



DRAWING INDEX

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LANDSCAPE

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CIVIL

- 01 CONCEPTUAL SERVICING

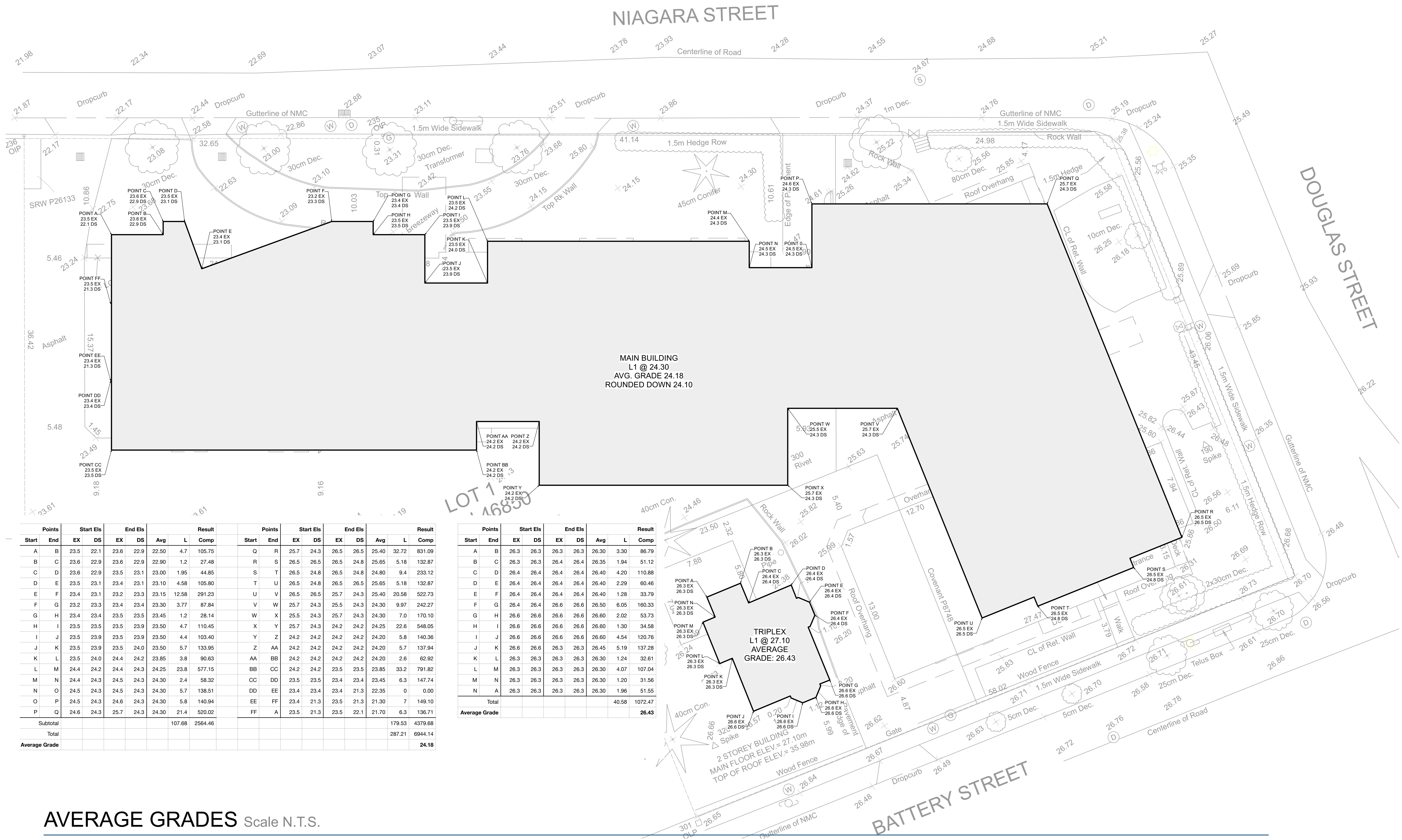
DOUGLAS HOUSE SENIOR CARE EXPANSION | VICTORIA, BC

27 SEPTEMBER 2022



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans.

Received Date:
October 3, 2022



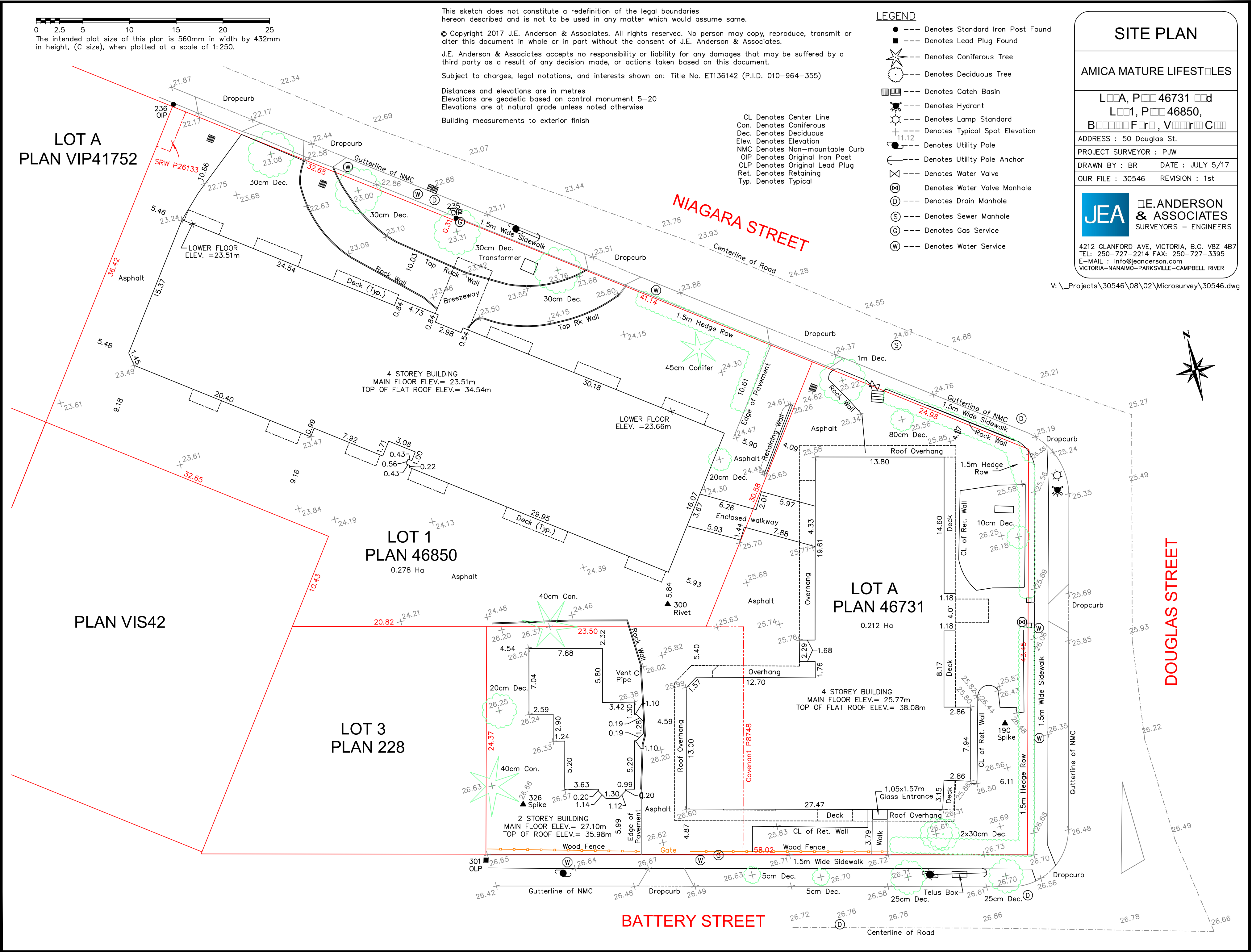
AVERAGE GRADES Scale N.T.S.

BUILDING CODE SUMMARY

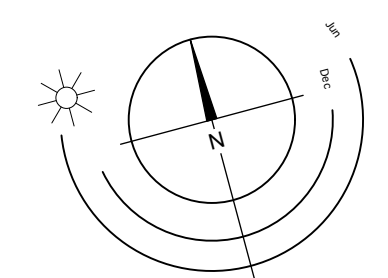
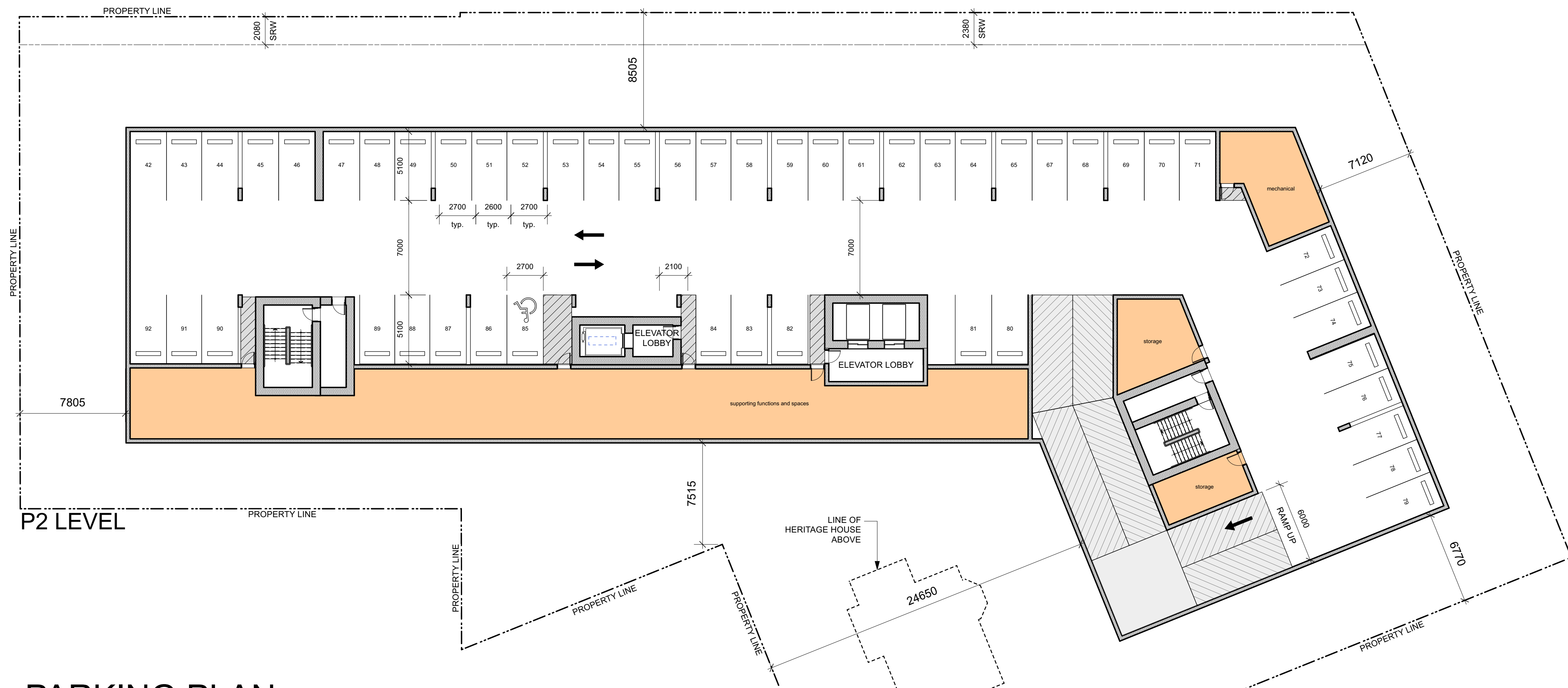
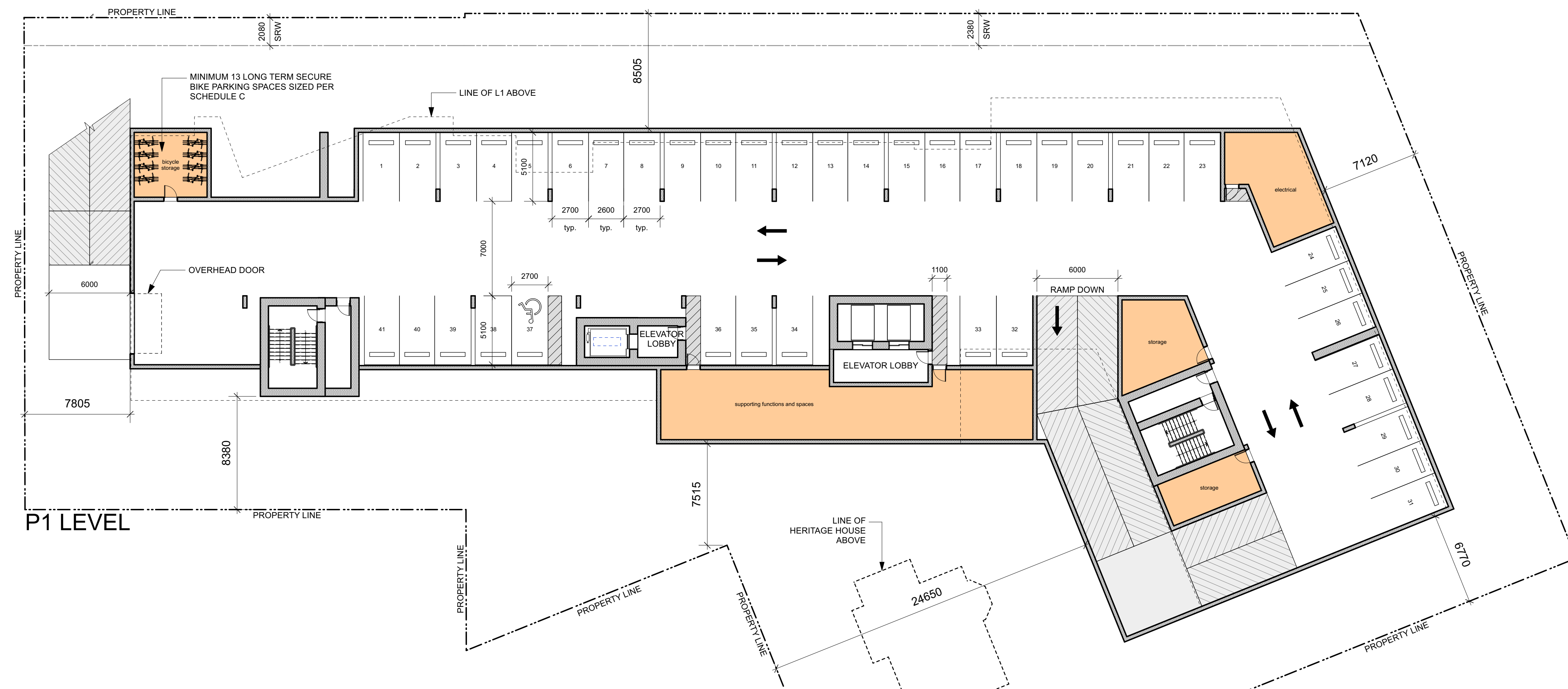
Applicable Building Code:	BCBC 2018		
Streets Facing	3		
High Building (3.2.6)	Yes		
Sprinklered	Yes		
Standpipe System	Yes		
Fire Alarm System	Two-stage		
Operational Notes	No Treatment, no moving residents in beds		
Ancillary Uses	Group A2 (Dining), Group D (Administration)		
Spatial Separations	Minimum 52% @ 6.0 m Limiting Distance		
Loadbearing Fire Rating	Same as Supported Assembly		
Major Occupancy	B2	C	F3
Size / Construction Subsection	3.2.2.38	3.2.2.47	3.2.2.80
Description	Care	Residential	Parking
Levels	L1-L5	L6-L8	P1, P2
Separate Building	No	No	Yes (3.2.1.2)
Maximum Building Area	Unlimited	Unlimited	Unlimited
Actual Building Area	+/- 2,200 sm	+/- 2,200 sm	N/A
Maximum Building Height	Unlimited	Unlimited	Unlimited
Actual Building Height	8 storeys	8 storeys	-2 storeys
Type of Construction	Noncombustible	Noncombustible	Noncombustible
Floor Assembly Fire Rating	2h	2h	2h
Unoccupied Roof Rating	0h	0h	0h
Occupied Roof Rating	2h	2h	2h
Minimum Corridor Width	1.65 m	1.1 m	1.1 m
Min Exit Corridor Width.	1.1 m	1.65 m	1.1 m
Minimum Exit Stair Width	1.65 m	1.1 m	915 mm
Maximum Rise of Exit Flight	2.4 m	2.4 m	2.4 m
Dead-end corridors	None	6.0 m	6.0 m
Travel Distance	45 m	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, Emergency generator 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 subdivided into at least to fire 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		

ZONING SUMMARY

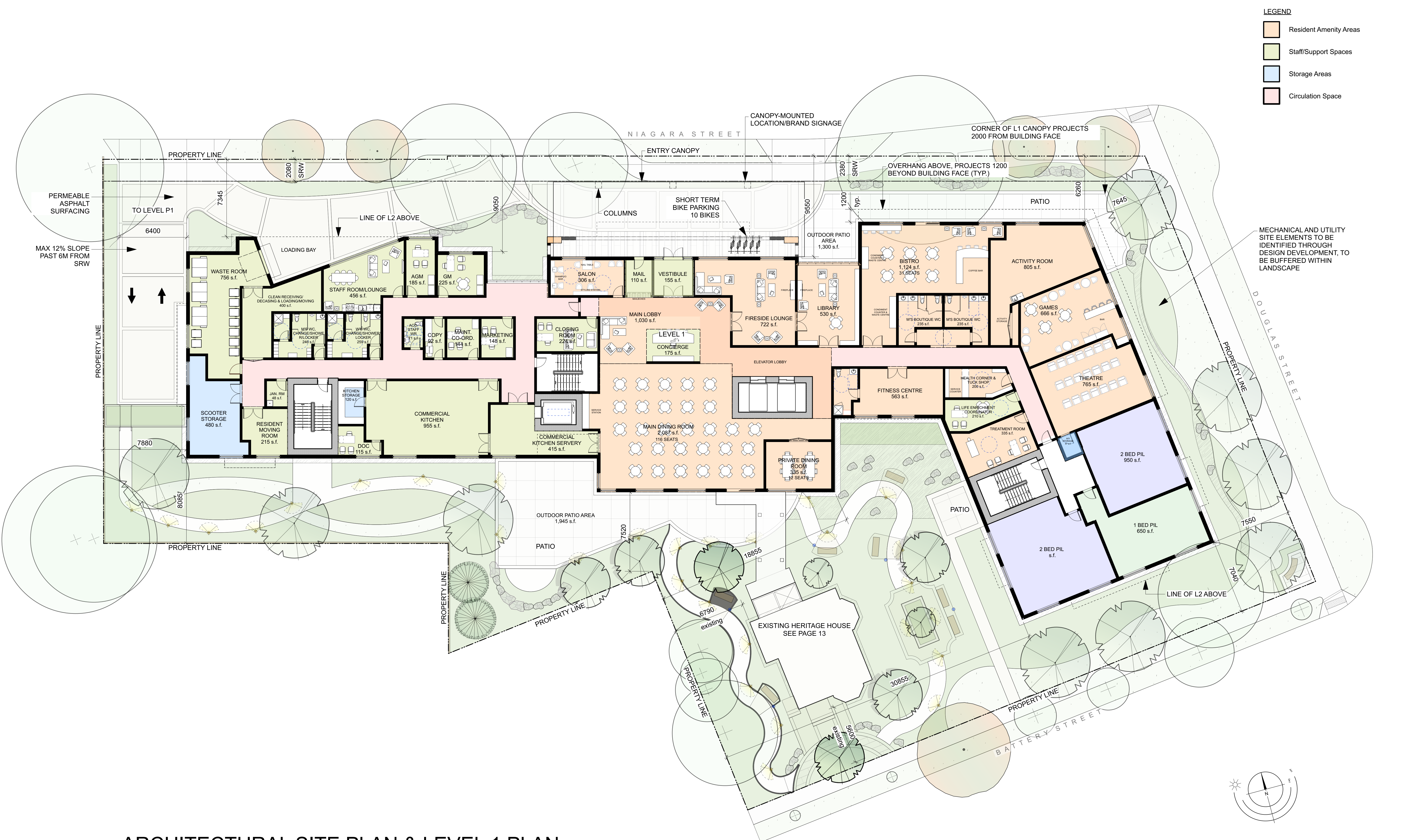
Existing Zone	R3-2
Proposed Zone	Site-specific
High BuildingSite (3.2.6)	Yes
Site Area (sm)	4,913.86
Gross Floor Area	14,998
Floor Area Ratio	3.1
New Building Footprint	2,184
Htg. House Footprint	95
Total Structural Footprint*	2,279
Site Coverage	50.0%
Open Site space**	50.0%
Roof Height (m geo.)	56.9
(Average) Grade (m geo.)	24.1
(Building) Height (m)	31.1
Storeys	8
Number of Units	200
Car parking provided	92
Short term bike spaces	10
Long Term bike spaces	16
Total Floor Area	
L8	1,287
L7	1,707
L6	1,707
L5	2,051
L4	2,051
L3	2,051
L2	2,051
L1	1,939
Heritage House L2	77
Heritage House L1	77
Total	14,998
Minimum Setbacks (m)	
Front Yard (north / Niagara)	6.25
Rear Yard (south / Battery)	6.15
Side Yard (west)	7.00
Side Yard (east / Douglas)	6.65
* including all deck footprints	



BUILDING CODE & ZOING SUMMARY, SURVEY Scale 1:250

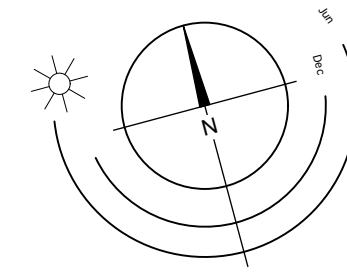


PARKING PLAN Scale 1:200



ARCHITECTURAL SITE PLAN & LEVEL 1 PLAN Scale 1:200

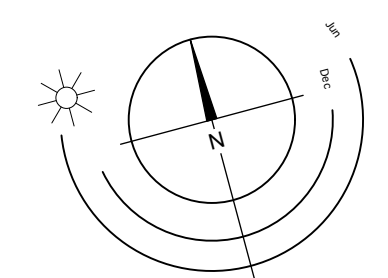
- LEGEND**
- Resident Amenity Areas
 - Staff/Support Spaces
 - Storage Areas
 - Circulation Space
 - Studio Suite - Memory Care
 - 1 Bed Suite - Memory Care



LEVEL 2 & LEVEL 3 PLAN Scale 1:150
Memory Care

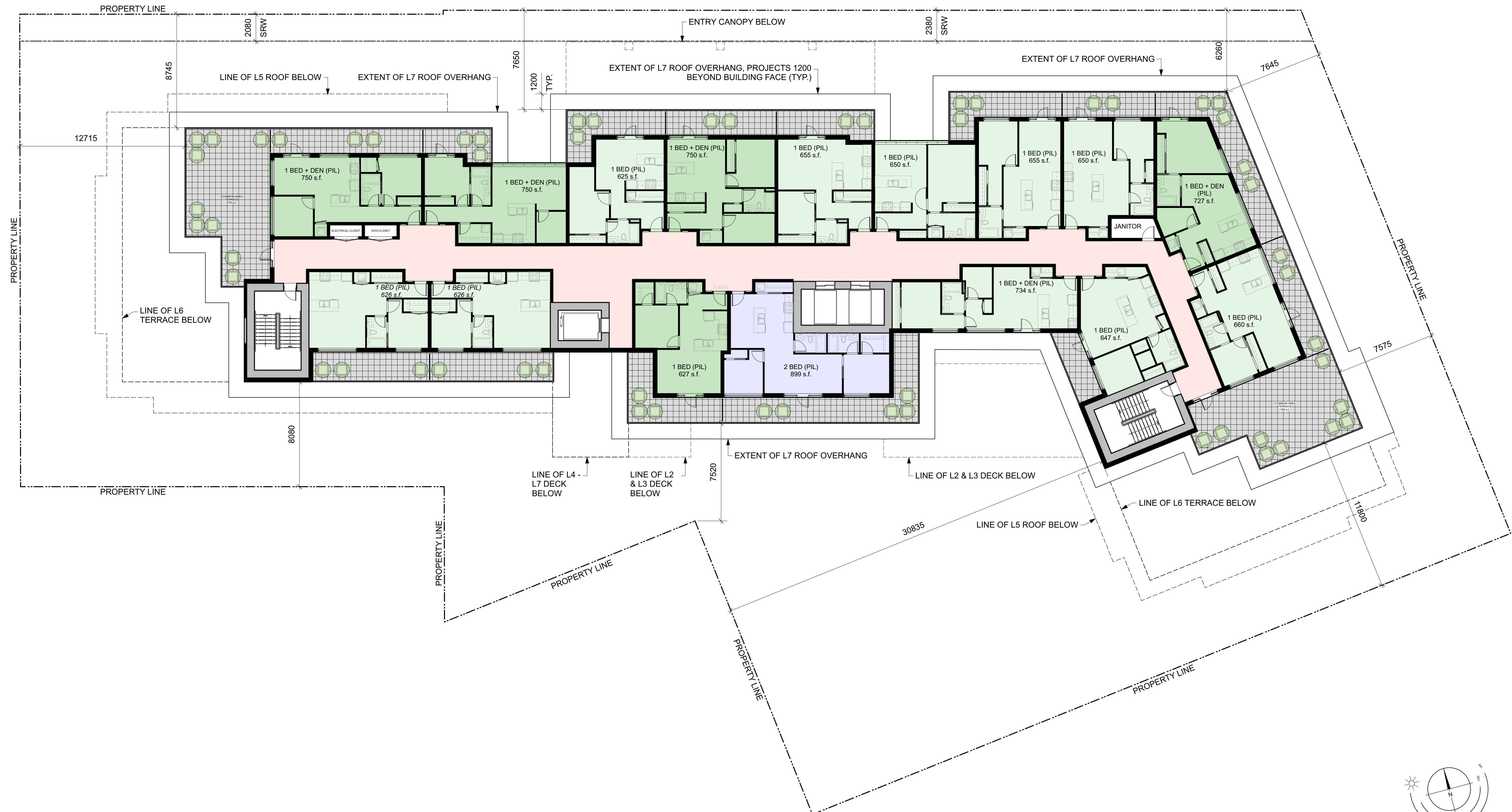


- LEGEND**
- Resident Amenity Areas
 - Staff/Support Spaces
 - Storage Areas
 - Circulation Space
 - Studio Suite - Assisted Living
 - 1 Bed Suite - Assisted Living

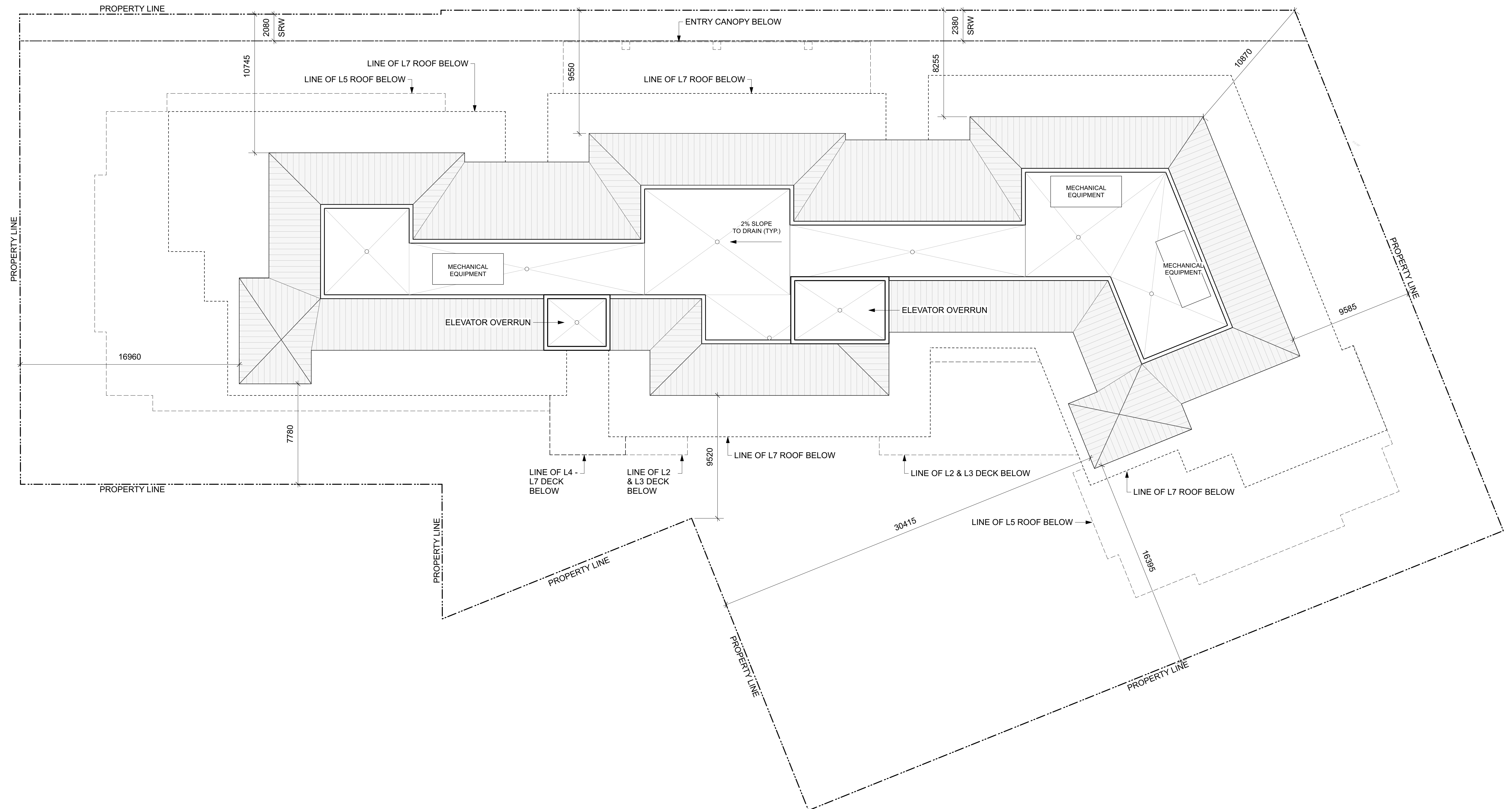




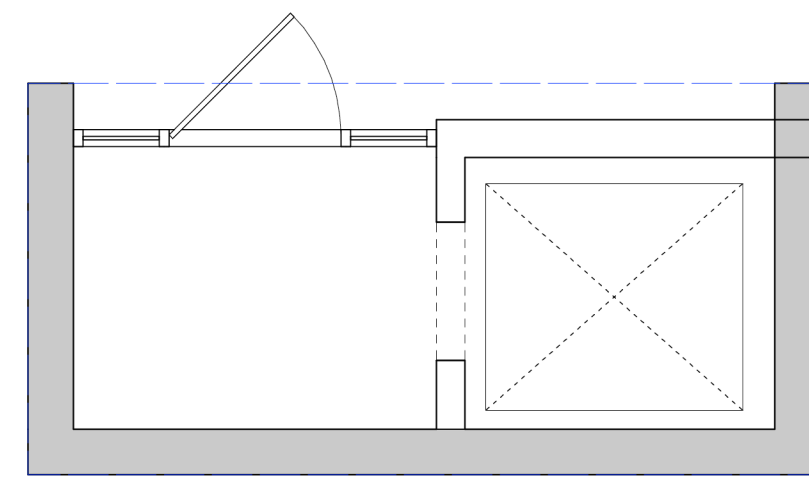
-  1 Bed Suite - Premium Independent Living
-  1 Bed + Den Suite - Premium Independent Living
-  2 Bed Suite - Premium Independent Living
-  Circulation Space



LEVEL 8 Scale 1:150
Premium Independent Living



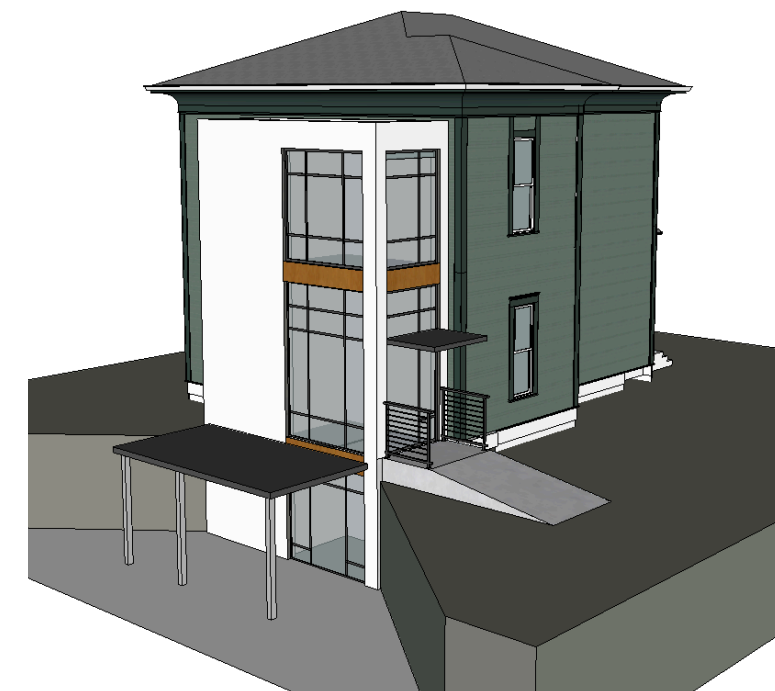
ROOF PLAN Scale 1:150



3 Courtyard Level
A211 SCALE: 1 : 50



WEST VIEW



NORTH VIEW



EAST ELEVATION



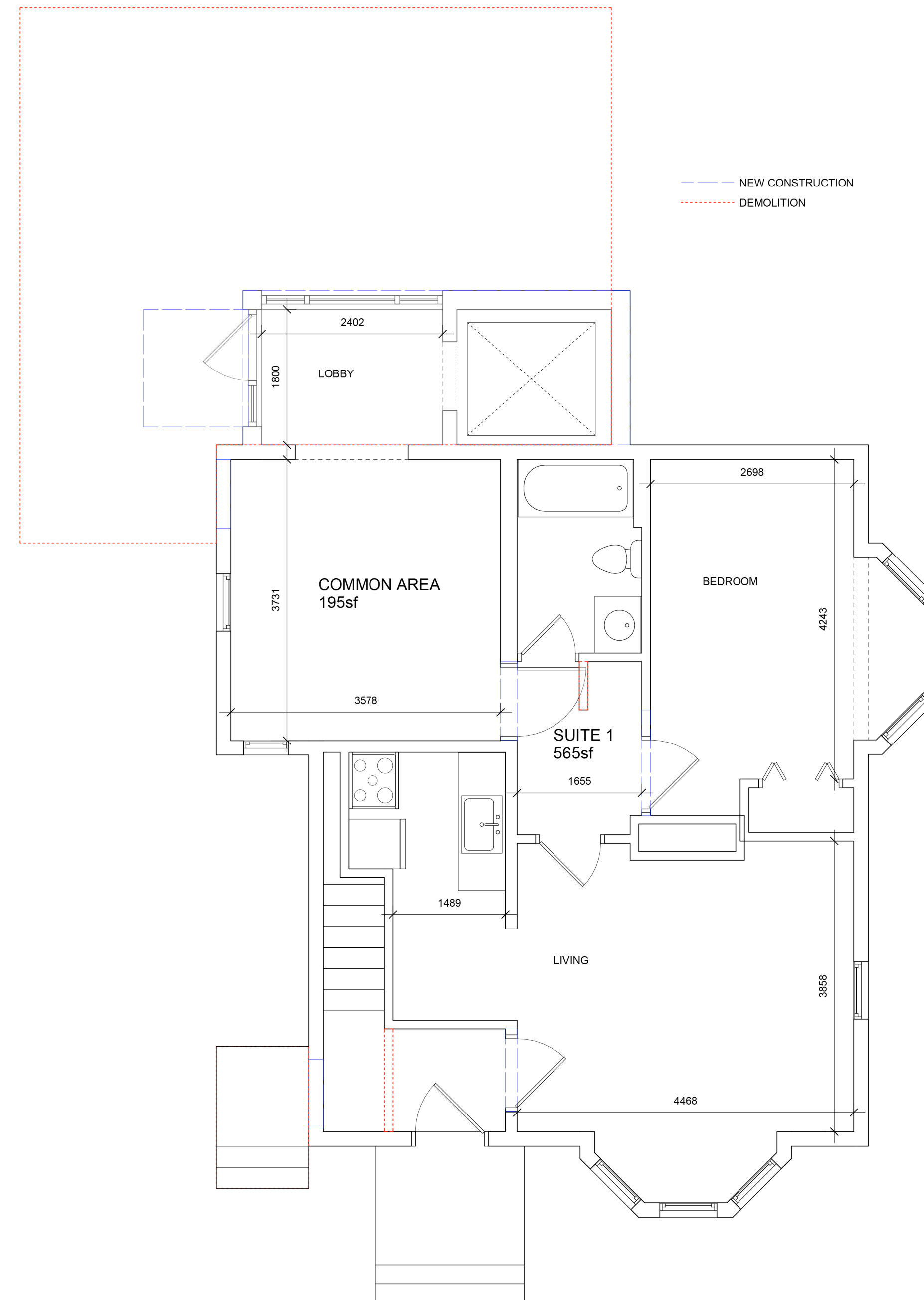
WEST ELEVATION



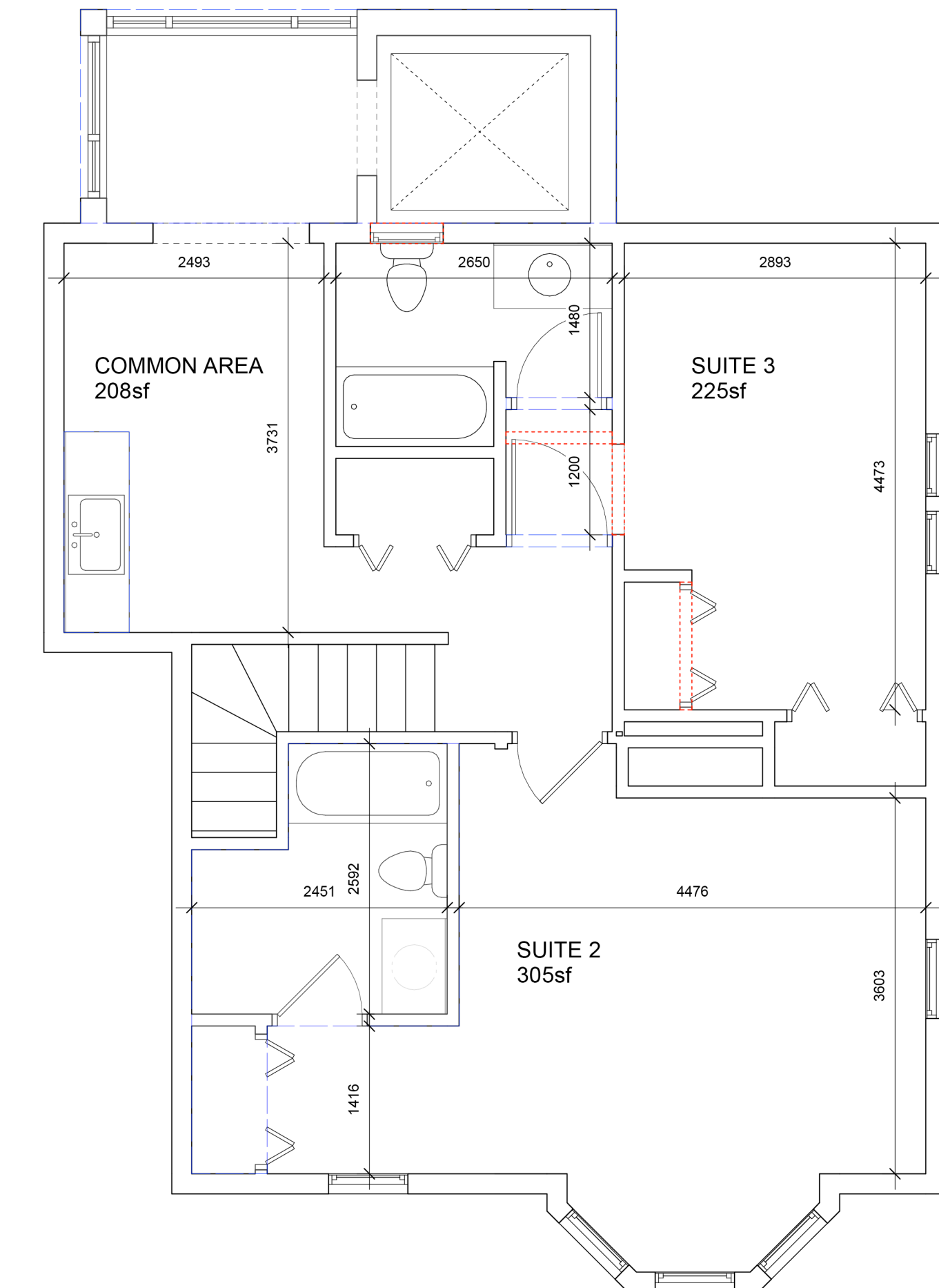
NORTH ELEVATION



SOUTH ELEVATION

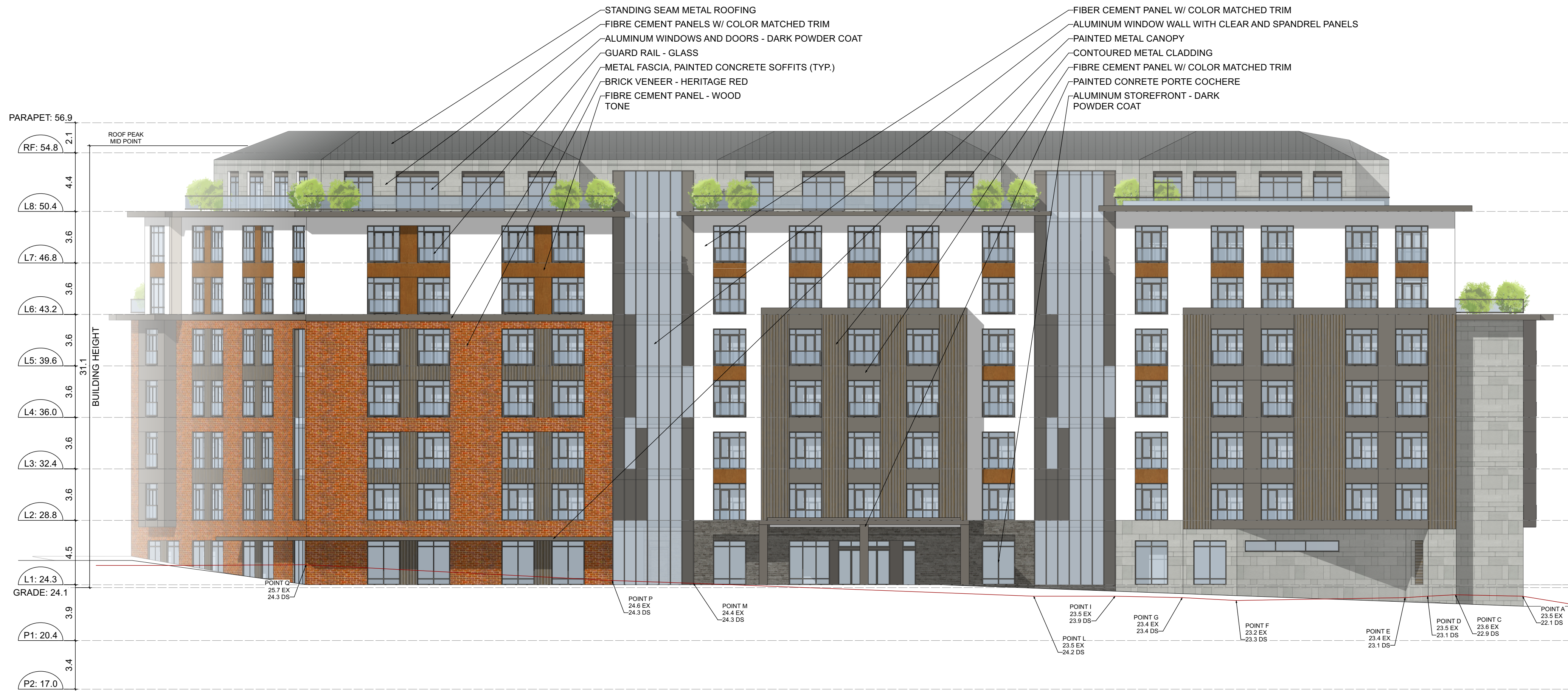


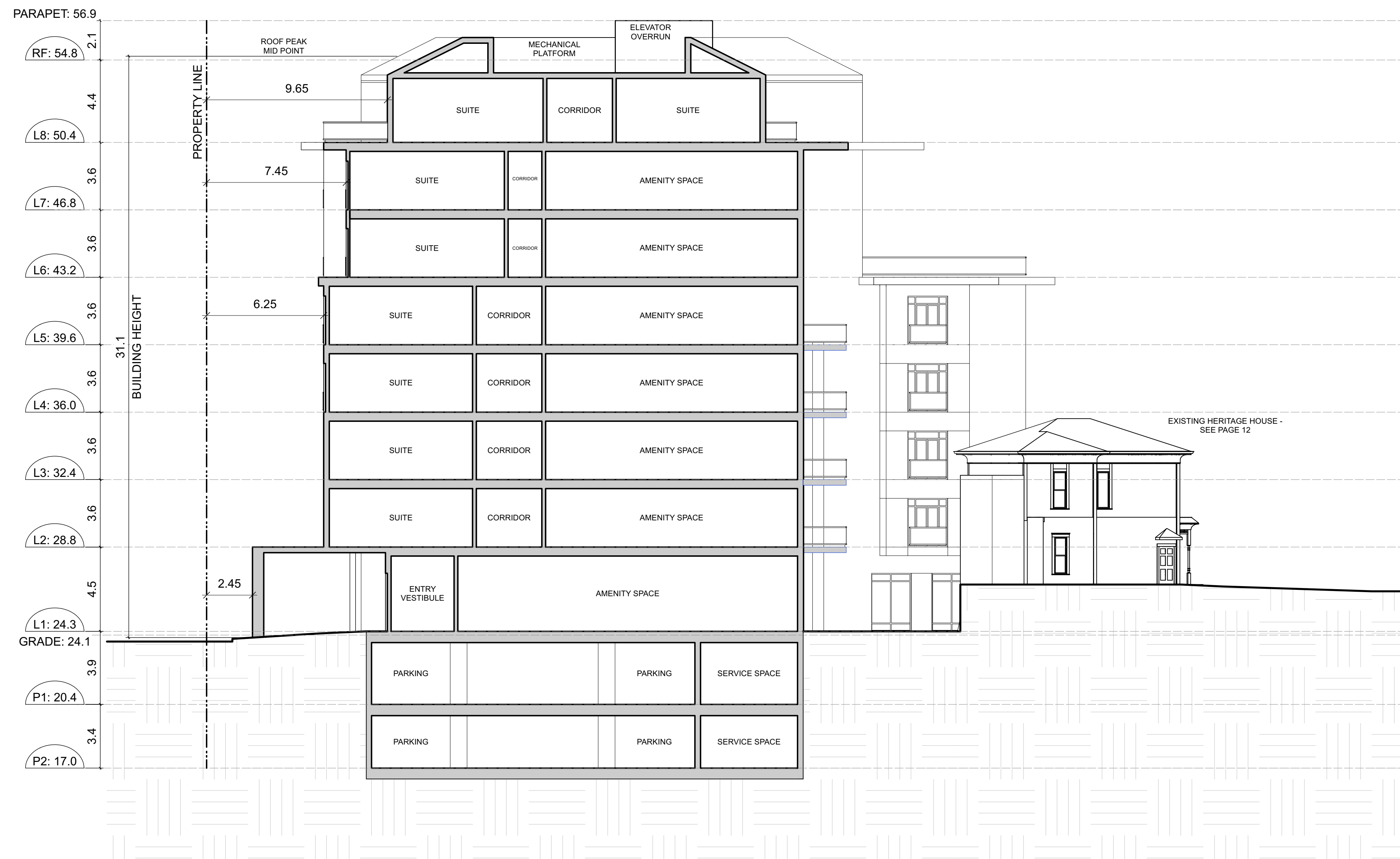
1 Level 1 - Renovation
A211 SCALE: 1 : 50



2 Level 2 - Renovation
A211 SCALE: 1 : 50

HERITAGE HOUSE Scale: As Noted





SECTIONS Scale 1:150



PERSPECTIVES Scale N.T.S.



PERSPECTIVES Scale N.T.S.



Douglas Street



Niagara Street



Battery Street

STREETSCAPES Scale N.T.S.



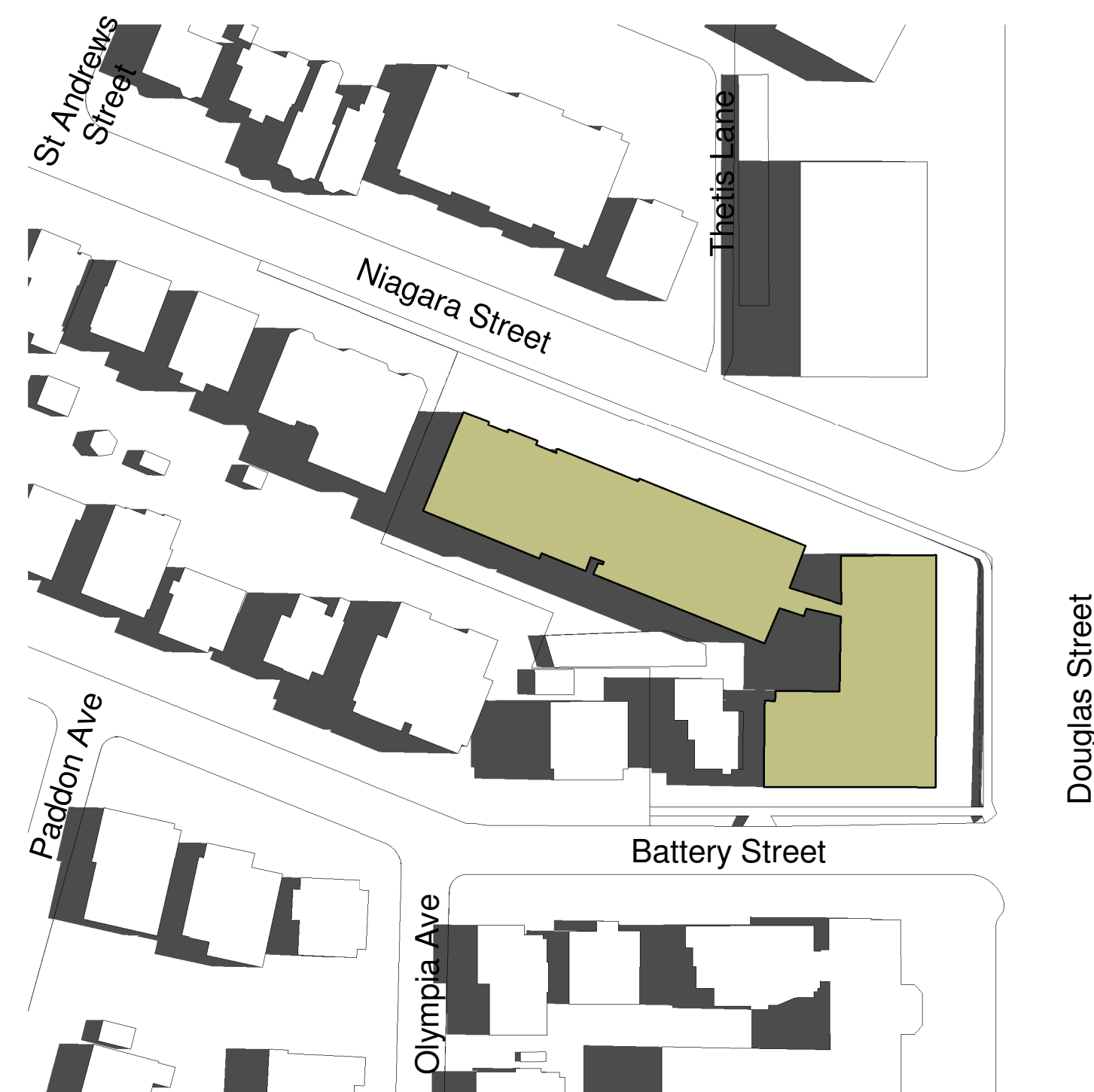
Existing Amica House - March /
September 10am



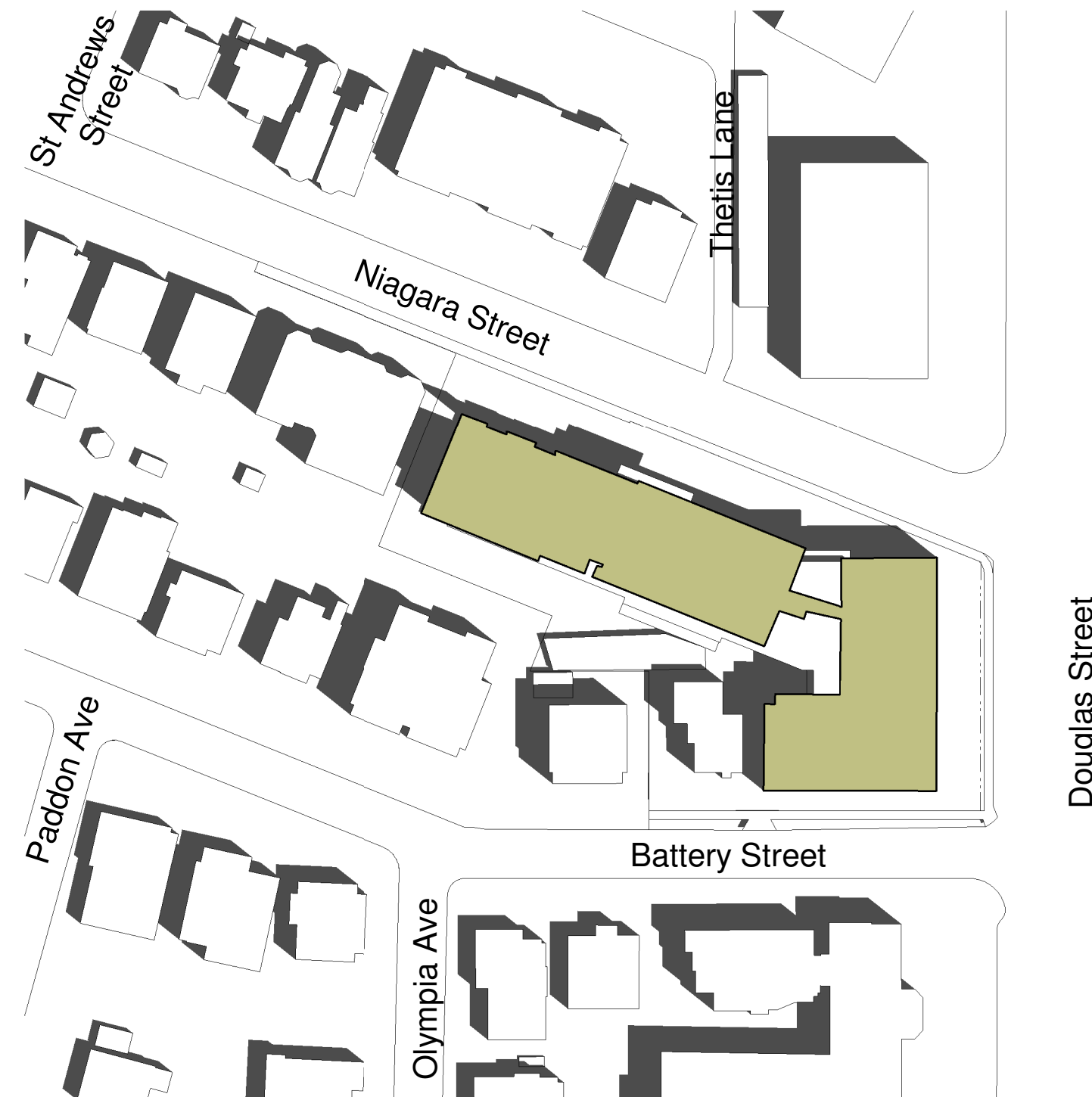
Existing Amica House - March /
September Noon



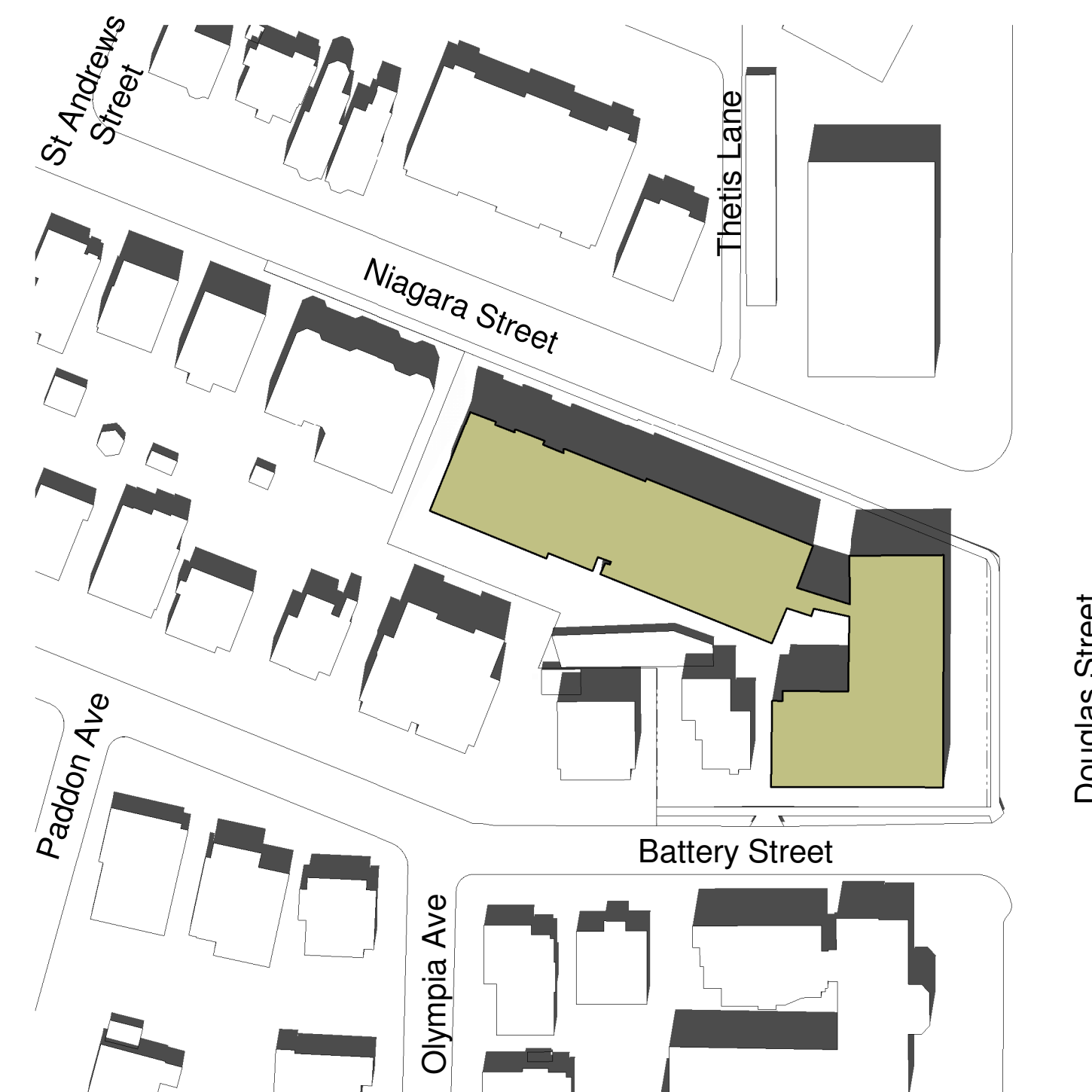
Existing Amica House - March /
September 2pm



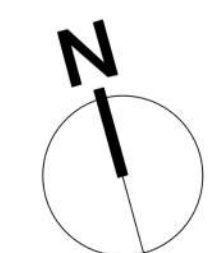
Existing Amica House - June 10am



Existing Amica House - June Noon



Existing Amica House - June 2pm





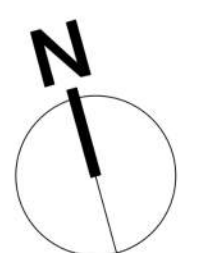
Existing Amica House - December 10am



Existing Amica House - December Noon

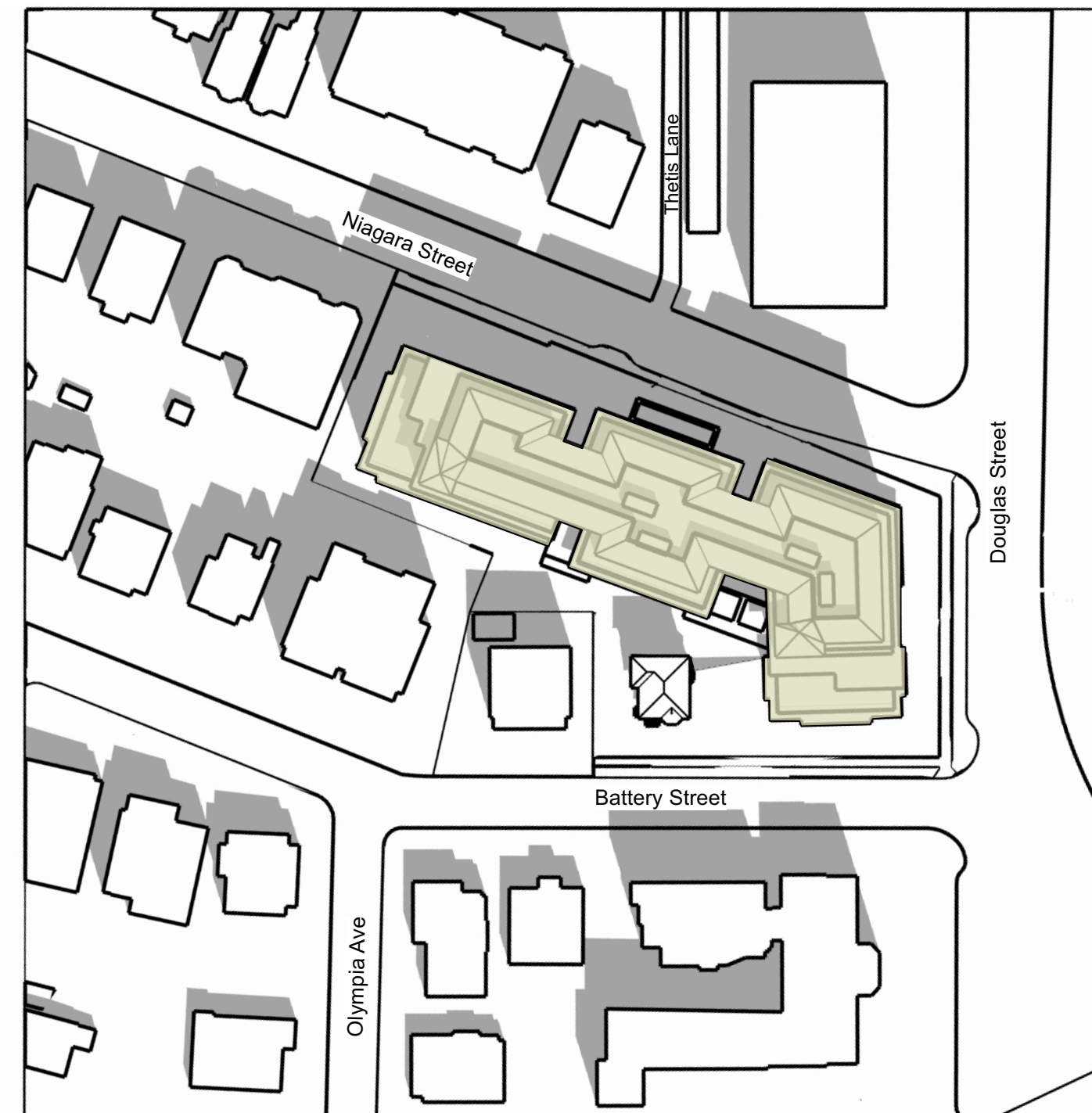


Existing Amica House - December 2pm





Proposed Amica House - March / September 10am



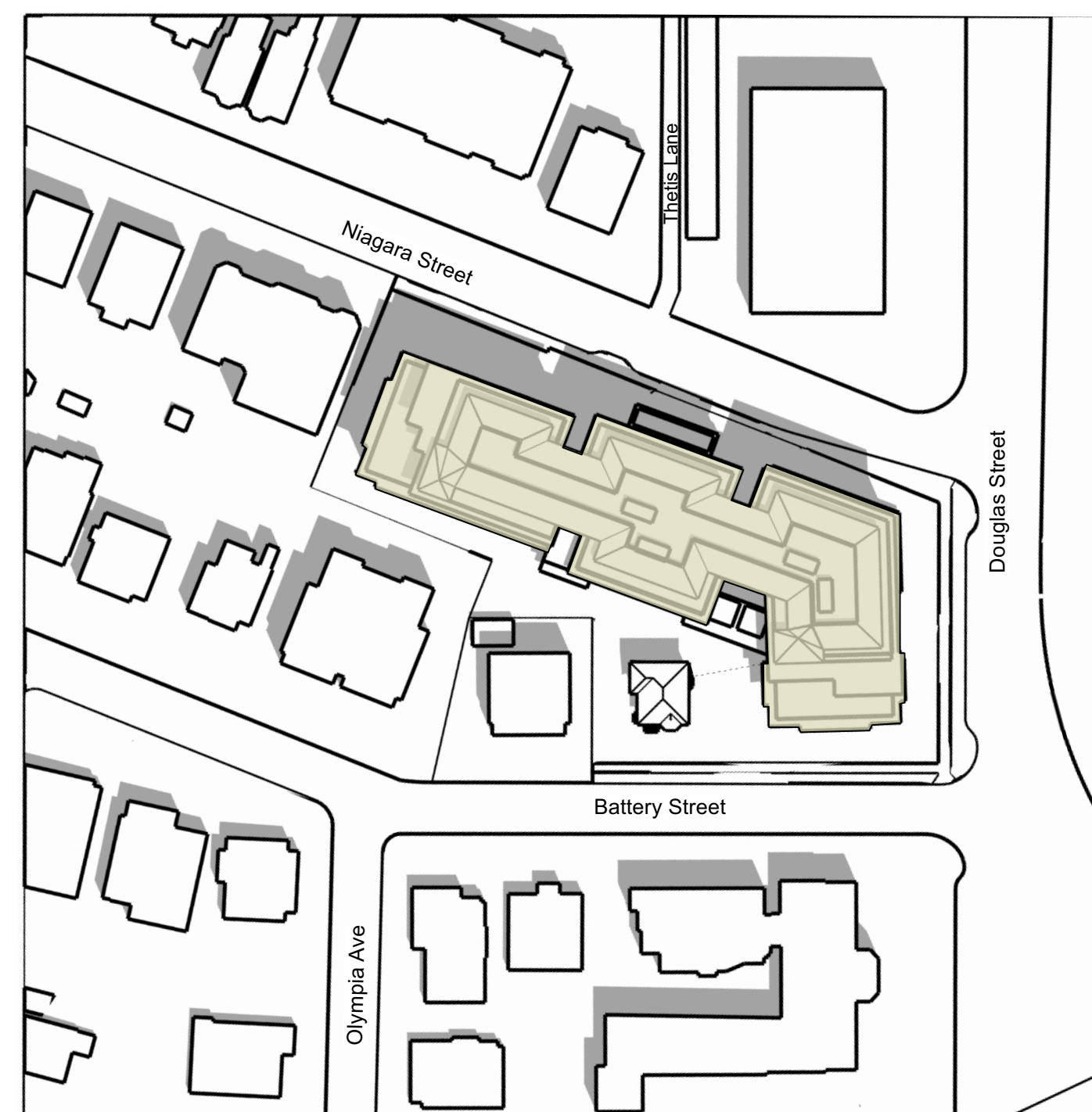
Proposed Amica House - March / September Noc



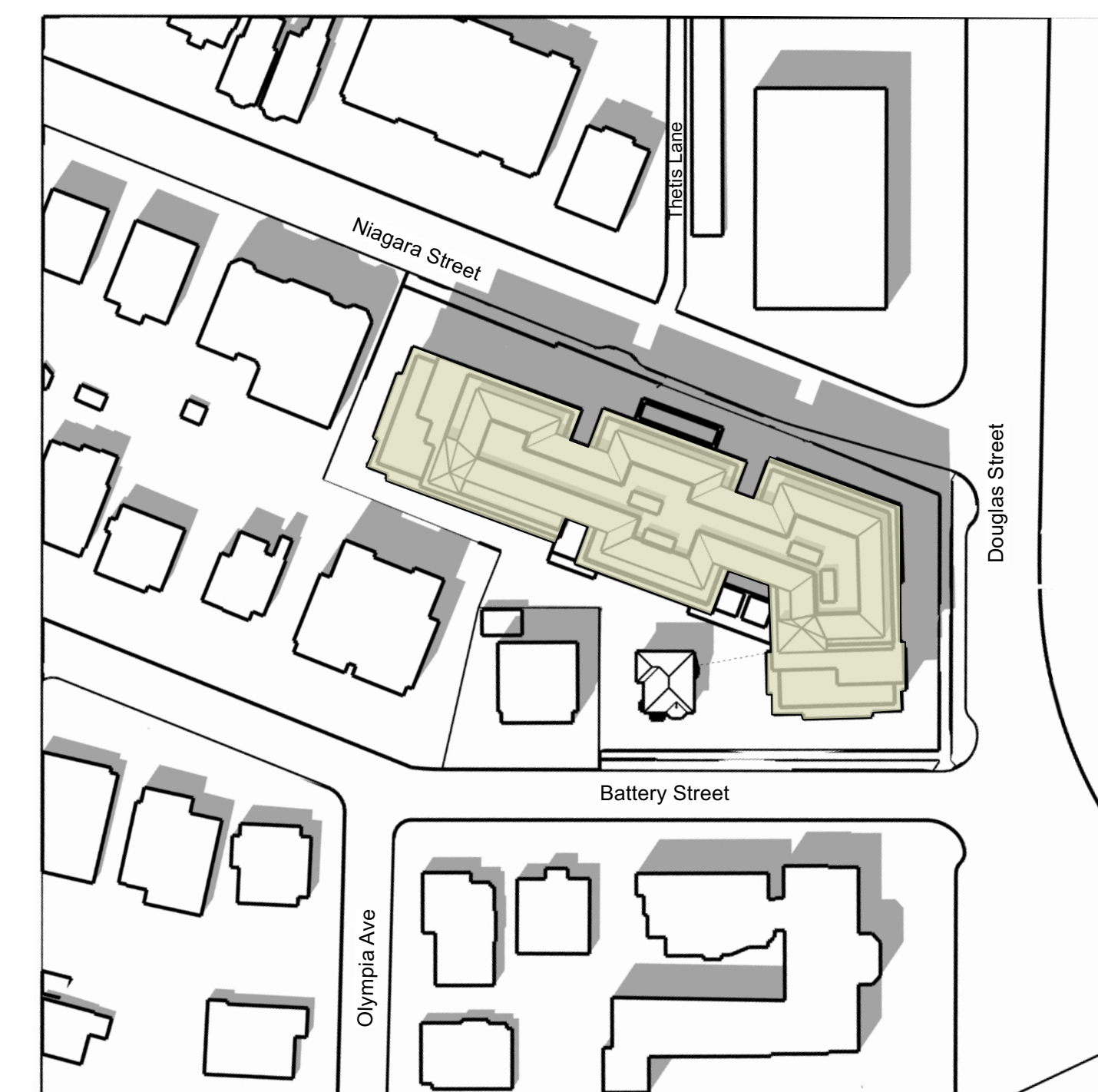
Proposed Amica House - March / September 2pm



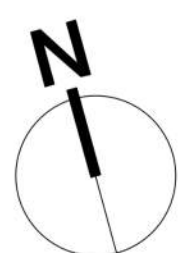
Proposed Amica House - June 10am

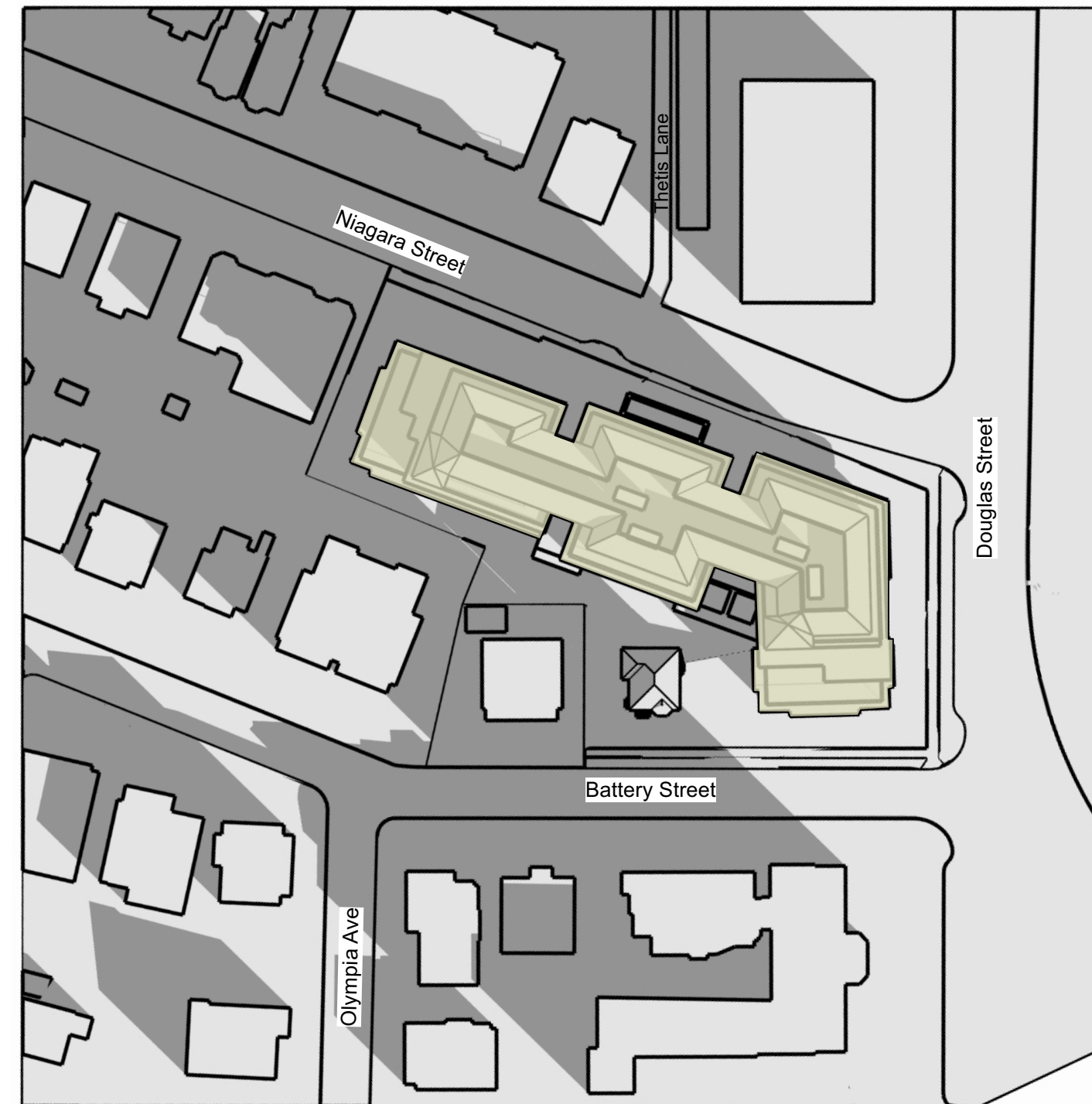


Proposed Amica House - June Noon

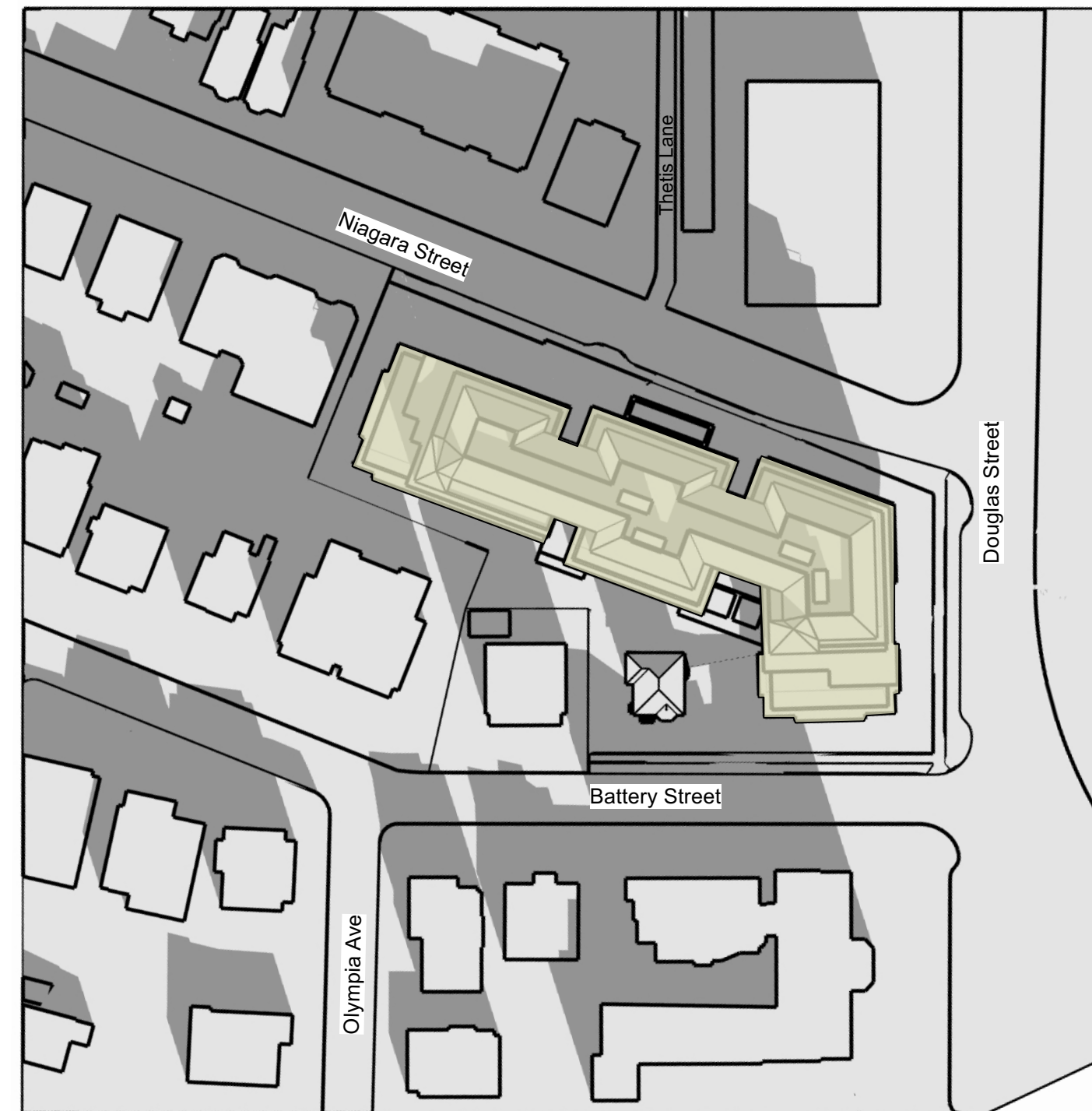


Proposed Amica House - June 2pm





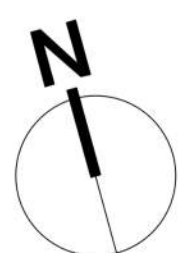
Proposed Amica House - December 10am



Proposed Amica House - December Noon



Proposed Amica House - December 2pm





Recommended Nursery Stock

Trees

Total: 28

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.
Cercidiphyllum japonicum	Katsura Tree	6cm Cal
Cercis canadensis	Eastern Redbud	6cm Cal
Crataegus x lavallei	Lavalle hawthorn	6cm cal.
Magnolia acuminata 'Yellow Bird'	Yellow Bird Magnolia	6cm cal.
Pseudotsuga menziesii	Douglas Fir	2M Ht.
Quercus rubra	Red Oak	6cm cal.

Large Shrubs

Total: 176

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: 293

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: 781

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

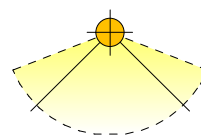
Perennials, Annuals and Ferns

Total: 274

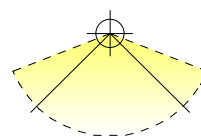
Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Festuca idahoensis	Idaho Fescue	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Perovskia atriplicifolia	Russian Sage	#1 pot
Polystichum munitum	Sword Fern	#1 pot

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

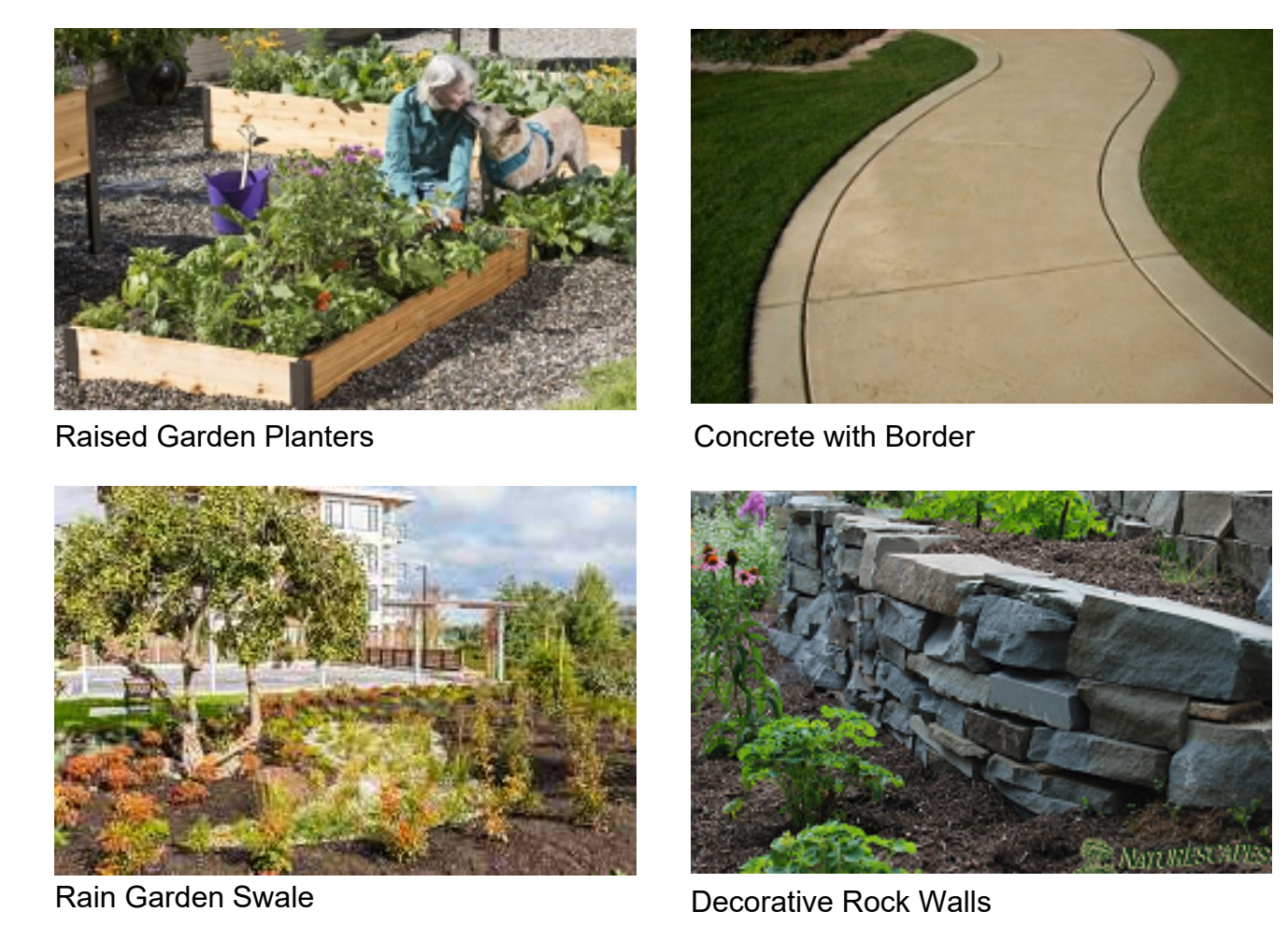
LIGHTING LEGEND



Bollard Lighting
(Refer to Electrical)



Wall Recessed Lighting
(Refer to Electrical)



CHARACTER IMAGES

Landscape Concept Plan - 50 Douglas Street

Inventory of Existing Trees

Tag or ID #	Surveyed ? (Yes / No)	Location (On Off Street, City)	Bylaw protected? (Yes / No / City)	Name Common	Botanical	DBH (cm)	Height (m)	Critical Root Zone (m) radius (m)	Origin (Native / Exotic)	Condition Health	Condition Structural	Retention Suitability (Core/Leaves)	Relative Tolerance	General field observations/remarks
M1	Yes	City	City	Ruby Vase Persian Parrotia	Parrotia persica Ruby Vase	5	4	0.5	0.5	Fair/good	Fair		Good	Juvenile planting. Still staked.
M2	Yes	City	City	Hawthorn	Crataegus oxyacantha	31	8	3.3	4	Fair	Fair/poor		Good	Tenacious wound at 2m above grade with extensive internal decay. Bulging body inside of wound. Topped historically for hydro clearance - multiple regrowth leaders form at topping location.
M3	Yes	City	City	Hawthorn	Crataegus oxyacantha	16	5	1.7	2	Fair	Fair		Good	Growing under hydro lines, some crown dieback.
M4	Yes	City	City	Hawthorn	Crataegus x laevata	10	5	1.1	2	Fair	Fair		Good	Growing under hydro lines.
M5	No	City	City	Hawthorn	Crataegus x laevata	4	5	0.4	0.5	Fair	Fair		Good	Juvenile planting. Still staked.
M6	No	City	City	Vanessa Persian Parrotia	Parrotia persica Vanessa	4.3	2	4	0.7	0.5	Fair	Fair	Good	Juvenile planting. Still staked. Multiple stems form at 5m above grade - no major weaknesses visible at stem unions. Historic pruning wounds with associated surface decay. Asymmetric crown on North side due to shading from building.
1972	Yes	On	Yes	Mulberry	Morus sp.	23.34, 22	10	6.4	5	Fair/good	Fair	Suitable	Good	Growing within close proximity to existing building. Trunk narrower above 5m.
1973	No	On	Yes	Spruce	Picea sp.	33	10	4.1	1.5	Good	Poor	Unsuitable	Moderate	Some evidence of drought stress. Codominant leaders form at 15m above grade - no major weaknesses visible at stem union.
1974	Yes	On	Yes	Western Redcedar	Thuja plicata	49	20	6.1	5	Fair/good	Fair/good	Suitable	Moderate	Codominant leaders form at 2m above grade - no major weaknesses visible at stem union.
1975	No	On	No	Pear	Pyrus sp.	19	8	2.3	3	Fair/good	Fair	Conditional	Moderate	
1976	No	On	No	Golden Chain tree	Laburnum Sp.	5.6	4	1.0	2	Fair	Fair/poor	Conditional	Good	Suppressed by 1977 - asymmetric crown on West side due to shading.
1977	Yes	On	Yes	English hawthorn	Crataegus laevigata	16, 11, 9.8	8	2.9	3	Fair/good	Fair	Conditional	Good	Multiple stems form at 5m above grade - narrow angles of attachment. Root system restricted on East side by existing retaining wall.
1978	No	On	No	Golden Chain tree	Laburnum Sp.	18	4	2.3	2	Fair	Fair/poor	Conditional	Moderate	Rooted on Boulder pile. Multiple stems form at 1.5m above grade.
1979	No	On	No	Golden Chain tree	Laburnum Sp.	10, 10	4	2	2	Fair	Fair/poor	Conditional	Moderate	Rooted on Boulder pile. Multiple stems form at 1.5m above grade. Suppressed by ODS - asymmetric crown on West side due to shading. Multiple stems form at 1m above grade - narrow angles of attachment. Root system restricted on East side by existing retaining wall.
O51	No	Off	Yes	Plum	Prunus sp.	40, 20, 16, 18-10	7.9	6		Fair/good	Fair/poor		Moderate	Codominant crown with adjacent fir trees. Topped historically at 15m above grade - multiple regrowth leaders form at topping location. Root system restricted on East side by existing retaining wall.
O52	No	Off	Yes	Douglas fir	Pseudotsuga menziesii	50+	25	6.3	7	Fair/good	Fair/good		Moderate	Multiple stems form at 4m above grade - isolated bark - not active. Existing asphalt driveway covering East side of the tree. Heavily surface rooted. Historic pruning wounds with associated surface decay. Side pruned on North side for hydro clearance. Growing within close proximity to existing retaining wall.
O53	No	Off	Yes	Australian pine	Pinus nigra	70+	20	7.4	7	Good	Fair		Good	Crown raise pruned over existing sidewalk and driveway. Side pruned on North side for hydro clearance.
1980	Yes	On	Yes	Silver birch	Betula pendula	45	20	5.8	6	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway. Side pruned on North side for hydro clearance.
1981	Yes	On	Yes	Silver birch	Betula pendula	43	15	5.4	5	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway. Side pruned on North side for hydro clearance.
1982	Yes	On	Yes	Silver birch	Betula pendula	38	20	4.8	6	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway. Side pruned on North side for hydro clearance.
1983	Yes	On	Yes	Silver birch	Betula pendula	32	20	4	5	Fair	Fair	Suitable	Moderate	Crown raise pruned over existing sidewalk and driveway. Side pruned on North side for hydro clearance. Topped historically at 15m above grade - no regrowth leaders. Multiple stems form at 1m above grade - narrow angles of attachment. Growing within close proximity to existing retaining wall.
1984	Yes	On	Yes	Beech	Fagus sp.	67	15	10.9	8	Fair/good	Poor	Conditional	Moderate	Topped historically at 15m above grade - no regrowth leaders. Multiple stems form at 1m above grade - narrow angles of attachment.
1985	Yes	On	Yes	Beech	Fagus sp.	63	15	7.9	7	Fair/good	Poor	Conditional	Moderate	Topped historically at 15m above grade - no regrowth leaders. Multiple stems form at 1m above grade - narrow angles of attachment.
1986	No	On	No	Southern magnolia	Magnolia grandiflora	27	15	2.8	4	Good	Fair/poor	Unsuitable	Good	Growing within close proximity to existing building foundation. Asymmetric crown on West side due to shading. Heavily surface rooted.
1987	Yes	On	No	Japanese maple	Acer palmatum	5.5, 6, 6.8	4	1.4	2	Fair	Fair/poor	Suitable	Good	Growing within existing tree well.

Prepared by:
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Ph: (250) 478-8733 - Fax: (250) 478-7050
Email: tmacdonald@gmail.com

Removed existing hedge

Retained Mulberry, (#1972) DBH: 22-34cm

Retained Ruby Vase Persian Parrotia, (#M1) DBH: 5cm

BATTERY STREET

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



Existing Trees Legend:

Retained Tree

Crown Spread

Tree Tag #. See Tree Inventory for assessment.

Critical Root Zone

Removed Tree

Critical Root Zone

Tree Tag #. See Tree Inventory for assessment.

Tree Protection Fence. See Arborist Tree Protection Detail

Tree Preservation Plan - 50 Douglas Street



Princeton Sentry Ginkgo



Shore Pine



Bowhall Red Maple



Katsura Tree



Evergreen Huckleberry



Pacific Ninebark



Indian Plum



Pacific Rhododendron



Mock Orange



Silver Pink Rock Rose



Tall Oregon Grape



Nootka Rose



Red Flowering Currant



Salal



Snowberry



Low Oregon Grape



English Lavender



Sword Fern



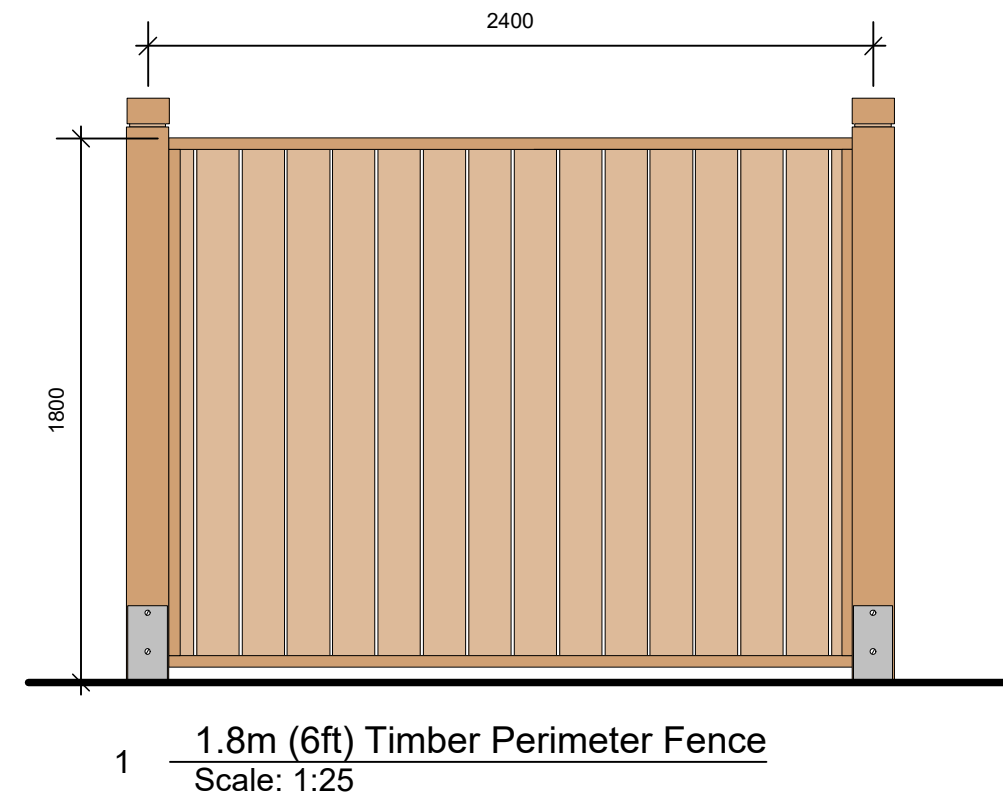
Karl Foerster Feather Reed Grass



Blue Oat Grass



Dwarf Sweet Box



Timber Trellis



Benches

SITE FURNISHINGS

PLANT PALETTE

Landscape Character Images - 50 Douglas Street

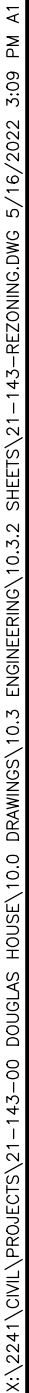


LADR LANDSCAPE ARCHITECTS

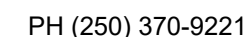
Project No: 2160 12 Dec 2021

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Revision D: May 12/22
Revision C: Feb. 10/22
Revision B: Feb. 1/22
Revision A: Dec.15/21



NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
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21-143-CSP