

DRAWING INDEX

ARCHITECTURAL

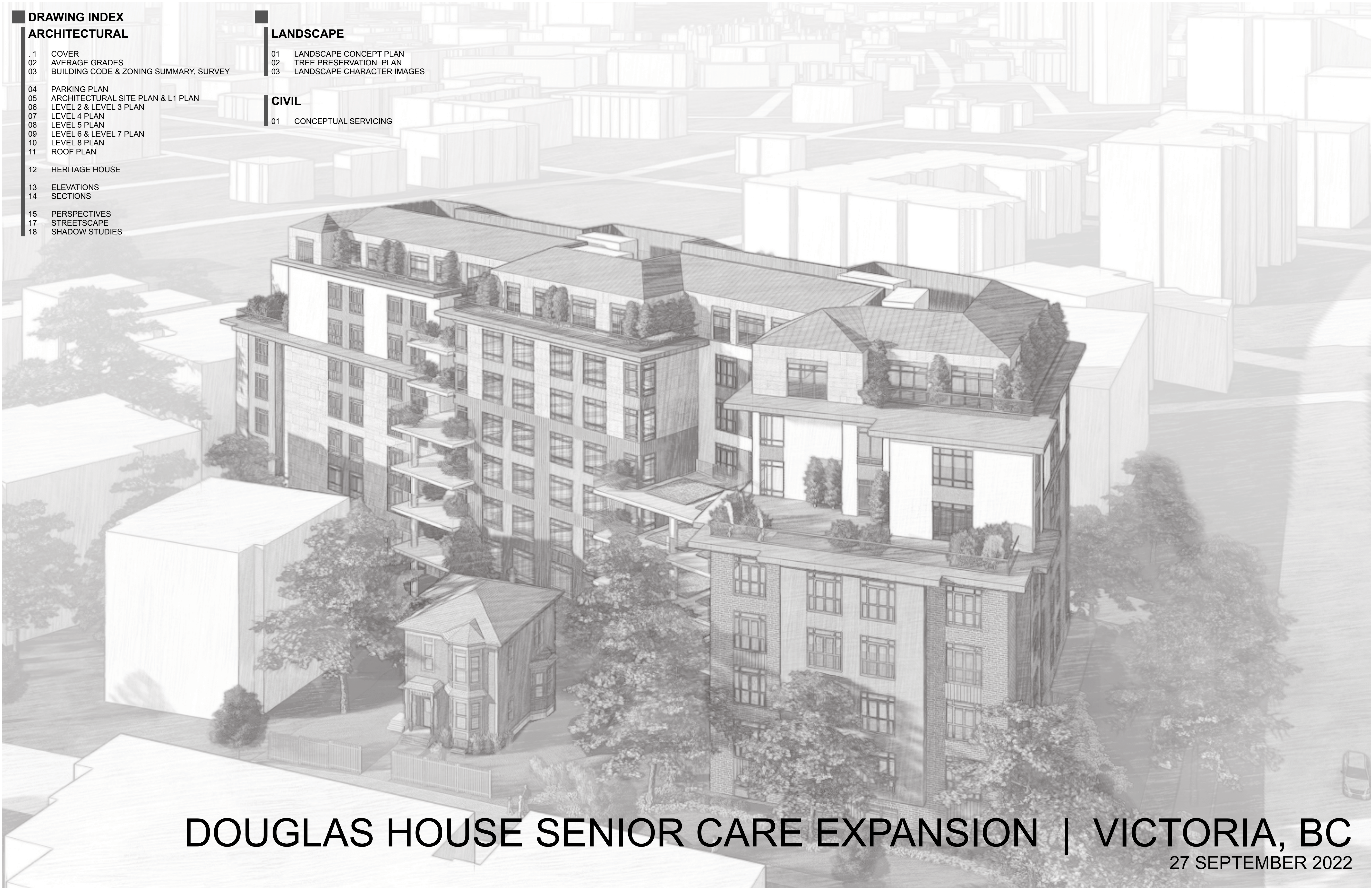
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DOUGLAS HOUSE SENIOR CARE EXPANSION | VICTORIA, BC

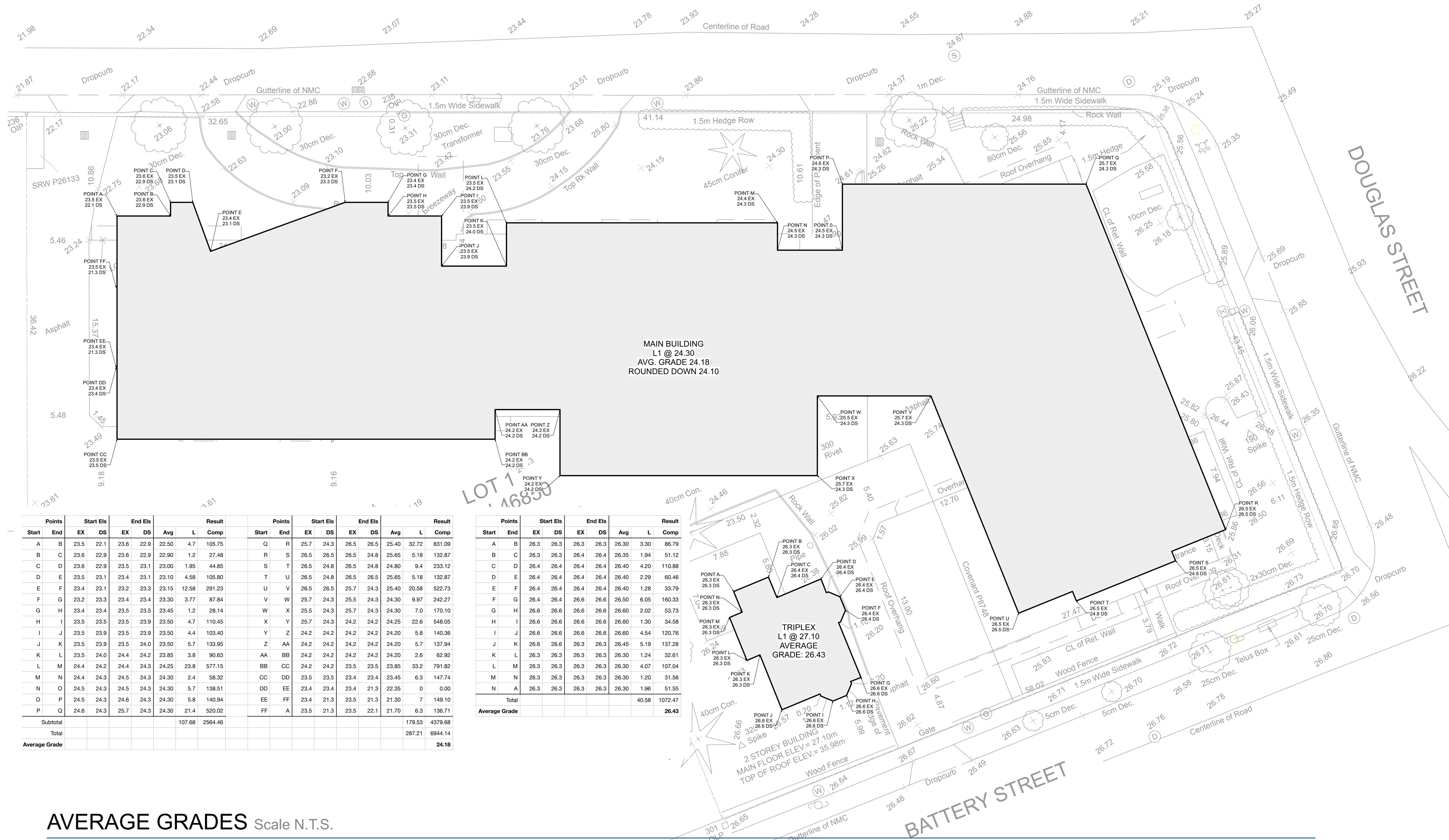
27 SEPTEMBER 2022



Revisions

Received Date:
October 3, 2022

23.78 23.93 24.28
Centerline of Road



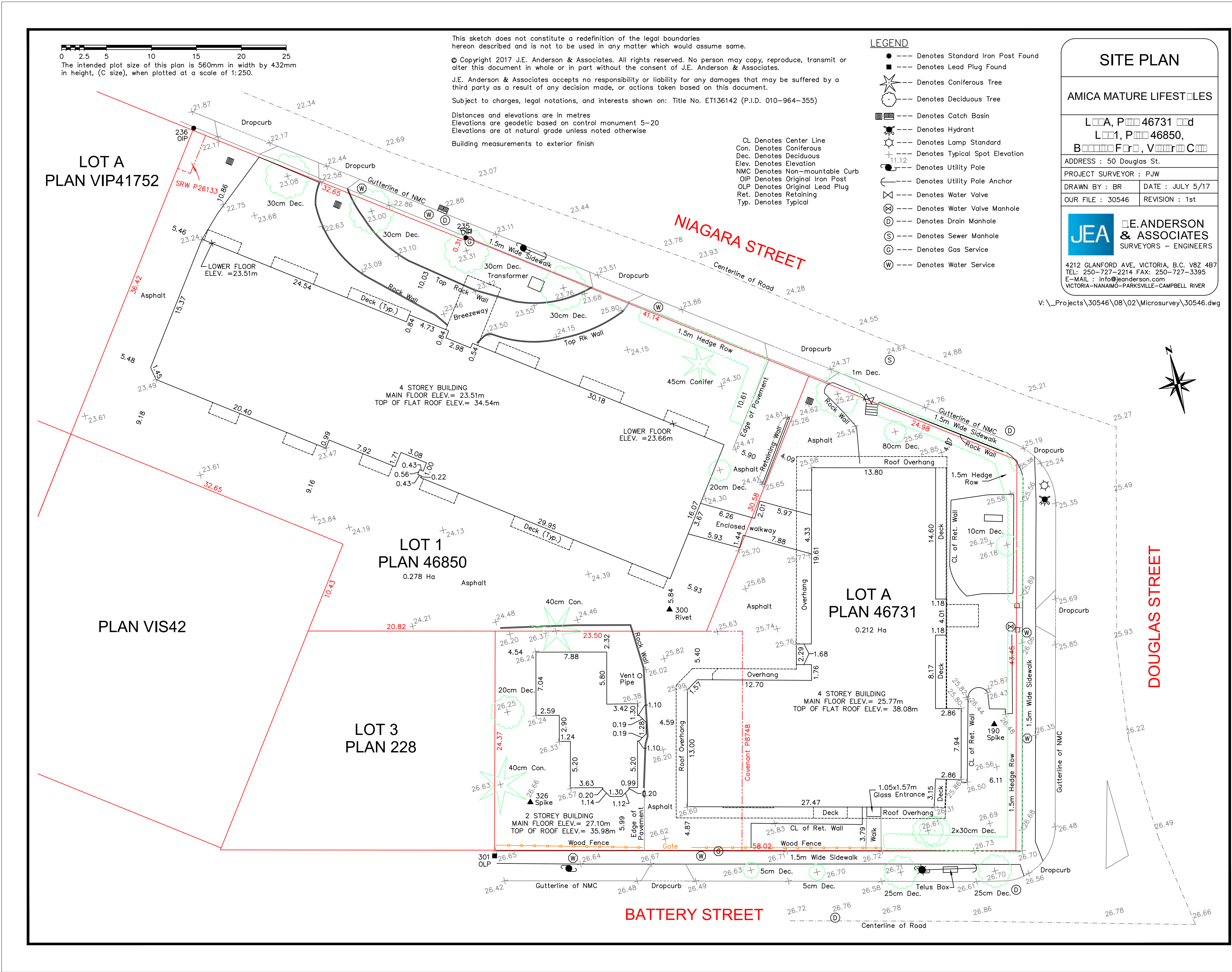
AVERAGE GRADES Scale N.T.S.

BUILDING CODE SUMMARY

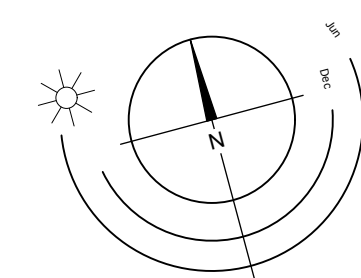
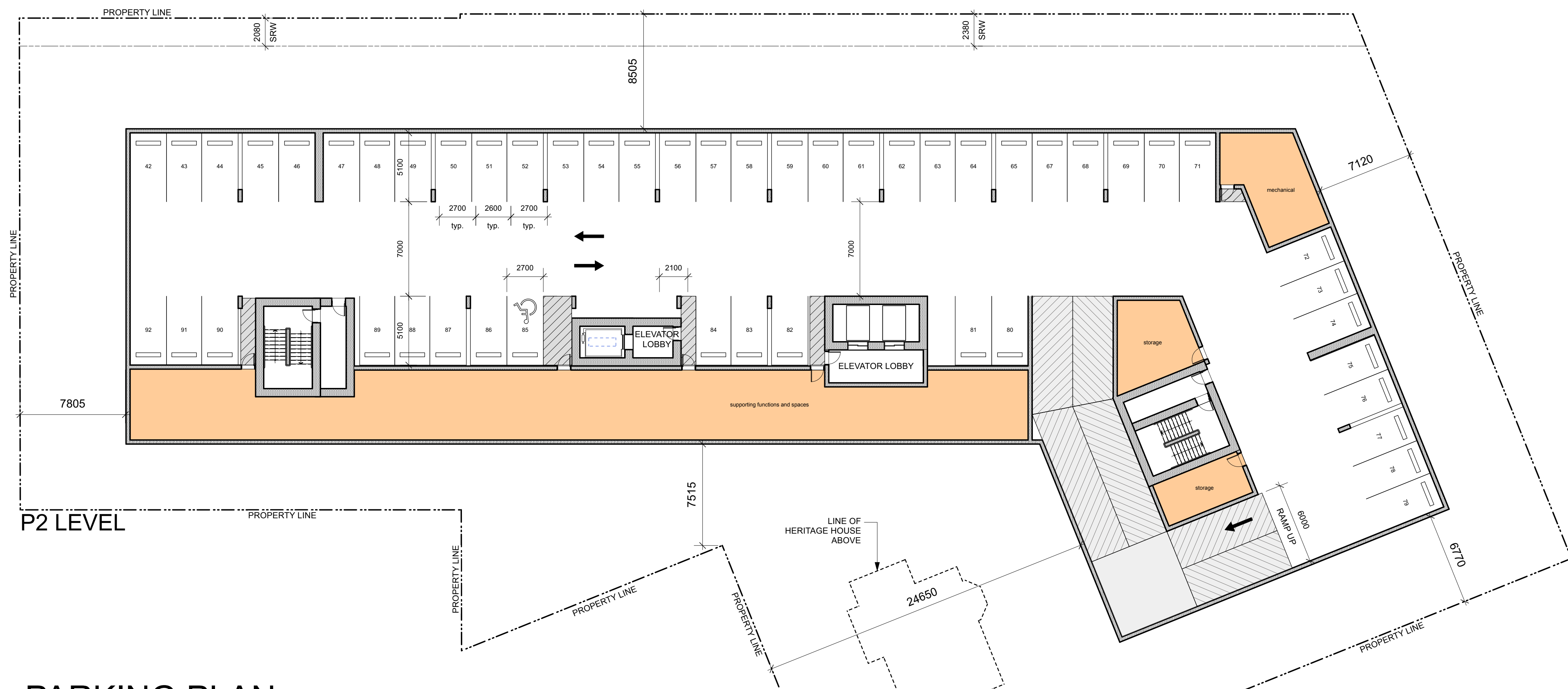
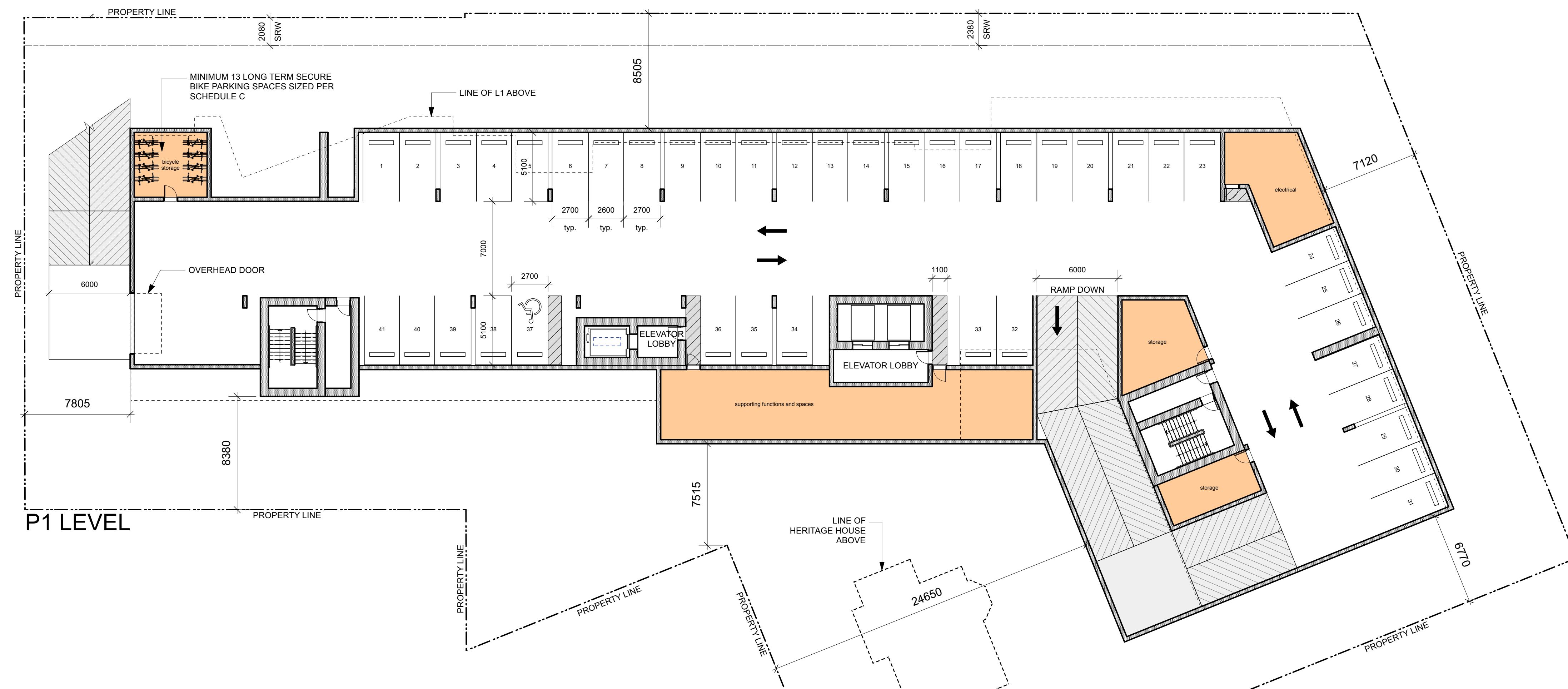
Applicable Building Code:	BCBC 2018		
Streets Facing	3		
High Building (3.2.6)	Yes		
Sprinklered	Yes		
Standpipe System	Yes		
Fire Alarm System	Two-stage		
Operational Notes	No Treatment, no moving residents in beds		
Ancillary Uses	Group A2 (Dining), Group D (Administration)		
Spatial Separations	Minimum 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

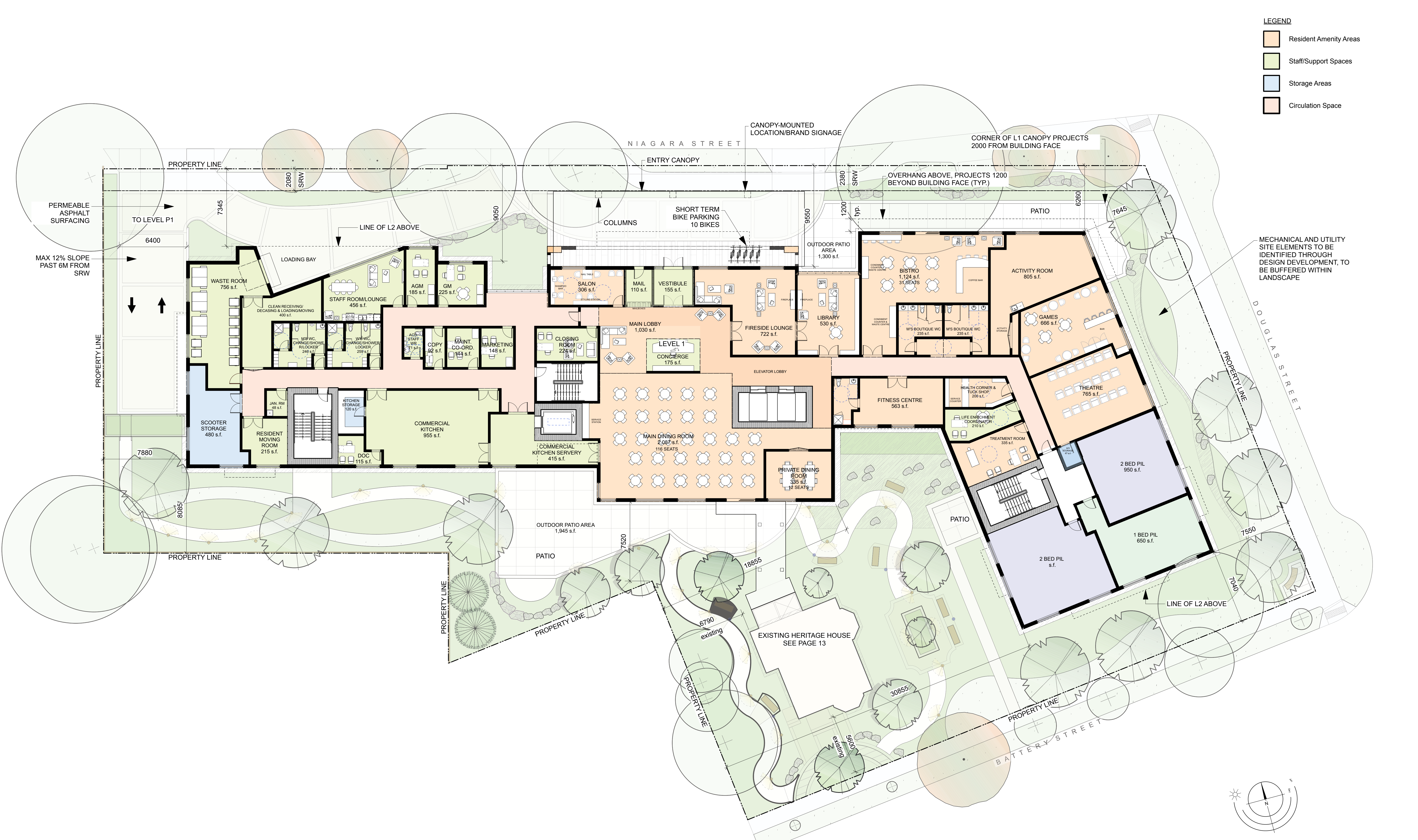
Existing Zone	R3-2
Proposed Zone	Site-specific
High BuildingSite (3.2.6)	Yes
Site Area (sm)	4,913.86
Gross Floor Area	14,998
Floor Area Ratio	3.1
New Building Footprint	2,184
Htg. House Footprint	95
Total Structural Footprint*	2,279
Site Coverage	50.0%
Open Site space**	50.0%
Roof Height (m geo.)	56.9
(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 - Assisted Living
 - 1 Bed Suite - Assisted Living



LEVEL 4 PLAN Scale 1:150
Assisted Living

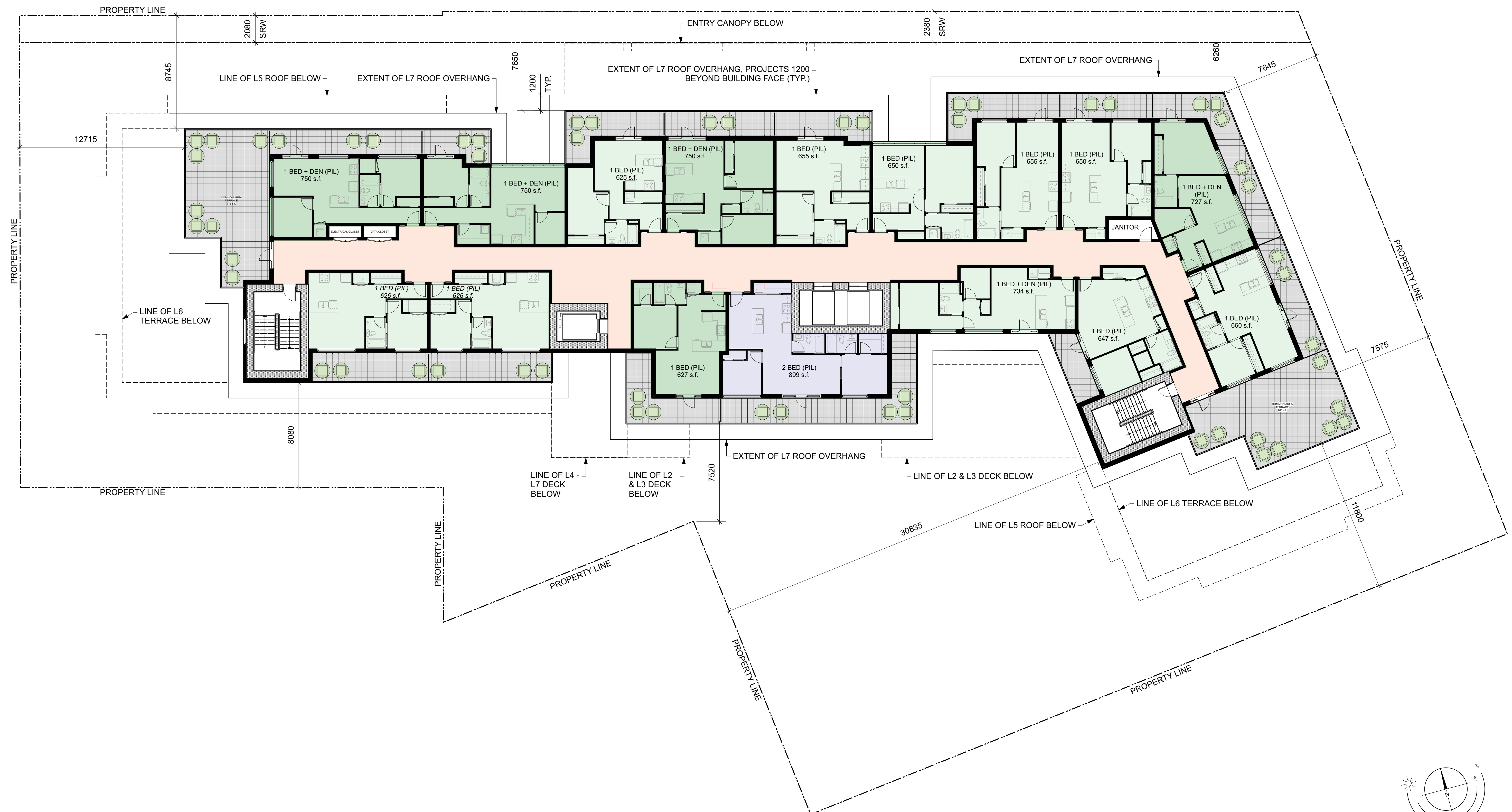
- LEGEND**
- Resident Amenity Areas
 - Staff/Support Spaces
 - Storage Areas
 - Circulation Space
 - Studio Suite - Assisted Living
 - 1 Bed Suite - Assisted Living



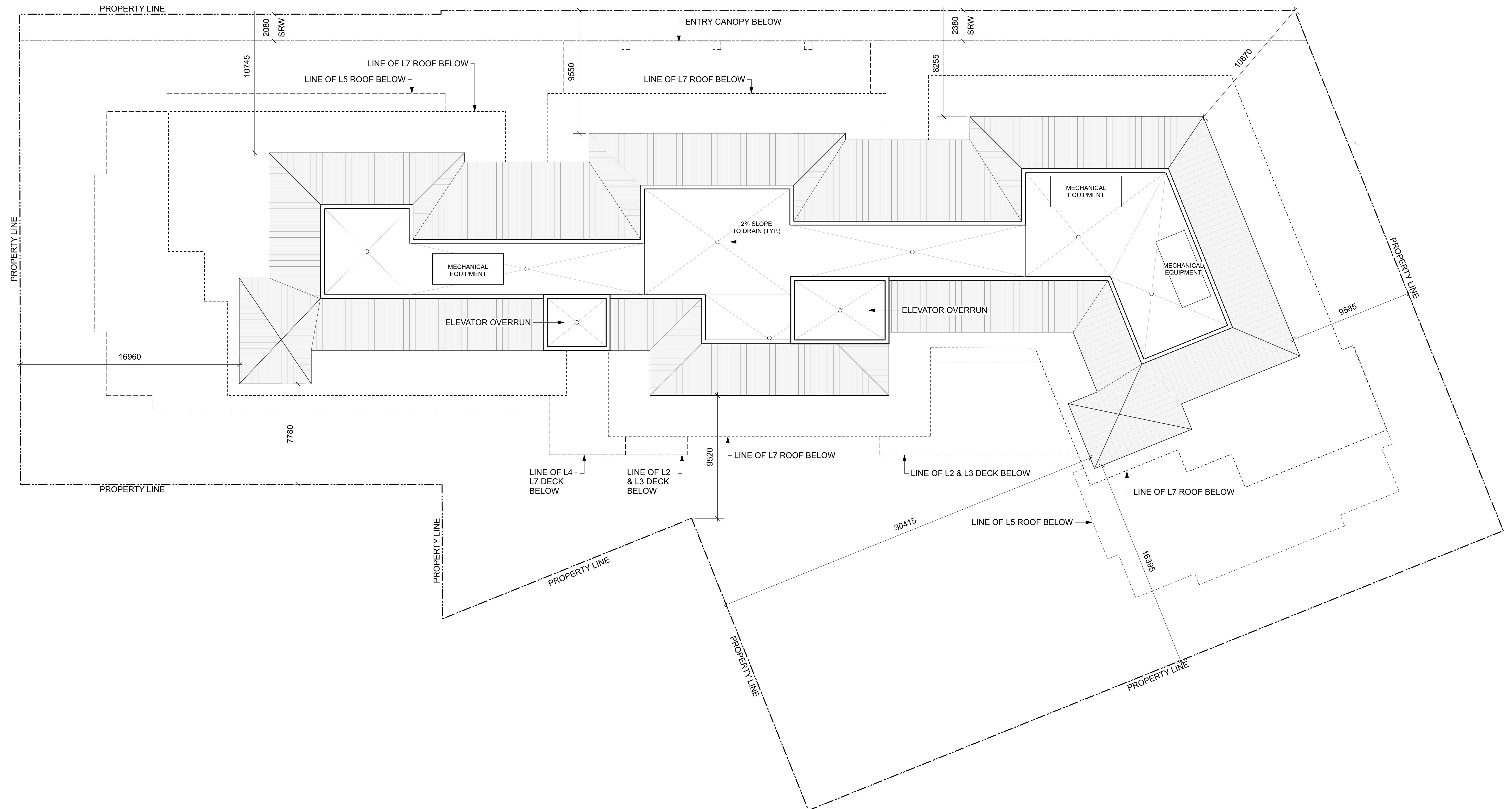
LEVEL 5 PLAN Scale 1:150
Assisted Living



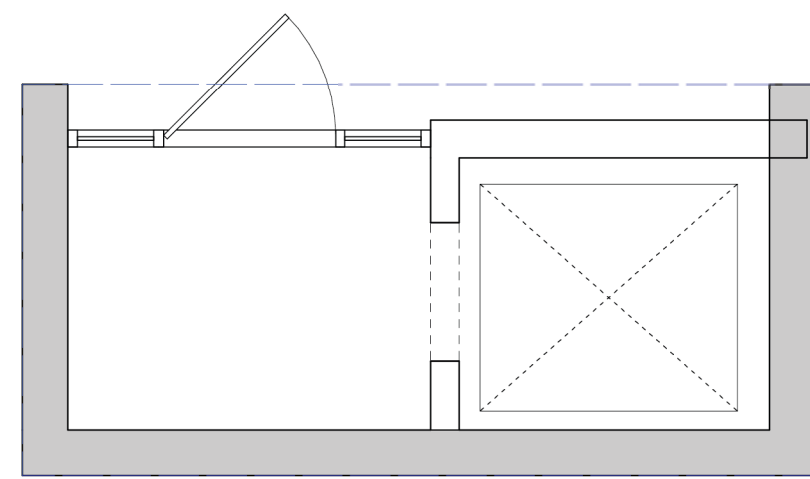
-  1 Bed Suite - Premium Independent Living
-  1 Bed + Den Suite - Premium Independent Living
-  2 Bed Suite - Premium Independent Living
-  Circulation Space



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



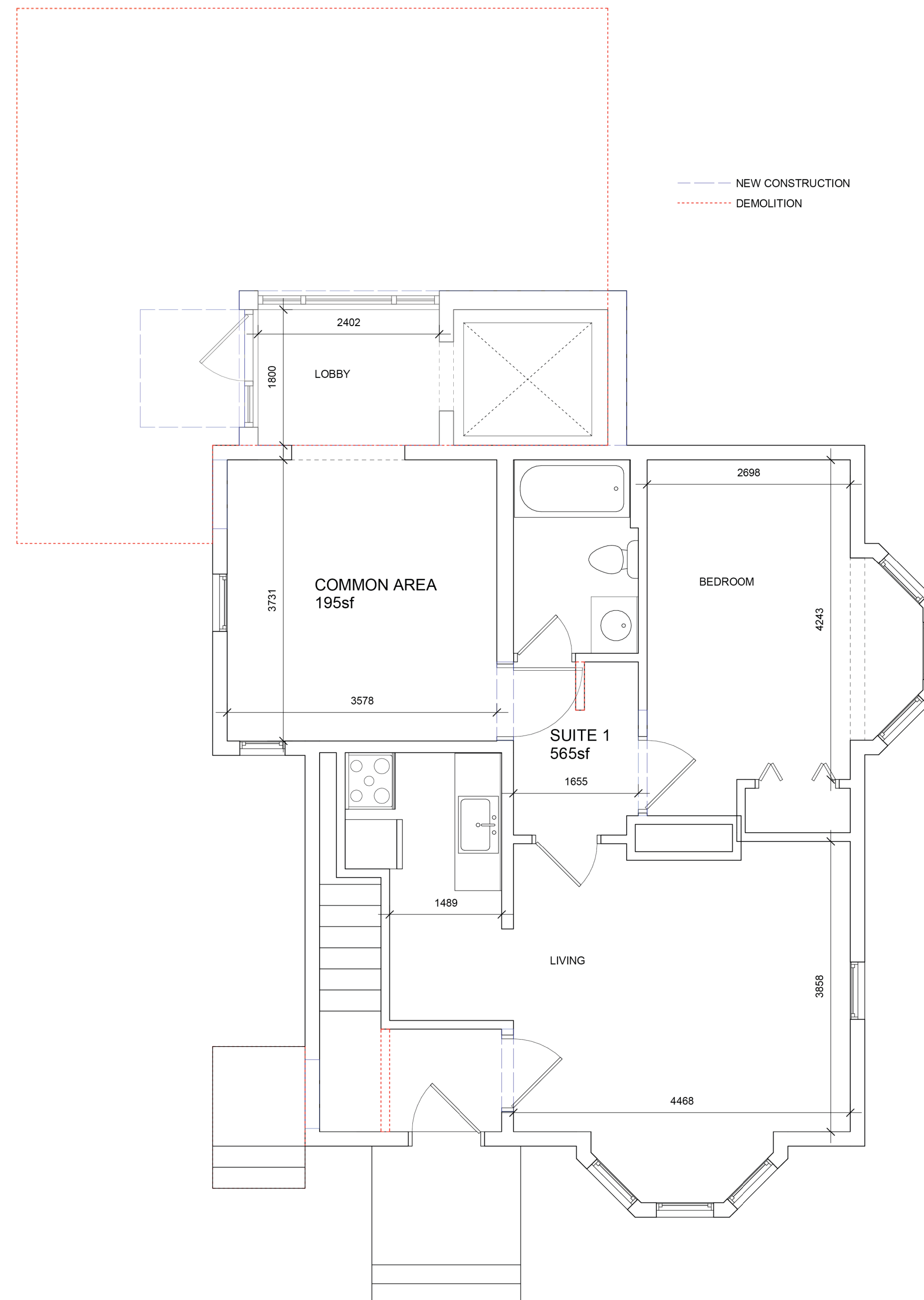
WEST ELEVATION



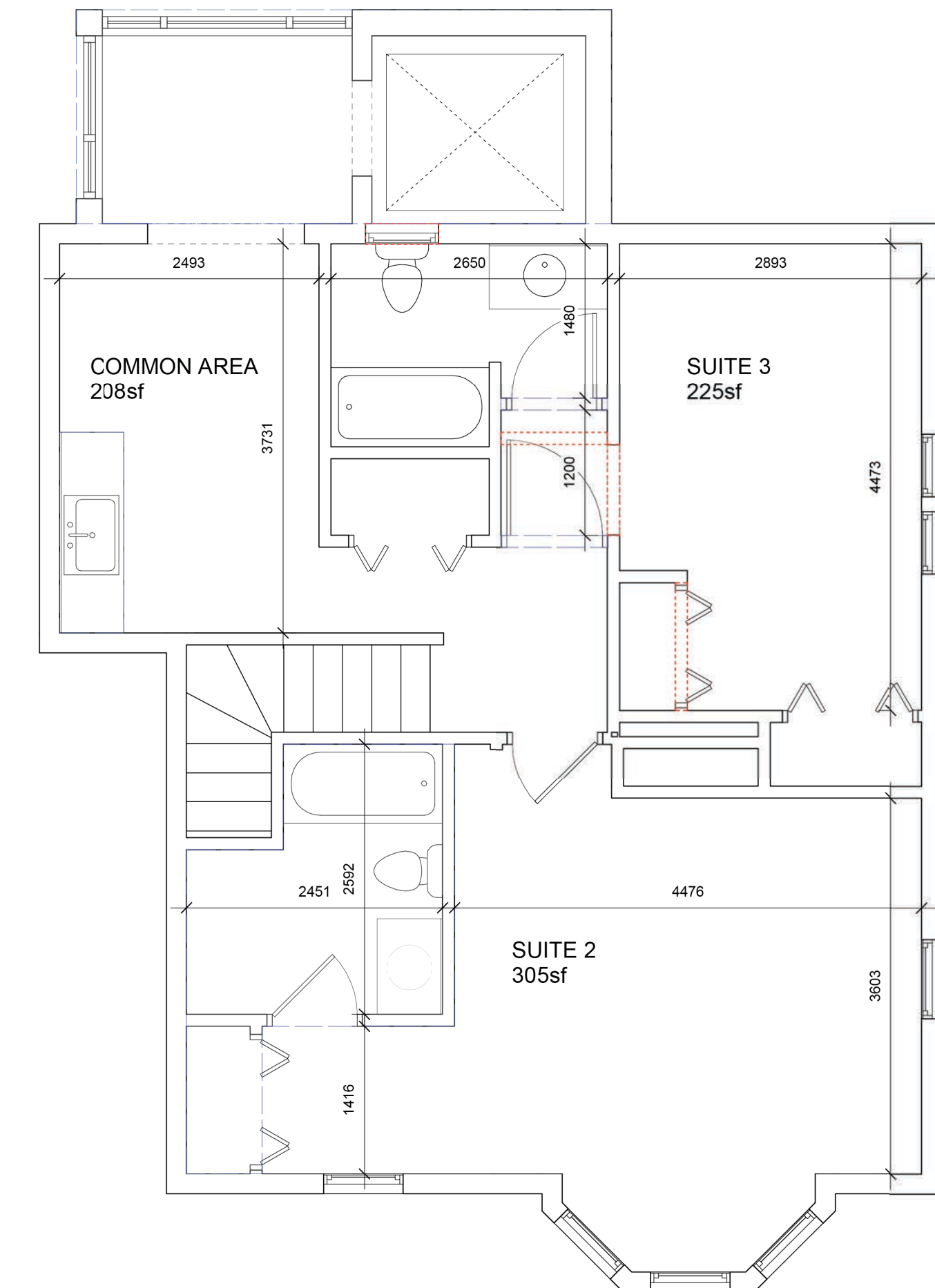
NORTH ELEVATION



SOUTH ELEVATION

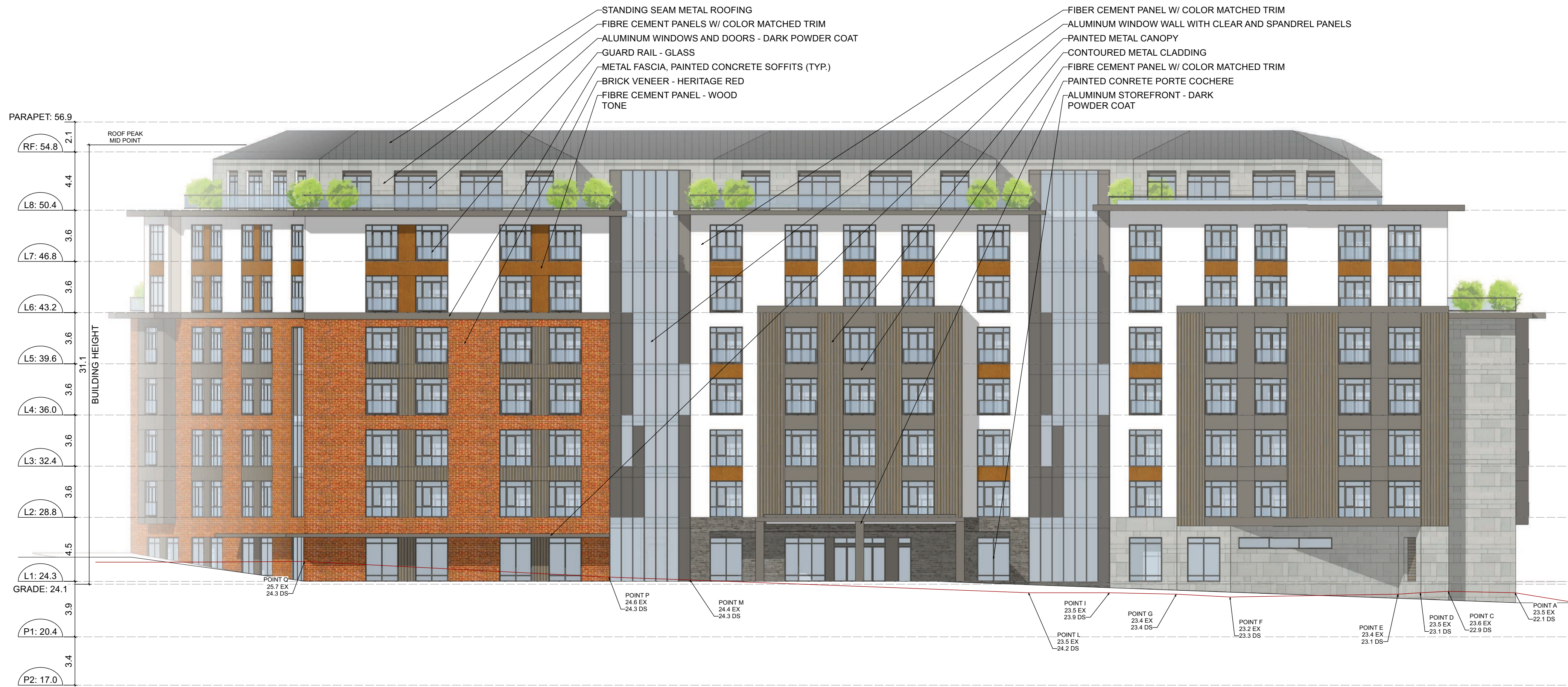


1 Level 1 - Renovation
A211 SCALE: 1 : 50



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.



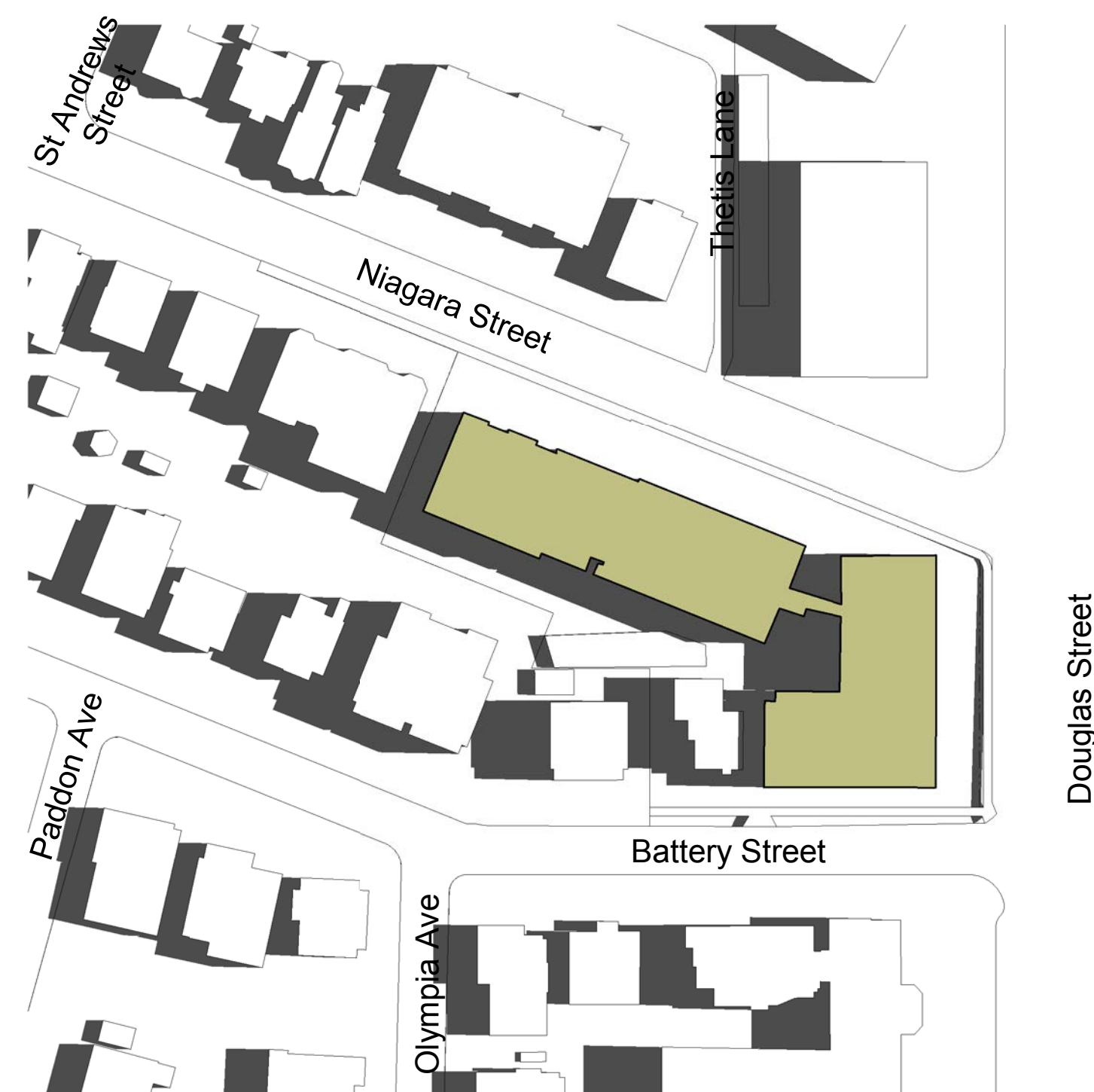
Existing Amica House - March /
September 10am



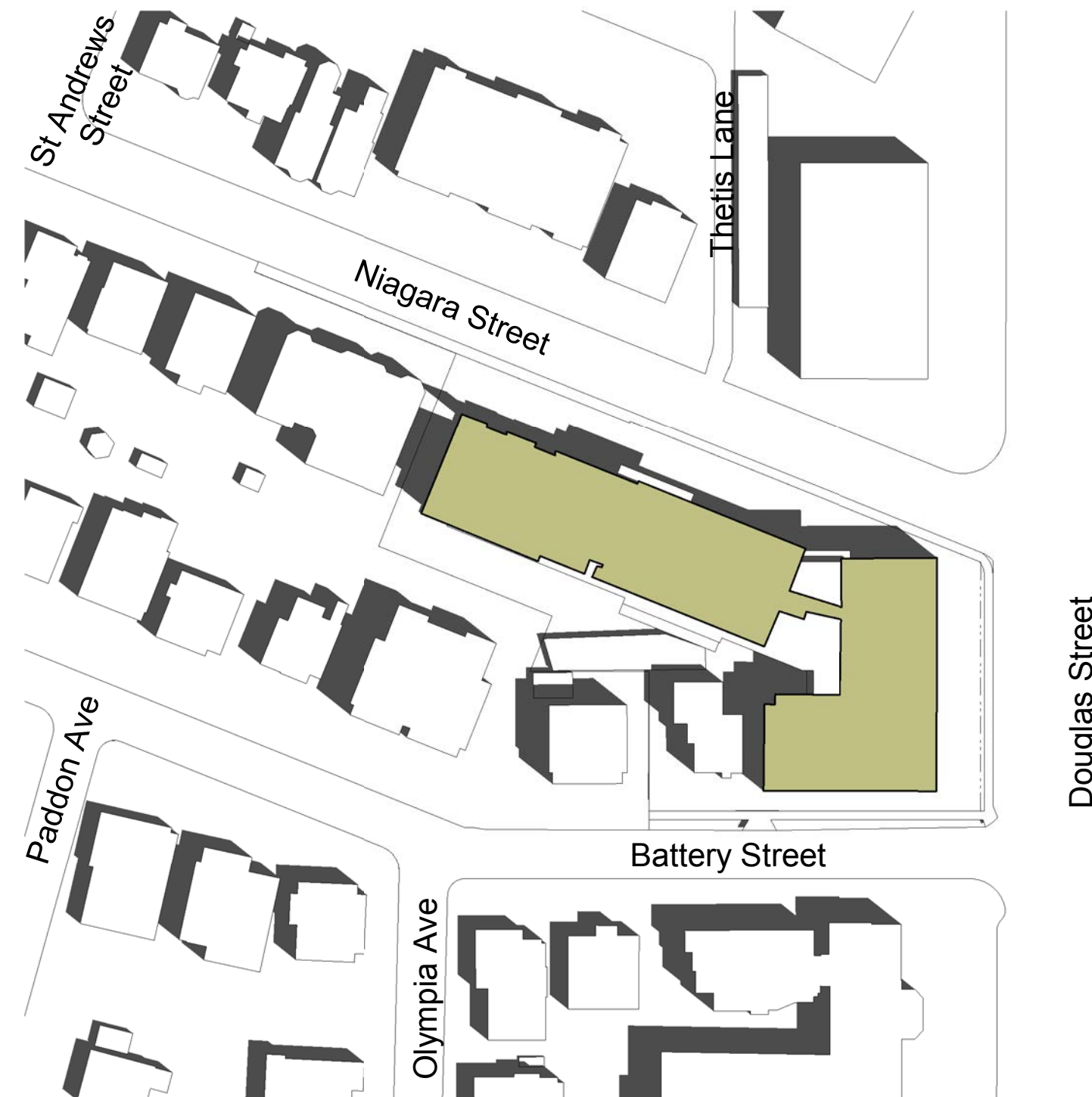
Existing Amica House - March /
September Noon



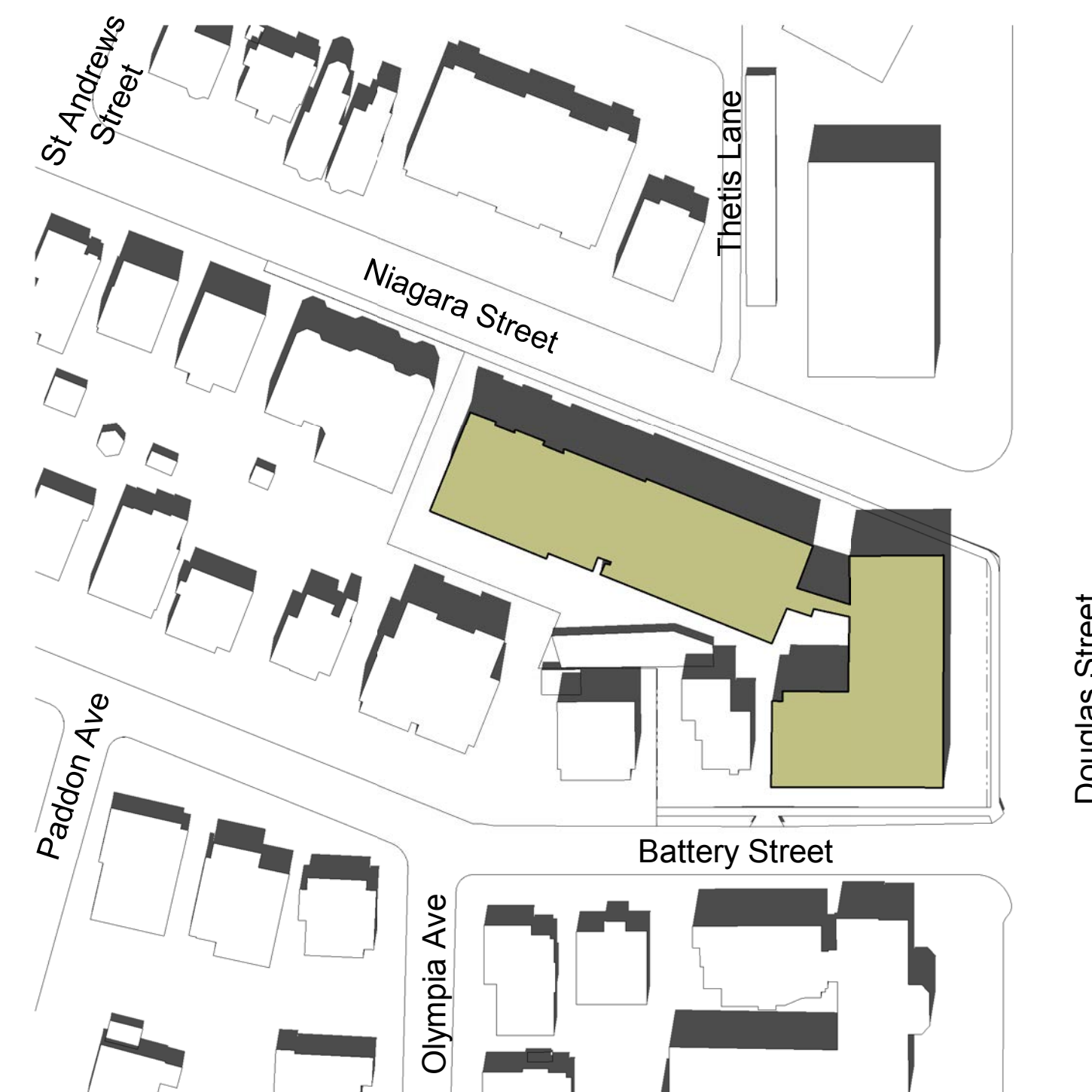
Existing Amica House - March /
September 2pm



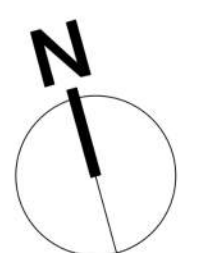
Existing Amica House - June 10am



Existing Amica House - June Noon



Existing Amica House - June 2pm





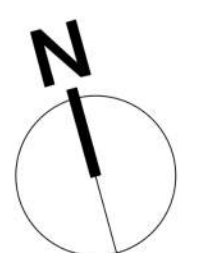
Existing Amica House - December 10am



Existing Amica House - December Noon

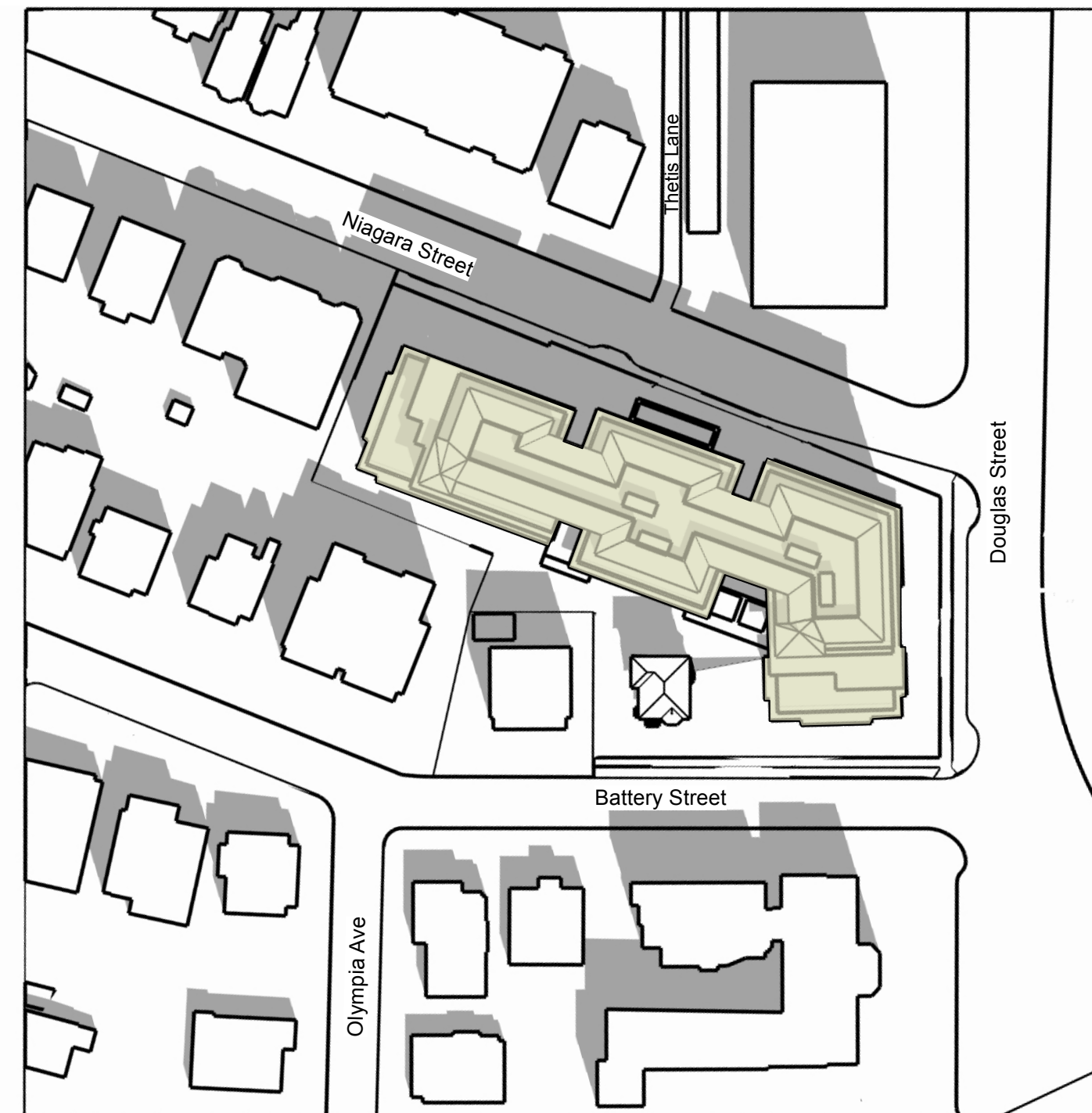


Existing Amica House - December 2pm





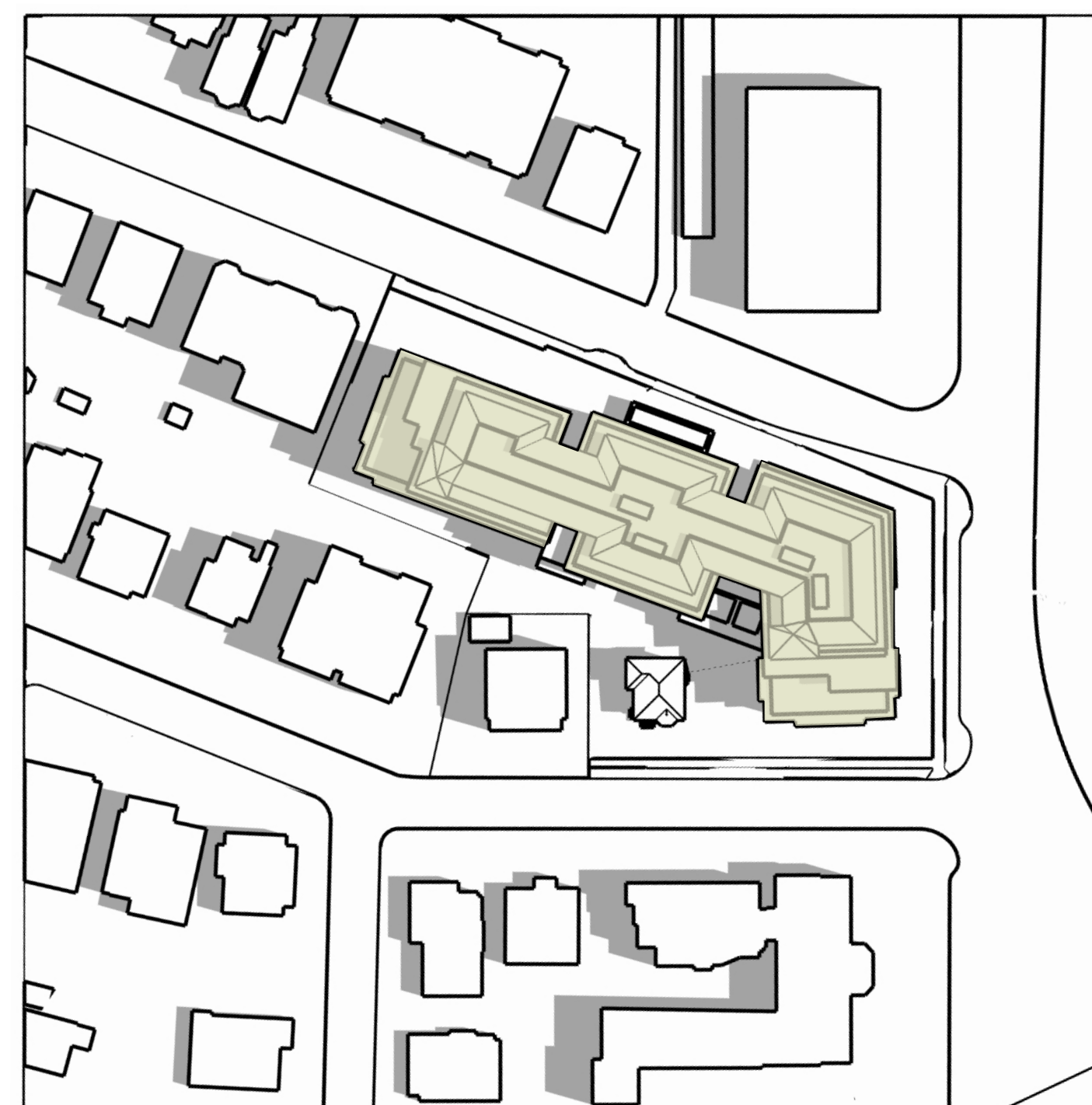
Proposed Amica House - March / September 10am



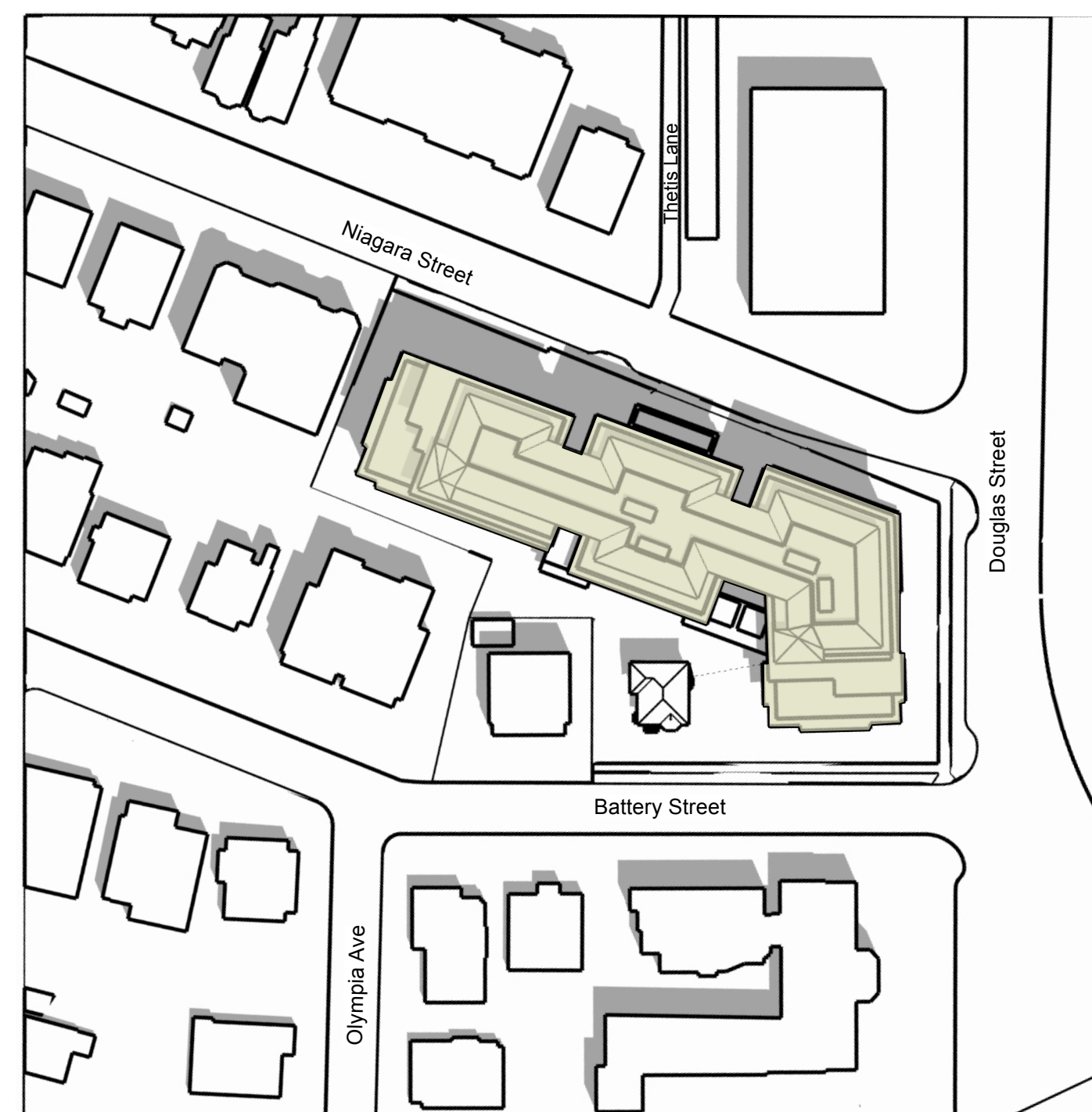
Proposed Amica House - March / September Noon



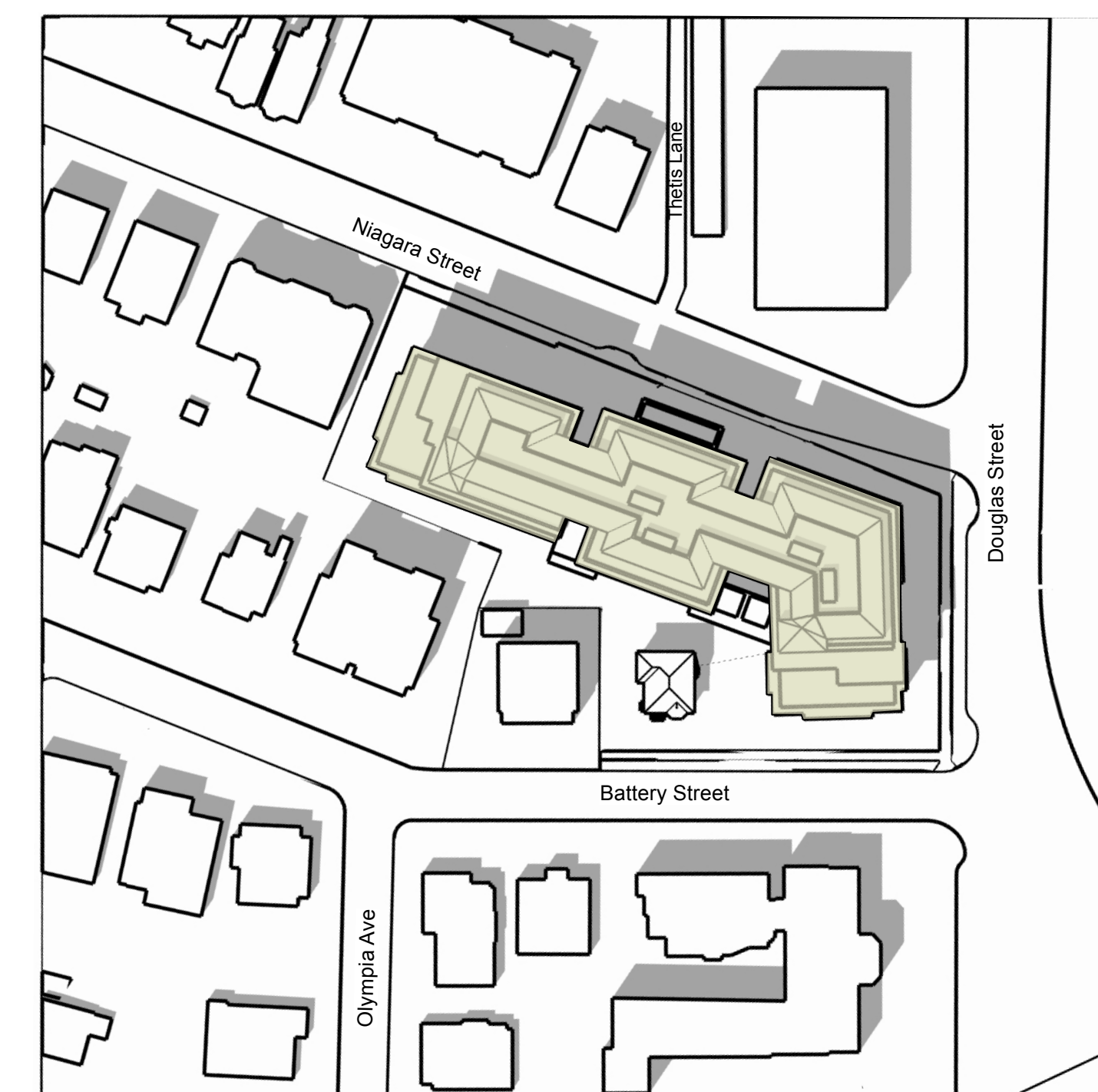
Proposed Amica House - March / September 2pm



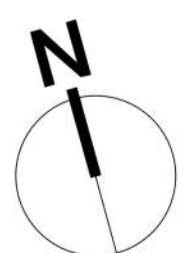
Proposed Amica House - June 10am



Proposed Amica House - June Noon

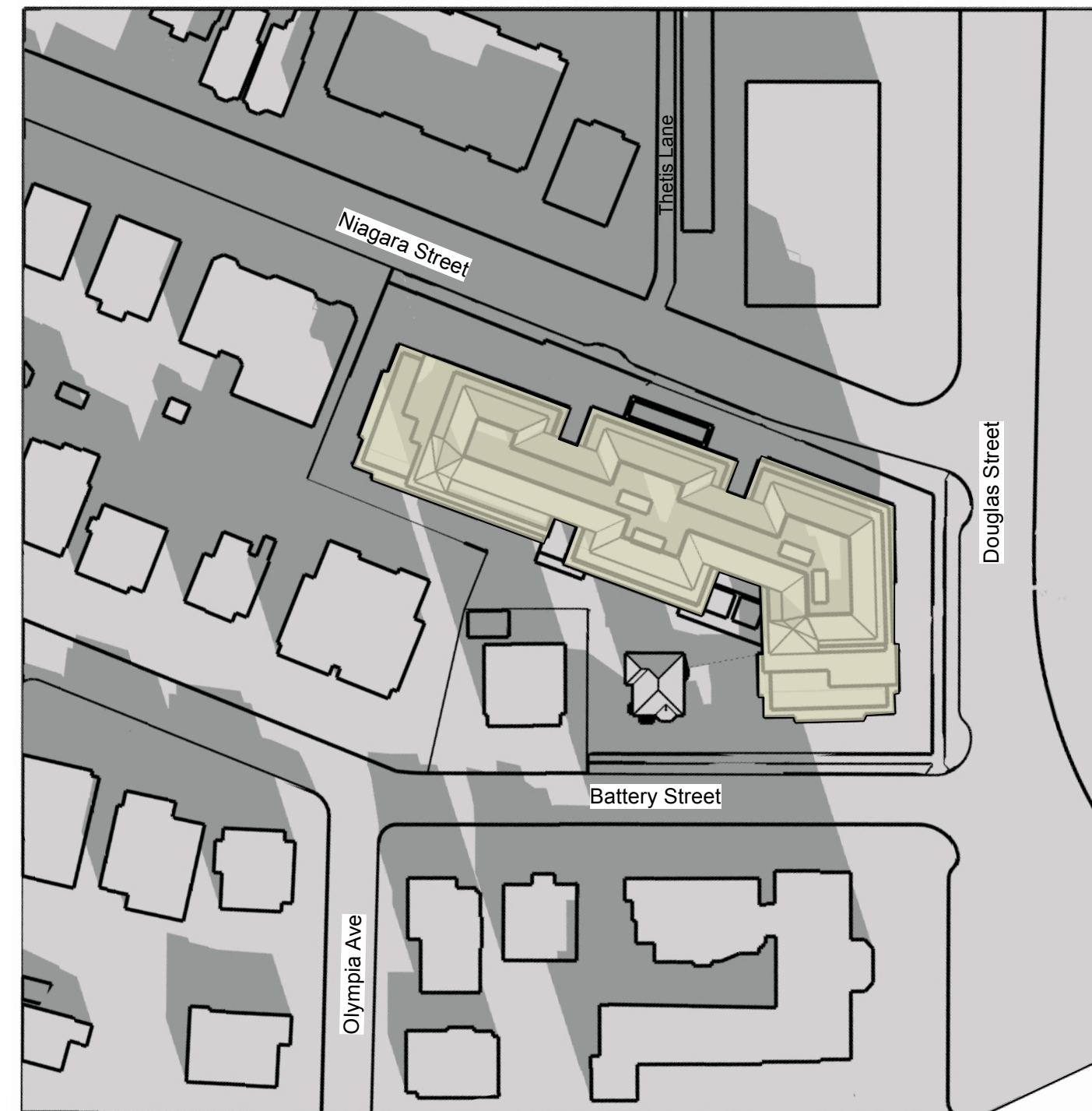


Proposed Amica House - June 2pm





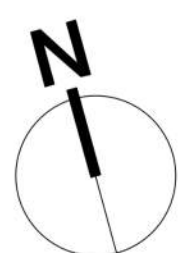
Proposed Amica House - December 10am



Proposed Amica House - December Noon



Proposed Amica House - December 2pm



Inventory of Existing Trees

ID #	Surveyed ? (Yes / No)	Location (On Off Street, City)	Bylaw protected? (Yes / No / City)	Name Common	Botanical	DBH (cm)	Height (m)	Critical root zone (radius (m))	Drifting (radius (m))	Condition Health	Structure	Retention Suitability (on site trees)	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		Terminid 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.	
1972	Yes	On	Yes	Mulberry	Morus sp.	23.34	22	10	6.4	5	Fair/good	Fair	Good		Terminid wound at 2m 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.
1973	No	On	Yes	Spruce	Picea sp.	33	10	4.1	1.5	Good	Poor	Unsuitable	Moderate		Growing within close proximity to existing building, trunk narrow above grade - no major weaknesses visible at stem unions.
1974	Yes	On	Yes	Western Redcedar	Thuja plicata	49	20	6.1	5	Fair/good	Fair/good	Subsulte	Moderate		Some evidence of drought stress, codominant leaders form at 15m above grade - no major weaknesses visible at stem union.
1975	No	On	No	Pear	Pyrus sp.	18	8	2.3	3	Fair/good	Fair	Conditional	Moderate		Codominant leaders form at 2m above grade - no major weaknesses visible at stem union.
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 laevagata	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.
051	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.
052	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 cut. 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.
053	No	Off	Yes	Australian pine	Pinus nigra	70+	20	7.4	7	Good	Fair	Good			Multiple stems form at 15m above grade - isolated bark - not active. Existing asphalt driveway covering East side of the cut. 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.
1980	Yes	On	Yes	Silver birch	Betula pendula	45	20	5.8	5	Fair	Fair	Subsulte	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	Subsulte	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	5	Fair	Fair	Subsulte	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	Subsulte	Moderate		Crown raise pruned over existing sidewalk and driveway. Side pruned on North side for hydro clearance.
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. Growing within close proximity to existing retaining wall.
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, 5.6, 5.8	4	1.4	2	Fair	Fair/poor	Subsulte	Good		Growing within existing tree well.

Prepared by:
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Email: tmacdonald@gmail.com

Removed existing hedge

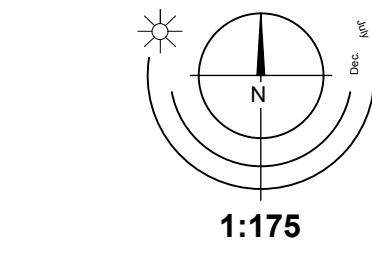
Retained Mulberry, (#1972) DBH: 22-34cm

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

BATTERY STREET

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



Retained English Hawthorn, (#1977) DBH: 8-16cm

Retained Golden Chaintree, (#1976) DBH: 5-6cm

Retained Pear, (#1975) DBH: 18cm

Retained Western Red Cedar, (#1974) DBH: 49cm

Removed Spruce, (#1973) DBH: 33cm

Retained Vanessa Persian Parrotia, (#M6) DBH: 2-4cm

Retained Hawthorn, (#M5) DBH: 4cm

Retained Hawthorn, (#M4) DBH: 10cm

Retained Hawthorn, (#M3) DBH: 16cm

Retained Hawthorn, (#M2) DBH: 31cm

Tree Preservation Plan - 50 Douglas Street

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



Princeton Sentry Ginkgo



Shore Pine



Bowhall Red Maple



Katsura Tree

PLANT PALETTE



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



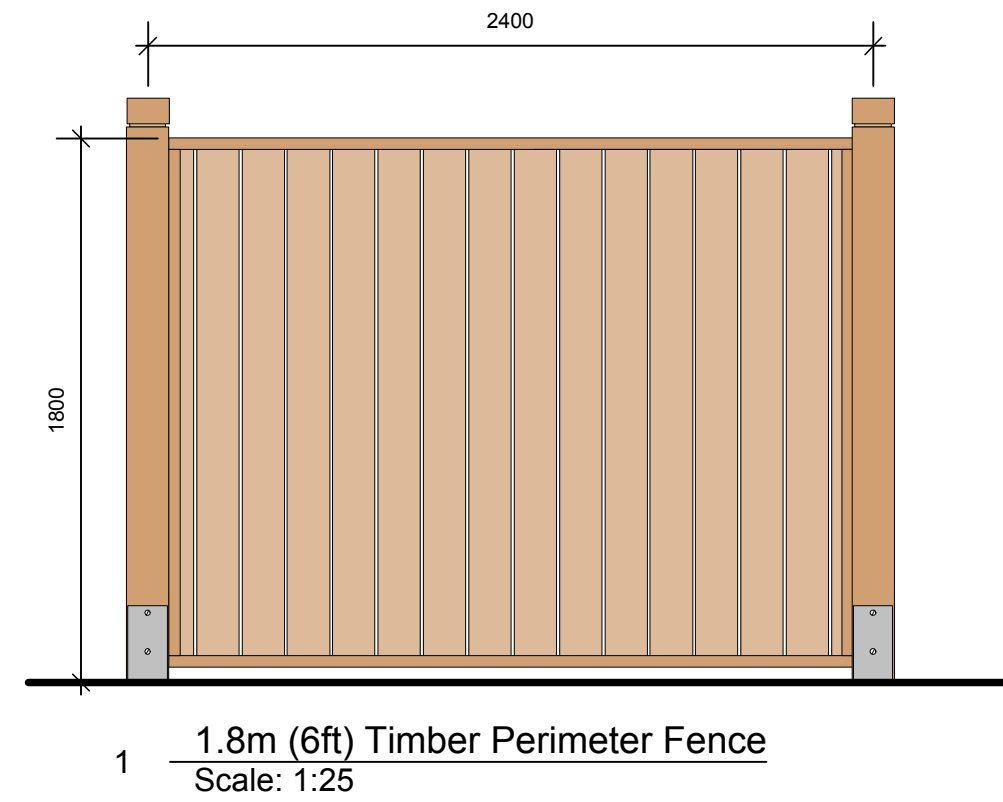
Karl Foerster Feather Reed Grass



Blue Oat Grass



Dwarf Sweet Box



Timber Trellis



Benches

SITE FURNISHINGS

Landscape Character Images - 50 Douglas Street



LADR LANDSCAPE ARCHITECTS

Project No: 2160 12 Dec 2021

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

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