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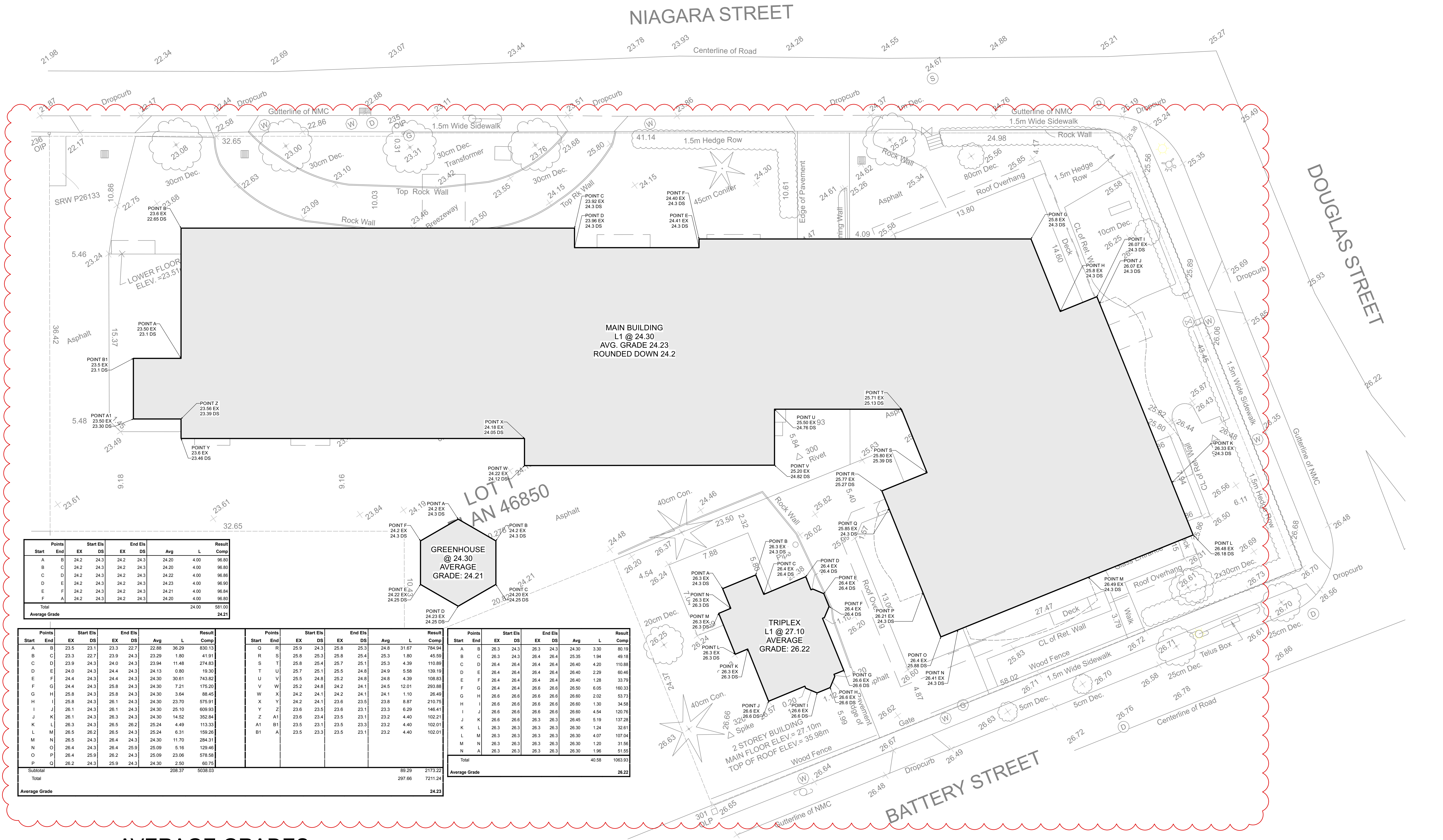
CIVIL

- 01 CONCEPTUAL SERVICING



DOUGLAS HOUSE SENIOR CARE EXPANSION | VICTORIA, BC

22 DEC 2023



Points		Start Els		End Els		Avg		Result	
Start	End	EX	DS	EX	DS		L	Comp	
A	B	24.2	24.3	24.2	24.3	24.20	4.00	96.80	
B	C	24.2	24.3	24.2	24.3	24.20	4.00	96.80	
C	D	24.2	24.3	24.2	24.3	24.22	4.00	96.88	
D	E	24.2	24.3	24.2	24.3	24.23	4.00	96.90	
E	F	24.2	24.3	24.2	24.3	24.21	4.00	96.84	
F	A	24.2	24.3	24.2	24.3	24.20	4.00	96.80	
Total								581.00	
Average Grade								24.21	

Points		Start Els		End Els		Avg		Result	
Start	End	EX	DS	EX	DS		L	Comp	
A	B	23.5	23.1	23.3	22.7	22.88	36.29	830.13	
B	C	23.3	22.7	23.9	24.3	23.29	1.80	41.91	
C	D	23.9	24.3	24.0	24.3	23.94	11.48	274.83	
D	E	24.0	24.3	24.4	24.3	24.13	0.80	19.30	
E	F	24.4	24.3	24.4	24.3	24.30	30.61	743.82	
F	G	24.4	24.3	25.8	24.3	24.30	7.21	175.20	
G	H	25.8	24.3	25.8	24.3	24.30	3.64	88.45	
H	I	25.8	24.3	26.1	24.3	24.30	23.70	575.91	
I	J	26.1	24.3	26.1	24.3	24.30	25.10	609.93	
J	K	26.1	24.3	26.3	24.3	24.30	14.52	352.84	
K	L	26.3	24.3	26.5	26.2	25.24	4.49	113.33	
L	M	26.5	26.2	26.5	24.3	25.24	6.31	159.26	
M	N	26.5	24.3	26.4	24.3	24.30	11.70	284.31	
N	O	26.4	24.3	26.4	25.9	25.09	5.16	129.46	
O	P	26.4	25.9	26.2	24.3	25.09	23.06	578.58	
P	Q	26.2	24.3	25.9	24.3	24.30	2.50	60.75	
Subtotal								208.37	5038.03
Total									297.66
Average Grade									24.23

Points		Start Els		End Els		Avg		Result	
Start	End	EX	DS	EX	DS		L	Comp	
Q	R	25.9	24.3	25.8	25.3	24.8	31.67	784.94	
R	S	25.8	25.3	25.8	25.4	25.3	1.80	45.50	
S	T	25.8	25.4	25.7	25.1	25.3	4.39	110.89	
T	U	25.7	25.1	25.5	24.8	24.9	5.58	139.19	
U	V	25.5	24.8	25.2	24.8	24.8	4.39	108.83	
V	W	25.2	24.8	24.2	24.1	24.5	12.01	293.88	
W	X	24.2	24.1	24.2	24.1	24.1	1.10	26.49	
X	Y	24.2	24.1	23.6	23.5	23.8	8.87	210.75	
Y	Z	23.6	23.5	23.6	23.1	23.3	6.29	146.41	
Z	A1	23.6	23.4	23.5	23.1	23.2	4.40	102.21	
A1	B1	23.5	23.1	23.5	23.3	23.2	4.40	102.01	
B1	A	23.5	23.3	23.5	23.1	23.2	4.40	102.01	
Subtotal								89.29	2173.22
Total									297.66
Average Grade									24.23

Points		Start Els		End Els		Avg		Result	
Start	End	EX	DS	EX	DS		L	Comp	
A	B	26.3	24.3	26.3	24.3	24.30	3.30	80.19	
B	C	26.3	24.3	26.4	26.4	25.35	1.94	48.18	
C	D	26.4	26.4	26.4	26.4	26.40	4.20	110.88	
D	E	26.4	26.4	26.4	26.4	26.40	2.29	60.46	
E	F	26.4	26.4	26.4	26.4	26.40	1.28	33.79	
F	G	26.4	26.4	26.6	26.6	26.50	6.05	160.33	
G	H	26.6	26.6	26.6	26.6	26.60	2.02	53.73	
H	I	26.6	26.6	26.6	26.6	26.60	1.30	34.58	
I	J	26.6	26.6	26.6	26.6	26.60	4.54	120.76	
J	K	26.6	26.6	26.3	26.3	26.45	5.19	137.26	
K	L	26.3	26.3	26.3	26.3	26.30	1.24	32.61	
L	M	26.3	26.3	26.3	26.3	26.30	4.07	107.04	
M	N	26.3	26.3	26.3	26.3	26.30	1.20	31.56	
N	A	26.3	26.3	26.3	26.3	26.30	1.96	51.55	
Total								40.58	1063.93
Average Grade									26.22

AVERAGE GRADES Scale N.T.S.

BUILDING CODE SUMMARY

Applicable Building Code:	BCBC 2018
Streets Facing	3
High Building (3.2.6)	Yes
Sprinklered	Yes
Standpipe System	Yes
Fire Alarm System	Two-stage
Operational Notes	No Treatment, no moving residents in beds
Ancillary Uses	Group A2 (Dining), Group D (Administration)
Spatial Separations	Minimum 52% @ 6.0 m Limiting Distance
Loadbearing Fire Rating	Same as Supported Assembly

Major Occupancy	B2	F3
Size / Construction Subsection	3.2.2.38	3.2.2.80
Description	Care	Parking
Levels	L1-L6	P1
Separate Building	No	Yes (3.2.1.2)
Maximum Building Area	Unlimited	Unlimited
Actual Building Area	+/- 2,200 sm	N/A
Maximum Building Height	Unlimited	Unlimited
Actual Building Height	6 storeys	-1 storeys
Type of Construction	Noncombustible	Noncombustible
Floor Assembly Fire Rating	2h	2h
Unoccupied Roof Rating	0h	0h
Occupied Roof Rating	2h	2h
Minimum Corridor Width	1.65 m	1.1 m
Min Exit Corridor Width	1.1 m	1.1 m
Minimum Exit Stair Width	1.65 m	915 mm
Maximum Rise of Exit Flight	2.4 m	2.4 m
Dead-end corridors	None	6.0 m
Travel Distance	45 m	45 m

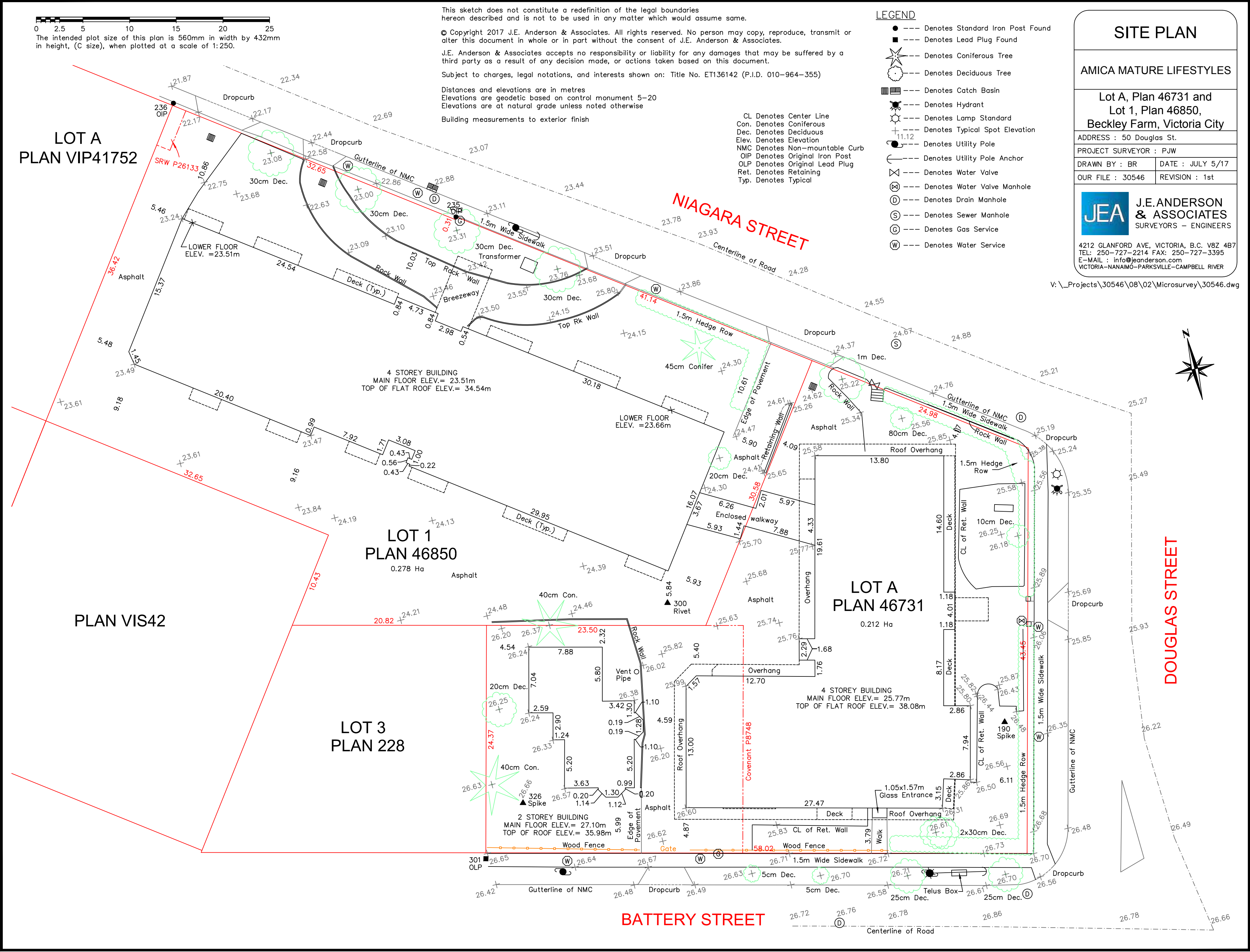
Fire Separations	
0h	Sleeping rooms, sprinklered janitor rooms
1h	Sleeping room zones, Combustible refuse storage, Service rooms with fuel fired appliance
1.5h	Parking to other occupancies
2h	Exit enclosures, Elevator shafts, Occupied roof, Em Gen room, Unsprinklered electrical equipment room

High Building Requirements	Above and below grade stairs separated with 2h fire separation
	Below-grade stair pressurization
	Above-grade stair venting
	Above and below grade smoke venting
	At least one fire-fighter elevator
	Emergency Electrical Conductors 1h fire rated
	Plus additional electrical and communications measures
B2 Special Provisions	Sleeping room floor areas split into min. Two compartments
	Maximum 1,000 sm in area per 3.3.3.5 (2)
	Impeded Egress zones permitted
	No dead-end corridors serving sleeping rooms permitted

Suite Summary							
Occ.	Floor	Constr. GFA	CoV "Floor Area"	Studio	1-Bed	Leasable	Eff.
Memory Care	L6	20,220.0	19,150.0	25	2	11,600	57%
	L5	21,505.0	20,380.0	28	2	12,860	60%
Assisted Living	L4	23,750.0	22,590.0	27	7	15,190	64%
	L3	23,750.0	22,590.0	27	7	15,190	64%
	L2	23,750.0	22,590.0	27	7	15,190	64%
MAIN	L1	21,328.0	20,190.0	7	2	4,040	19%
	Total	134,303.0	127,490.0	141	27	74,070	55%
Total Units		168					
Site Area		52,892.4					

ZONING SUMMARY

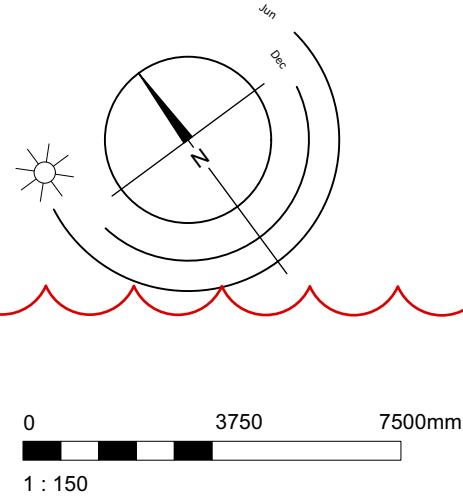
Existing Zone	R3-2
Proposed Zone	Site-specific
High BuildingSite (3.2.6)	Yes
Site Area (sm)	4,913.9
Gross Floor Area	12,016.0
Floor Area Ratio	2.45
New Building Footprint	2,474.0
Her. House Footprint	85.24
Total Structural Footprint*	2,559.2
Site Coverage	53%
Open Site space**	41.0%
Roof Height (m geo.)	47.3
(Average) Grade (m geo.)	24.2
(Building) Height (m)	23.1
Storeys	6
Number of Units	168
Car parking provided	80
Short term bike spaces	6
Long Term bike spaces	12
Area by Floor	
L6	1,780.0
L5	1,895.0
L4	2,098.5
L3	2,098.5
L2	2,098.5
L1	1,875.5
Triplex L2	85
Triplex L1	85
Total	12,016.0
Minimum Setbacks (m)	
Front Yard (north / Niagara)	6.1
Rear Yard (south / Battery)	6.5
Side Yard (west)	6.5
Side Yard (east / Douglas)	7.5
* including all deck footprints	
** includes all open site space excluding drive surfaces	

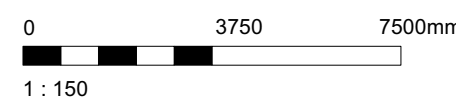


BUILDING CODE & ZONING SUMMARY, SURVEY Scale 1:250



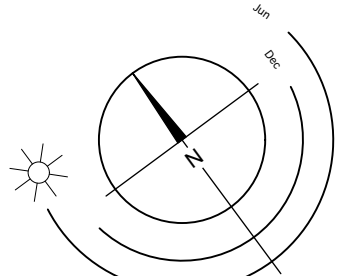
LEVEL 2-4 PLAN Scale 1:150
Assisted Living



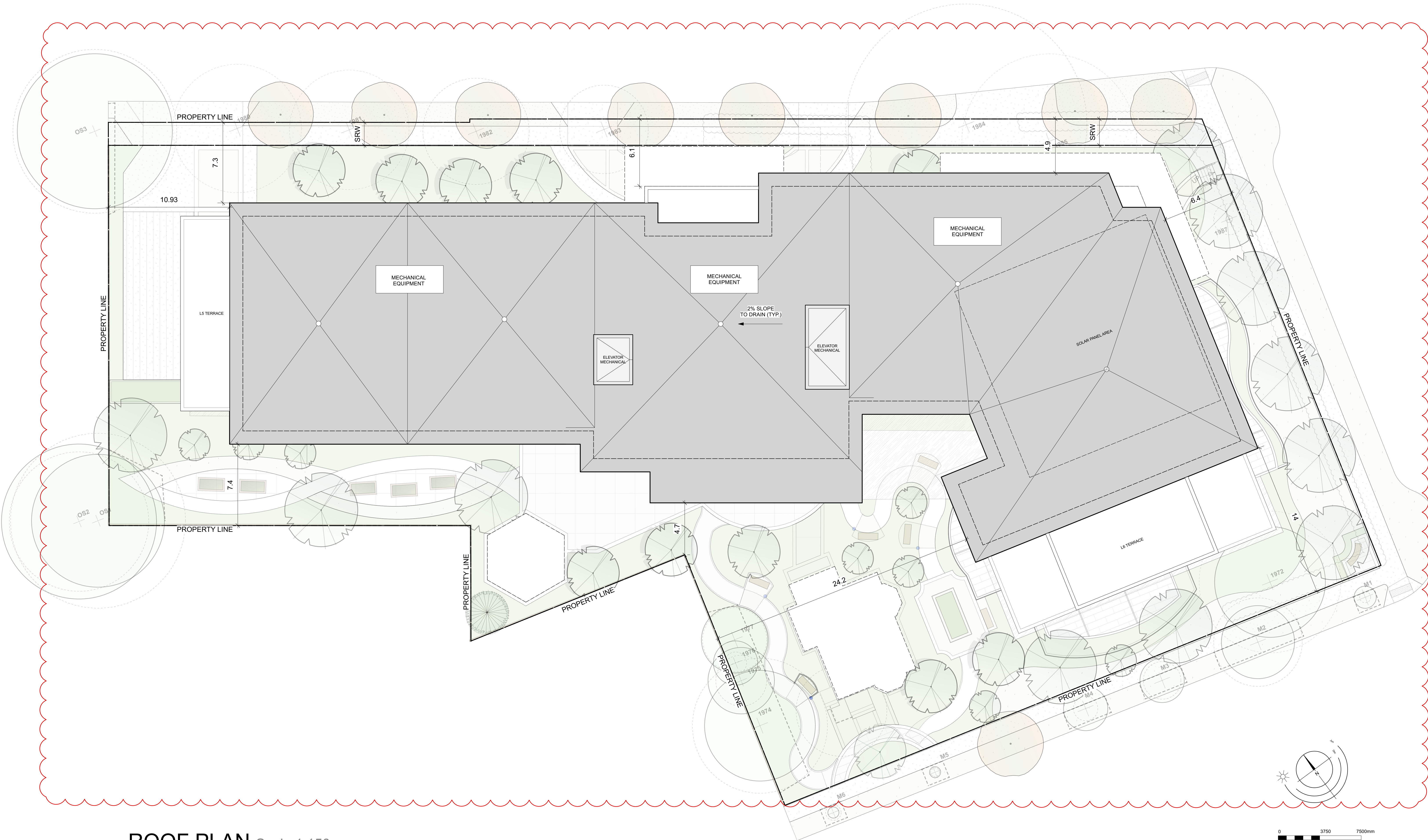




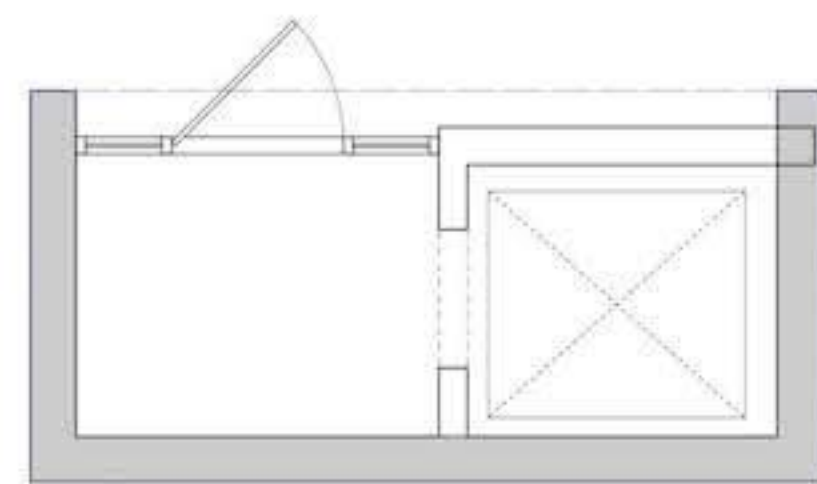
LEVEL 6 PLAN Scale 1:150
Memory Care



0 3750 7500mm
1 : 150



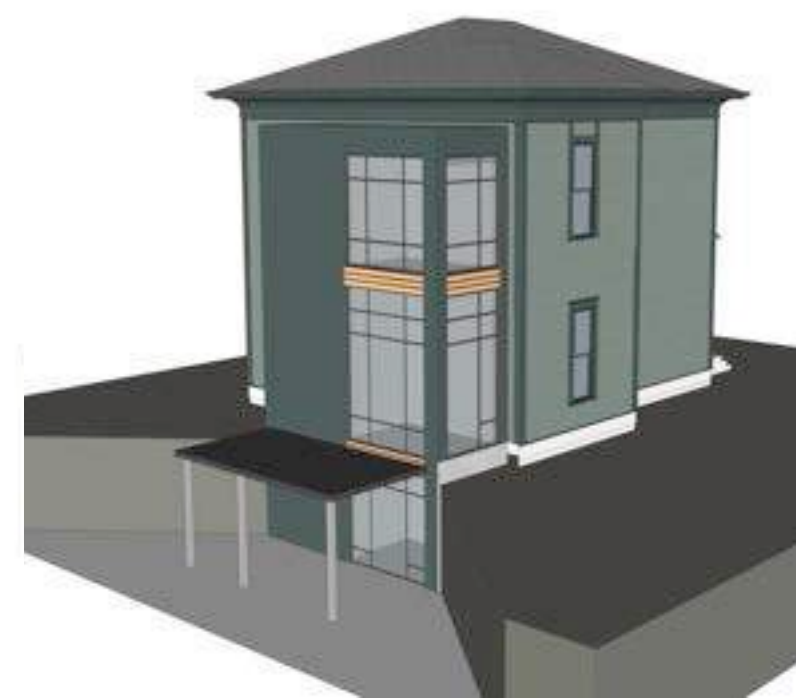
ROOF PLAN Scale 1:150



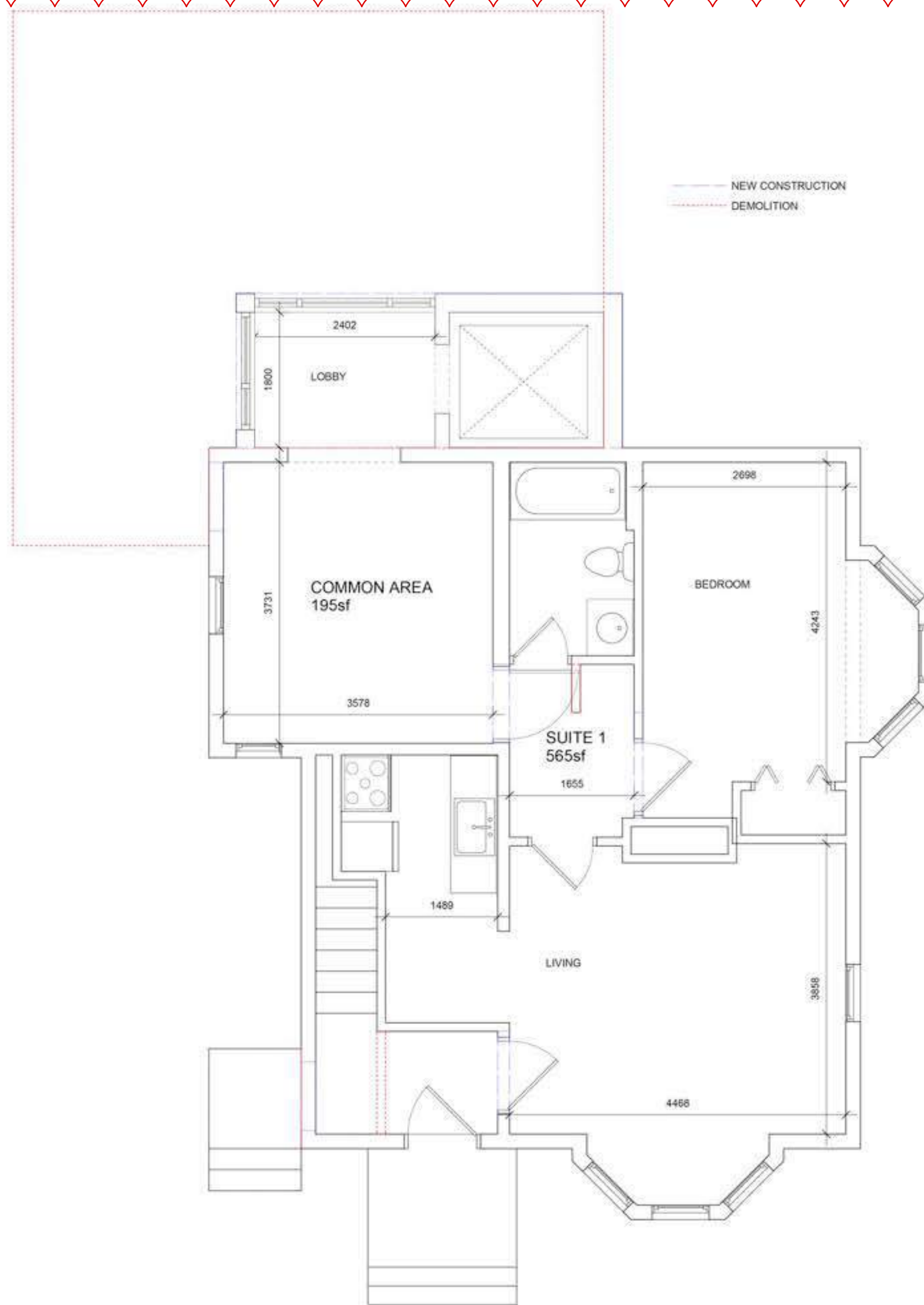
3 Courtyard Level
A211 SCALE: 1 : 50



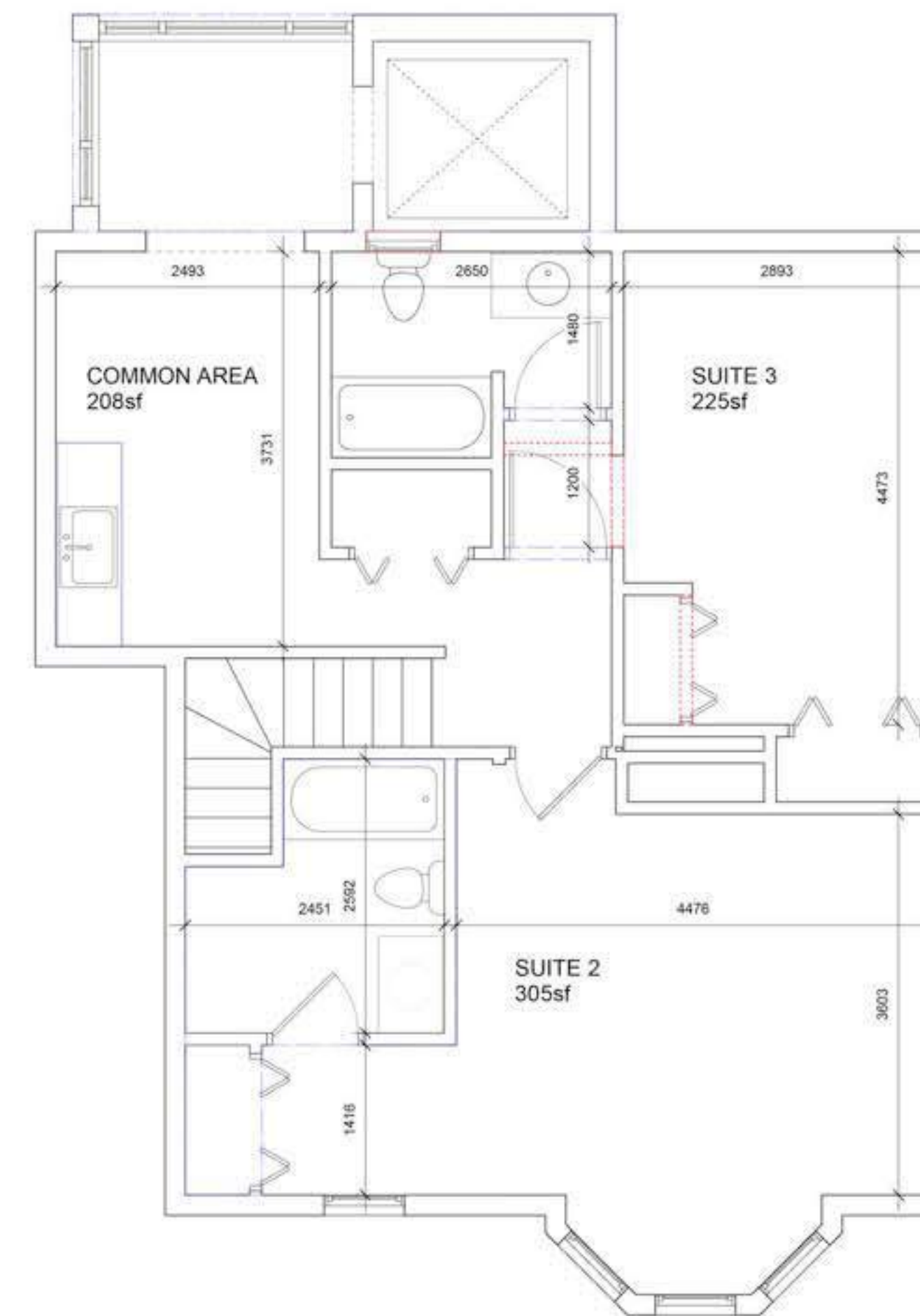
WEST VIEW



NORTH VIEW



1 Level 1 - Renovation
A211 SCALE: 1 : 50



2 Level 2 - Renovation
A211 SCALE: 1 : 50

COLOUR LEGEND	
ELEMENT	COLOUR
WOOD SIDING	PENDRELL VERDIGRIS
WOOD WINDOW SASHES, WOOD COLUMNS, ROLLED COVES	PENDRELL GREEN
WOOD WINDOW TRIM	GLOSS BLACK

L1: 27.1
AVG. 26.22



EAST ELEVATION



WEST ELEVATION



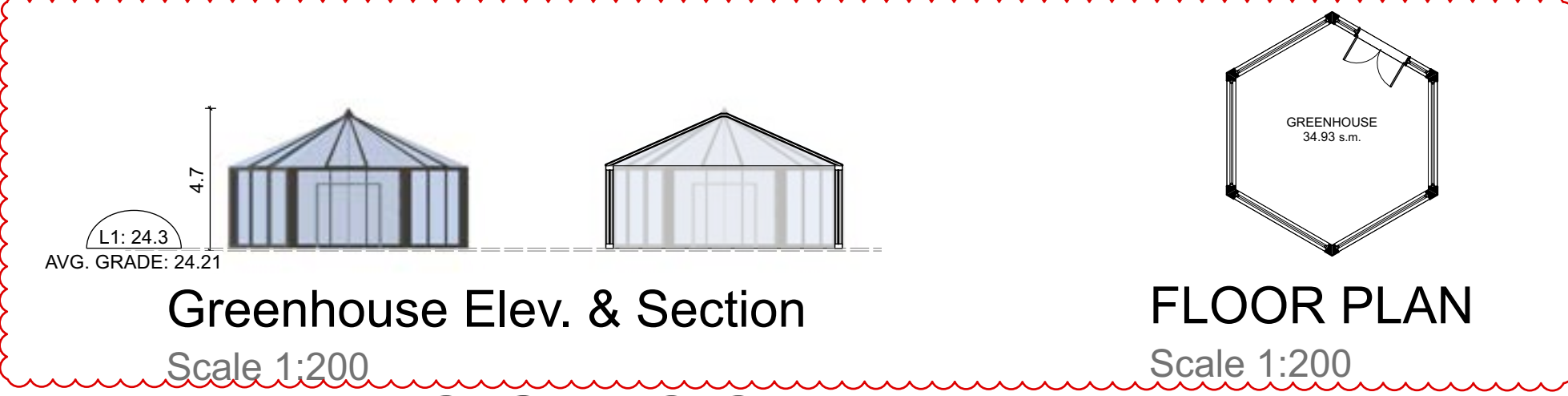
NORTH ELEVATION

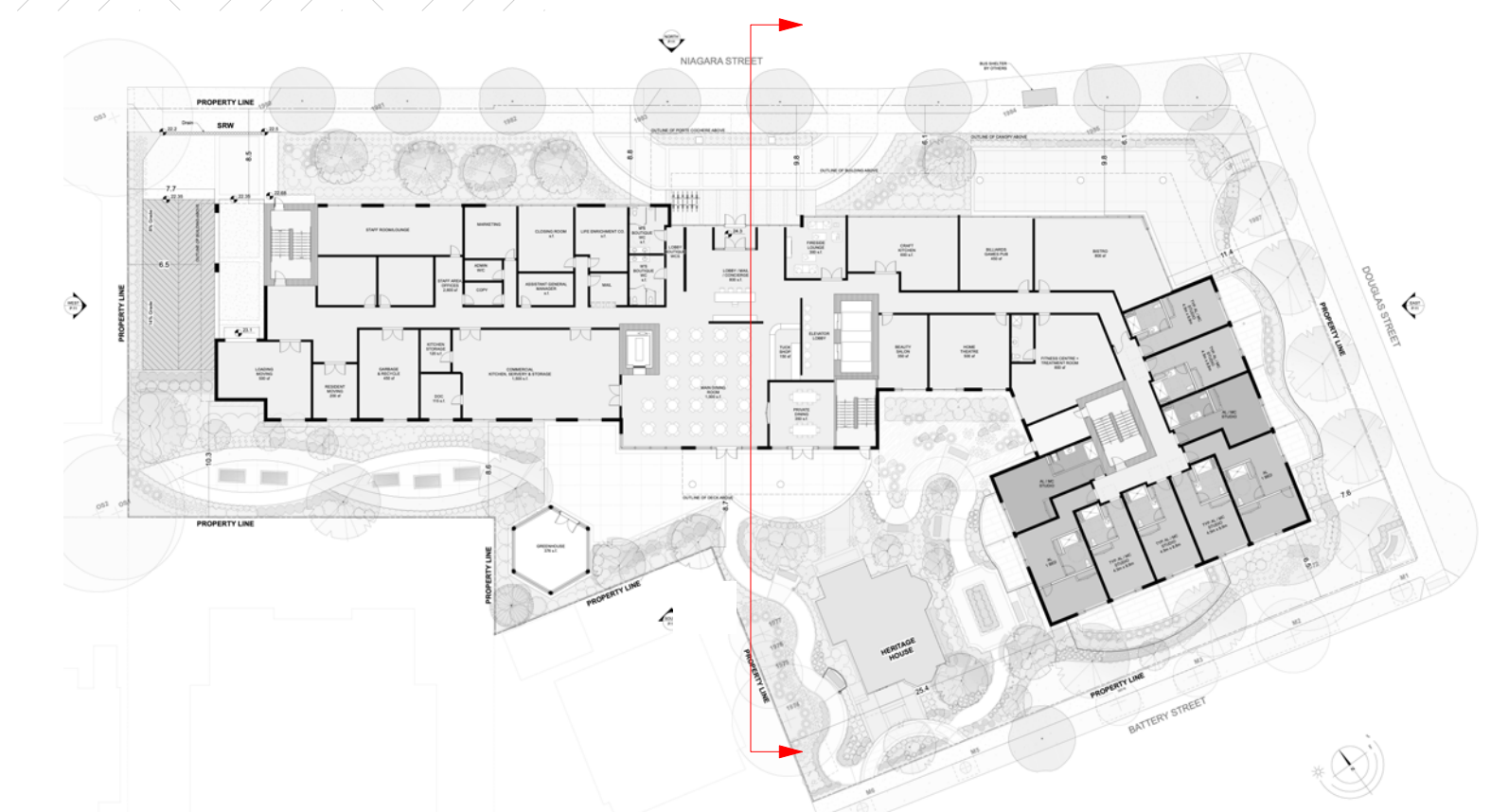
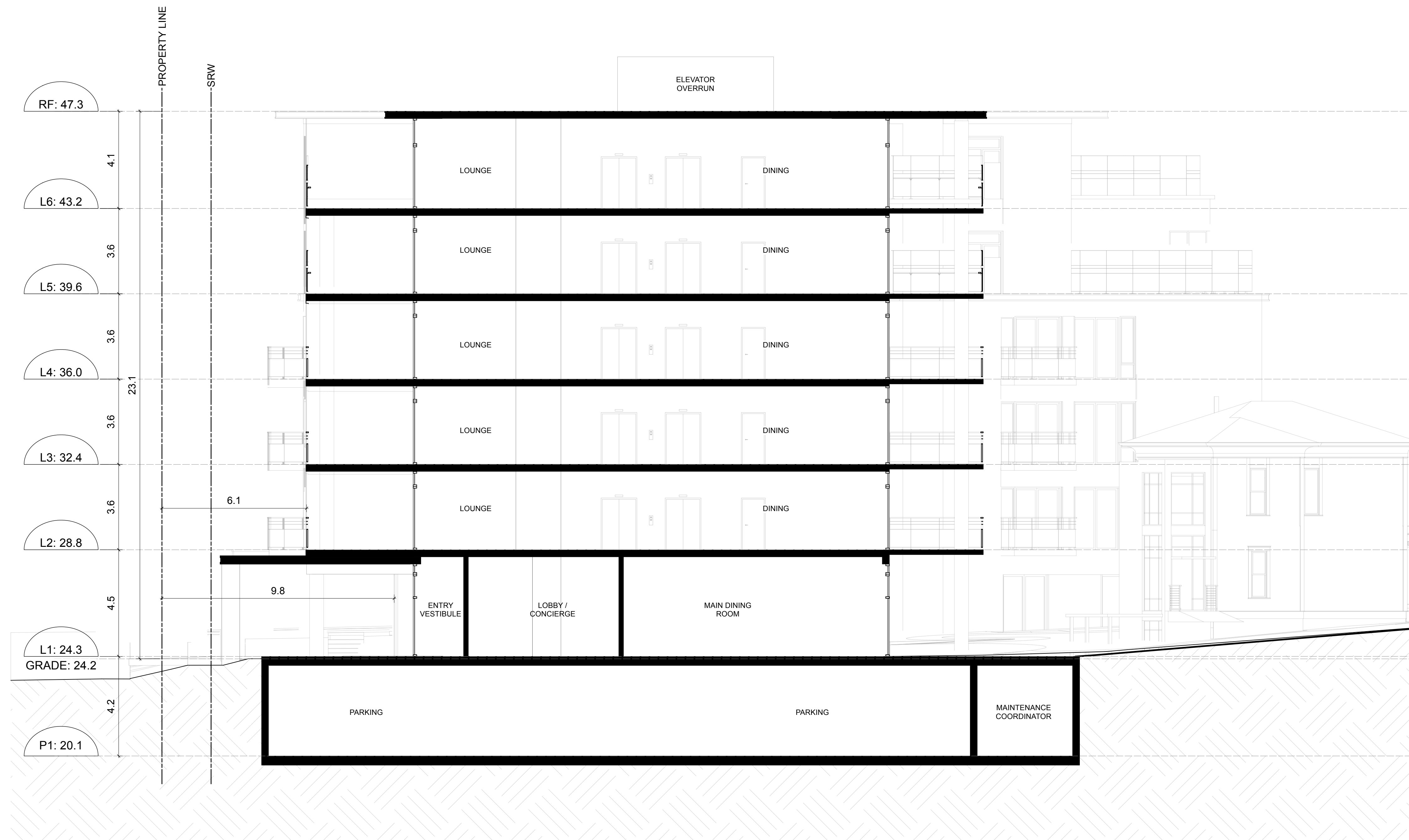


SOUTH ELEVATION

HERITAGE HOUSE Scale: As Noted

- MATERIALS SCHEDULE
- 1 FIBRE CEMENT
 - 2 METAL PANEL
 - 3 PREFINISHED METAL FASCIA
 - 4 WOOD FINISH HORIZONTAL SIDING
 - 5 PREFINISHED ALUMINUM WINDOWS AND DOORS
 - 6 PREFINISHED GUARD RAIL - METAL & GLASS
 - 7 ALUMINUM STOREFRONT
 - 8 WOOD TONE SOFFIT





SECTION Scale 1:100



Douglas Street



Niagara Street



Battery Street

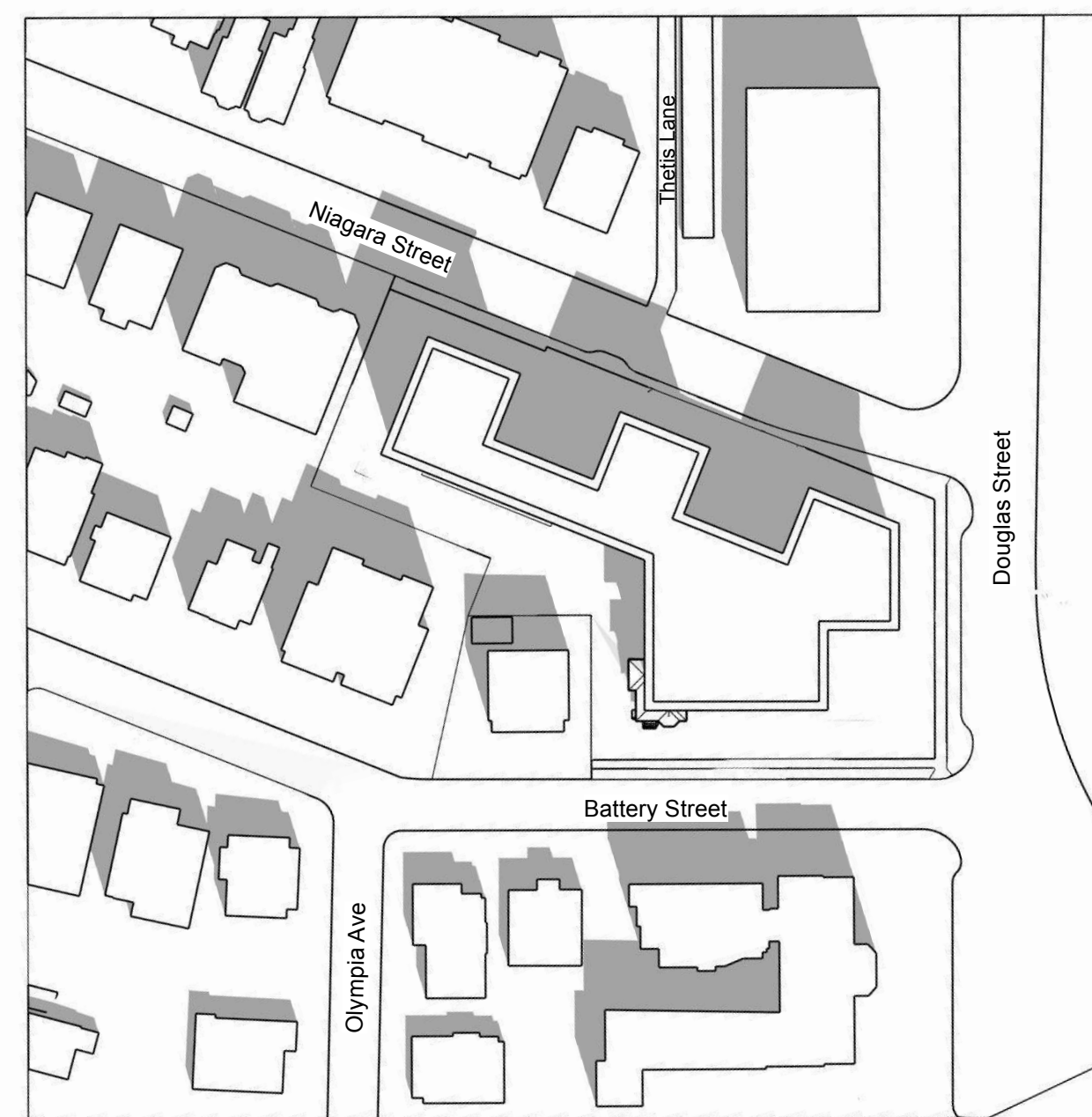
STREETSCAPES Scale N.T.S.



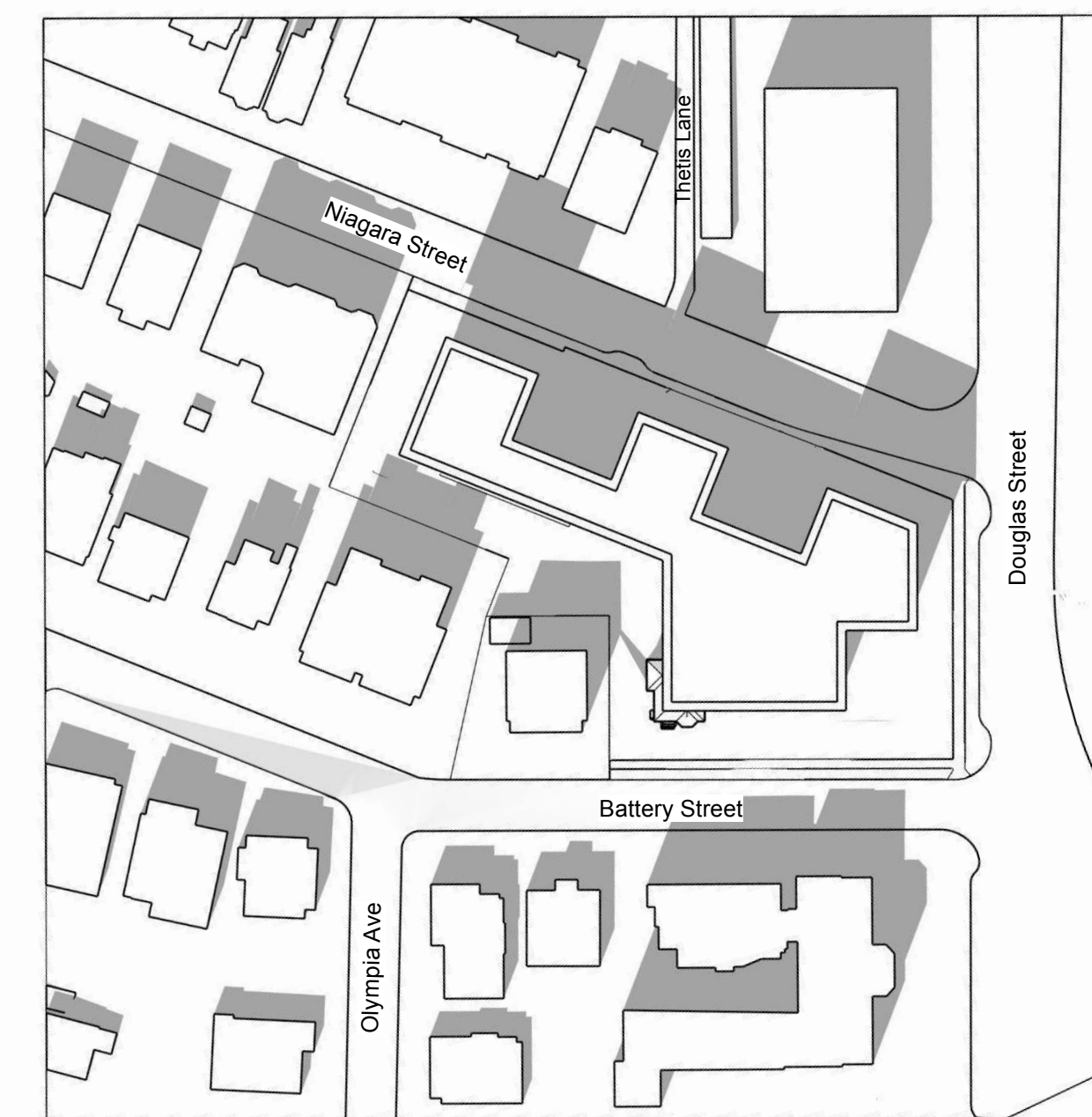
PERSPECTIVES Scale N.T.S.



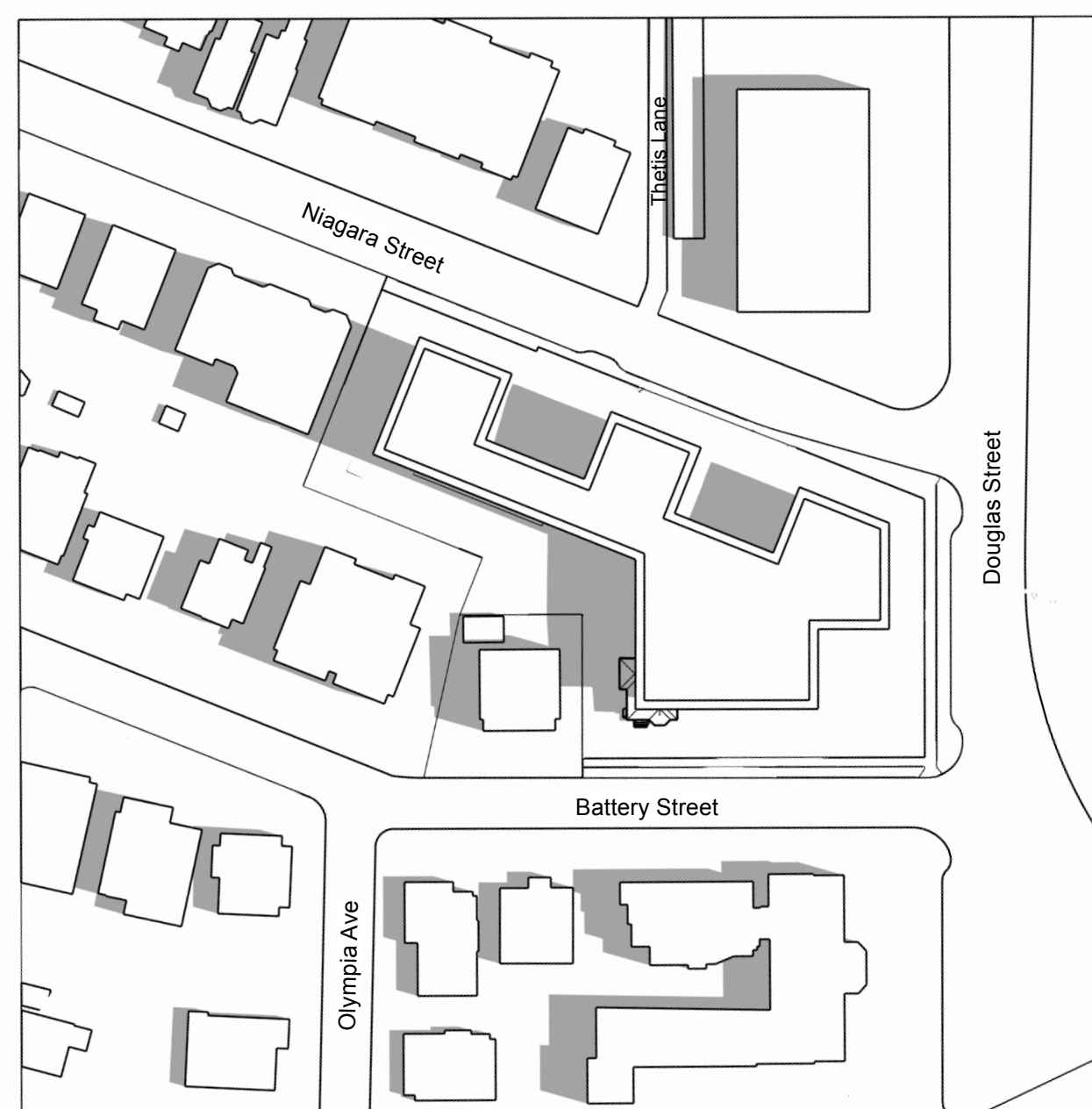
Existing Zone - March / September 10am



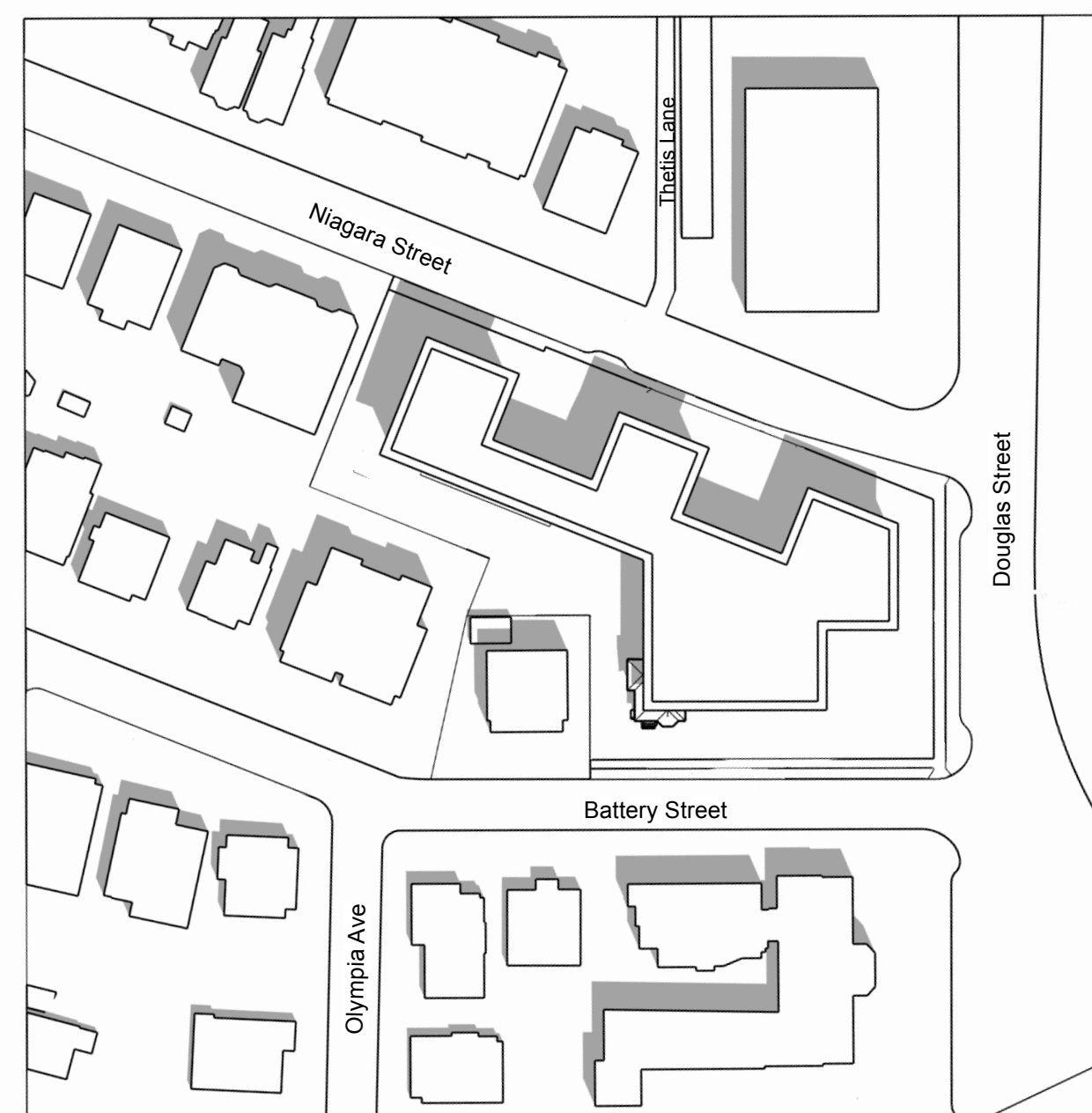
Existing Zone - March / September Noon



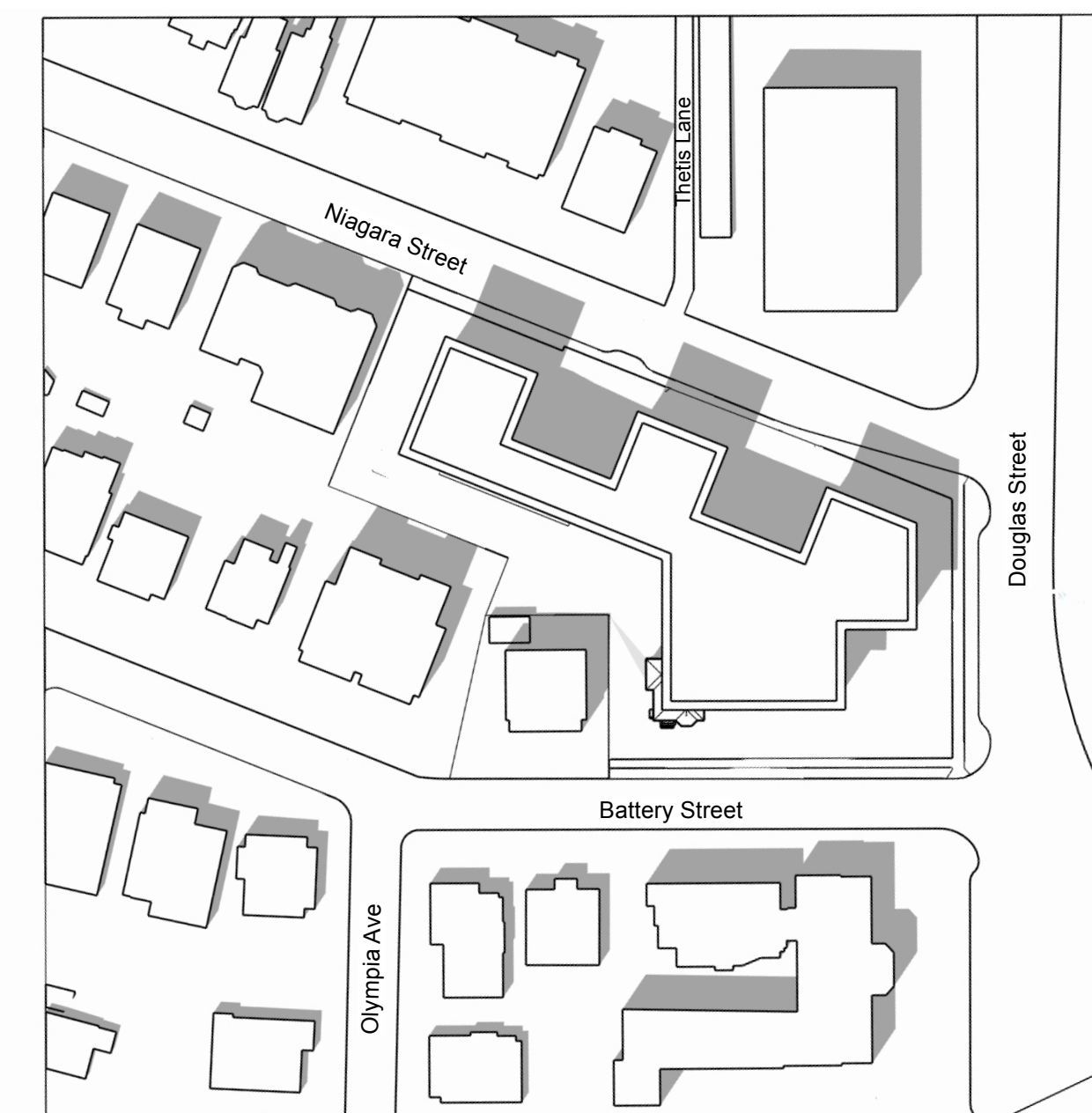
Existing Zone - March / September 2pm



Existing Zone - June 10am

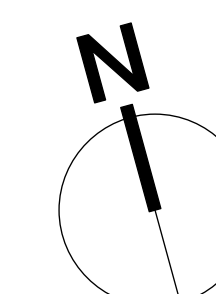


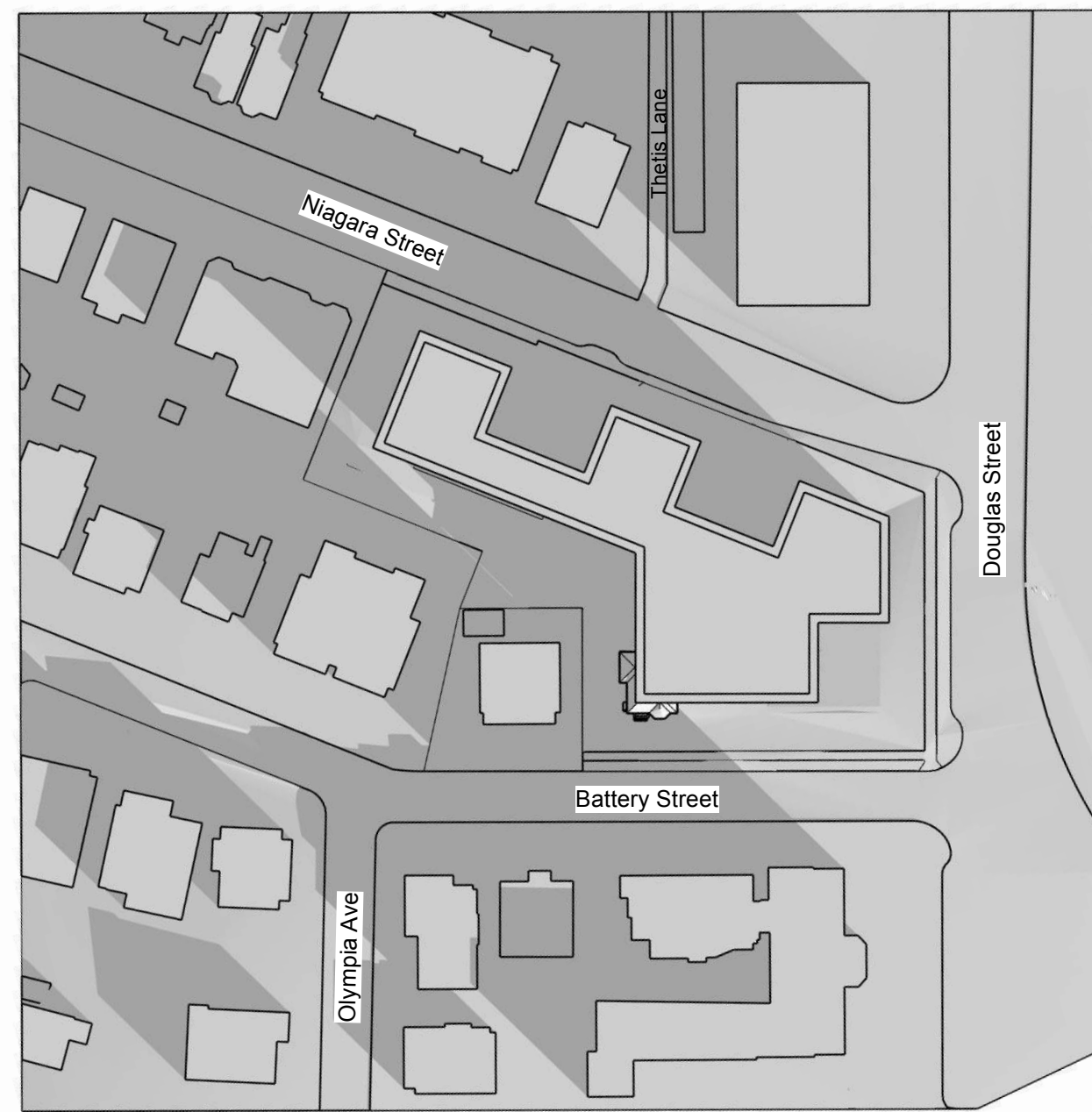
Existing Zone - June Noon



Existing Zone - June 2pm

SHADOW STUDY Scale N.T.S.





Existing Zone - December 10am

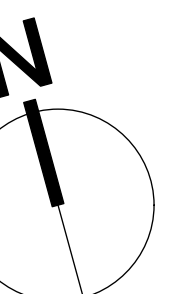


Existing Zone - December Noon



Existing Zone - December 2pm

SHADOW STUDY Scale N.T.S.

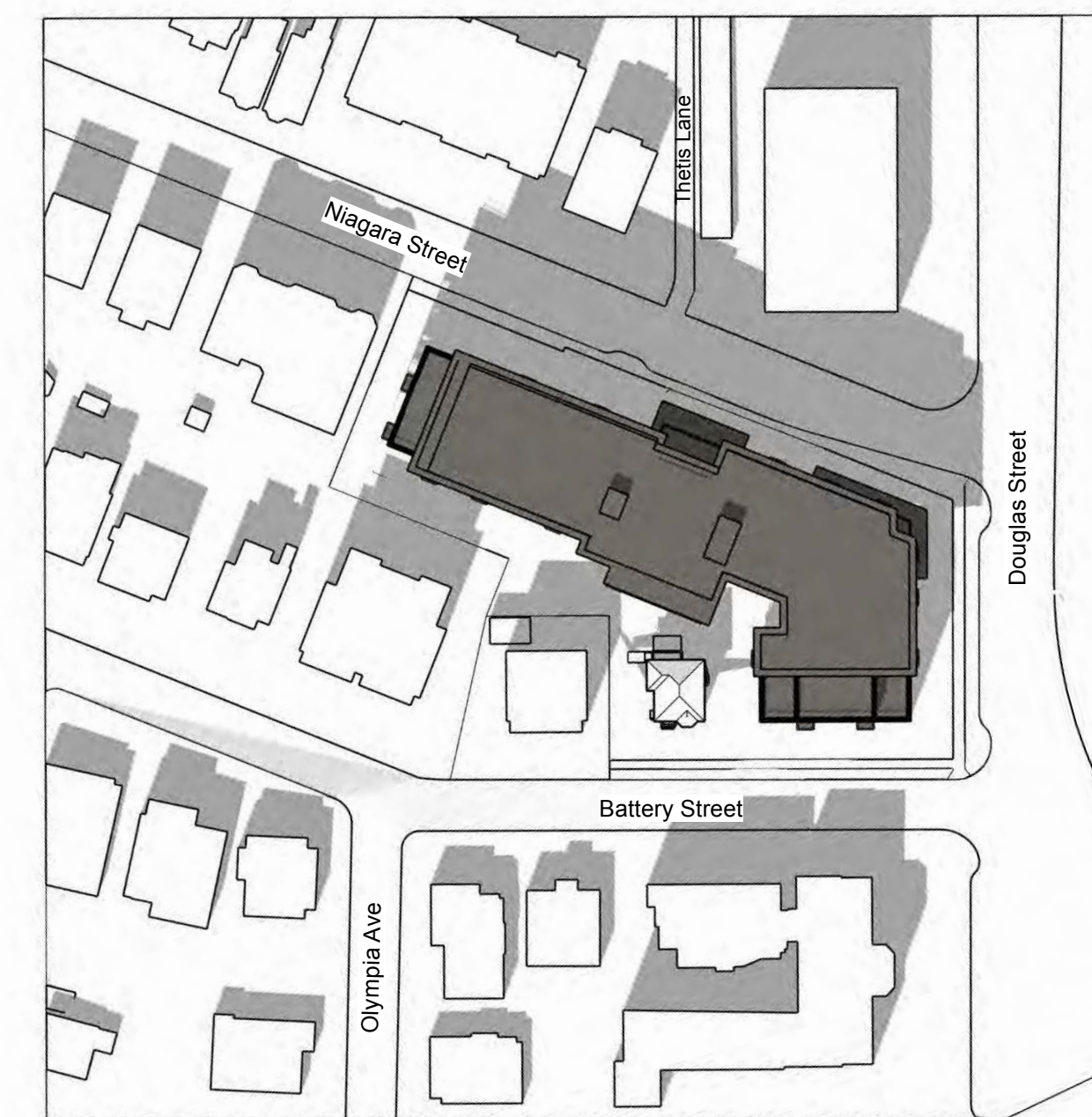




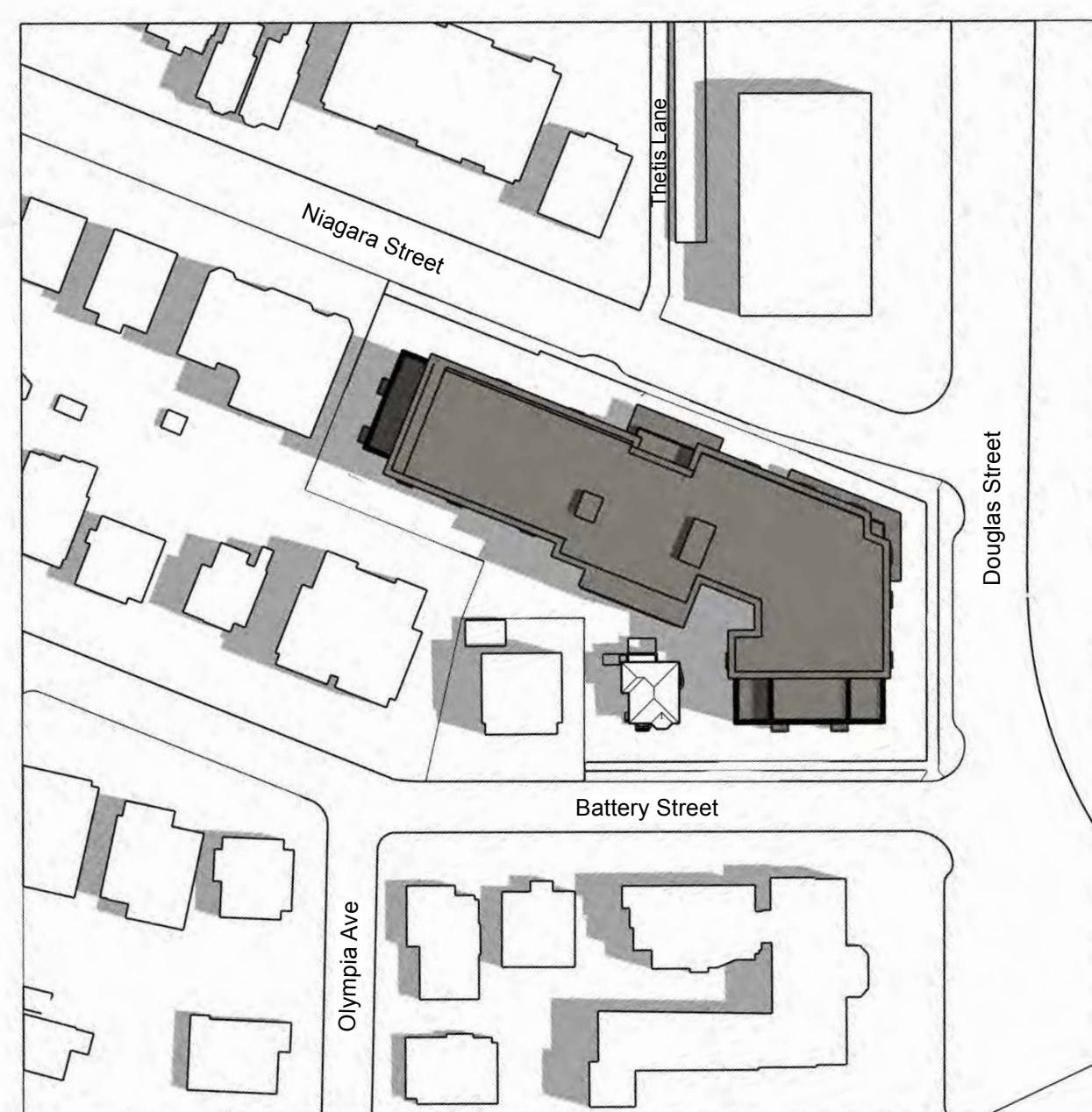
Proposed Amica House - March / September 10am



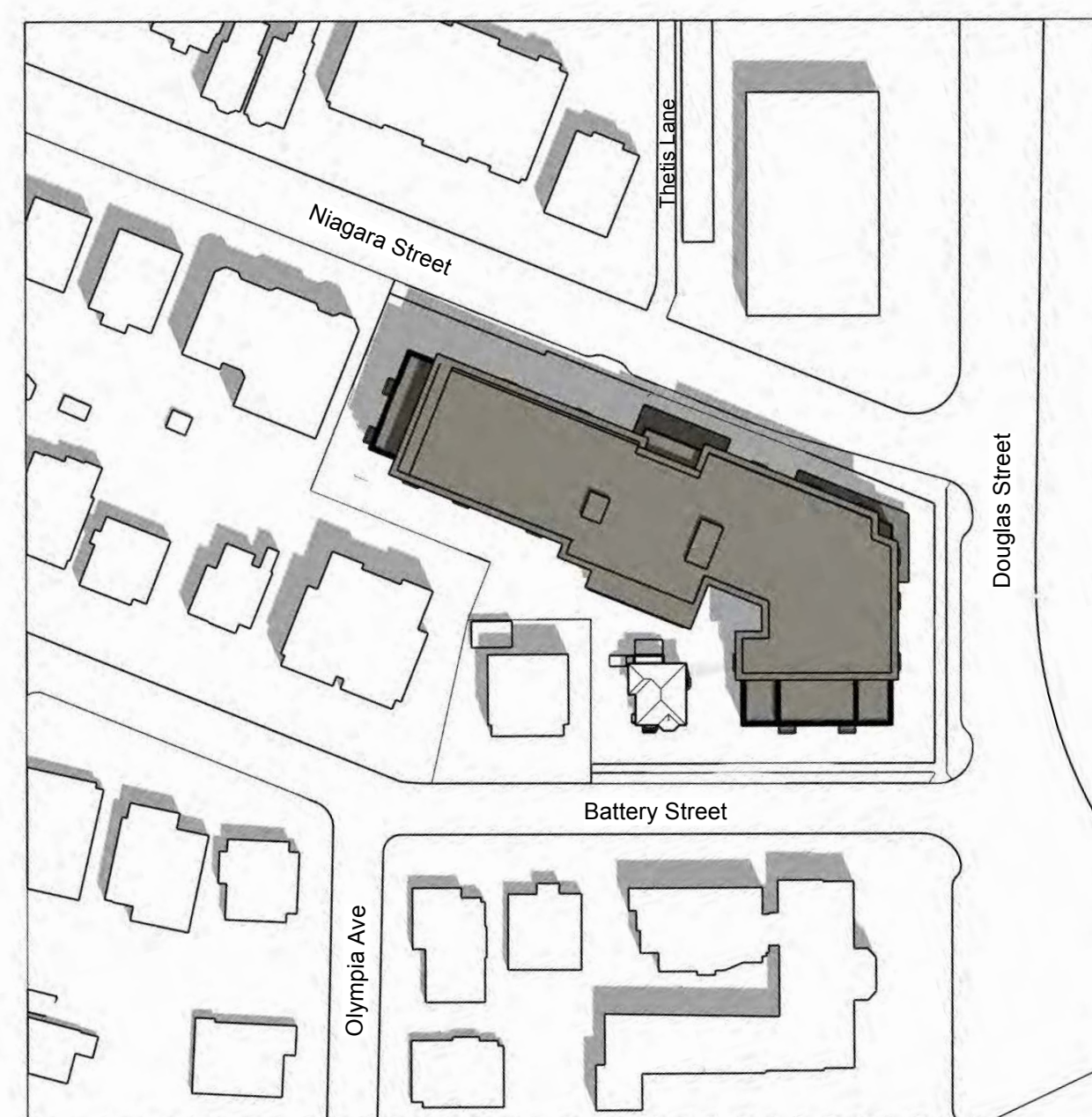
Proposed Amica House - March / September Noon



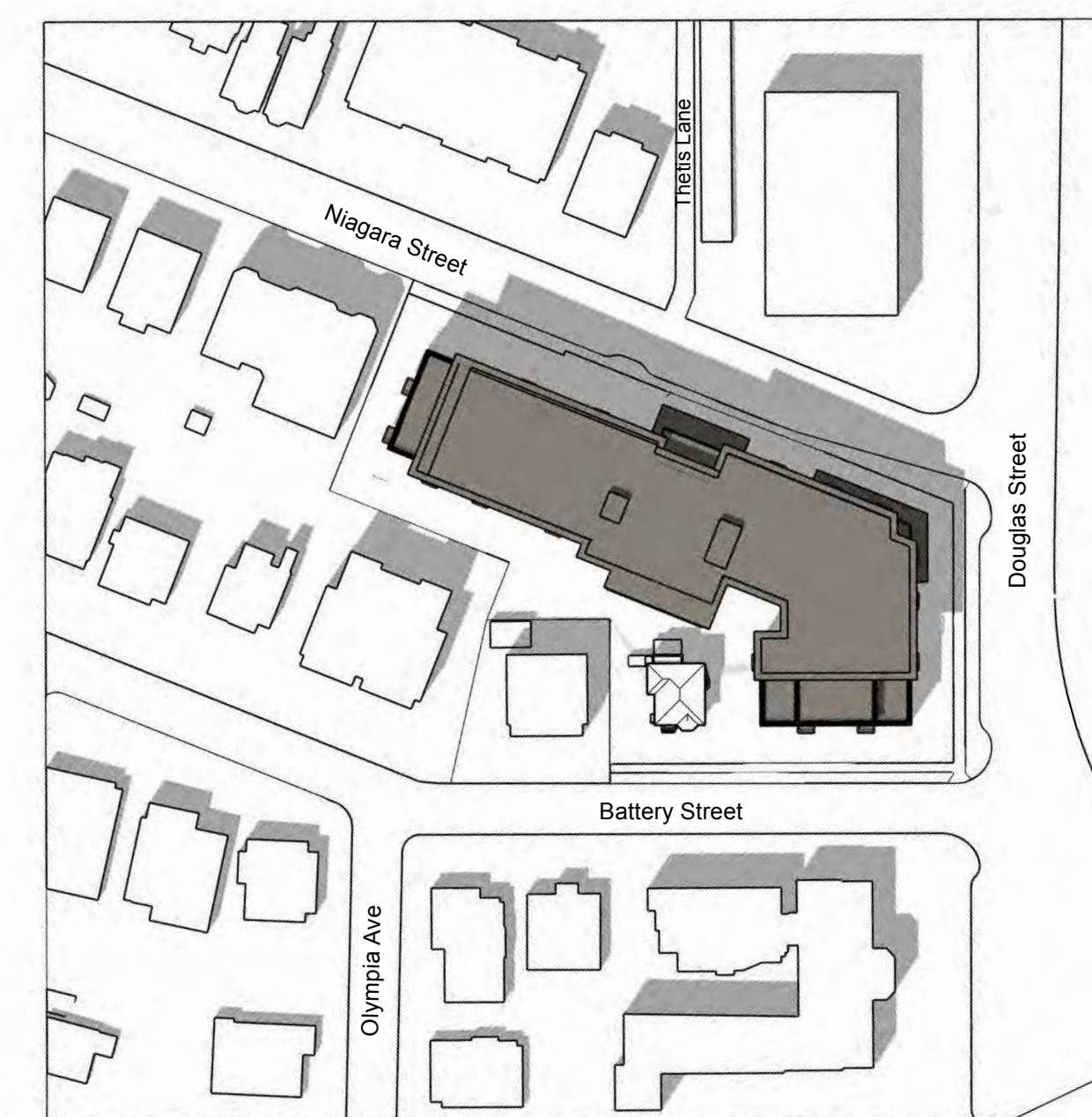
Proposed Amica House - March / September 2pm



Proposed Amica House - June 10am

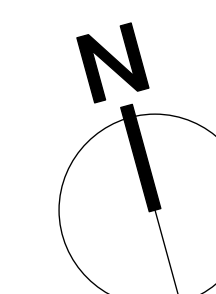


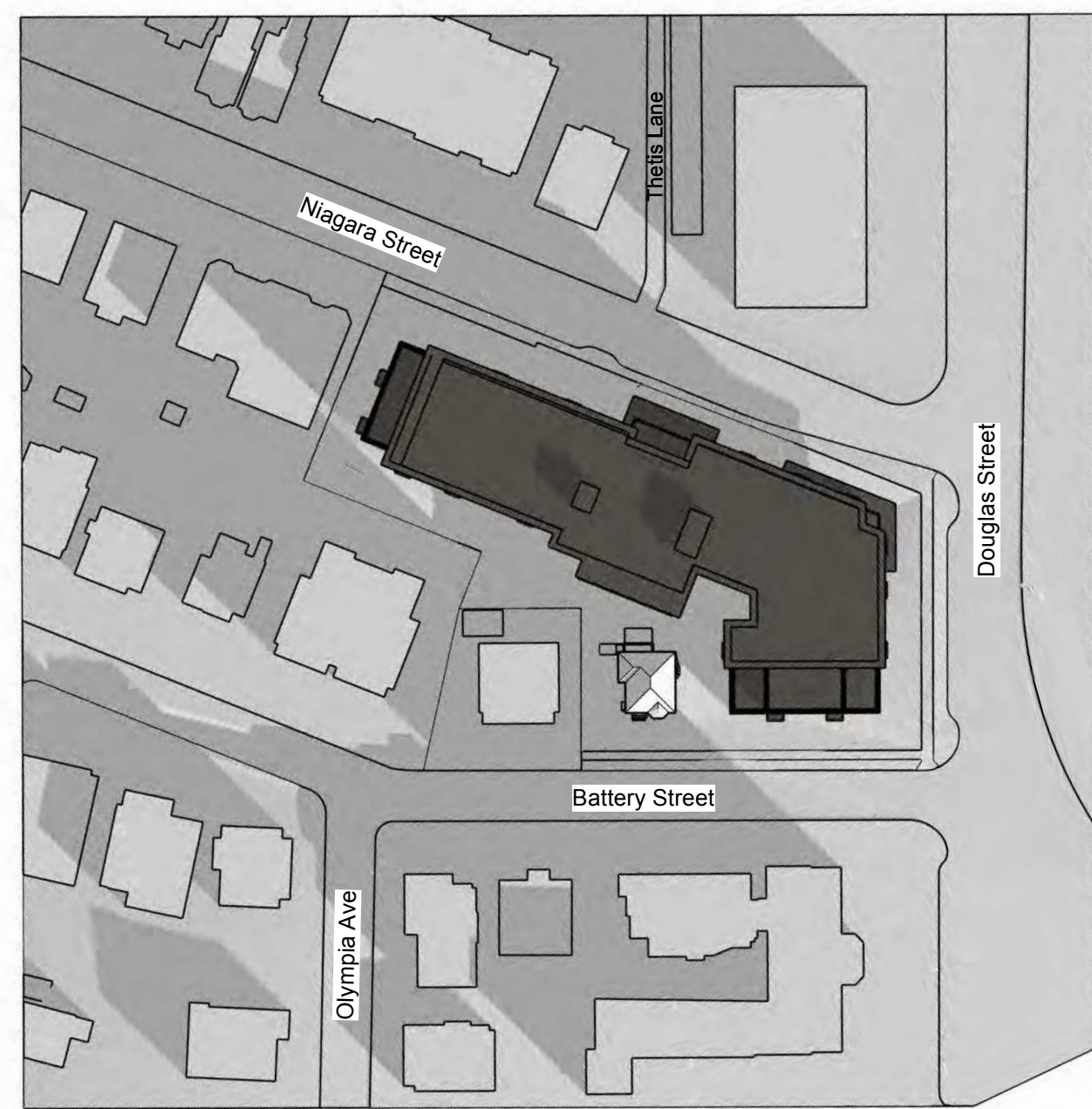
Proposed Amica House - June Noon



Proposed Amica House - June 2pm

SHADOW STUDY Scale N.T.S.





Proposed Amica House - December 10am

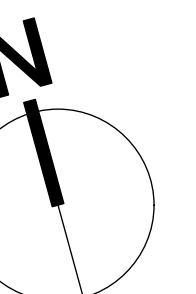


Proposed Amica House - December Noon



Proposed Amica House - December 2pm

SHADOW STUDY Scale N.T.S.



Recommended Nursery Stock

Trees

Total: 40

Botanical Name	Common Name	Size
Acer circinatum	Vine Maple	4cm cal.
Acer rubrum 'Armstrong'	Armstrong Maple	6cm cal.
Acer rubrum 'October Glory'	October Glory Red Maple	6cm Cal.
Boulevard Tree	To Be Determined by Parks	6cm cal.
Cercidiphyllum japonicum	Katsura Tree	6cm Cal.
Cercis canadensis	Eastern Redbud	6cm Cal.
Magnolia Galaxy	Galaxy Magnolia	6cm cal.
Pseudotsuga menziesii	Douglas Fir	2M Ht.
Quercus rubra	Red Oak	6cm cal.

Large Shrubs

Total: 136

Botanical Name	Common Name	Size
Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
Choisya ternata	Mexican Orange Blossom	#5 pot
Cornus sericea 'Flaviramea'	Midwinter Fire Dogwood	#5 pot
Oemleria cerasiformis	Indian Plum	#5 pot
Philadelphus lewisii	Mock Orange	#5 pot
Physocarpus opulifolius 'Center Glow'	Pacific Ninebark 'Center Glow'	#5 pot
Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m ht.
Vaccinium ovatum	Evergreen Huckleberry	#5 pot

Medium Shrubs

Total: 409

Botanical Name	Common Name	Size
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 pot
Mahonia aquifolium	Tall Oregon Grape	#3 pot
Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron	#3 pot
Rhododendron 'Fantastica'	Fantastica Rhododendron	#3 pot
Rhododendron macrophyllum	Pacific Rhododendron	#3 pot
Ribes sanguineum	Red Flowering Currant	#3 pot
Rosa nutkana	Nootka Rose	#3 pot
Rosa rugosa 'Snow Pavement'	Snow Pavement Series Rose	#3 pot
Symphoricarpos albus	Snowberry	#3 pot

Small Shrubs

Total: 817

Botanical Name	Common Name	Size
Azalea 'Snowbird'	Snowbird Azalea	#1 pot
Berberis thunbergii f. atropurpurea 'Bagatelle'	Dwarf Purpleleaf Japanese Barberry	#1 pot
Cistus x argenteus 'Silver Pink'	Silver Pink Rock Rose	#1 pot
Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
Gaultheria shallon	Salal	#1 pot
Lavandula officinalis	English Lavender	#1 pot
Lavandula x intermedia 'Provence'	Provence French Lavender	#1 pot
Mahonia nervosa	Low Oregon Grape	#1 pot
Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo	#1 pot
Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#1 pot

Perennials, Annuals and Ferns

Total: 315

Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Festuca idahoensis	Idaho Fescue	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Perovskia atriplicifolia	Russian Sage	#1 pot
Polystichum munitum	Sword Fern	#1 pot

Notes:

- All work to be completed to current CSLA Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system
- The proposed Boulevard Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.
 - Tree Planting Inspections
 - Excavated tree pits, soil cells, root barriers
 - Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
 - Completed planting tree planting, grate/guard, stakes etc.



Raised Garden Planters



Concrete with Border



Rain Garden Swale



Decorative Rock Walls

CHARACTER IMAGES



LADR LANDSCAPE ARCHITECTS

Project No: 2160 7 Dec 2021

#3-864 Queens Ave. Victoria B.C. V8T1M5
Phone: (250) 598-0105

Landscape Concept Plan - 50 Douglas Street



				Replacement Trees Proposed			Soil Volume Required (m3)				Compliance (Y / N)	
Planting Area (ID)	Area (m2)	Soil Volume (m)	Est. Soil Volume	B Small	# C Medium	# D Large	# Small	# Medium	# Large	Total		
1	400	0.75	300	3.0	2.0	4.0	24.0	40.0	140.0	204.0	Y	
2	57.5	0.75	43.125	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y	
3	10.7	0.75	8.025	1.0	0.0	0.0	8.0	0.0	0.0	8.0	Y	
4	84	0.75	63	3.0	1.0	0.0	24.0	20.0	0.0	44.0	Y	
7	175	0.75	131.25	0.0	4.0	0.0	0.0	80.0	0.0	80.0	Y	
9	377	0.75	282.75	2.0	1.0	7.0	16.0	20.0	245.0	281.0	Y	
10	108	0.75	81	0.0	0.0	2.0	0.0	0.0	70.0	70.0	Y	
11	59	0.75	44.25	3.0	0.0	0.0	24.0	0.0	0.0	24.0	Y	
12	40.6	0.75	30.45	2.0	0.0	0.0	16.0	0.0	0.0	16.0	Y	
13	18.4	0.75	13.8	1.0	0.0	0.0	8.0	0.0	0.0	8.0	Y	
14	50.4	0.75	37.8	2.0	0.0	0.0	16.0	0.0	0.0	16.0	Y	
16	106	0.75	79.5	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y	
		TOTAL	2229.9							TOTAL	1582.0	

#	Map	Surveyed?	Location	Common Name	Native	Occurrence	Endemic	Conservation	Endemic	Relative	Conservation	Notes	Remarks
#		Year	City	City	Family	Plant	db	Code	Native	Relative	Conservation	Notes	Remarks
1													
M1	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
M2	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
M3	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
M4	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
M5	No	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
M6	No	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1972	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1973	No	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1974	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1975	No	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1976	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1977	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1978	No	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1979	No	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1980	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1981	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1982	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1983	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1984	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1985	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1986	No	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1987	Yes	City	City	City	Rumex	Plant	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Tree Preservation Summary			
City of Victoria Project No: Unknown			
Address: 50 Douglas Street			
Arborist: Noah Talbot, BA			
Certifications/Qualifications: ISA Certified Arborist (PN6822A), Tree Risk Assessment Qualified			
	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected Trees Removed	7	X 1	A. 7
B. Replacement Trees Proposed per Schedule "E", Part 1	21*	X 1	B. 22*
C. Replacement Trees Proposed per Schedule "E", Part 2	9*	X 0.5	C. 4.5 *
D. Replacement Trees Proposed per Schedule "E", Part 3	0*	X 1	D. 0*
E. Total replacement trees proposed (B+C+D) <i>Round down to nearest whole number</i>			E. 26*
F. Onsite replacement tree deficit (A-E) <i>Record 0 if negative number</i>			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot*			G. 25
H. Protected trees retained (other than specimen trees)	2	X 1	H. 2
I. Specimen trees retained	0	X 3	I. 0
J. Trees per lot deficit (G - (B+C+H+I)) <i>Record 0 if negative number</i>			J. 0
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees Removed	0	X 1	K. 0
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	0	X 1	L. 0
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M. 0
N. Total replacement trees proposed (L+ M) <i>Round down to nearest whole number</i>			N. 0
O. Offsite replacement tree deficit (K - N) <i>Record 0 if negative number</i>			O. 0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu Enter F or J., whichever is the greater number			P. 0
Q. Offsite trees proposed for cash-in-lieu Enter 0			Q. 0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R. \$0
Summary prepared and submitted by: <i>Noah Talbot</i> Date: July 26, 2023			*Refer to Landscape Plan by others

	A	B	C	D
Tree Status	Total # of Protected Trees	# Of Trees to be REMOVED	# Of NEW or REPLACEMENT Trees to be Planted*	# Of EXISTING non-protected Trees Counted as Replacements
Onsite Trees	9	7	31	0
Private Offsite Trees	3	0	N/A	N/A
Municipal Trees	6	0	N/A	N/A
Total	18	7	31	0

Revision G: Dec 13/23
Revision F: Aug 2/23
Revision E: April 18/23
Revision D: May 12/22
Revision C: Feb. 10/22
Revision B: Feb. 1/22
Revision A: Dec.15/21



Project No: 2160 7 Dec 2021

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

Tree Preservation Plan - 50 Douglas Street



