

PROJECT IMAGE



DRAWING INDEX

ARCHITECTURAL SET LIST - DEVELOPMENT PERMIT

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LOCATION PLAN



OWNER:

Six Mile Furniture
1652 Island Hwy
Victoria, BC V8W 1N5
t: 250.589.5156

Contact:
Kelly Dodd
e: sixmilefurniture@shaw.ca

ARCHITECTURAL:

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519 Pandora Avenue
Victoria, BC V8W 1N5
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Contact:
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ELECTRICAL:

Introba
201 - 1515 Douglas Street
Victoria, BC V8X 2G4
t: 250.418.1288

Contact:
Shayne Knox
e: shayne.knox@introba.com

CIVIL:

McElhanney
500 - 3950 Quadra Street
Victoria, BC V8X 4A3
t: 250.370.9221
f: 855.407.3695

Contact:
Nathan Dunlop
e: ndunlop@mcelhanney.com

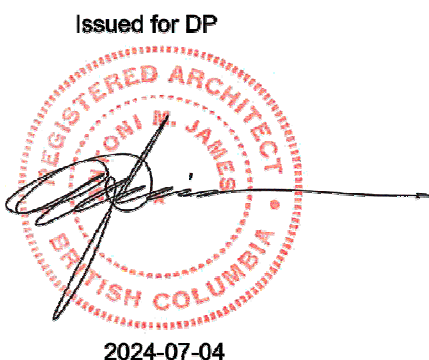
LANDSCAPE:

Duane Ensing Landscape Design
t: 778.746.7417

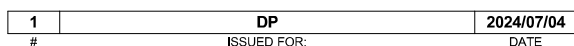
Contact:
Duane Ensing
e: duane@landscapesolutions.ca



519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



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STANDARD FURNITURE DOUGLAS

2900 DOUGLAS ST, VICTORIA, BC V8T 4N4

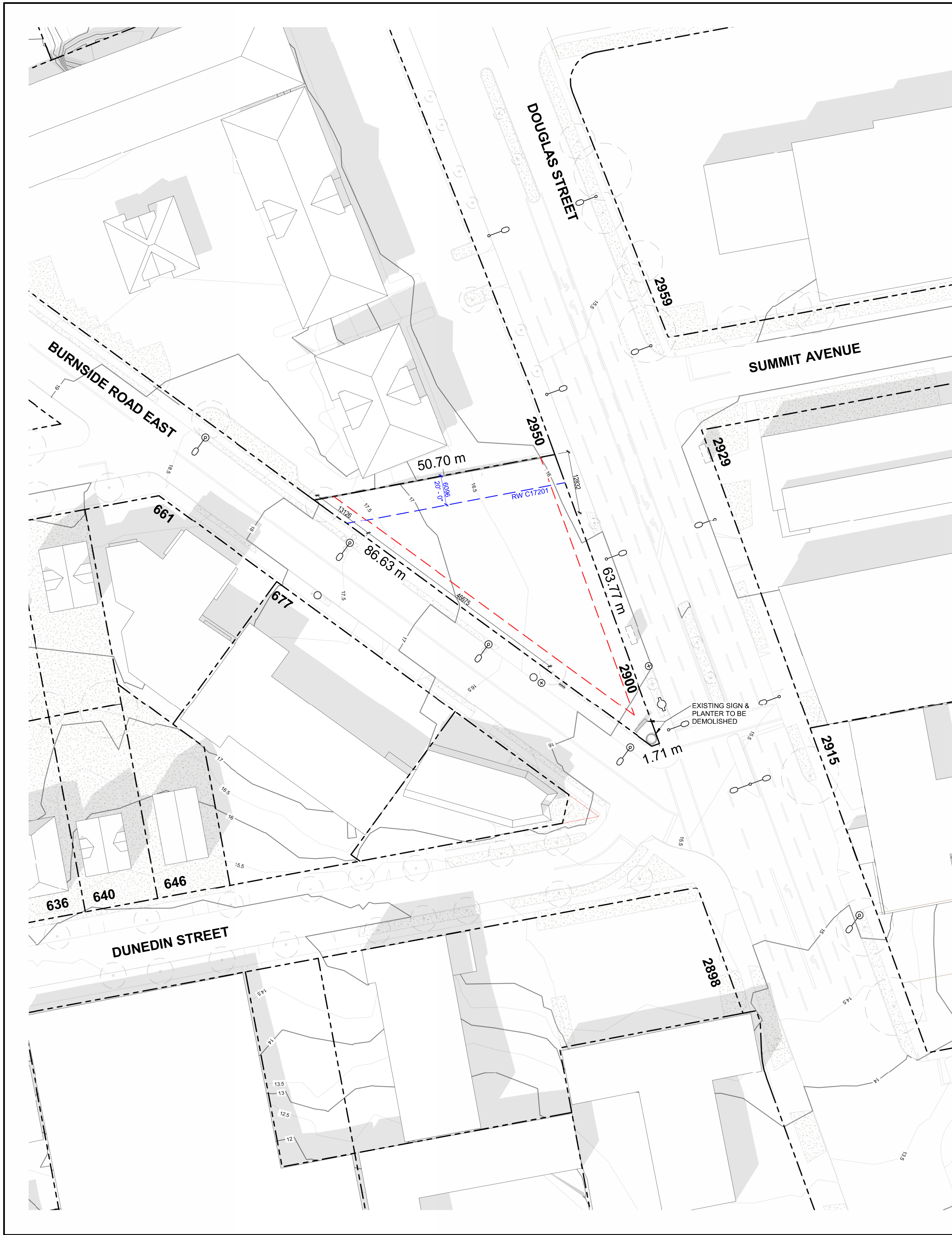
COVER SHEET

A-0.1

JOB No.: 2422

SCALE: As indicated

DATE: 2024/03/27



BC LAND SURVEYORS SITE PLAN OF:

Civic: 2900 Douglas Street

Legal Lot A, Section 5,
Victoria District, Plan 20254

Parcel Identifier: 003-589-609
In the City of Victoria

LEGEND
Elevations are geodetic and referenced
to the CVD288C datum.
+ - denotes - existing elevation

Tree diameters are in centimetres.

Lot Area = 1656 m²

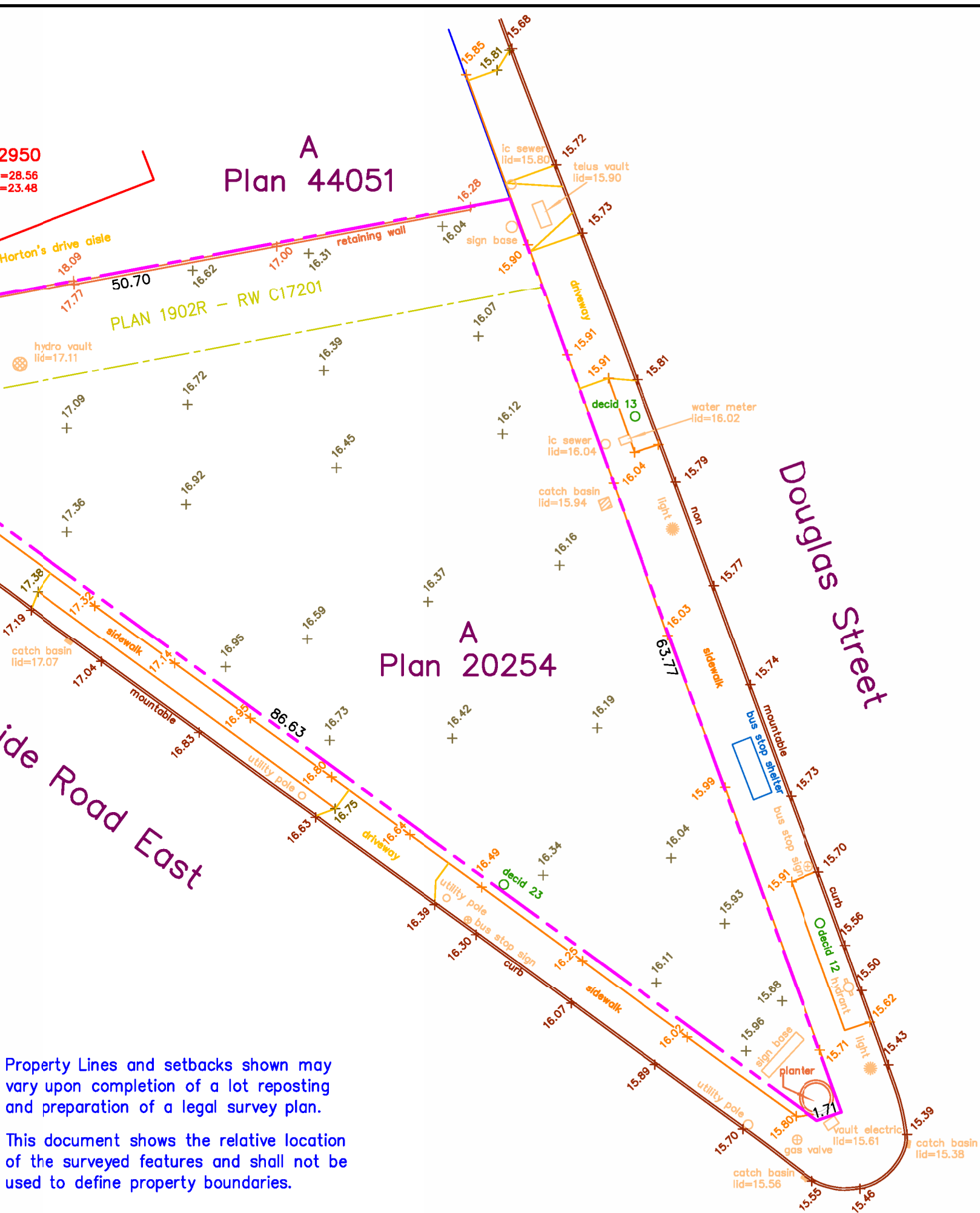
The following non-financial charges are shown on
the current title and may affect the property.
C17201 - Right of Way

SCALE 1 : 3 0 0
0 2 5 10 15 20
All distances are shown in metres.
Plot on 11" x 17" sheet.



Date	April 26, 2024
File	14256-24
V.I. POWELL & ASSOCIATES	
Land Surveying	
250-2950 Douglas Street	
Victoria, BC V8T 4N4	
phone (250) 382-8855	

Setbacks are derived from field survey.
Parcel dimensions shown hereon are
derived from Land Title Office records.



Property Lines and setbacks shown may
vary upon completion of a lot repasting
and preparation of a legal survey plan.

This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.

SURVEY PROVIDE BY: V.I. POWELL & ASSOCIATES
DATED: APRIL 26, 2024

1 | EXISTING SITE PLAN
1 : 500

STANDARD FURNITURE DOUGLAS

2900 DOUGLAS ST, VICTORIA, BC V8T 4N4

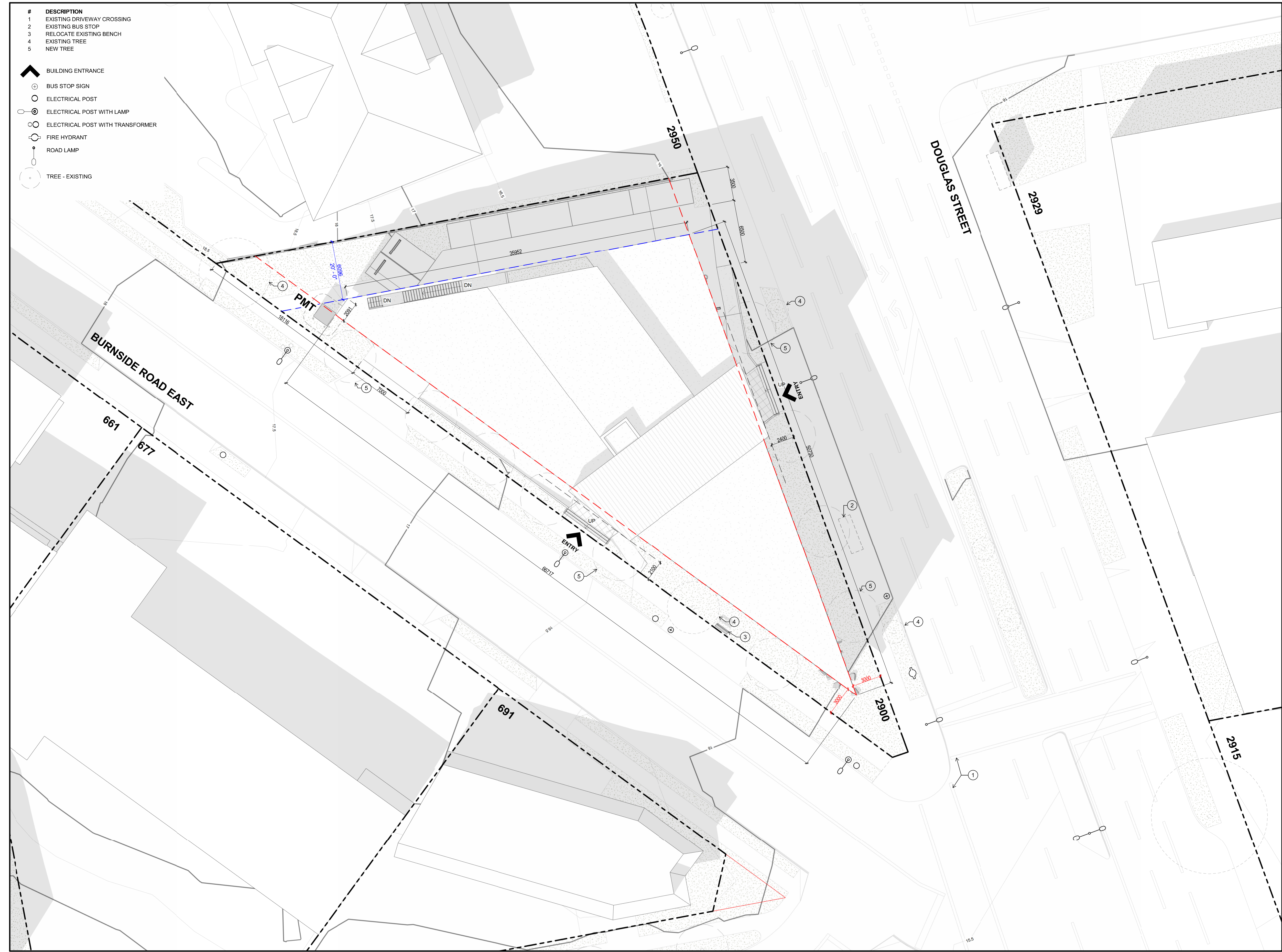
**EXISTING SITE
PLAN/SURVEY**

JOB No.: 2422

SCALE: 1 : 500

A-1.1

DATE: 2024/03/27



1 | SITE PLAN
1 : 200

STANDARD FURNITURE DOUGLAS

SITE PLAN

A-1.2

ZONING DATA

SITE DATA		
MUNICIPAL ADDRESS:	2900 DOUGLAS ST, VICTORIA, BC V8T 4N4	
LEGAL DESCRIPTION:	LOT A, SECTION 5, VICTORIA DISTRICT, PLAN VIP20254	
PID:	003-589-609	
SITE AREA:	1 654 m ²	
ZONING DATA		
CLASSIFICATION:	C-1 ZONE - LIMITED COMMERCIAL DISTRICT	
AVERAGE GRADE:	16.32 m	
	ALLOWABLE	PROPOSED
FLOOR SPACE RATIO:	1.40 / 1	1.05 / 1
TOTAL FLOOR AREA*:	2 315 m ²	1 752 m ²
BUILDING HEIGHT: PRIMARY	12 m	11.32 m
SECONDARY	12 m	13.70 m
SETBACKS	REQUIRED	PROVIDED
STREET LINE (DOUGLAS ST):	6 m	3 m
STREET LINE (BURNSIDE RD EAST):	6 m	3 m
INTERNAL LOT LINE (ABUT ON NON RES):	0 m	0 m
PARKING	REQUIRED	PROVIDED
TOTAL PARKING:	46 (1 / 37.5 m ²)	16
STANDARD PARKING:	48	14
ACCES. PARKING:	1	1
VAN ACCES. PARKING:	1	1
BICYCLE PARKING (LONG TERM):	9 (1 / 200 m ²)	10
BICYCLE PARKING (SHORT TERM):	9 (1 / 200 m ²)	9

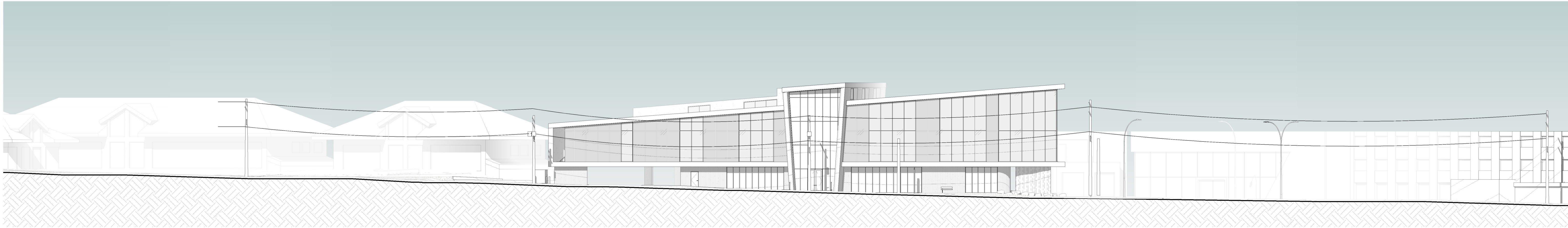
* DEFINITION CITY OF VICTORIA -
AREA: MEANS THE ENTIRE AREA WHICH IN PLAN IS ENCLOSED BY THE INTERIOR WALLS OF THE STOREY AT FLOOR LEVEL PLUS THE AREA ENCLOSED BY ANY CANTILEVERED ELEMENT THAT IS WITHIN THAT STOREY AND THAT IS ABOVE FLOOR LEVEL, BUT DOES NOT INCLUDE OF THE FOLLOWING AREAS:
A) THE AREA USED OR INTENDED TO BE USED FOR REQUIRED PARKING OR MOVEMENT OF MOTOR VEHICLES, AS SET OUT IN THIS BY-LAW, WHICH IS CALCULATED STARTING FROM THE LOWEST LEVEL OF THE BUILDING;
B) THE AREA USED OR INTENDED TO BE USED FOR REQUIRED BICYCLE PARKING, LONG-TERM, AS SET OUT IN THIS BY-LAW, WHICH IS CALCULATED STARTING FROM THE LOWEST LEVEL OF THE BUILDING;
C) THE AREA OF AREAS OF BALCONIES, EXPOSED DECKS, PATIOS OR ROOFS; AND
D) THE AREA OF ELEVATOR SHAFTS.

BUILDING CODE DATA

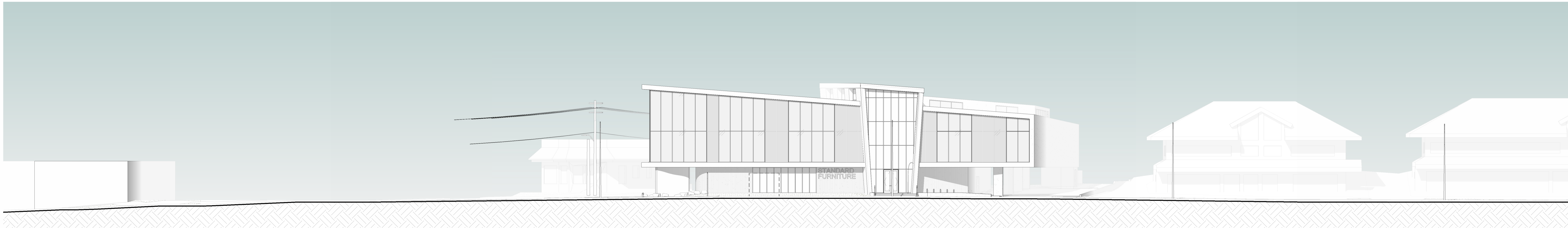
Description		
Total Floor Area:	1 883 m ²	
Building Type:	MERCANTILE OCCUPANCIES	
Group:	GROUP E	
Occupancy Classification:	3.2.2.69 - 3 Storeys	
Max Building Area:	2 400 m ²	
Floor & Supporting Structure Rating:	N/A	
Construction Type:	Noncombustible	
Occupancy Separations:	N/A	
Sprinklered:	Yes	
Building Area*:	2 017 m ²	
Floor Area*:	1 710 m ²	
Max Travel Distance:	45 m (3.4.2.5c)	
BCBC Part:	3	
Occupant load:		
Mercantile uses - First storeys (3.70)	120 people	
Mercantile uses - Other storeys (5.60)	220 people	
Business - Offices (9.30)	8 people	
Total Occupant Load	348 people	
WC required:		
Mercantile (3.7.2.2.11) :	REQUIRED	PROVIDED
Male (1 WC / 300 Males):	1	1
Female (1 WC / 150 Females):	2	2
Office (3.7.2.2.2) :		
Occupant load < 10 (1 Mix):	1	1

* DEFINITION BCBC:
BUILDING AREA: MEANS THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTRE LINE OF FIREWALLS.
FLOOR AREA: MEANS THE SPACE ON ANY STOREY OF A BUILDING BETWEEN EXTERIOR WALLS AND REQUIRED FIREWALLS, INCLUDING THE SPACE OCCUPIED BY INTERIOR WALLS AND PARTITIONS, BUT NOT INCLUDING EXITS, VERTICAL SERVICE SPACES, AND THEIR ENCLOSING ASSEMBLIES.

STREETSCAPES



1 | STREETSCAPE - BURNSIDE ROAD EAST
1 : 250



2 | STREETSCAPE - DOUGLAS STREET
1 : 250

NEIGHBOURING BUILDINGS PHOTOGRAPHS



2929 DOUGLAS STREET



2929 DOUGLAS STREET



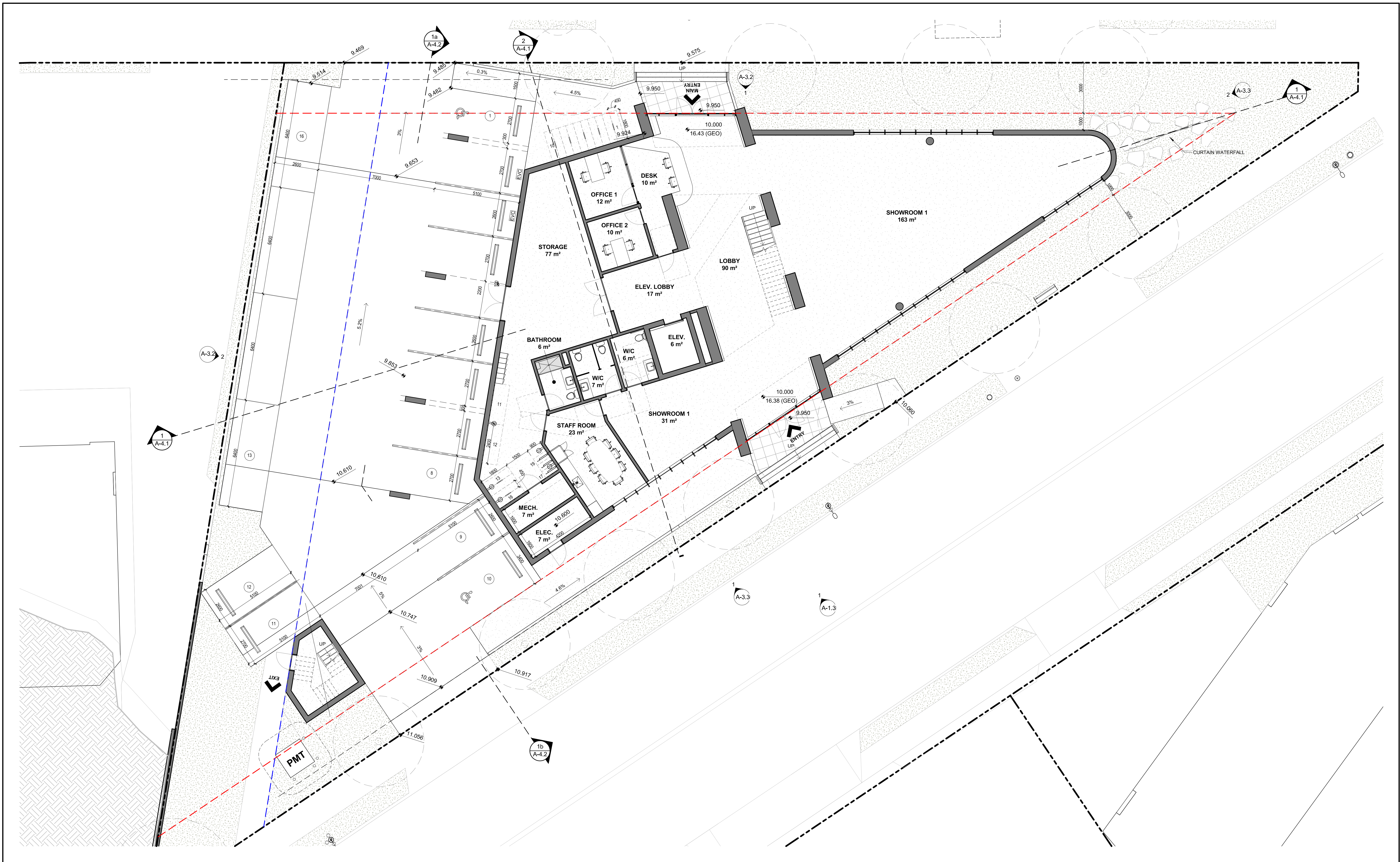
2950 DOUGLAS STREET



677 BURNSIDE ROAD EAST



691 BURNSIDE ROAD EAST



STANDARD FURNITURE DOUGLAS

2900 DOUGLAS ST, VICTORIA, BC V8T 4N4

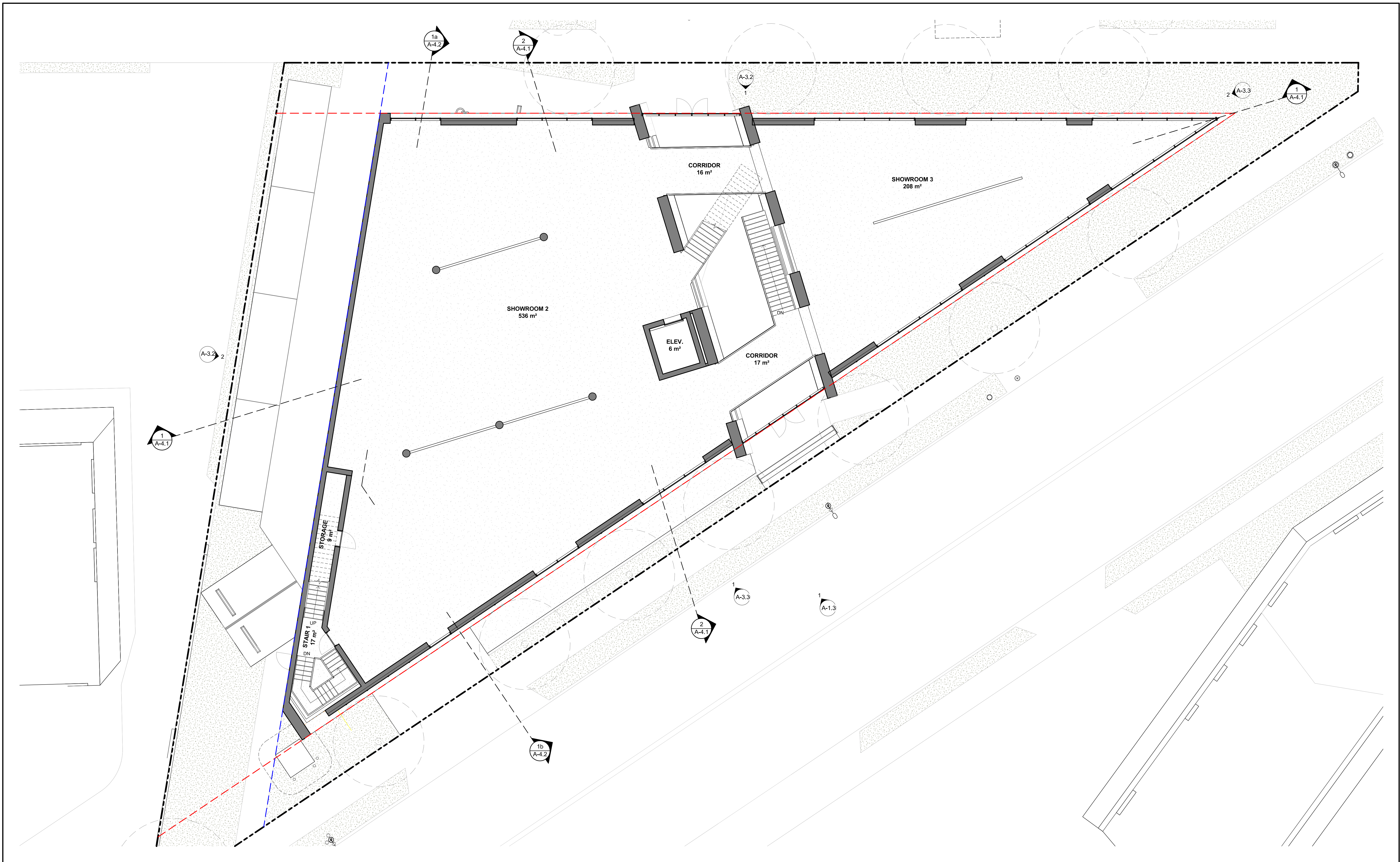
MAIN FLOOR PLAN

JOB No.: 2422

SCALE: 1 : 100

DATE: 2024/03/27

A-2.1



STANDARD FURNITURE DOUGLAS

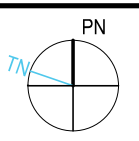
2900 DOUGLAS ST, VICTORIA, BC V8T 4N4

SECOND FLOOR PLAN

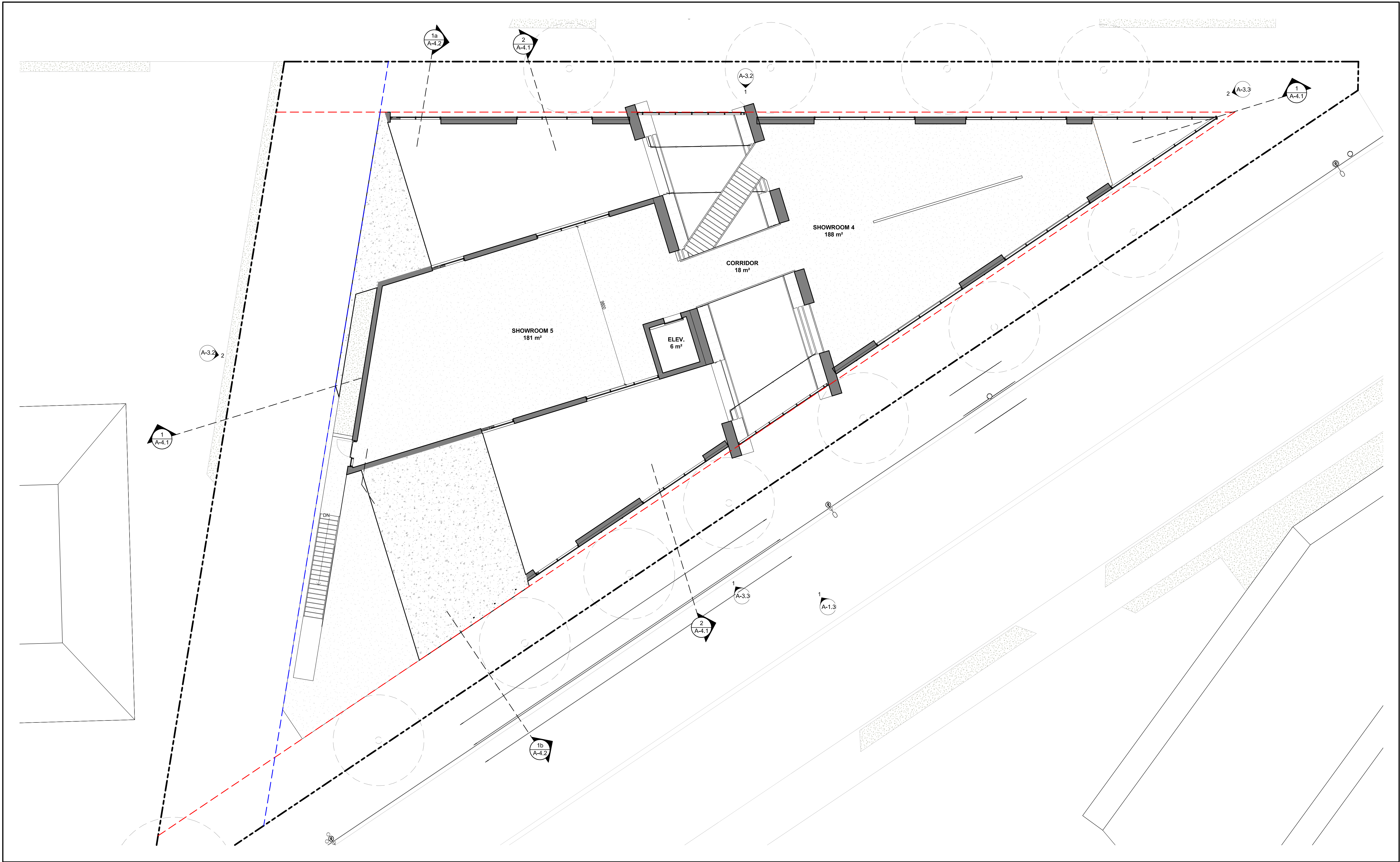
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SCALE: 1 : 100

DATE: 2024/03/27



A-2.2



STANDARD FURNITURE DOUGLAS

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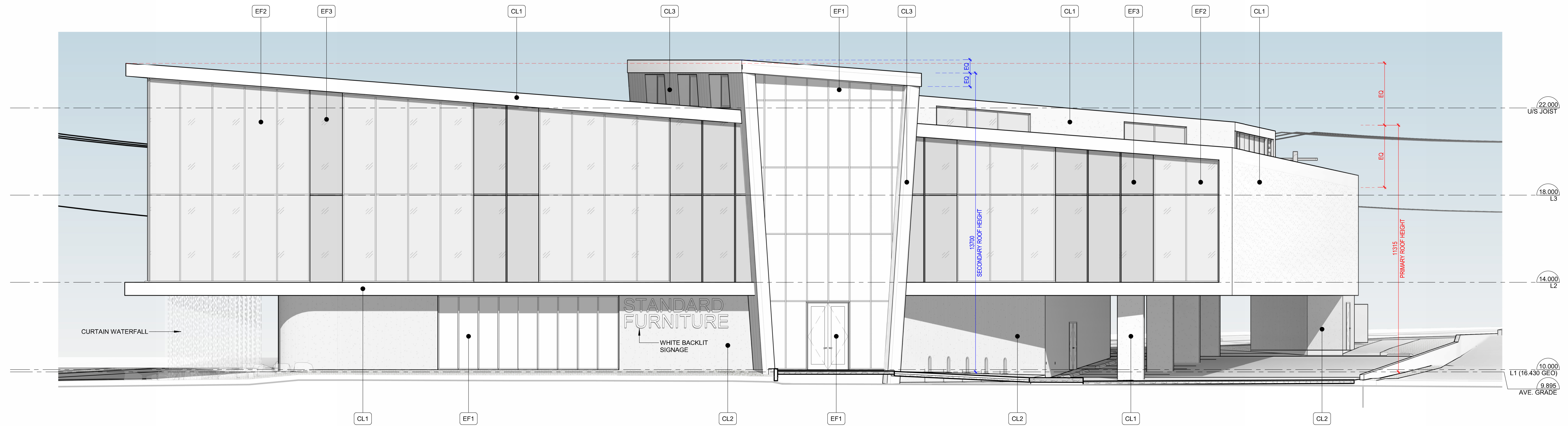
THIRD FLOOR PLAN

JOB No.: 2422

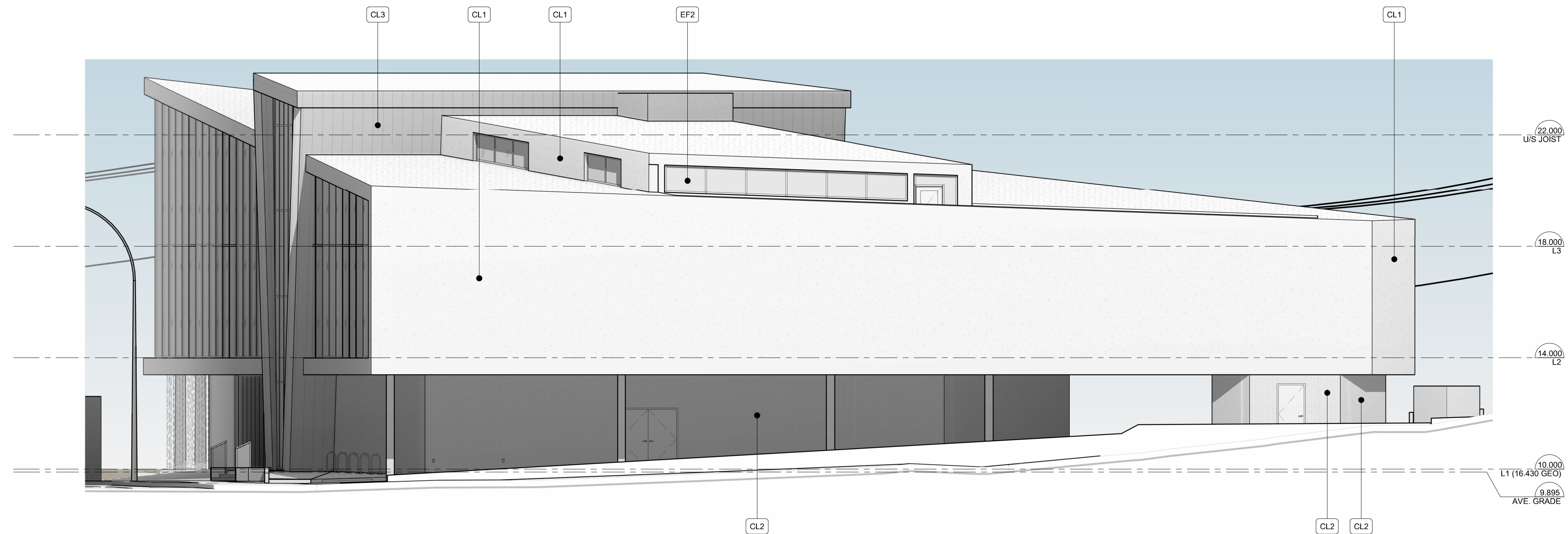
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A-2.3

DATE: 2024/03/27



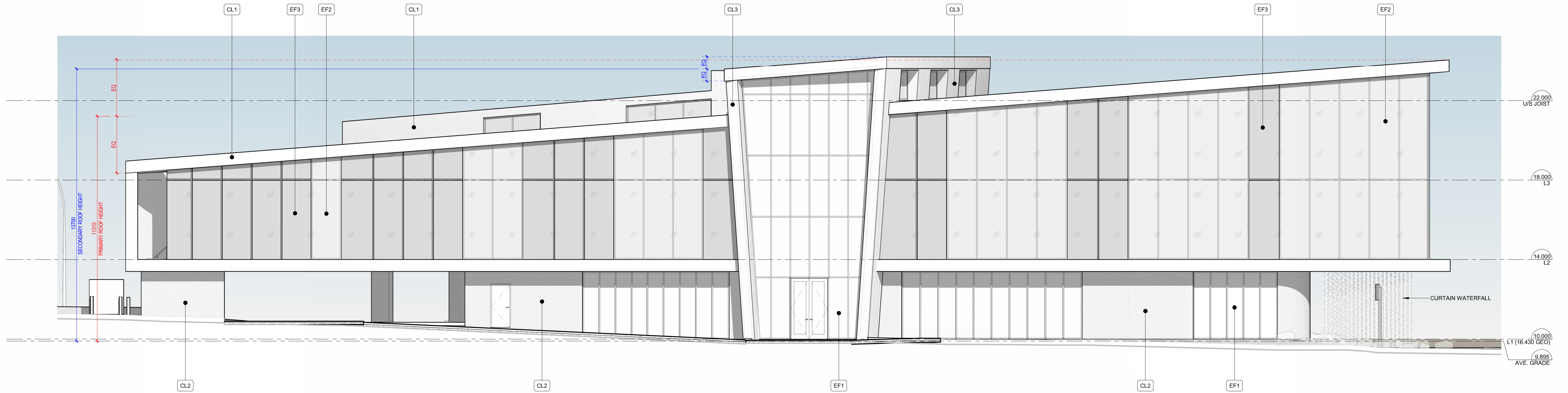
1 | EXTERIOR ELEVATION - TRUE EAST
1 : 100



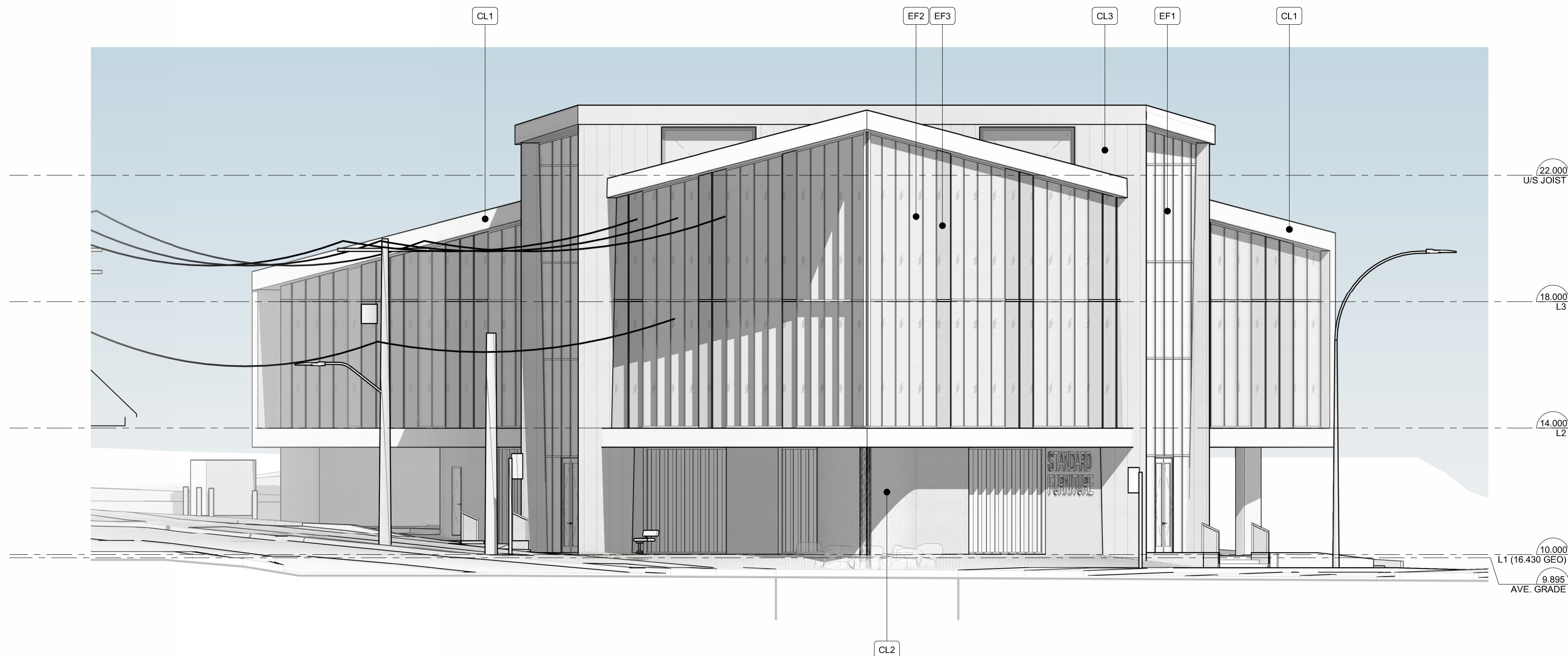
2 | EXTERIOR ELEVATION - TRUE NORTH
1 : 100

ELEVATION KEY NOTES

- CL1** CONCRETE - LIGHT GREY
- CL2** VERTICAL FLUTTED METAL PANELS - BLACK
- CL3** METAL VERTICAL SIDING - CORTEN
- EF1** CURTAIN WALL: CLEAR GLAZING - BLACK MULLIONS
- EF2** CURTAIN WALL: REFLECTIVE GLAZING - BLACK MULLIONS
- EF3** CURTAIN WALL: REFLECTIVE SPANDREL - BLACK MULLIONS

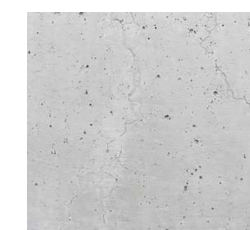
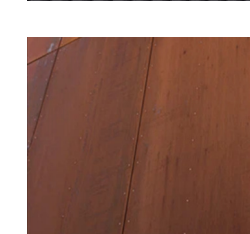
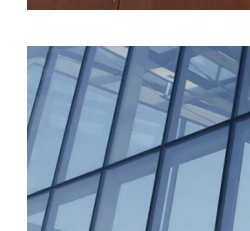
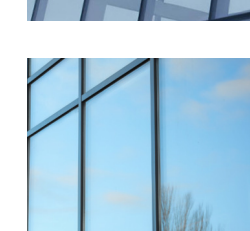
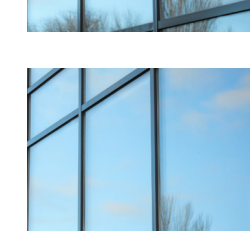


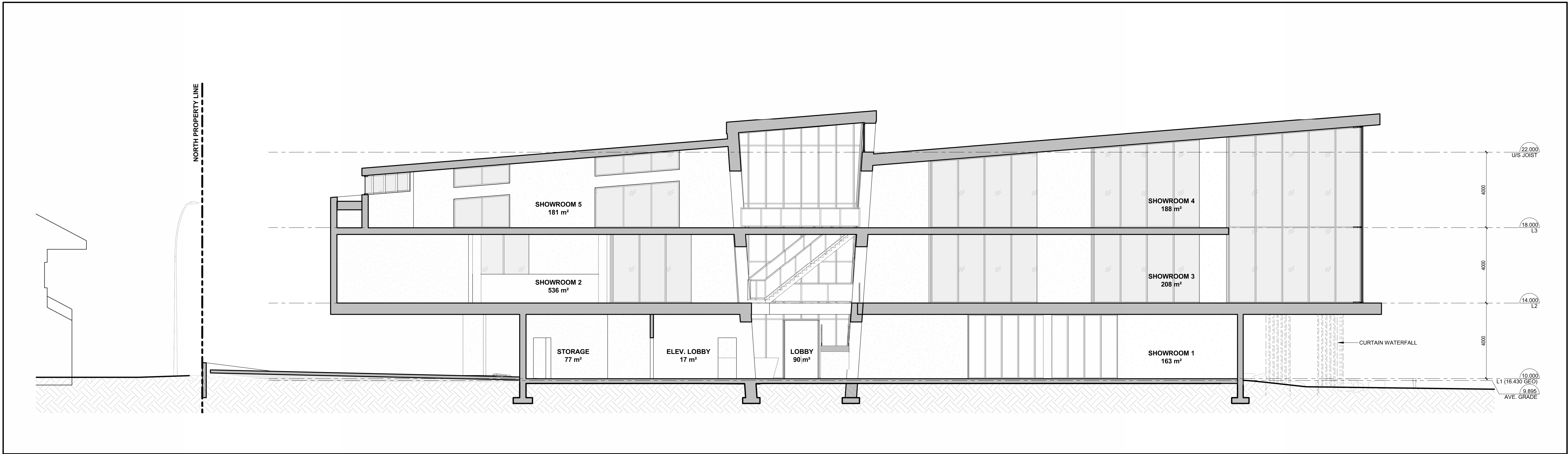
1 | EXTERIOR ELEVATION - TRUE WEST
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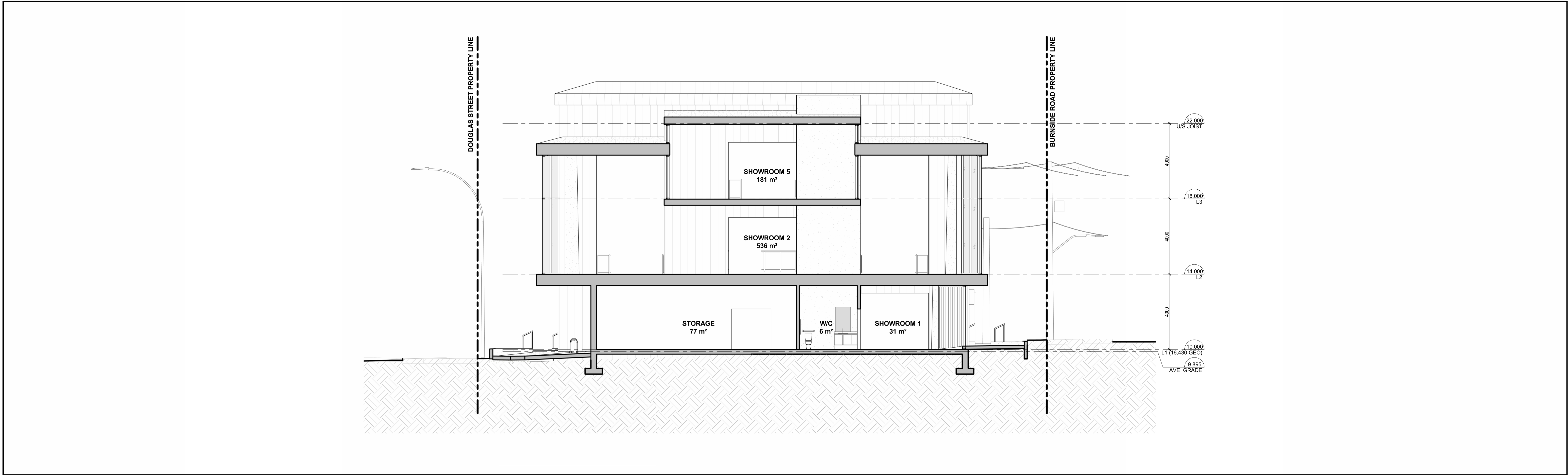
2 | EXTERIOR ELEVATION - TRUE SOUTH
1 : 100

ELEVATION KEY NOTES

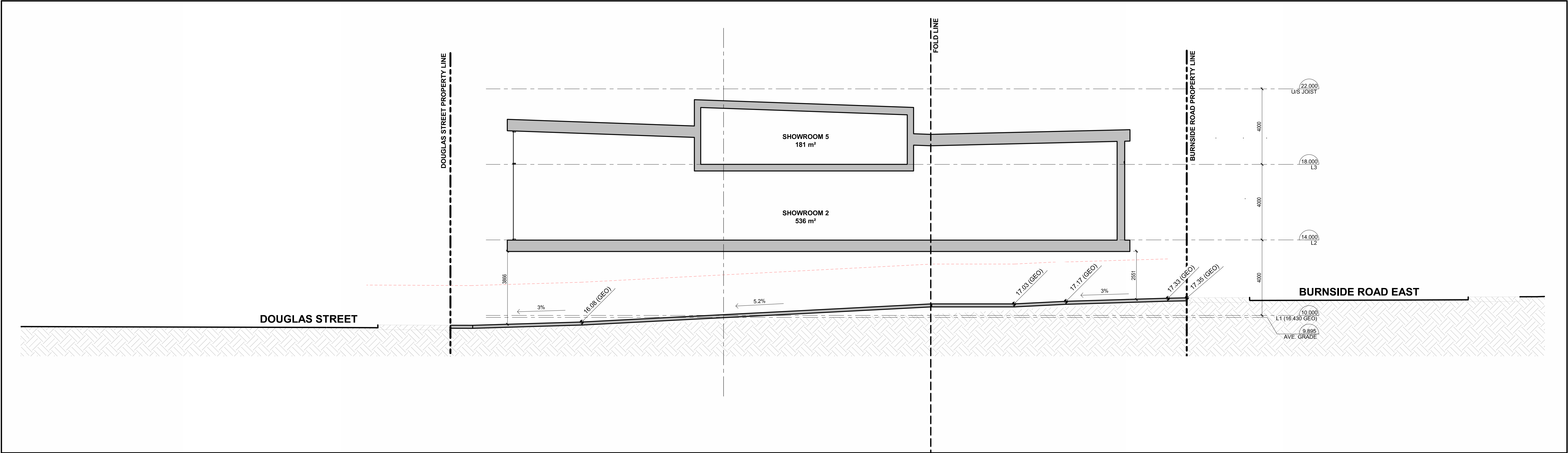
-  **CL1** CONCRETE - LIGHT GREY
-  **CL2** VERTICAL FLUTTED METAL PANELS - BLACK
-  **CL3** METAL VERTICAL SIDING - CORTEN
-  **EF1** CURTAIN WALL: CLEAR GLAZING - BLACK MULLIONS
-  **EF2** CURTAIN WALL: REFLECTIVE GLAZING - BLACK MULLIONS
-  **EF3** CURTAIN WALL: REFLECTIVE SPANDREL - BLACK MULLIONS



1 | BUILDING SECTION - LONGITUDINAL
1 : 100

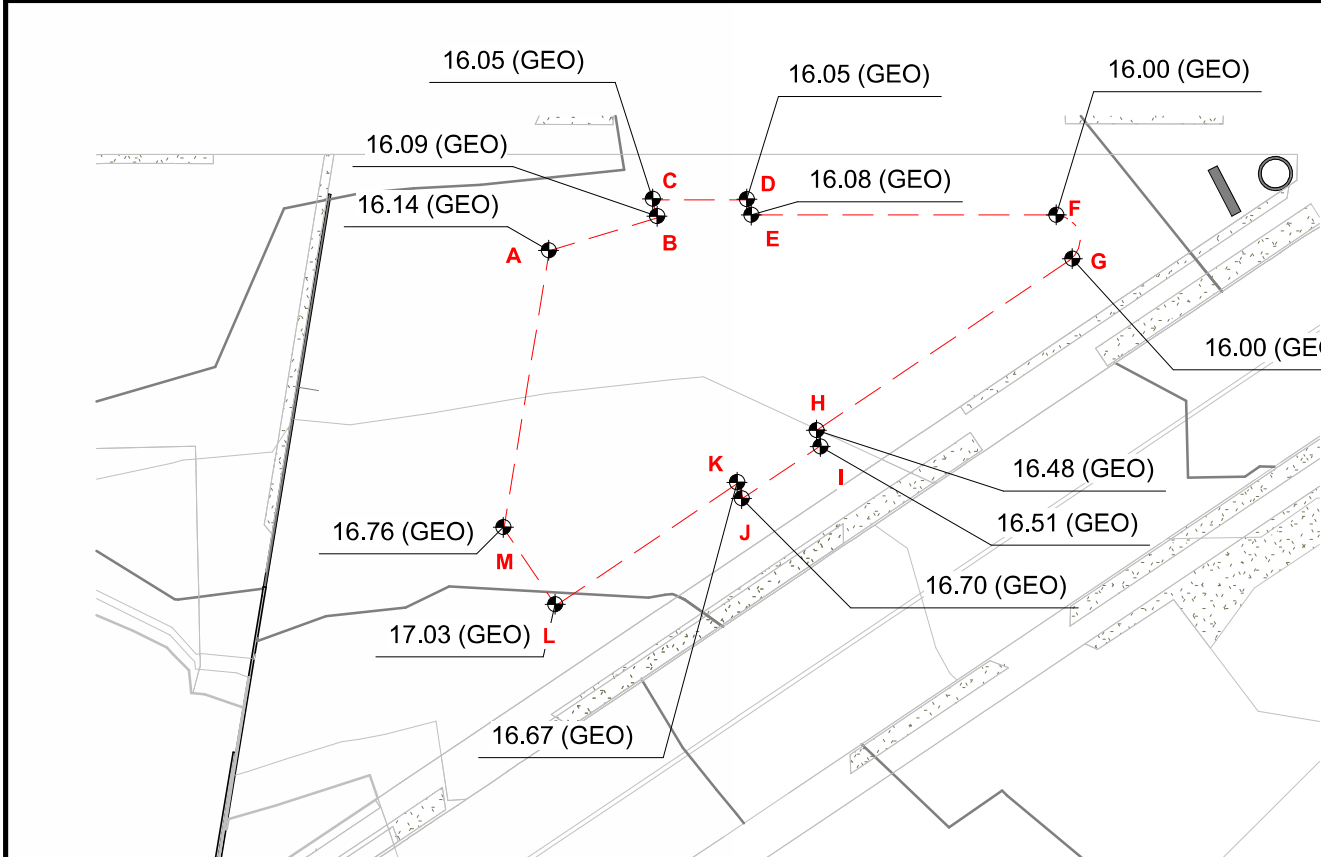


2 | BUILDING SECTION - TRAVERSAL
1 : 100



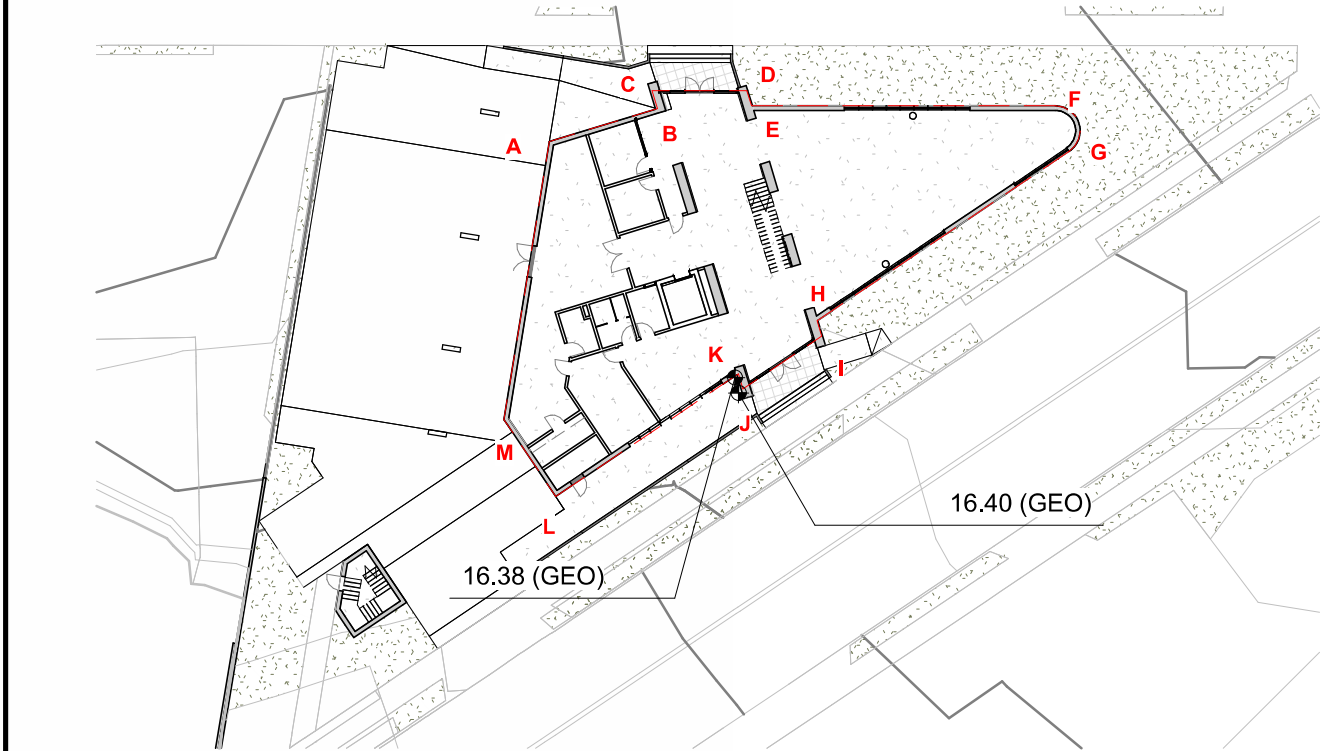
1a BUILDING SECTION - TRAVERSAL PARKADE
1 : 100

1b BUILDING SECTION - TRAVERSAL PARKADE
1 : 100



2 GRADE - EXISTING
1 : 500

GRADE POINTS	Average	Point 1	Point 2	106.17	1732.62	16.32
				Distance	TOTAL	
AB	16.12	16.14	16.09	7.48	120.57	
BC	16.07	16.09	16.05	1.23	19.83	
CD	16.05	16.05	16.05	6.27	100.68	
DE	16.07	16.05	16.08	1.05	16.80	
EF	16.04	16.08	16.00	20.11	322.54	
FG	16.00	16.00	16.00	4.21	67.31	
GH	16.24	16.00	16.48	20.10	326.48	
HI	16.50	16.48	16.51	1.05	17.25	
IJ	16.45	16.51	16.38	6.27	103.14	
JK	16.38	16.38	16.38	1.05	17.13	
KL	16.71	16.38	17.03	14.57	243.37	
LM	16.90	17.03	16.76	6.14	103.69	
MA	16.45	16.76	16.14	16.65	273.83	



3 GRADE - NEW
1 : 500



RENDER - DOUGLAS ENTRY - Feb 5pm



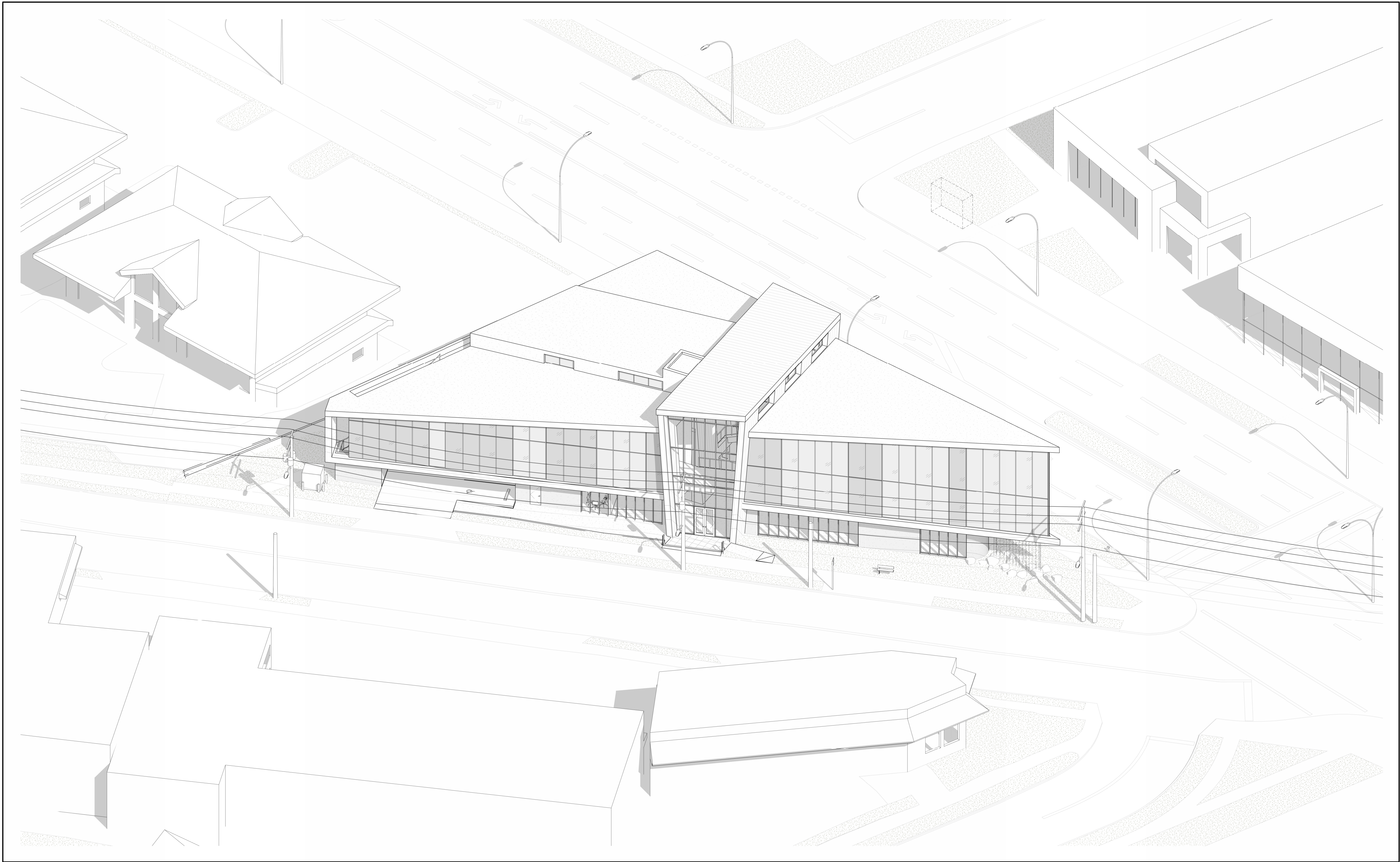
RENDER - DOUGLAS



RENDER - DOUGLAS ENTRY - Feb 5am



RENDER - BURNSIDE



ISO SW

NOT FOR CONSTRUCTION

STANDARD FURNITURE DOUGLAS

2900 DOUGLAS ST, VICTORIA, BC V8T 4N4

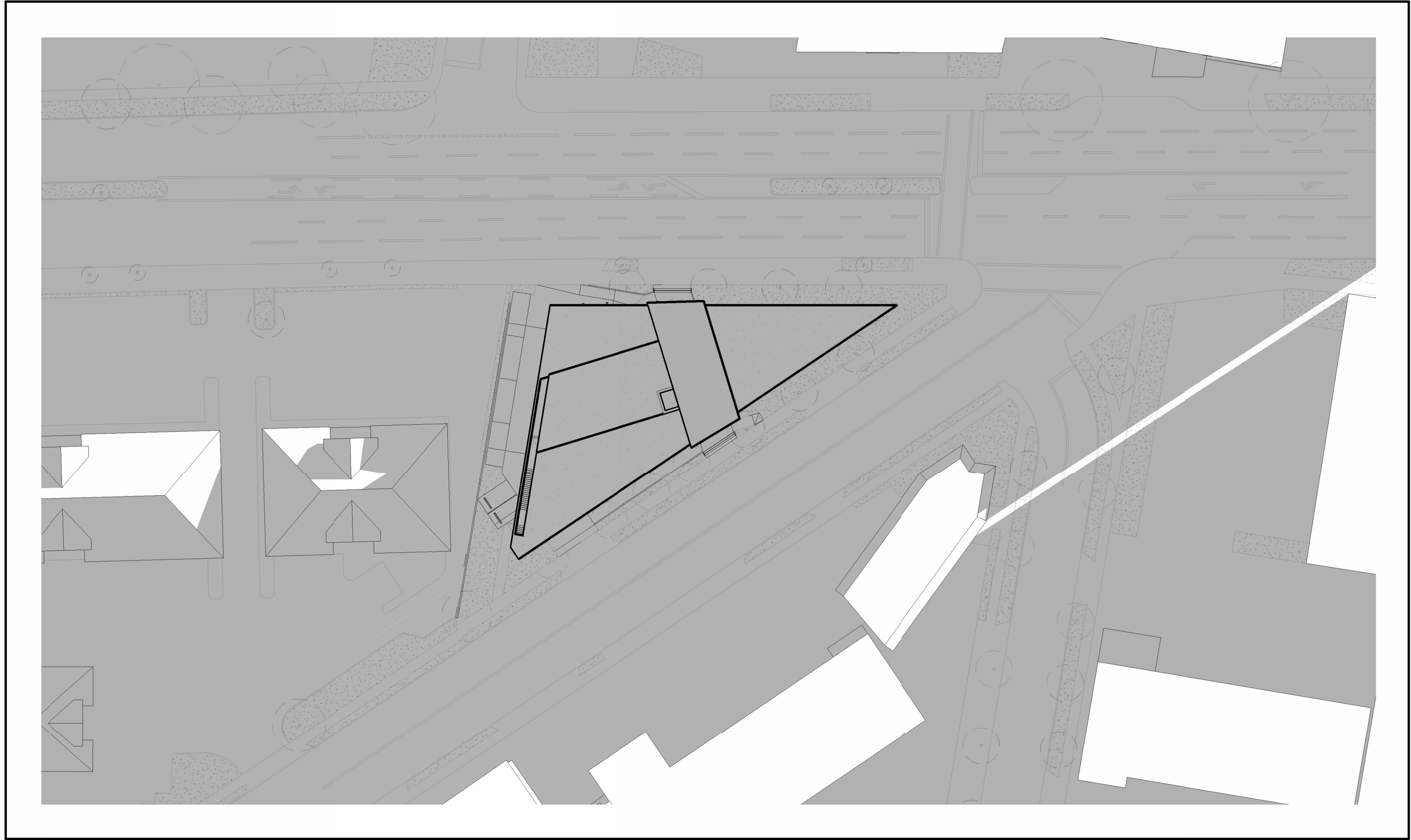
AERIAL VIEW

JOB No.: 2422

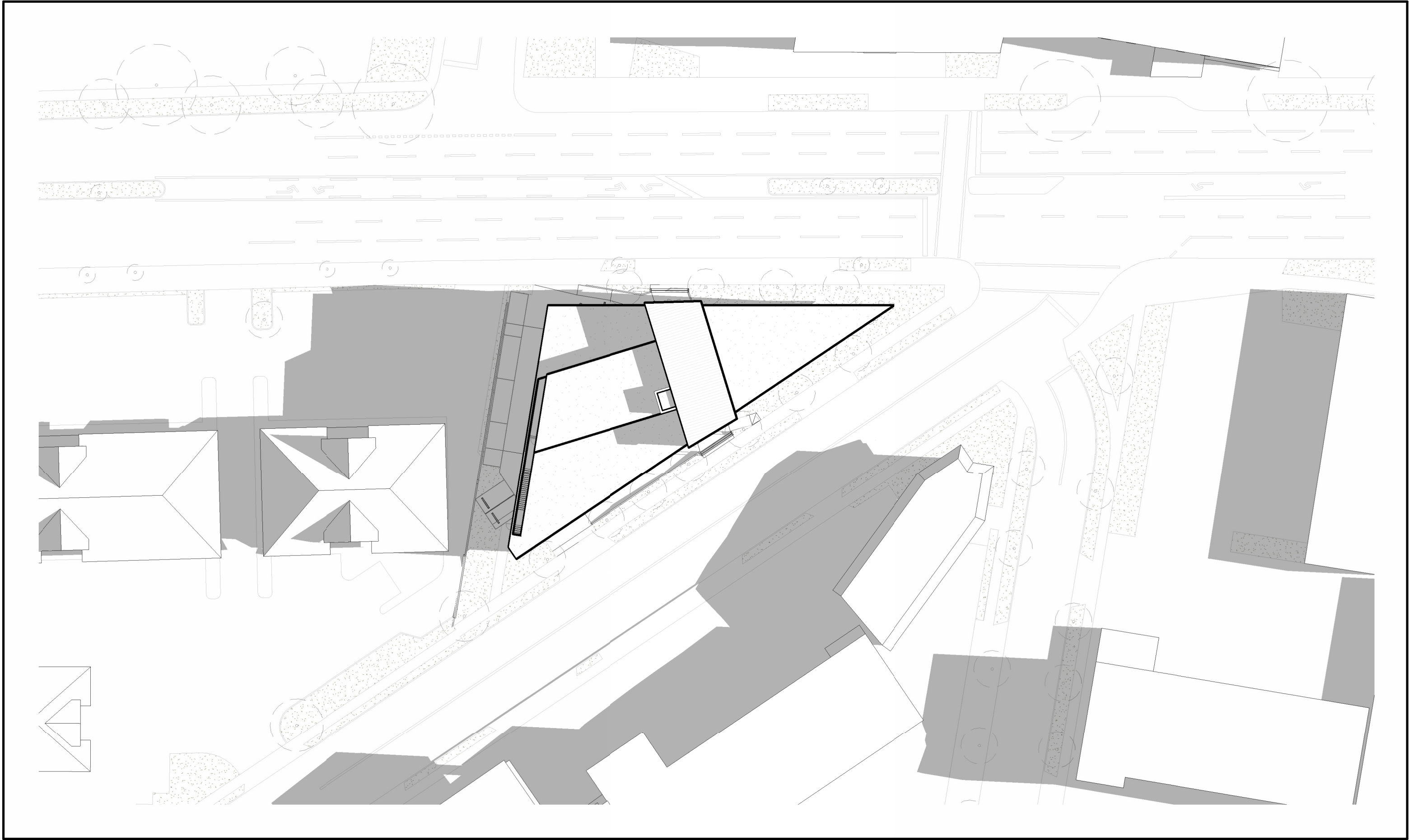
SCALE:

A-5.2

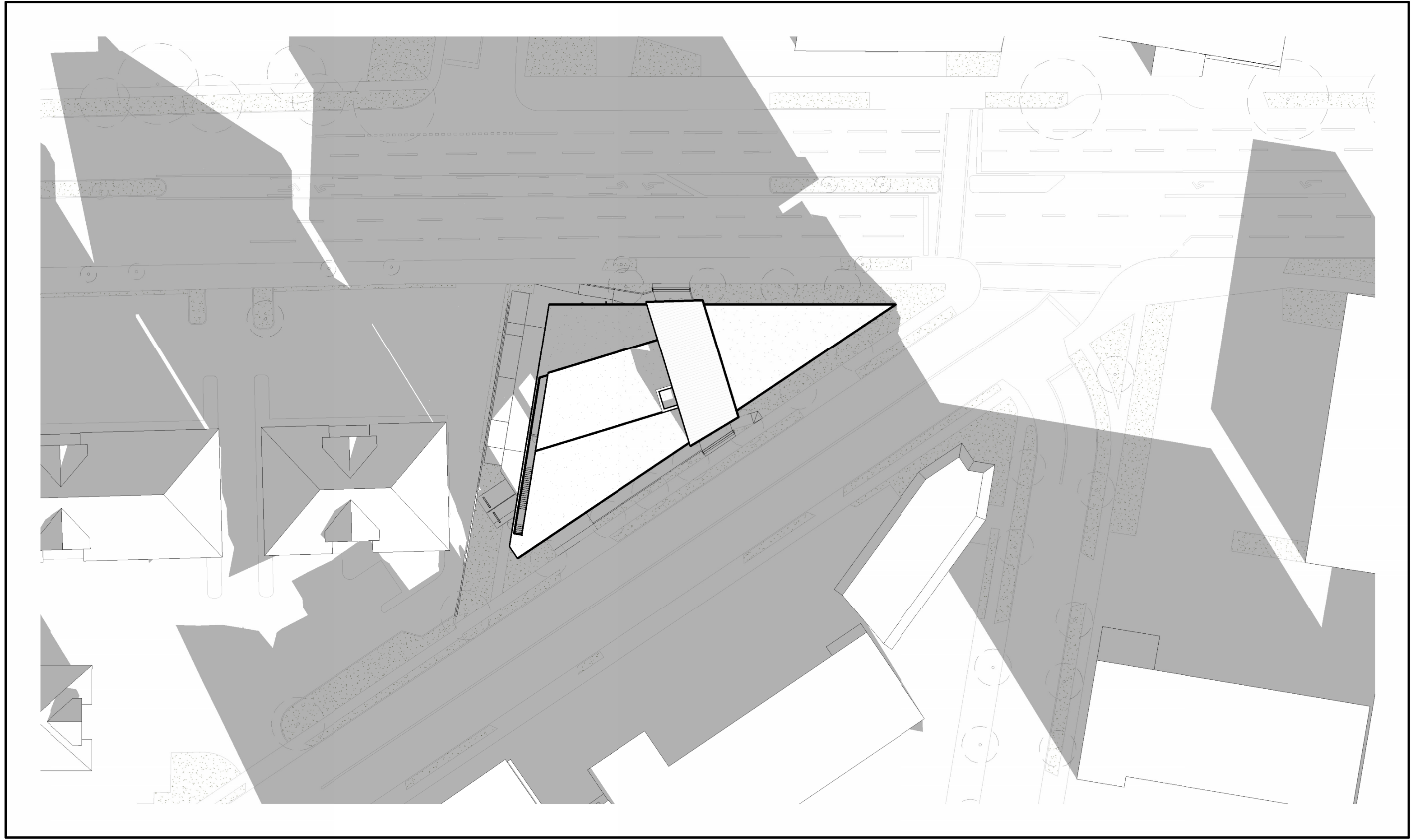
DATE: 2024/03/27



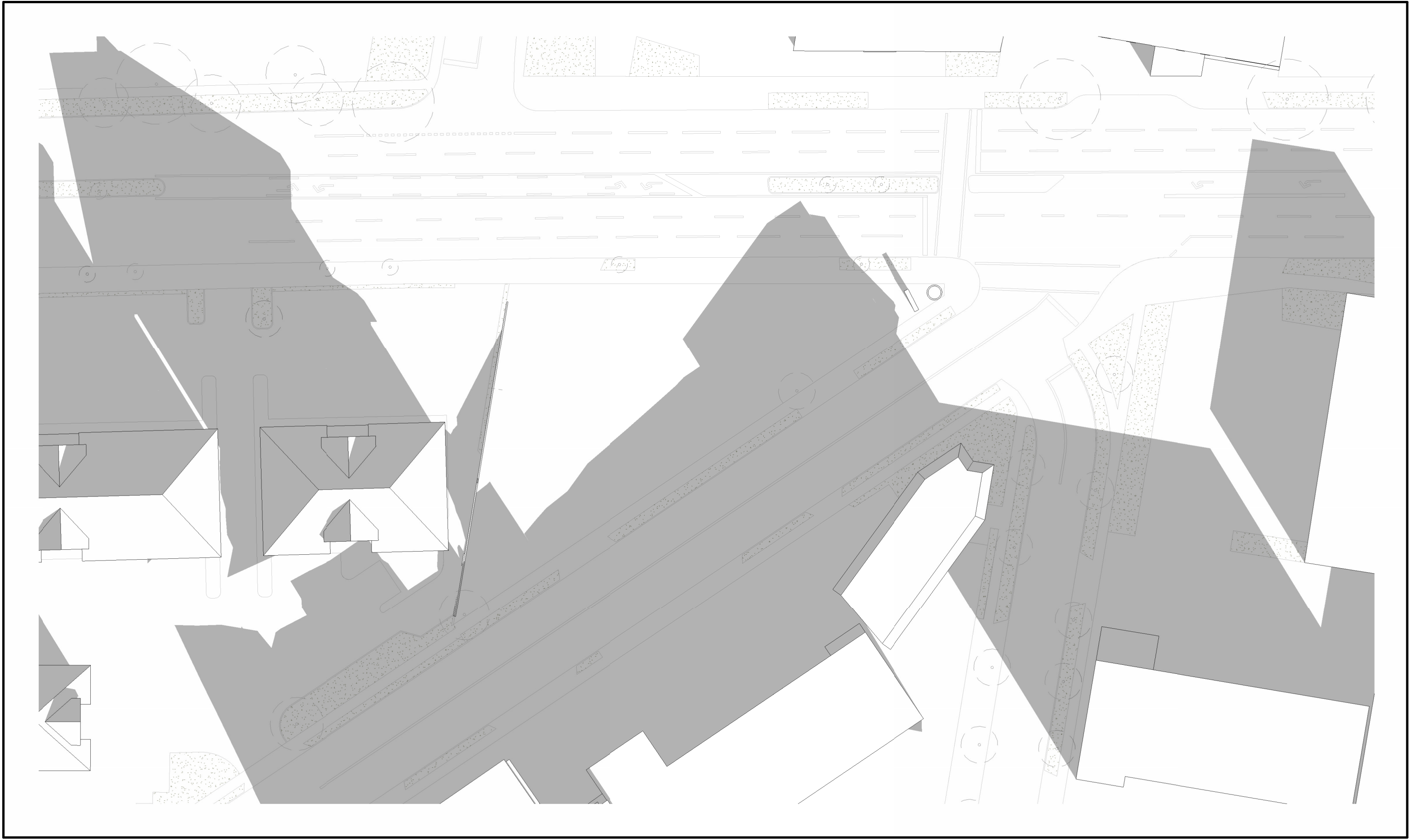
1 | SHADOW STUDY - WINTER SOLTICE - 8am
1 : 500



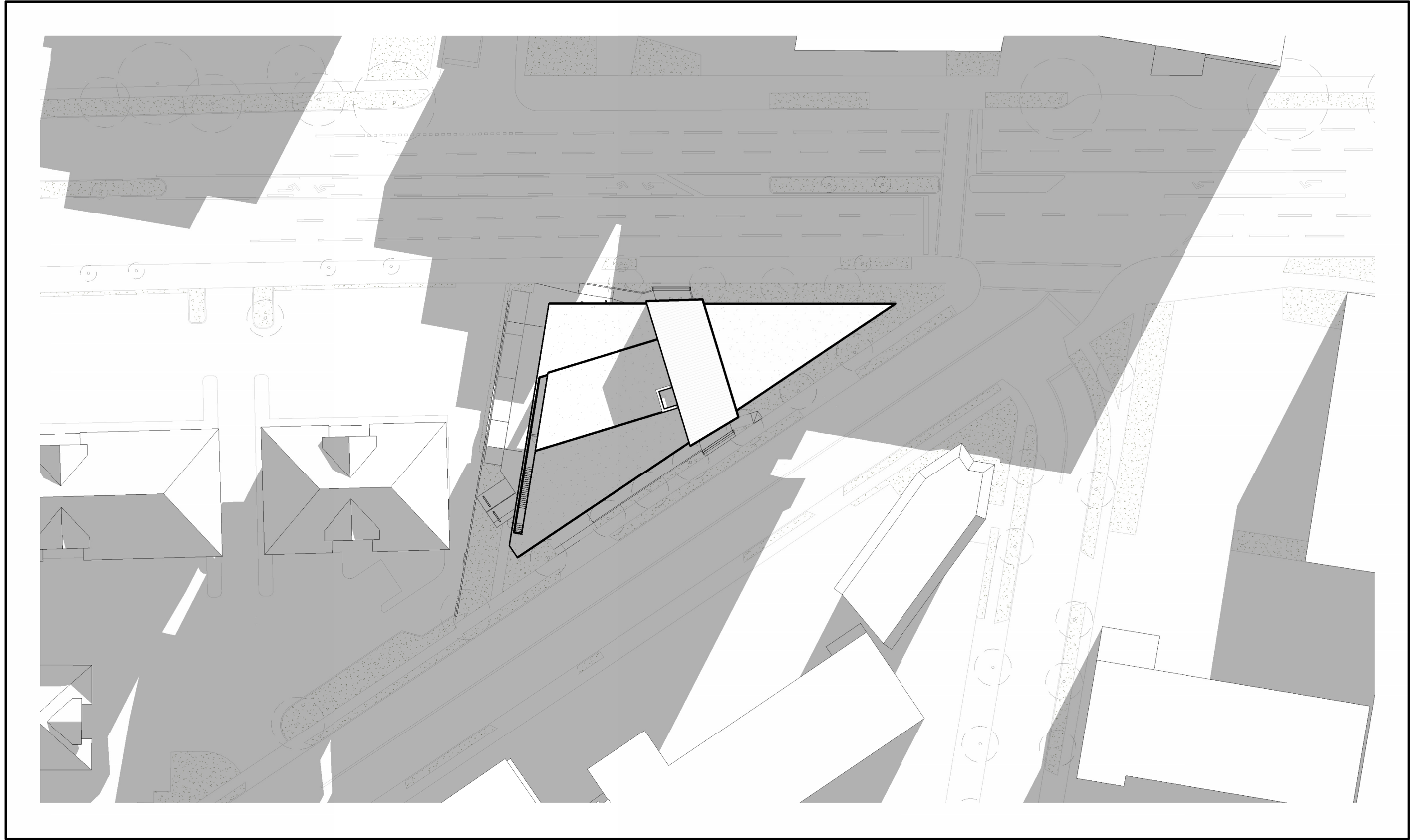
2 | SHADOW STUDY - WINTER SOLTICE - NOON
1 : 500



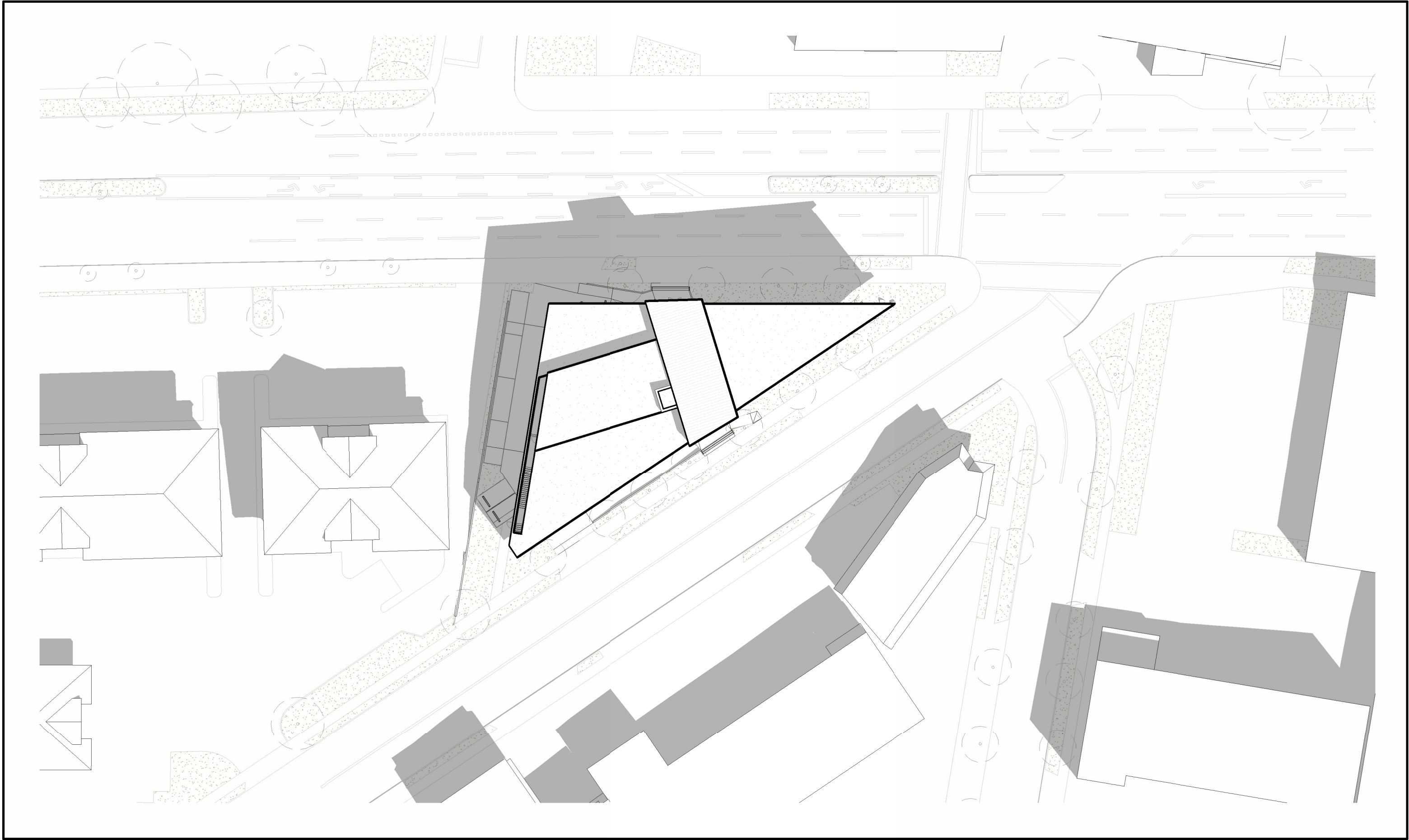
3 | SHADOW STUDY - WINTER SOLTICE - 4pm
1 : 500



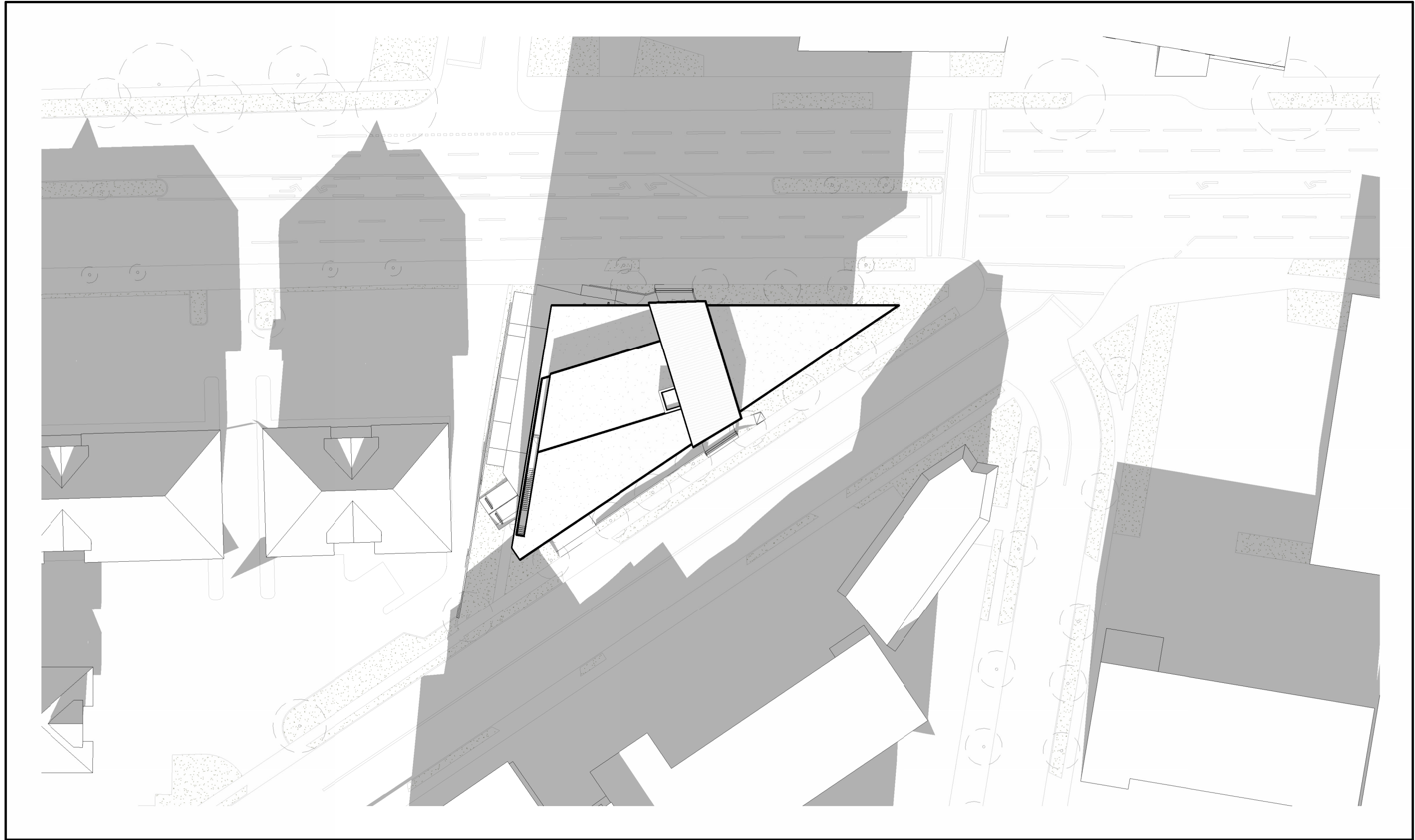
4 | SHADOW STUDY - WINTER SOLTICE - EXISTING - 4pm
1 : 500



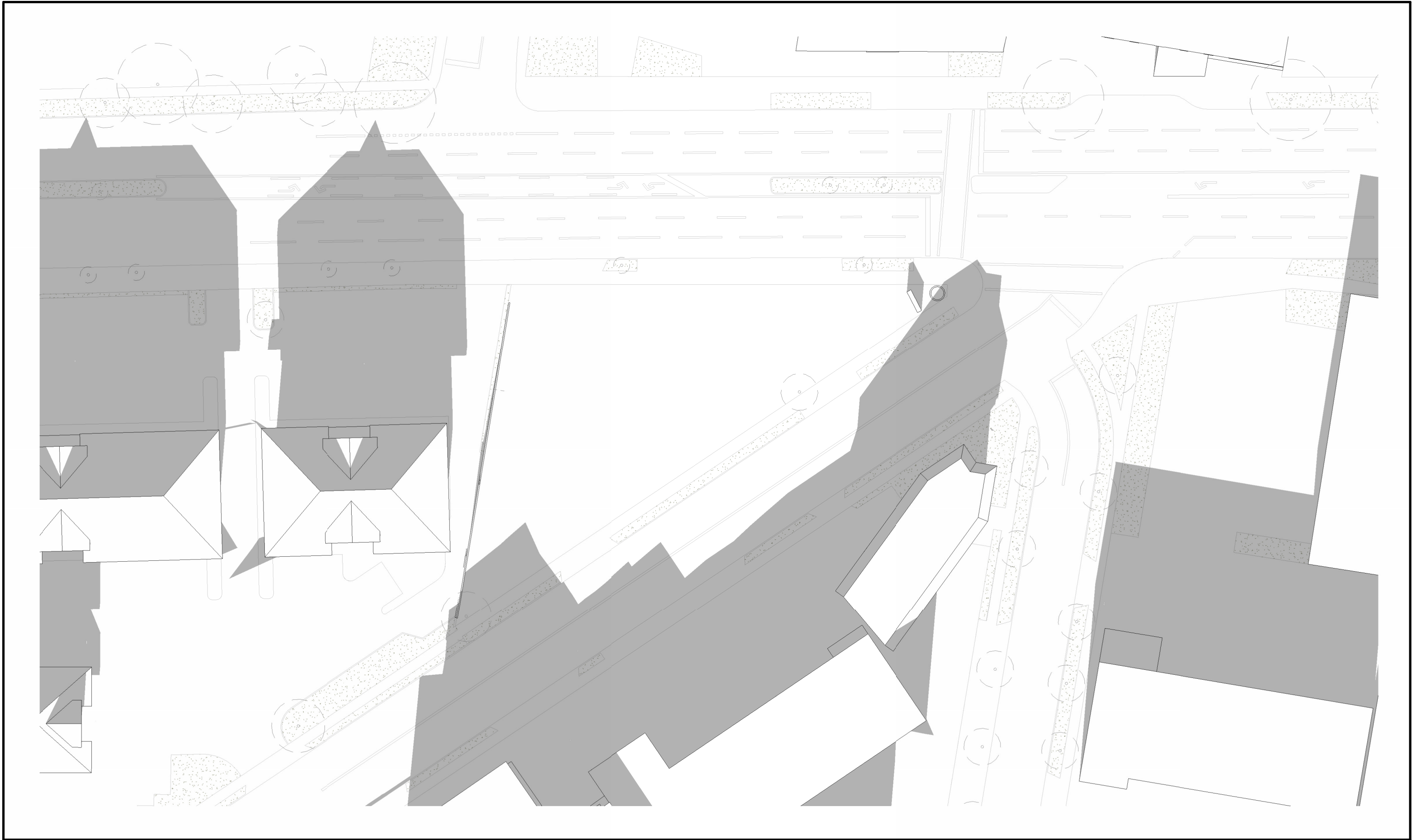
1 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 8am
1 : 500



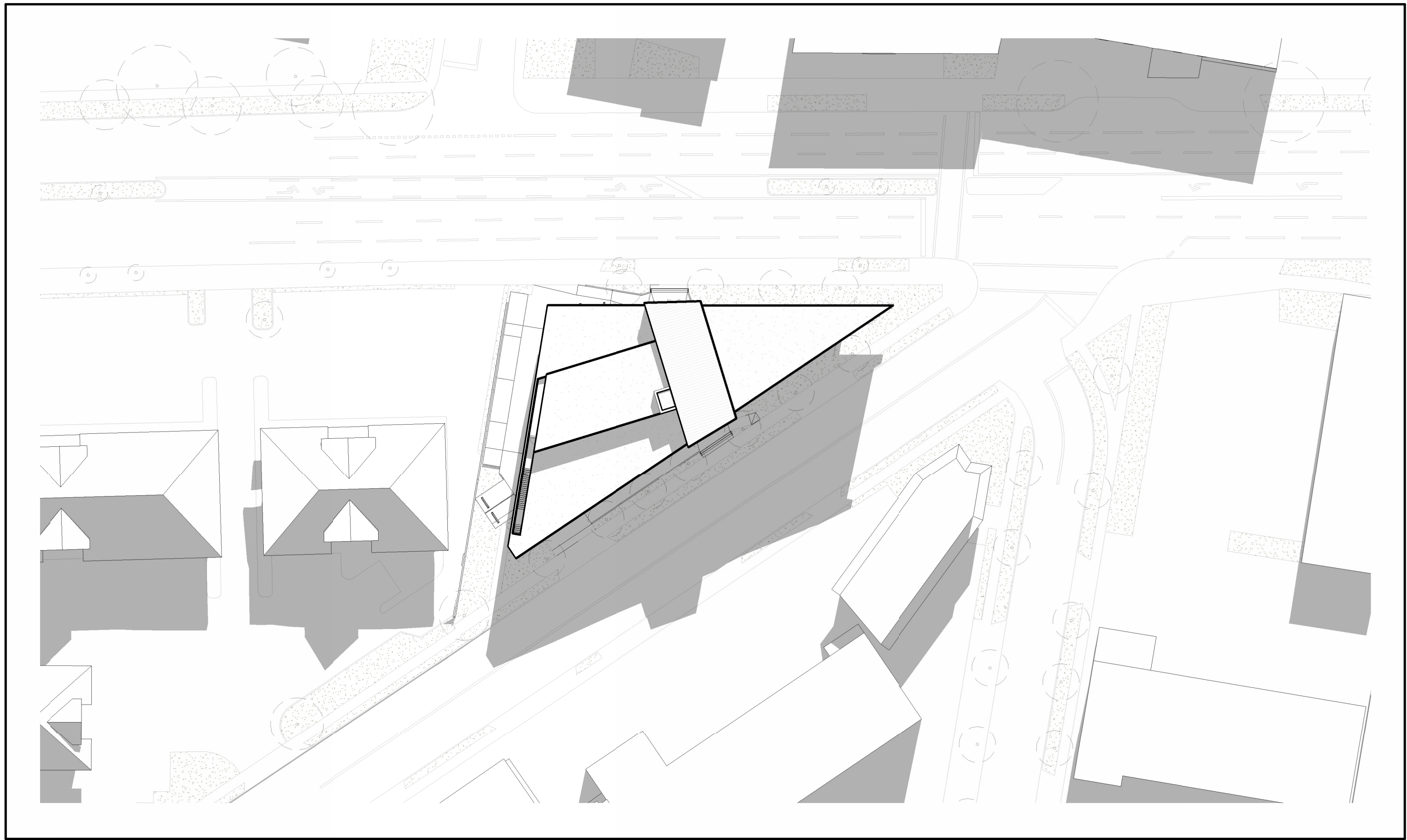
2 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - NOON
1 : 500



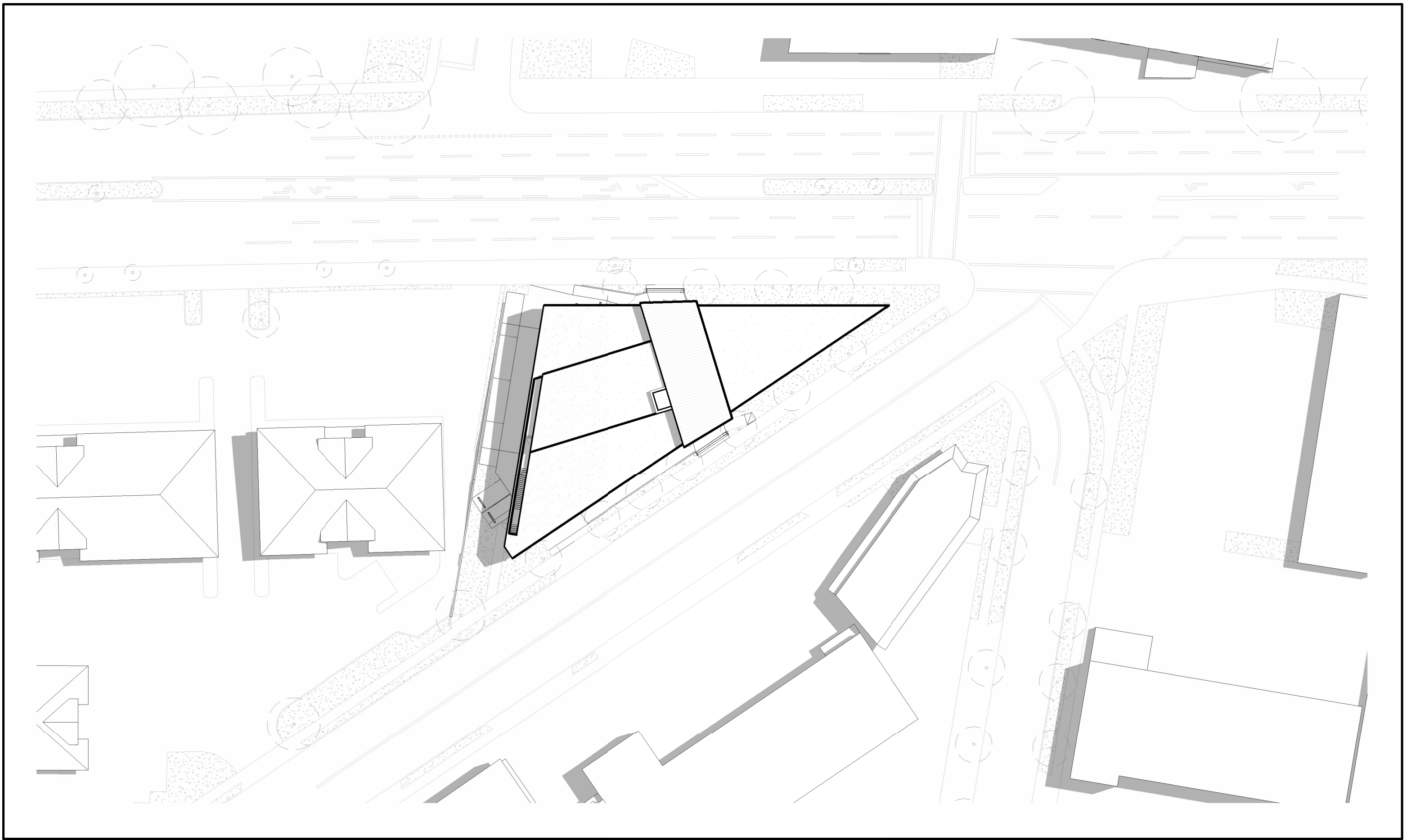
3 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 6pm
1 : 500



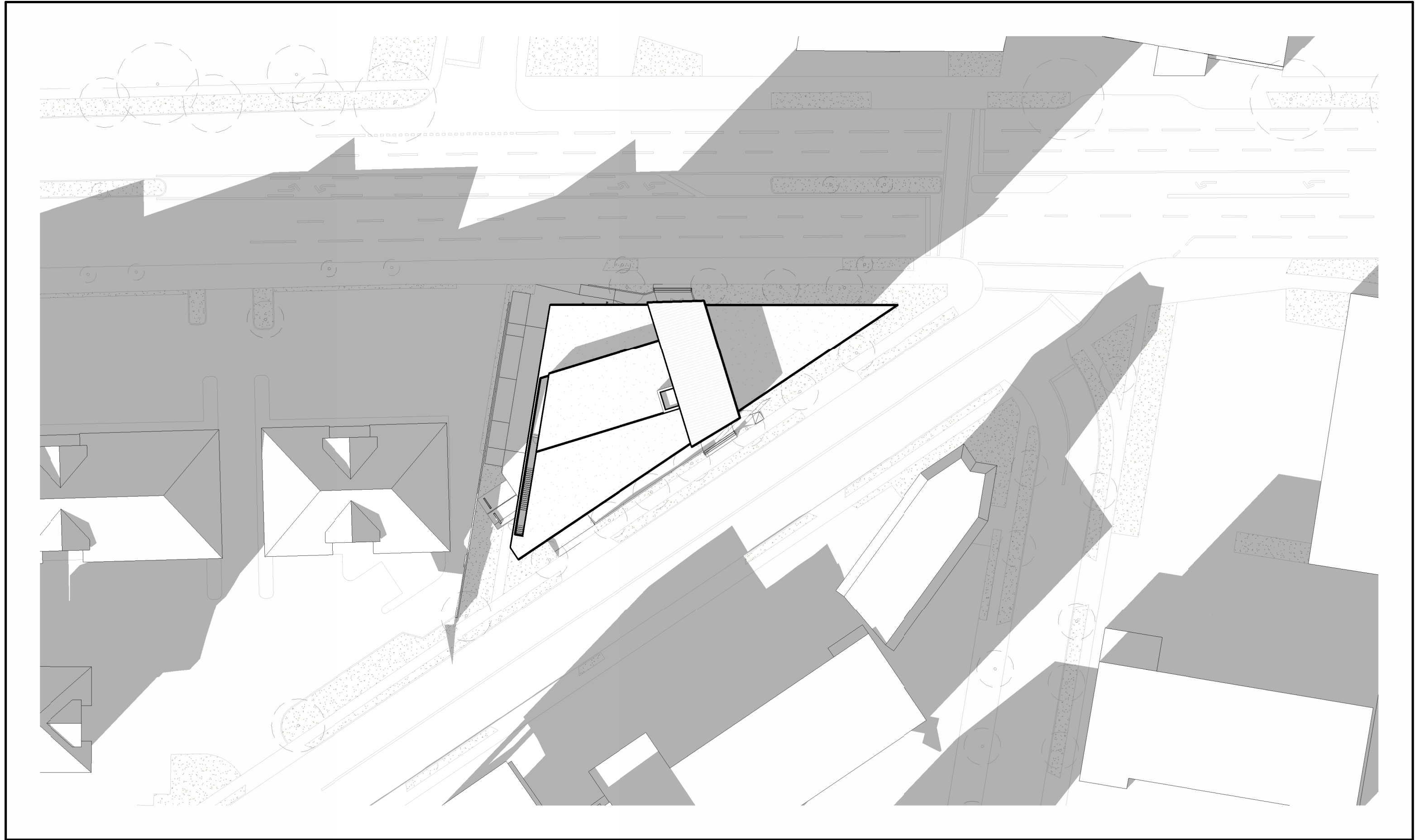
4 | SHADOW STUDY - EQUINOX - EXISTING - 6pm
1 : 500



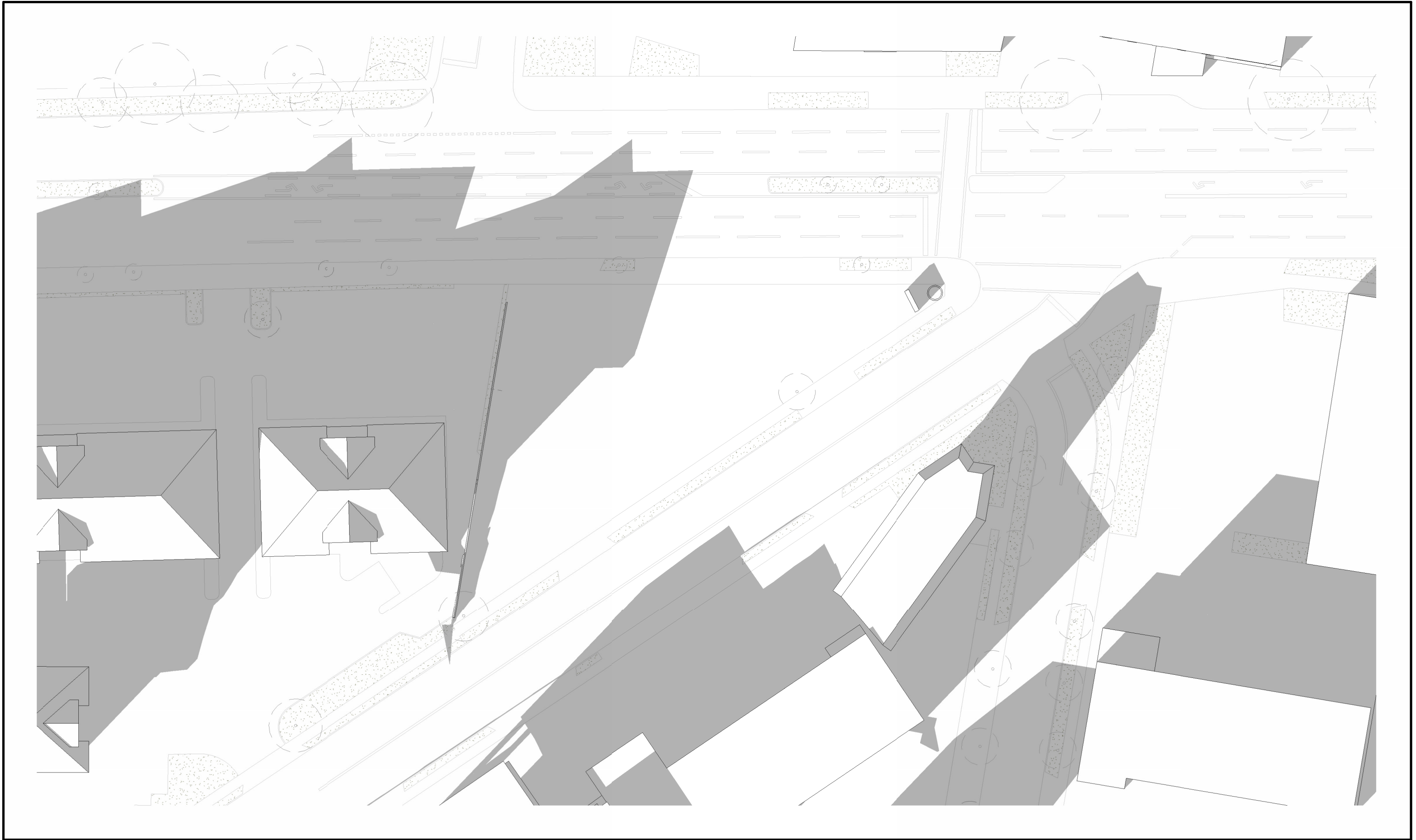
1 | SHADOW STUDY - SUMMER SOLTICE - 8am
1 : 500



2 | SHADOW STUDY - SUMMER SOLTICE - NOON
1 : 500



3 | SHADOW STUDY - SUMMER SOLTICE - 8pm
1 : 500



4 | SHADOW STUDY - SUMMER SOLTICE - EXISTING - 8pm
1 : 500

RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE /REMARKS
SHRUBS & PERENNIALS		
Alchemilla mollis robusta	Lady's Mantle	#1 Pot
Buxus Microphylla Winter Gem	Littleleaf Boxwood	#5 Pot
Calamagrostis x acutiflora	Karl Foerster Grass	#1 Pot
Euonymus Alatus Compacta	Dwarf Burning Bush	#5 Pot
Hamamelis Int. Jellena	Orange Witch Hazel	#5 Pot
Hakonechloa macra aureola	Hakone Grass	#1 Pot
Helleborus argutifolius	Corsican Hellebore	#1 Pot
Hosta Hadsden Blue	Hadsden Blue Hosta	#1 Pot
Gaultheria shallon*	Salal	#1 Pot
Lavandula Munstead	English Lavender	#1 Pot
Liriope Muscari	Big Blue Lily Turf	#1 Pot
Mahonia aquifolium *	Oregon Grape	#5 Pot
Polystichum munitum *	Western Sword Fern	#3 Pot
Phormium tenax Amazing Red	Dwarf NZ Flax	#5 Pot
Phormium tenax Sundowner	Bronze NZ Flax	#5 Pot
Ribes Sanguineum *	Ornamental Currant	#5 Pot
Rudbeckia Jugida	Orange Coneflower	#1 Pot
Spiraea japonica Goldflame	Goldflame Spirea	#3 Pot
Symphoricarpos albus *	Common Snowberry	#1 Pot
Thalictrum Delavayi	Hewitt's Double Meadow Rue	#1 Pot
VINES & GROUND COVER		
Arctostaphylos uva ursi *	Kinnikinnick	SP3
Gaultheria procumbens *	Wintergreen	SP3
Thymus pseudolanuginosus	Woolly Thyme	SP3

* plants with an asterisk refer to native species intended for native garden area shown on plan

LEGEND

HARDSCAPE FINISHES:

PP1	Concrete unit paving, Belgard Empire Pavers, Midnight Grey colour, Runner Bond pattern
PP2	Paved Asphalt
PP3	CIP concrete, Natural, Broom Finish to Municipal standards
PP4	Pea Gravel and River Stone combination

SOFTSCAPE:

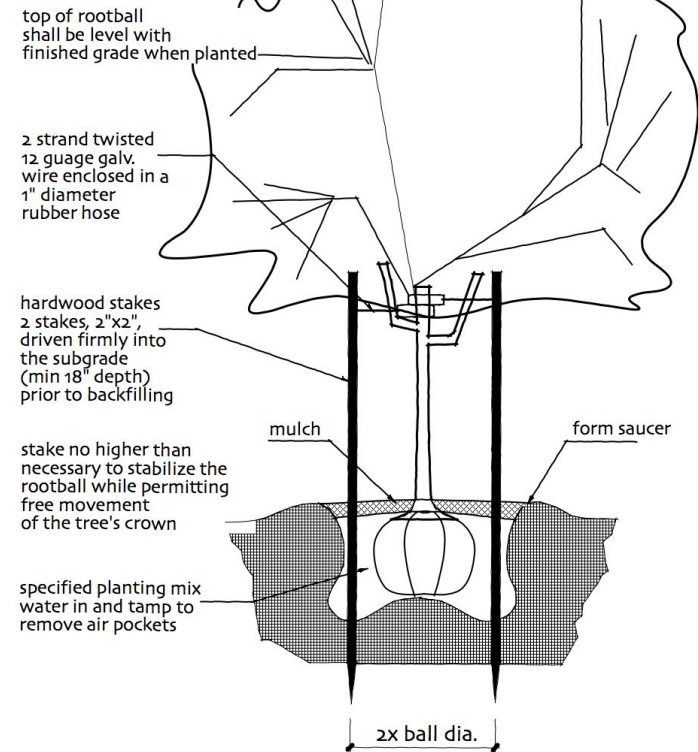
	Lawn
	Planting area
	Naturalized area

MISCELLANEOUS:

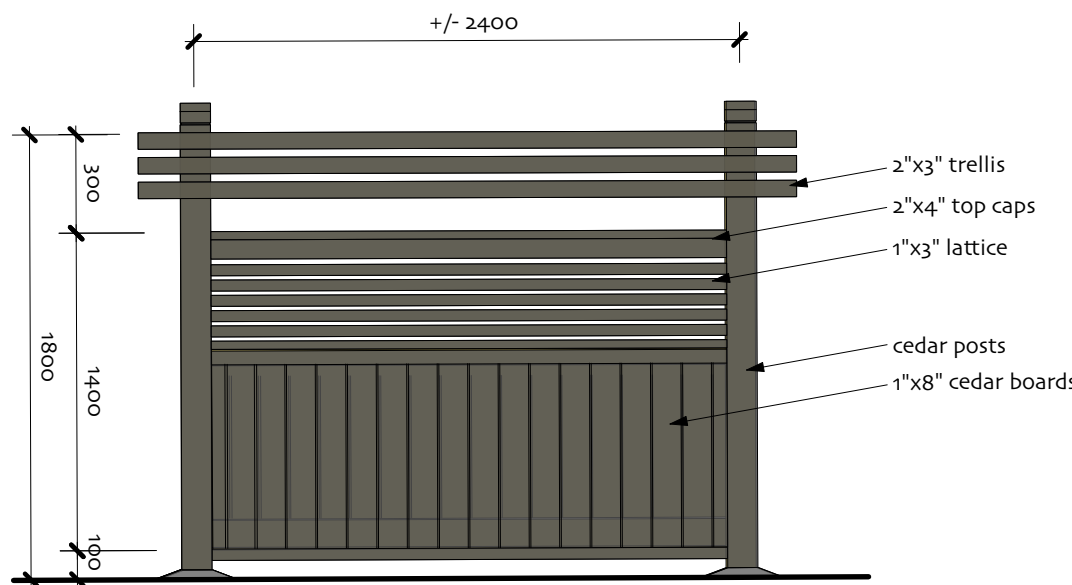
	Wooden privacy screening, 1500-1800mm height
	Large rock boulders approx 4' x5' dia.
	Concrete or mortared rock retaining/upstand walls; Heights vary.

NOTES:

- 1) All building layout information and setback dimensions supplied by Continuum Architecture.
- 2) All survey information supplied by Powell and Associates.
- 3) This drawing must not be scaled. The General Contractor shall verify all dimensions, datum and levels prior to commencement of work.
- 4) All errors and omissions must be reported immediately to the Designer.
- 5) This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designer's name.



TREE PLANTING DETAIL
SCALE: NTS



WOOD SCREENING DETAIL
SCALE: NTS

NOTES:

THESE PLANS ARE NOT FOR CONSTRUCTION
Plant material, installation and maintenance to conform to BCSLA/ BCLNA standard (current edition).
All growing medium to comply to BCLSA/ BCLNA standard designation "1P - Level-1 Well Groomed Areas".
Underground irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to BCSLA/ BCLNA Standard (current edition) and IABC Standards. All irrigation piping under hardsurfaces to be sleeved. All Irrigation on municipal boulevard to be done to City of Victoria Engineering Specifications and Standards.
Fencing to be built as shown on plan; portions of fencing between properties to be built with trellis top where shown.
All existing trees located on plan are approximate. Size and dripline of trees are not shown, and should be verified by a surveyor and /or arborist where necessary.
Arborist to install tree protection fencing for boulevard tree where necessary. Boulevard trees in landscape to remain unchanged from existing.
All new trees to conform to siting and soil volume requirements outlined in Arborists Report (and City of Victoria's Schedule Part 4). Arborist to install tree protection fencing for any on or off-site protected trees or boulevard tree where necessary.
Project Arborist to provide all tree information including reports and soil calculations for this site.

Existing Tree(s) to remain (typical)

PMT location

Proposed new Tree location(s)

Proposed Naturalized planting area

Proposed fencing along property line

Alternate entry

Line of building over

Proposed concrete retaining wall(s)

Proposed Bike parking

Main entry off Douglas St

Exist Bus Stop

Proposed new Tree location(s)

Existing Tree(s) to remain

Proposed contemporary "Rain-Curtain" water feature

Large rock boulders

River rock and Pea gravel

Municipal-sidewalk

Lawn area (typ)



PROPOSED CONTEMPORARY "RAIN-CURTAIN" WATER FEATURE



DOUGLAS STREET

BURNSIDE ROAD

DRIVE AISLE & SURFACE PARKING

PROPOSED BUILDING

Main entry off Burnside Rd E

Proposed garden area

SKL.01
28.MAY.2024
1:100
LATEST REVISION: 03.JULY.2024

2900 DOUGLAS STREET LANDSCAPE LAYOUT

STUDIO ONE CREATIVE
250.881.0706 - 4539 Viewmont Avenue, Victoria, BC
CALID SERVICES LTD
250.388.6919 - 2750 Quadra St, Victoria, BC

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COMMERCIAL DEVELOPMENT :: 2900 DOUGLAS STREET :: SKL.01 :: landscape layout ::

IRRIGATION SPECIFIC NOTES:
(NOTES ADDED HERE FOR REFERENCE - SEE LANDSCAPE DRAWINGS / SPECIFICATIONS)

-ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.

-IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.

CONTACT PARKS AT 250-361-0600 WITH AT LEAST 48 HOURS NOTICE TO ARRANGE FOR IRRIGATION INSPECTIONS.

REQUIRED PARKS INSPECTIONS FOR IRRIGATION:

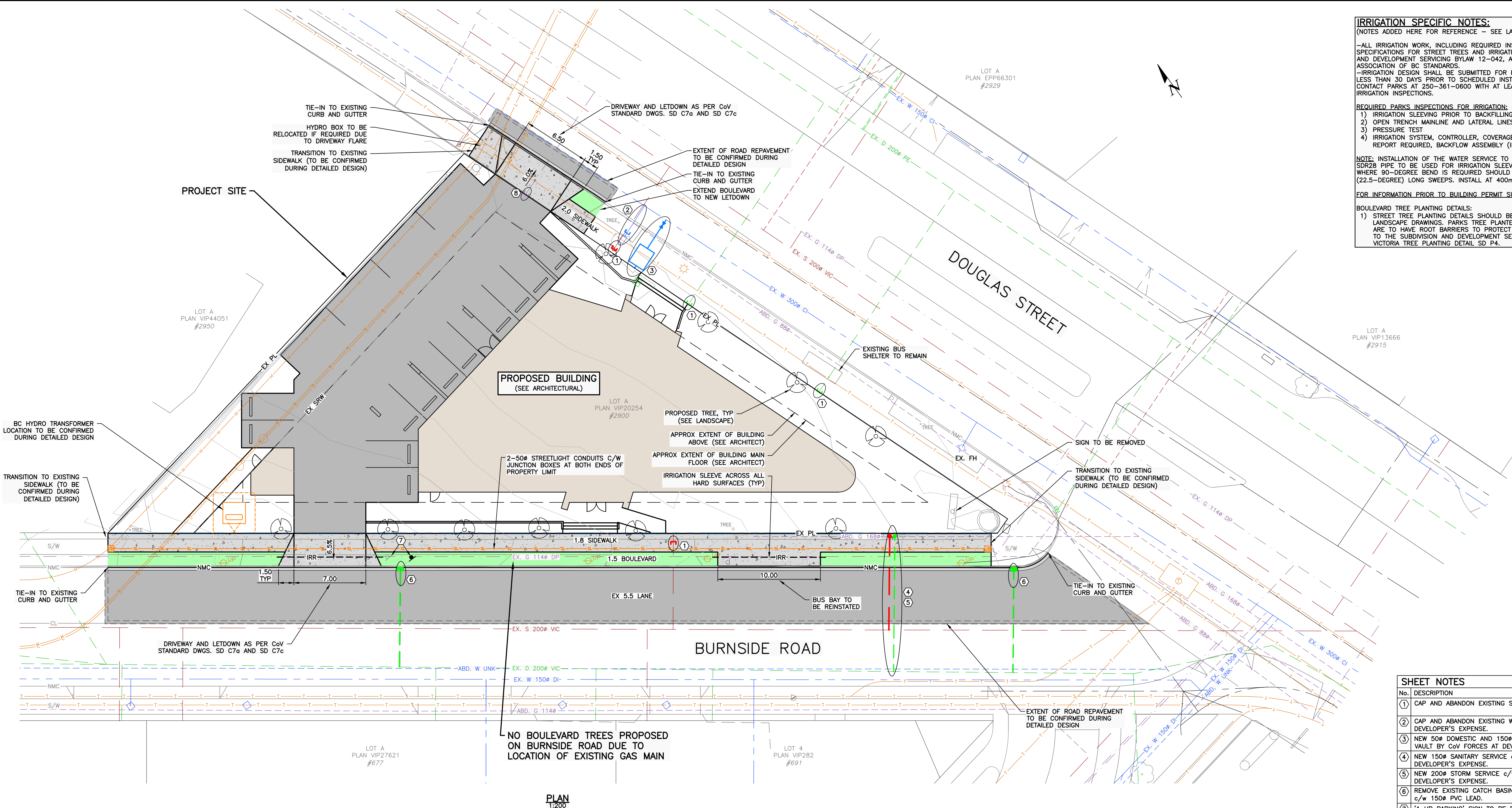
- 1) IRRIGATION SLEEVING PRIOR TO BACKFILLING
- 2) OPEN TRENCH MAINLINE AND LATERAL LINES
- 3) PRESSURE TEST
- 4) IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY (INCLUDING INSPECTION TAG AND TESTING REPORT)

NOTE: INSTALLATION OF THE WATER SERVICE TO BE AT THE EXPENSE OF THE APPLICANT. 100mm SDR28 PIPE TO BE USED FOR IRRIGATION SLEEVING UNDER HARD SERVICES. INSTALLATIONS WHERE 90-DEGREE BEND IS REQUIRED SHOULD BE INSTALLED USING 100mm SDR28 GSX (22.5-DEGREE) LONG SWEEPS. INSTALL AT 400mm DEPTH.

FOR INFORMATION PRIOR TO BUILDING PERMIT SUBMISSION / APPROVAL:

BOULEVARD TREE PLANTING DETAILS:

- 1) STREET TREE PLANTING DETAILS SHOULD BE SHOWN ON REPLACEMENT TREE PLAN OR LANDSCAPE DRAWINGS. PARKS TREE PLANTED 1.0m OR LESS FROM CURBS OR SIDEWALKS ARE TO HAVE ROOT BARRIERS TO PROTECT CIVIL INFRASTRUCTURE. REFER TO SCHEDULE B TO THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042 FOR CITY OF VICTORIA TREE PLANTING DETAIL SD P4.



SHEET NOTES	
No.	DESCRIPTION
①	CAP AND ABANDON EXISTING SERVICE.
②	CAP AND ABANDON EXISTING WATER SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE.
③	NEW 50# DOMESTIC AND 150# FIRE WATER SERVICE CONNECTION c/w METER VAULT BY CoV FORCES AT DEVELOPER'S EXPENSE.
④	NEW 150# SANITARY SERVICE c/w INSPECTION CHAMBER BY CoV FORCES AT DEVELOPER'S EXPENSE.
⑤	NEW 200# STORM SERVICE c/w INSPECTION CHAMBER BY CoV FORCES AT DEVELOPER'S EXPENSE.
⑥	REMOVE EXISTING CATCH BASIN AND LEAD. REPLACE WITH NEW CATCH BASIN c/w 150# PVC LEAD.
⑦	'1 HR PARKING' SIGN TO BE REMOVED / REINSTATED.
⑧	EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC.
○ TREE EXISTING TREE TO REMAIN, SCALED TO TREE TRUNK DIAMETER	

CAUTION: EXISTING UTILITIES KNOWN TO BE IN THE PROJECT VICINITY ARE SHOWN SCHEMATICALLY AND INCLUDE, BUT ARE NOT LIMITED TO: BC HYDRO, CITY OF VICTORIA WATER/SANITARY/STORM DRAIN, FORTISBC, AND TELUS COMMUNICATIONS. FIELD LOCATES REQUIRED PRIOR TO CONSTRUCTION. HAND DIG WERE REQUIRED.

LEGAL PLAN & AND SURVEY INFORMATION PROVIDED POWELL & ASSOCIATES

SEE ARCHITECTURAL AND LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION

THIS DRAWING AND DESIGN IS THE PROPERTY OF MCELHANNEY CONSULTING SERVICES LTD. AND SHALL NOT BE USED, REUSED, OR REPRODUCED WITHOUT THE CONSENT OF THE SAID COMPANY. MCELHANNEY CONSULTING SERVICES LTD. WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

- NOTES:**
1. FOR BUILDING INFORMATION, SEE DRAWINGS BY CONTINUUM ARCHITECTURE.
 2. FOR LANDSCAPING, SEE DRAWINGS BY STUDIO ONE CREATIVE.
 3. FOR LEGAL INFORMATION, SEE DRAWINGS BY POWELL & ASSOCIATES.
 4. ALL EXISTING STRUCTURES TO BE REMOVED AND DISPOSED OFFSITE UNLESS OTHERWISE NOTED.
 5. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN AND ARE SUBJECT TO CHANGE.
 6. MAIN FLOOR ELEVATION SUBJECT TO CHANGE DURING DETAILED DESIGN.
 7. ALL EXISTING SERVICES TO BE CAPPED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE UNLESS OTHERWISE NOTED.
 8. FIRE DEPARTMENT CONNECTION NOT SHOWN. LOCATION TO BE CONFIRMED DURING DETAILED DESIGN.

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3
PH (250) 370-9221
FAX 1 (855) 407-3895



PROJECT:
2900 DOUGLAS STREET
VICTORIA, BC
TITLE:
PRELIMINARY CIVIL PLAN

SCALE
HORIZ: 1:200 VERT: N/A
PROJECT NO.
24-029
ISSUED/REVISION
1
APPROVING AUTHORITY FILE NO.
DRAWING NO.
24-029-CSP

X:\2441\PROJECTS\2441-24029-00_2900 DOUGLAS STREET\07_DRAWINGS\01_SHEETS\24-029-CSP.DWG 7/14/2024 12:34 PM CSP