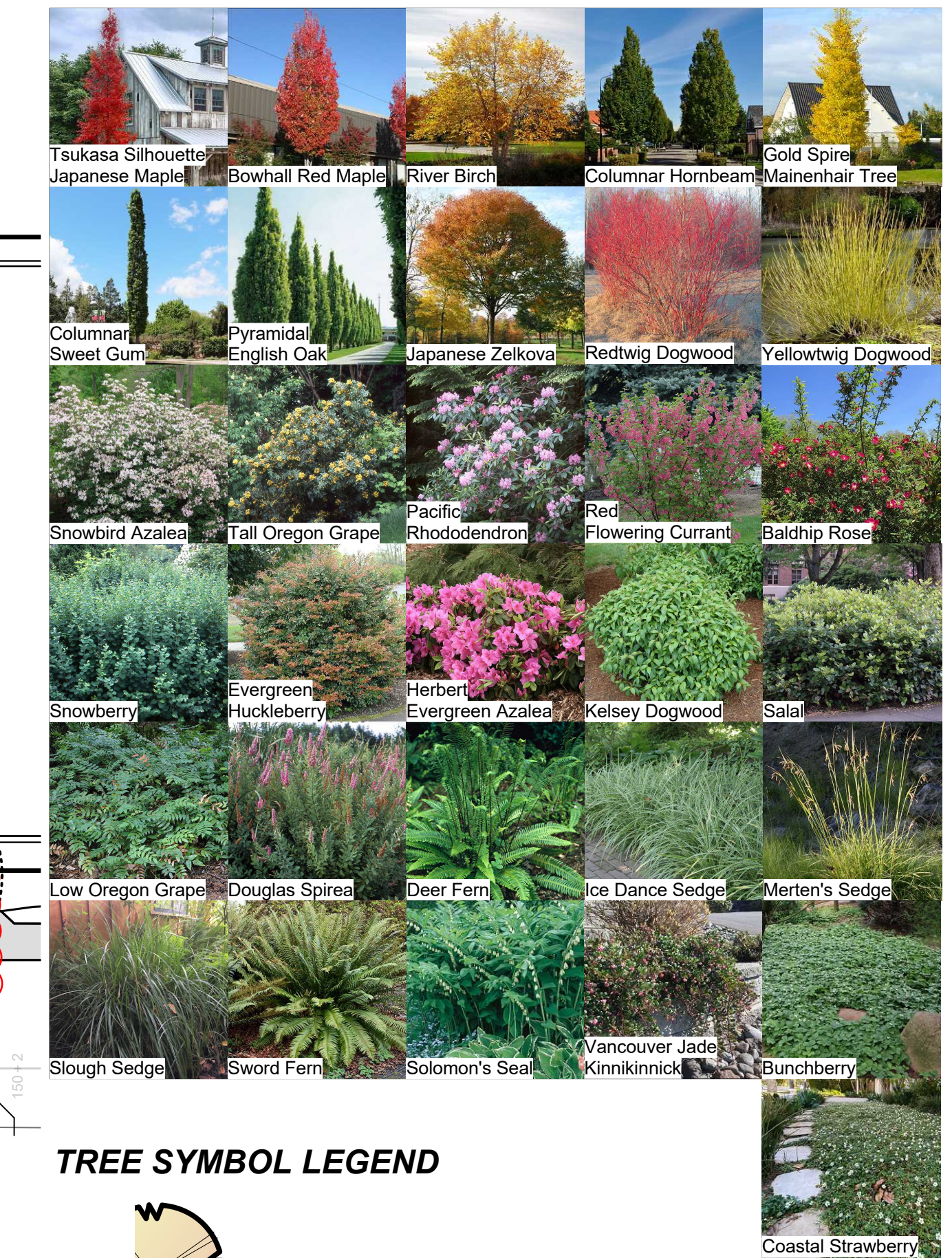
SCALE: REVIEWED: -

DWG NO:

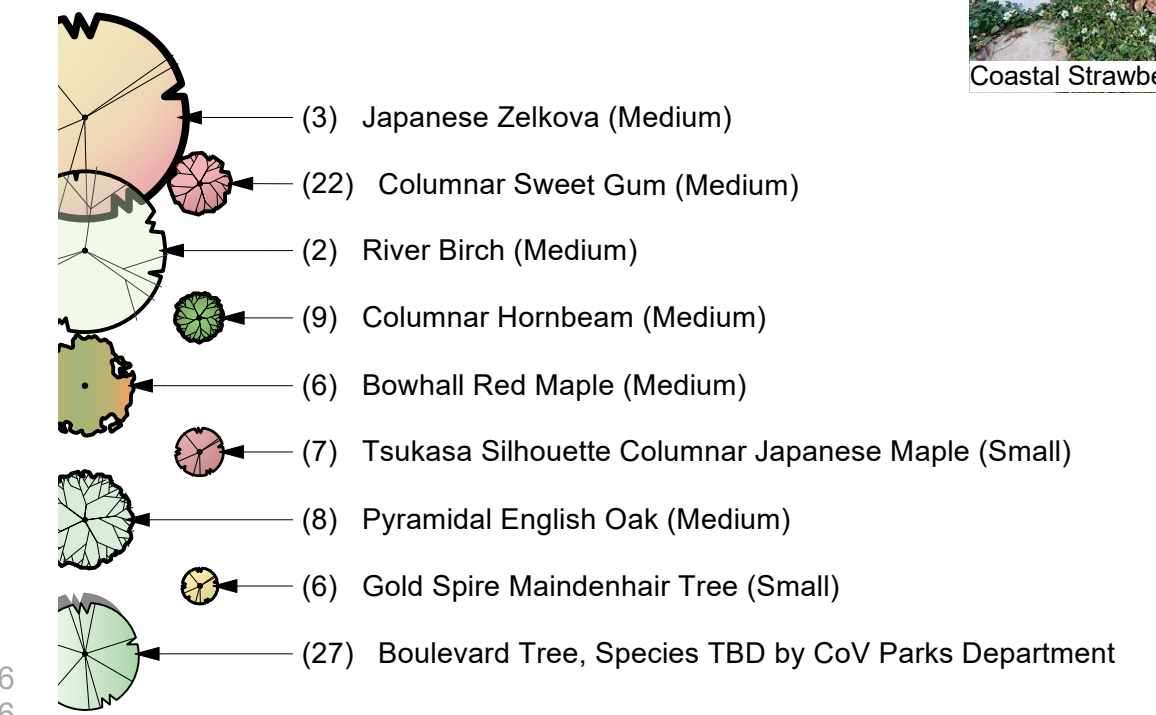
DP34

REVISION LEGEND

1. Planting in perimeter areas revised in coordination with Arch and Civil to reflect new rain garden locations and extents.
2. Offsite linework revised in coordination with updated Civil design.
3. Planting in interior areas revised in coordination with Civil stormwater detention areas.
4. Plant List revised.



TREE SYMBOL LEGEND



Rev. D: September 17 - 26
Rev. C: August 15 - 26
Rev. B: July 22 - 26
Rev. A: January 21 - 26

L1/4

LADR LANDSCAPE ARCHITECTS

Project No: 2525 01-21-2026

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

2959 Douglas St. | Landscape Concept Plan

TREE MANAGEMENT LEGEND

RETAINED TREES

Crown Spread

Tree Tag #. See Tree Inventory for assessment.

Critical Root Zone

REMOVED TREES

Critical Root Zone

Tree Tag #. See Tree Inventory for assessment.

SOIL CELLS

PLANTING AREA

TREE PROTECTION FENCING

PLANTING AREA ID TAG

TREE SYMBOL LEGEND

(3) Japanese Zelkova (Medium)

(22) Columnar Sweet Gum (Medium)

(2) River Birch (Medium)

(9) Columnar Hornbeam (Medium)

(6) Bowhall Red Maple (Medium)

(7) Tsukasa Silhouette Columnar Japanese Maple (Small)

(8) Pyramidal English Oak (Medium)

(6) Gold Spire Maidenhair Tree (Small)

(27) Boulevard Tree, Species TBD by CoV Parks Department

NON-REPLACEMENT TREE

REVISION LEGEND

1. Planting in perimeter areas revised in coordination with Arch and Civil to reflect new rain garden locations and extents.
2. Soil table and TPS table revised.

(1) Small Size Class Replacement Trees
 (8) Medium Size Class Boulevard Trees - Species TBD by CoV Parks
 Five (5) trees are designated as replacements for the removed trees M1, M2, M3, M4, and M5.
 (3) Medium Size Class Replacement Trees
 Area of soil cells provides: 20m3
 (6) Medium Size Class Replacement Trees
 (10) Medium Size Class Boulevard Trees - Species TBD by CoV Parks
 (9) Medium Size Class Replacement Trees
 (1) Medium & (1) Small Size Class Replacement Tree
 (2) Medium Size Class Replacement Trees
 Area of soil cells provides: 15m3
 (3) Medium Size Class Replacement Trees
 (5) Medium Size Class Replacement Trees
 (2) Medium Size Class Replacement Trees
 Area of soil cells provides: 10m3
 (4) Medium Size Class Replacement Trees
 (15) Medium Size Class Boulevard Trees - Species TBD by CoV Parks
 (7) Medium Size Class Replacement Trees
 (2) Medium Size Class Replacement Trees

Planting Area ID	Area (M2)	Soil Volume Multiplier*	A Estimated Soil Volume	#Small	#Medium	#Large	Small	Medium	Large	Total
1	97.9	1	97.9	6				90		90
2	46	1	46		3			45		45
3	50	1	50		2			30		30
4	26.4	1	26.4	1	1		6	15		21
5	159.9	1	159.9		9			135		135
6	35.9	1	35.9		2			30		30
7	116	1	116		7			105		105
8	30	1	30		2			30		30
9	30.65	1	30.65		2			30		30
10	116.9	1	116.9		7			105		105
11	51.5	1	51.5		3			45		45
12	87.65	1	87.65		5		30			30
13	8	1	8		1					1
Offsite (Excluding City Property)										
Area/Offsite					5			75		75
(Excluding City Property)										
Calculation							=1,BX8 IF B>1,BX6	=1,CX20 IF C>1,CX15	=1,BX35 IF B>1,BX30	TOTAL E+F+G

VICTORIA SOIL TABLE

Planting Area ID	Area (M2)	Soil Volume Multiplier*	A Estimated Soil Volume	#Small	#Medium	#Large	Small	Medium	Large	Total
1	97.9	1	97.9	6				90		90
2	46	1	46		3			45		45
3	50	1	50		2			30		30
4	26.4	1	26.4	1	1		6	15		21
5	159.9	1	159.9		9			135		135
6	35.9	1	35.9		2			30		30
7	116	1	116		7			105		105
8	30	1	30		2			30		30
9	30.65	1	30.65		2			30		30
10	116.9	1	116.9		7			105		105
11	51.5	1	51.5		3			45		45
12	87.65	1	87.65		5		30			30
13	8	1	8		1					1
Offsite (Excluding City Property)										
Area/Offsite					5			75		75
(Excluding City Property)										
Calculation							=1,BX8 IF B>1,BX6	=1,CX20 IF C>1,CX15	=1,BX35 IF B>1,BX30	TOTAL E+F+G

TREE PRESERVATION SUMMARY

	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected Trees Removed	9	x 1	A. 9
B. Replacement Trees Proposed per Schedule "E", Part 1	44	x 1	B. 44
C. Replacement Trees Proposed per Schedule "E", Part 2	7	x 0.5	C. 3.5
D. Replacement Trees Proposed per Schedule "E", Part 3	0	x 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. 47
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 0
OFFSITE Minimum replacement tree requirement (offsite trees)			
G. Tree minimum on lot			G. 51
H. Protected trees retained (other than specimen trees)	0	x 1	H. 0
I. Specimen trees retained	0	x 3	I. 0
J. Trees per lot deficit (G-(B+C+H+I)) Record 0 if negative number			J. 4
K. Protected trees Removed			K. 5
L. Replacement trees proposed per Schedule "E" Part 1 or Part 3	5	x 1	L. 5
M. Replacement trees proposed from Schedule "E" Part 2	0	x 0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N. 5
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O. 0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu. Enter F, or J, whichever is the greater number			P. 4
Q. Offsite trees proposed for cash-in-lieu. Enter 0			Q. 0
R. Cash-in lieu proposed ((P+Q) x \$2000)			R. \$ 8,000.00

2959 Douglas St. | Tree Management Plan

Rev. D: September 17 - 26
 Rev. C: August 15 - 26
 Rev. B: July 21 - 25
 Rev. A: January 21 - 26

L2/4

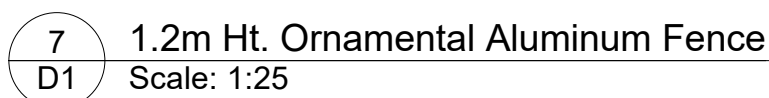
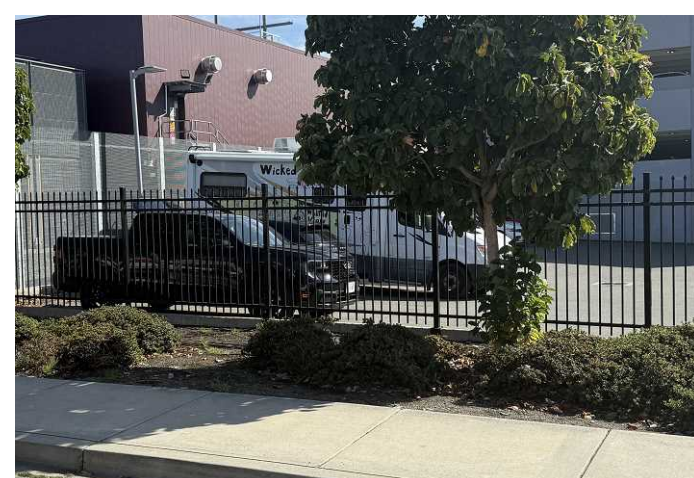
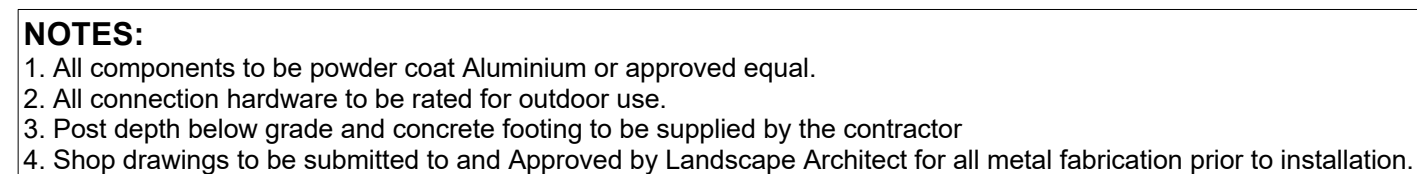
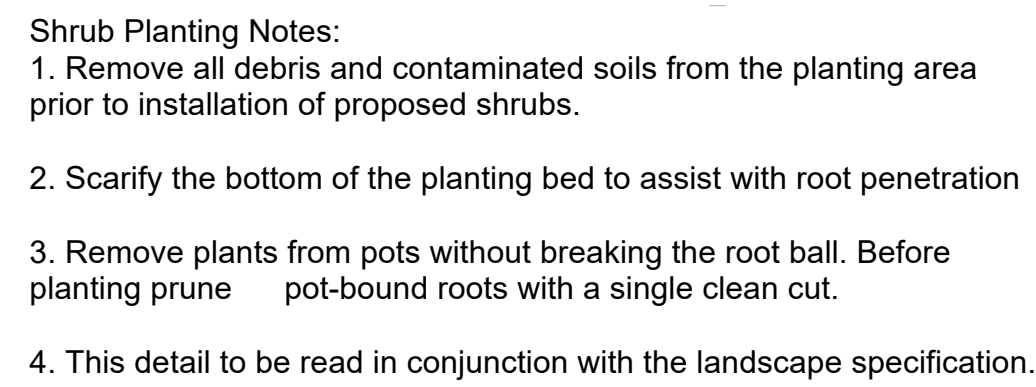
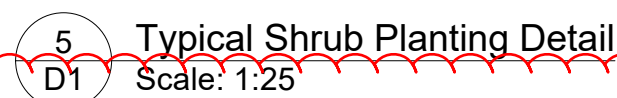
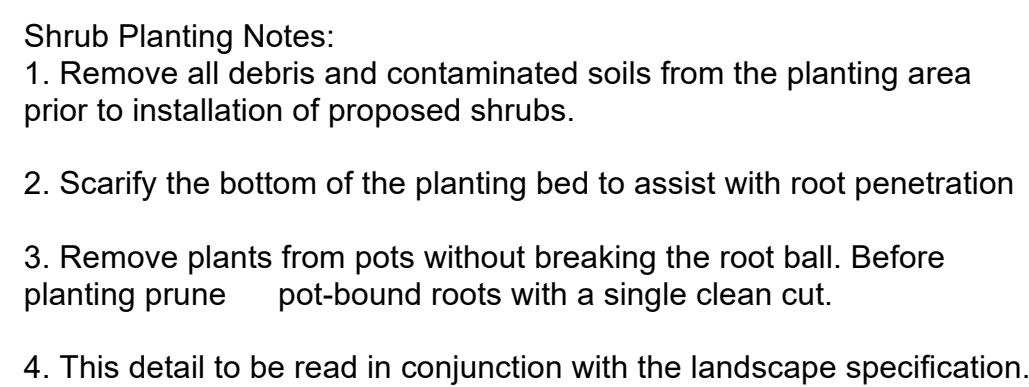
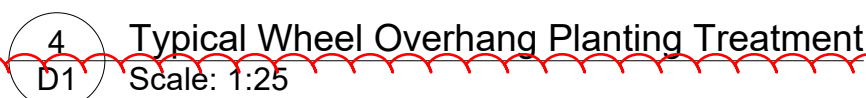
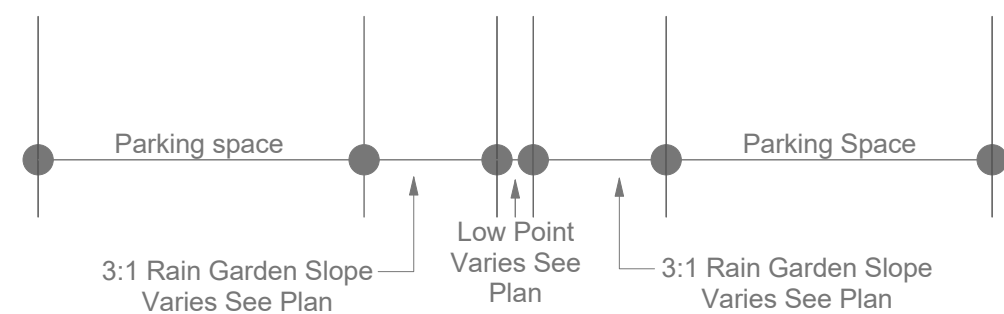
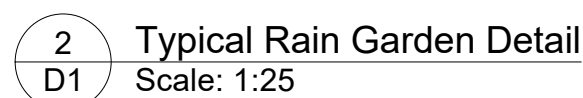
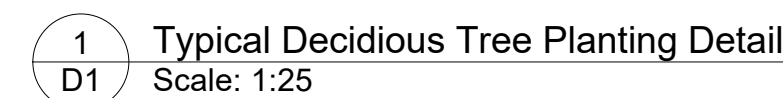
LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5

Phone: (250) 598-0105

Project No: 2525 01-21-2026

1. Fence and gate details and precedent images added.



2959 Douglas St. | Details

L3/4



Project No: 2525 01-21-2026

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105



1 Section A - A' - Fall Seasonal Interest
Scale: 1:60



2 Section A - A'
Scale: 1:60

2959 Douglas St. | Sections

Rev. D: September 17 - 26
Rev. C: August 15 - 26
Rev. B: July 22 - 26
Rev. A: January 21 - 26

L4/4



LADR LANDSCAPE ARCHITECTS

Project No: 2525 01-21-2026

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PRELIMINARY RAINWATER MANAGEMENT CALCULATIONS

- PROPOSED MARINO SOIL CELLS OR APPROVED ALTERNATIVE TO BE USED AS INFILTRATORS.
- SIZING AS PER CITY OF VICTORIA RAINWATER MANAGEMENT STANDARDS SIZING APPROACH FOR OPEN INFILTRATOR CHAMBER
- DESIGN MUST MEET CITY OF VICTORIA'S RAINWATER MANAGEMENT STANDARD OF MANAGING 32mm / 24hrs.

REQUIRED AREA OF INFILTRATORS = SIZING FACTOR x IMPERVIOUS CONTRIBUTORY AREA

SIZING FACTOR = $32 / [(24K_s + (N_k \times D_c) + (N_c \times D_c))]$

D_k = 150mm COMPACTED DRAIN ROCK

N_k = POROSITY OF RESERVOIR LAYER = 0.30 (ROCK)

K_s = SATURATED HYDRAULIC CONDUCTIVITY = 2 mm/hr

D_c = DEPTH OF INFILTRATOR CELLS = 450mm (2 X 150mm CELL DEPTH)

N_c = POROSITY OF INFILTRATOR CELLS = 0.95

R = RAINFALL CAPTURE DEPTH = 32 mm / 24 hrs

CALCULATIONS

MARINO SOIL CELLS OR APPROVED ALTERNATIVE USED AS INFILTRATORS

SIZING FACTOR = $32 / [(24 \times 2) + (150 \times 0.30) + (450 \times 0.95)]$

$= 32 / [(48) + (45) + (427.5)]$

$= 32 / [520.5]$

$= 0.061 = 6.1\%$



PRELIMINARY ONLY

2026-09-17

V:\Projects\32736-2 - GAIN - 2959 Douglas\05 - Engineering\03 - Drawings & Sketches (Eng)\PRODUCTION - 32736-2 - DP - SWM GRADING.dwg Plot Date: September 17, 2026

2959 DOUGLAS
PRELIMINARY GRADING
AND SWM PLAN



Scale
horiz. 1:250
vert. N/A

Sheet 1 of 1

Eng. Project No. 32736-2

J E A J E ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER

PHONE: 250-727-2214 info@jeanderson.com

SHEET NOTES:

WATER:

- (W1) CITY OF VICTORIA TO INSTALL 50 MM DOMESTIC WATER AND 150 MM FIRE SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
(W2) CITY OF VICTORIA TO INSTALL 25mm IRRIGATION SERVICE AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
(W3) 45m FIRE HYDRANT RADIUS.

DRAIN:

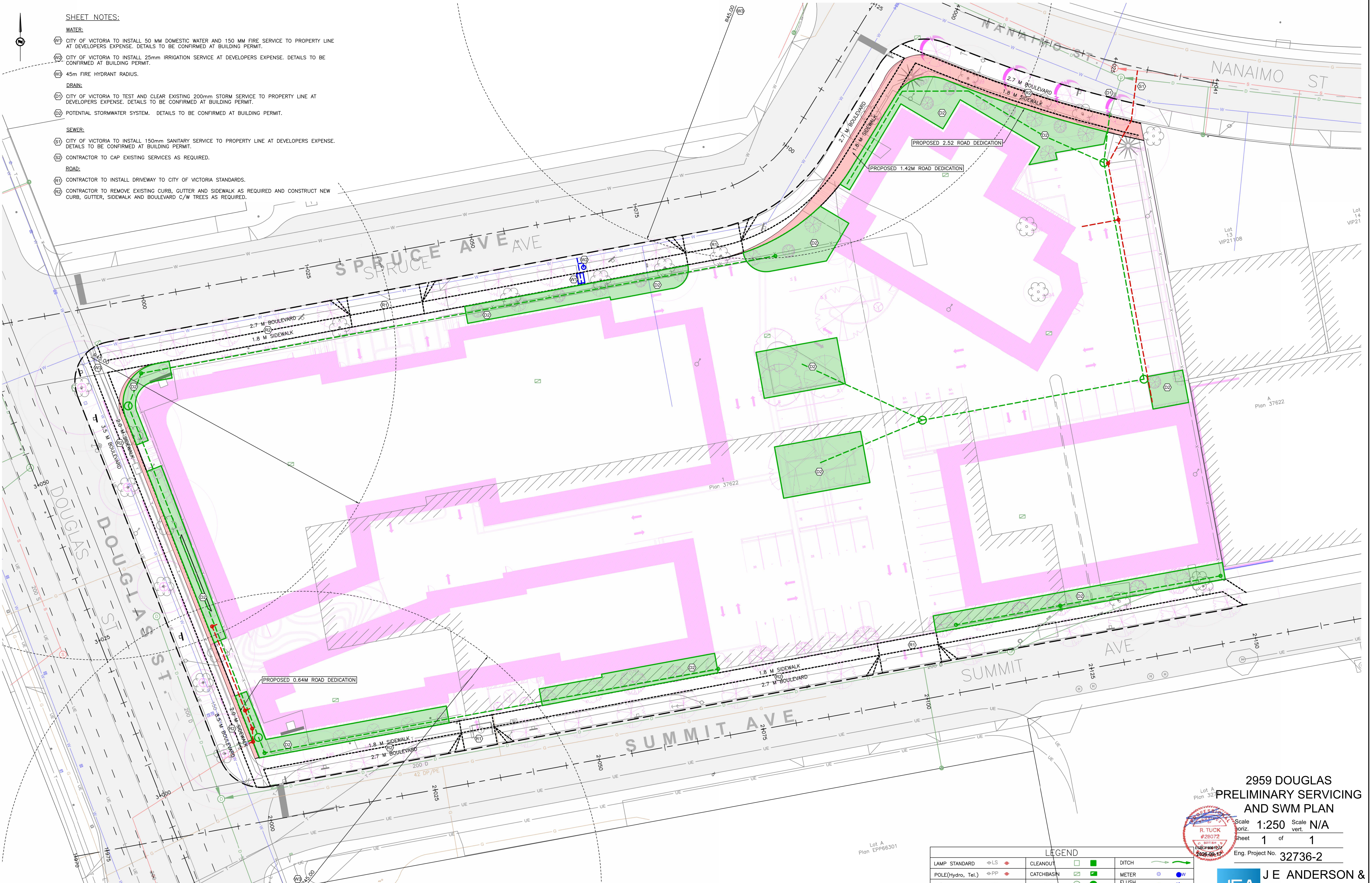
- (D1) CITY OF VICTORIA TO TEST AND CLEAR EXISTING 200mm STORM SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
(D2) POTENTIAL STORMWATER SYSTEM. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.

SEWER:

- (S1) CITY OF VICTORIA TO INSTALL 150mm SANITARY SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
(S2) CONTRACTOR TO CAP EXISTING SERVICES AS REQUIRED.

ROAD:

- (R1) CONTRACTOR TO INSTALL DRIVEWAY TO CITY OF VICTORIA STANDARDS.
(R2) CONTRACTOR TO REMOVE EXISTING CURB, GUTTER AND SIDEWALK AS REQUIRED AND CONSTRUCT NEW CURB, GUTTER, SIDEWALK AND BOULEVARD C/W TREES AS REQUIRED.



PRELIMINARY ONLY
2026-09-17

V:_Projects\32736-2 - GAIN - 2959 Douglas\05 - Engineering\03 - Drawings & Sketches (Eng)\PRODUCTION - 32736-2 - DP.dwg Plot Date: September 17, 2026



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

2959 DOUGLAS
**PRELIMINARY SERVICING
AND SWM PLAN**
Scale 1:250
Horiz. Scale N/A
Sheet 1 of 1
Eng. Project No. 32736-2

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