

DOUGLAS HOUSE SENIOR CARE EXPANSION

Drawing List:

- | | |
|-------------------|-----------------------|
| 1. Cover | 11. Elevations |
| 2. Survey | 12. Streetscapes |
| 3. Average Grades | 13. Perspective |
| 4. Site Plan | 14. Perspective |
| 5. Parking Plans | 15. Street Views |
| 6. L2-L4 Plan | 16. Shadow Study |
| 7. L5-L6 Plan | 17. Shadow Study |
| 8. L7 Plan | 18. Civil Plan |
| 9. Roof Plan | 19. Landscape Plan |
| 10. Section | 20. Tree Preservation |
| 11. Triplex | 21. Character Images |

0 2.5 5 10 15 20 25
The intended plot size of this plan is 560mm in width by 432mm in height, (C size), when plotted at a scale of 1:250.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

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Subject to charges, legal notations, and interests shown on: Title No. ET136142 (P.I.D. 010-964-355)

Distances and elevations are in metres
Elevations are geodetic based on control monument 5-20
Elevations are at natural grade unless noted otherwise

Building measurements to exterior finish

CL Denotes Center Line
Con. Denotes Coniferous
Dec. Denotes Deciduous
Elev. Denotes Elevation
NMC Denotes Non-mountable Curb
OIP Denotes Original Iron Post
OLP Denotes Original Lead Plug
Ret. Denotes Retaining
Typ. Denotes Typical

LEGEND

- --- Denotes Standard Iron Post Found
- --- Denotes Lead Plug Found
- ✱ --- Denotes Coniferous Tree
- --- Denotes Deciduous Tree
- --- Denotes Catch Basin
- ✱ --- Denotes Hydrant
- ✱ --- Denotes Lamp Standard
- ✱ --- Denotes Typical Spot Elevation
- --- Denotes Utility Pole
- Denotes Utility Pole Anchor
- ⊗ --- Denotes Water Valve
- ⊗ --- Denotes Water Valve Manhole
- ⊙ --- Denotes Drain Manhole
- ⊙ --- Denotes Sewer Manhole
- ⊙ --- Denotes Gas Service
- ⊙ --- Denotes Water Service

SITE PLAN

AMICA MATURE LIFESTYLES

L 46731 P 46731

L 46850 P 46850

B 46731 F 46731 V 46731 C 46731

ADDRESS : 50 Douglas St.

PROJECT SURVEYOR : PJW

DRAWN BY : BR DATE : JULY 5/17

OUR FILE : 30546 REVISION : 1st



J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
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VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V:\Projects\30546\08\02\Microsurvey\30546.dwg

LOT A
PLAN VIP41752

NIAGARA STREET

LOT 1
PLAN 46850
0.278 Ha

PLAN VIS42

LOT A
PLAN 46731
0.212 Ha

LOT 3
PLAN 228

BATTERY STREET

DOUGLAS STREET

NIAGARA STREET

LOT A
N VIP41752

DOUGLAS STREET

MAIN BUILDING
L1 @ 24.30
AVG. GRADE 24.18
ROUNDED DOWN 24.10

LOT 1
N 46850

TRIPLEX
L1 @ 27.10
AVERAGE
GRADE: 26.43

2 STOREY BUILDING
L1 @ 27.10
MAIN FLOOR ELEV. = 27.10m
TOP OF ROOF ELEV. = 36.98m

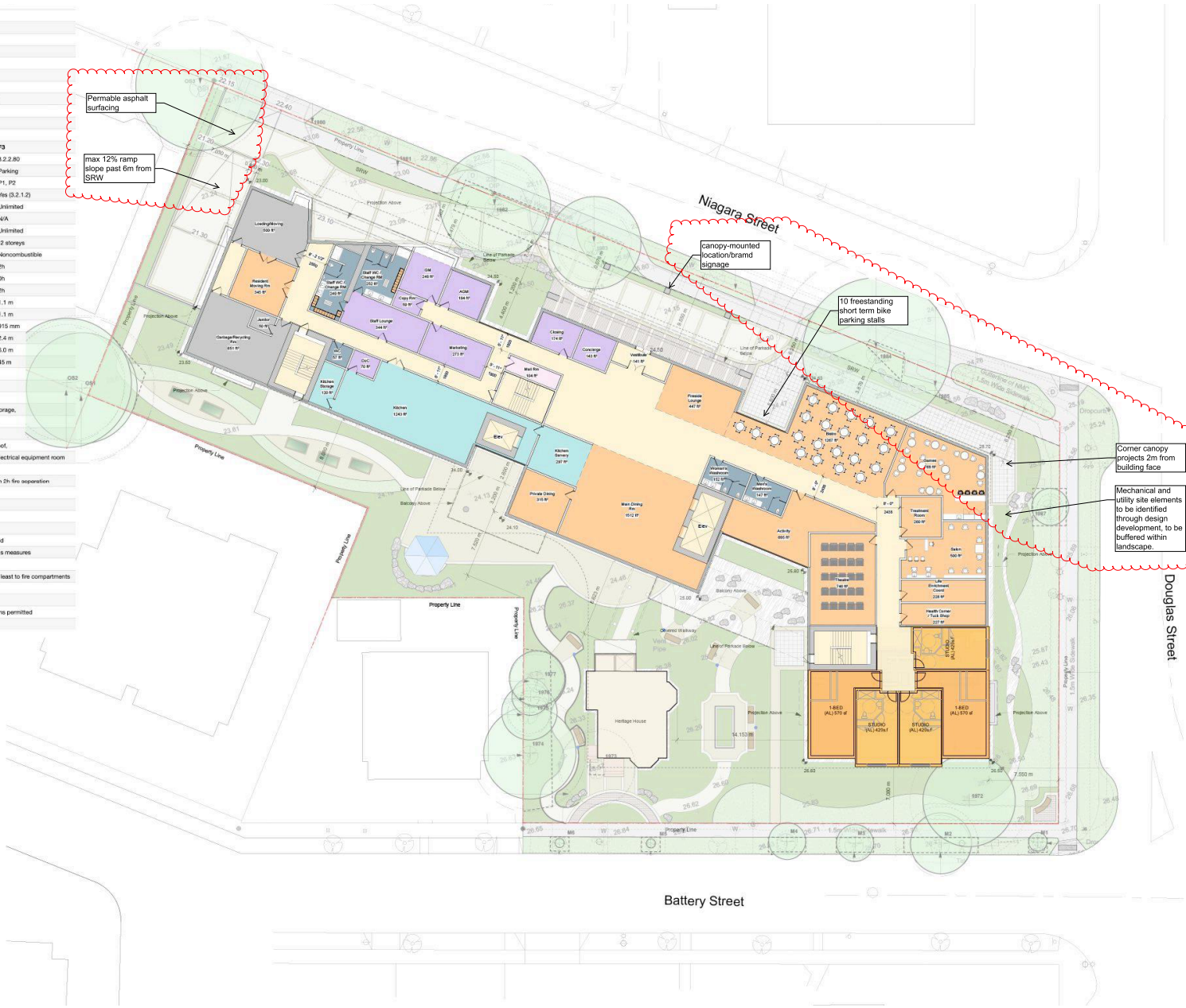
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	End	EX	DS	EX	DS	Avg	L		Comp	End	EX	DS	EX	DS	Avg	L	Comp	
A	B	23.5	22.1	23.6	22.9	22.50	4.7	105.75	Q	R	25.7	24.3	26.5	26.5	25.40	32.72	831.09	
B	C	23.6	22.9	23.6	22.9	22.90	1.2	27.48	R	S	26.5	26.5	26.5	24.8	25.65	5.16	132.87	
C	D	23.6	22.9	23.5	23.1	23.00	1.95	44.85	S	T	26.5	24.8	26.5	24.8	24.80	9.4	233.12	
D	E	23.5	23.1	23.4	23.1	23.10	4.58	105.80	T	U	26.5	24.8	26.5	26.5	25.65	5.16	132.87	
E	F	23.4	23.1	23.2	23.3	23.15	12.58	291.23	U	V	26.5	26.5	26.7	24.3	25.40	20.58	522.73	
F	G	23.2	23.3	23.4	23.4	23.30	3.77	87.84	V	W	25.7	24.3	25.5	24.3	24.30	9.97	242.27	
G	H	23.4	23.4	23.5	23.5	23.45	1.2	26.14	W	X	25.5	24.3	25.7	24.3	24.30	7.0	170.10	
H	I	23.5	23.5	23.5	23.9	23.50	4.7	110.45	X	Y	25.7	24.3	24.2	24.2	24.25	22.6	548.05	
I	J	23.5	23.9	23.5	23.9	23.50	4.4	103.40	Y	Z	24.2	24.2	24.2	24.2	24.20	5.8	140.36	
J	K	23.5	23.9	23.5	24.0	23.50	5.7	133.95	Z	AA	24.2	24.2	24.2	24.2	24.20	5.7	137.94	
K	L	23.5	24.0	24.4	24.3	24.25	23.8	577.15	AA	BB	24.2	24.2	24.2	24.2	24.20	2.6	62.92	
L	M	24.4	24.2	24.4	24.3	24.25	23.8	577.15	BB	CC	24.2	24.2	23.5	23.5	23.85	33.2	791.82	
M	N	24.4	24.3	24.5	24.3	24.30	2.4	58.32	CC	DD	23.5	23.5	23.4	23.4	23.45	6.3	147.74	
N	O	24.5	24.3	24.5	24.3	24.30	5.7	138.51	DD	EE	23.4	23.4	23.4	21.3	22.35	0.0	0.00	
O	P	24.5	24.3	24.6	24.3	24.30	5.8	140.94	EE	FF	23.4	21.3	23.5	21.3	21.30	7	149.10	
P	Q	24.6	24.3	25.7	24.3	24.30	21.4	520.02	FF	AA	23.5	21.3	23.5	22.1	21.70	6.3	136.71	
Subtotal								107.68	2564.46							179.53	4379.68	
Total																287.21	6944.14	
Average Grade																		24.18

Start	End	Points		Start Els		End Els		Result	
		EX	DS	EX	DS	Avg	L	Comp	
A	B	26.3	26.3	26.3	26.3	26.30	3.30	86.79	
B	C	26.3	26.3	26.4	26.4	26.35	1.94	51.12	
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	137.28	
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	1072.47	
Average Grade							26.43		

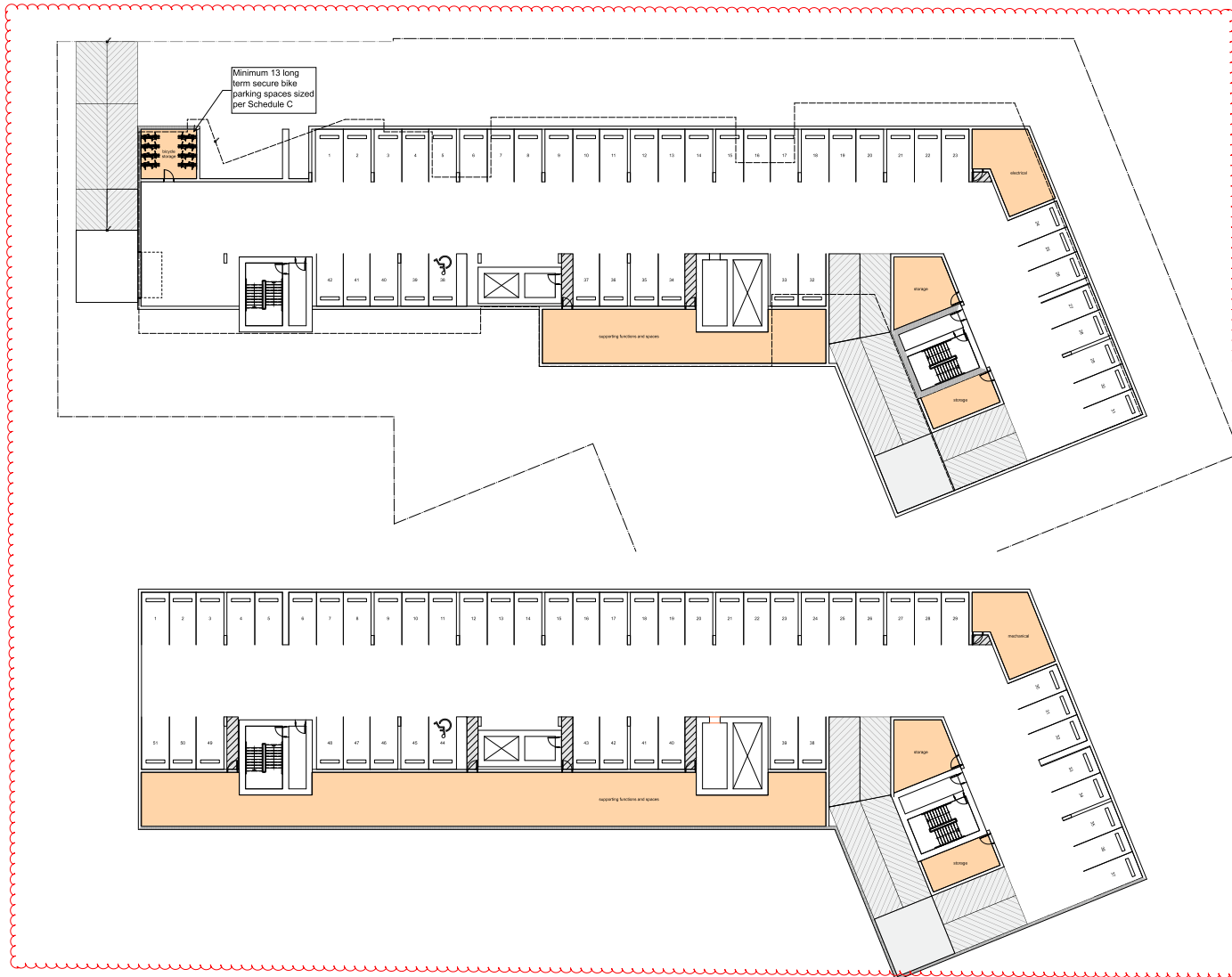
Douglas House Senior Care Expansion victoria, bc

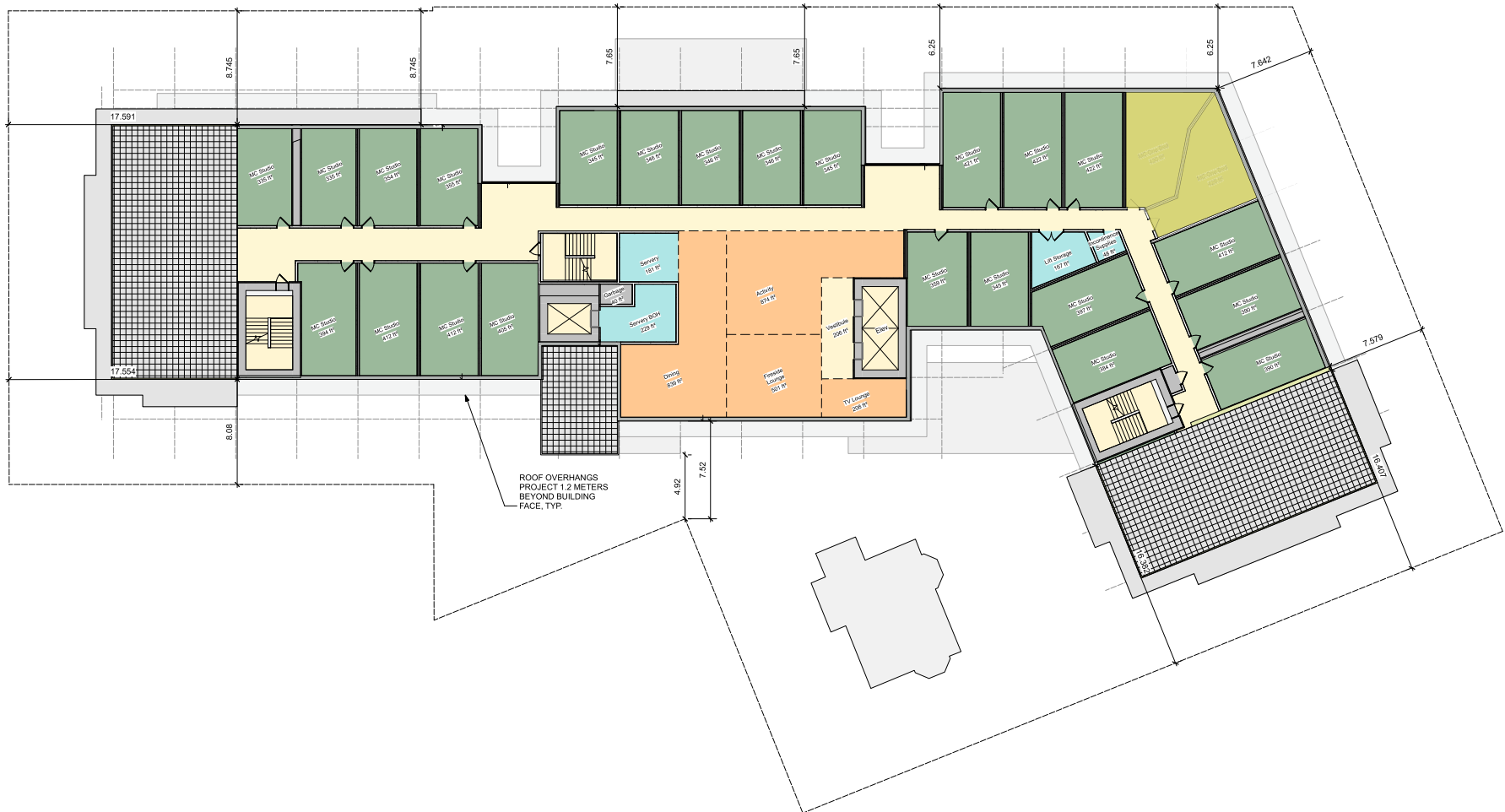


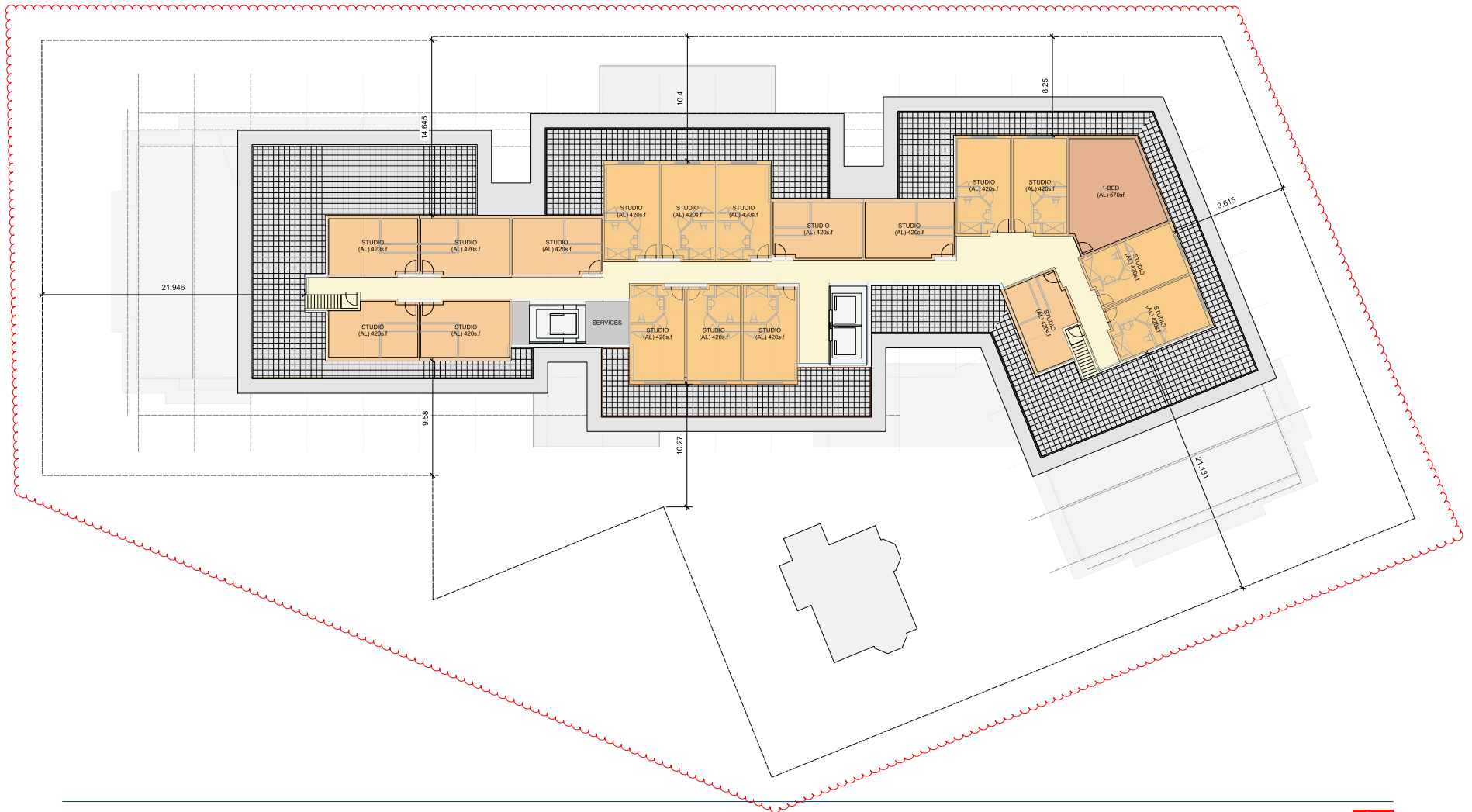
Applicable Building Code:	BCBC 2018		
Streets Facing	3		
High Building (3.2.6)	Yes		
Sprinklered	Yes		
Standpipe System	Yes		
Fire Alarm System	Two-stage		
Operational Notes	No Treatment, no moving residents in beds		
Ancillary Uses	Group A2 (Dining), Group D (Administration)		
Spatial Separations	Minimum 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-L6	P1, P2
Separate Building	No	No	Yes (3.2.1.2)
Maximum Building Area	Unlimited	Unlimited	Unlimited
Actual Building Area	+/- 2,200 sqm	+/- 2,200 sqm	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	1.05 m	1.1 m	1.1 m
Min Exit Corridor Width	1.1 m	1.05 m	1.1 m
Minimum Exit Stair Width	1.05 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	Sleeping rooms, sprinklered janitor rooms		
0h	Sleeping room zones, combustible refuse storage,		
1h	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 sqm in area per 3.3.3.5 (2)		
	Impeded Egress zones permitted		
	No dead-end corridors serving sleeping rooms permitted		

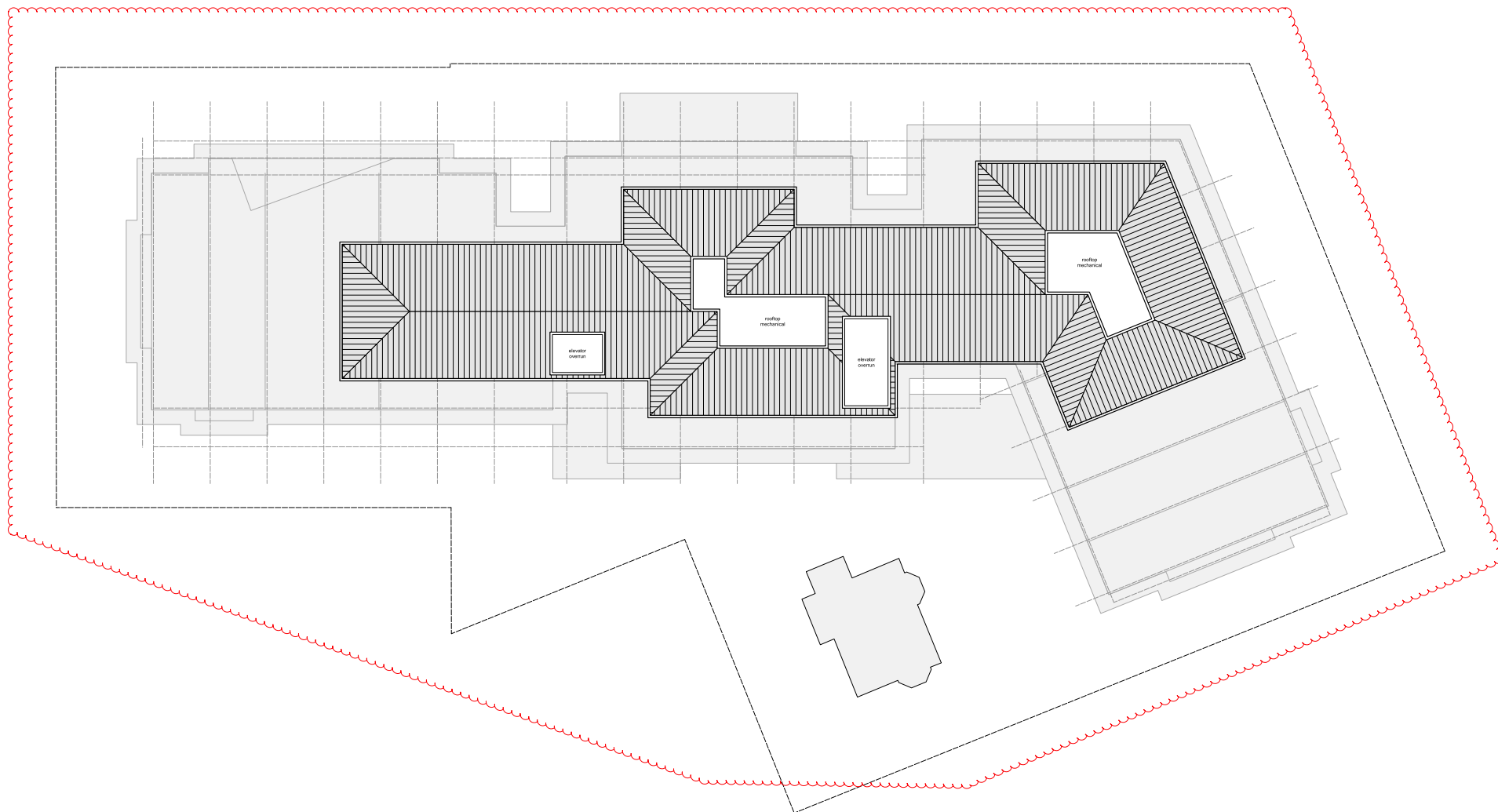


Existing Zone	R3-2
Proposed Zone	Site-specific
High Building Site (3.2.6)	Yes
Site Area (sqm)	4,913.86
Gross Floor Area	12,284
Floor Area Ratio	2.5
New Building Footprint	2,377.7
Htg. House Footprint	85.24
Total Structural Footprint*	2,462.94
Site Coverage	50.1%
Open Site Space**	48.0%
Roof Height (m geo.)	51.2
(Average) Grade (m geo.)	24.1
(Building) Height (m)	27.1
Storeys	7
Number of Units	167
Car parking provided	78
Short term bike spaces	9
Long Term bike spaces	11
Gross Floor Areas	
L7	876
L6	1,520
L5	1,715
L4	2,016
L3	2,016
L2	2,016
L1	1,855
Triplex L2	85
Triplex L1	85
Total	12,284
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	
** includes all open site space excluding drive surfaces	

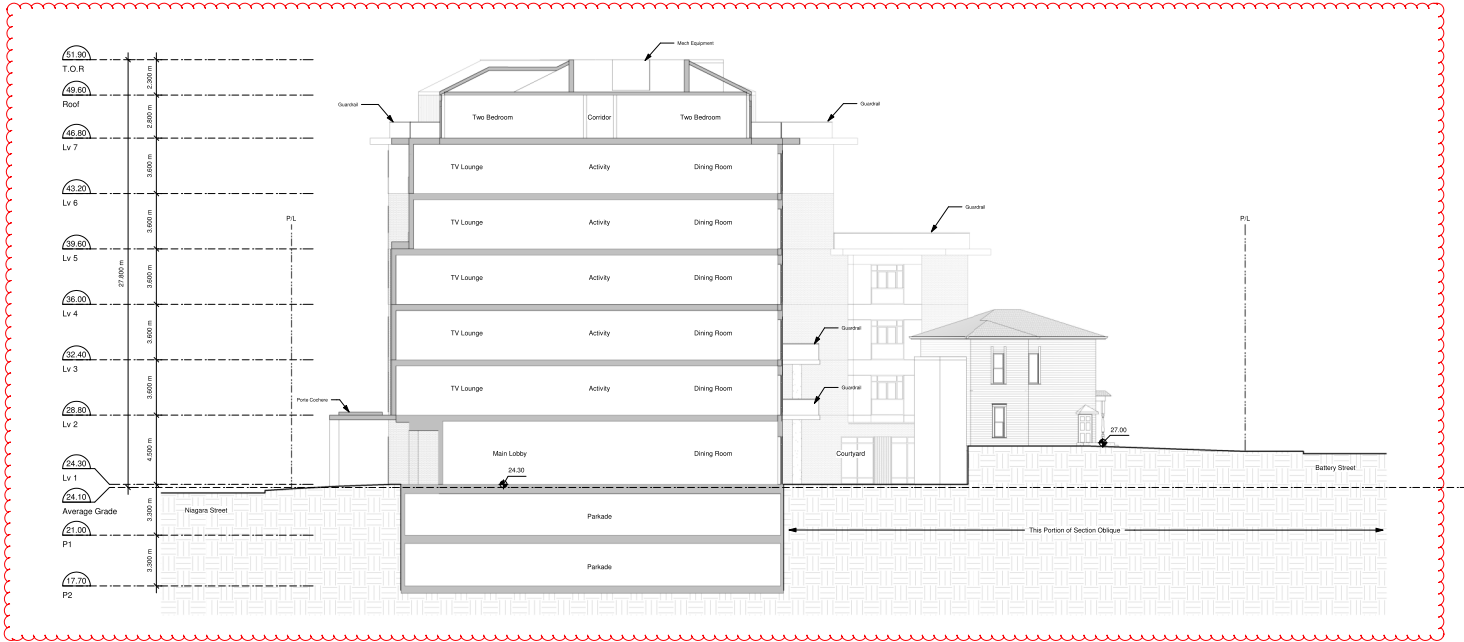


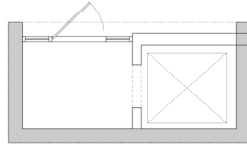






Building Section

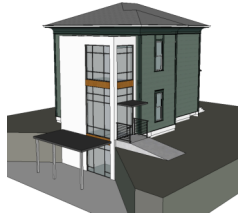




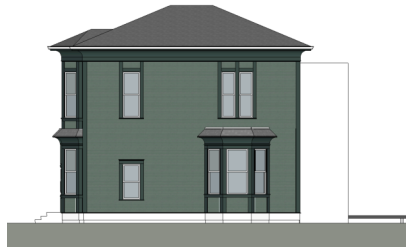
3 Courtyard Level
A211 SCALE: 1 : 50



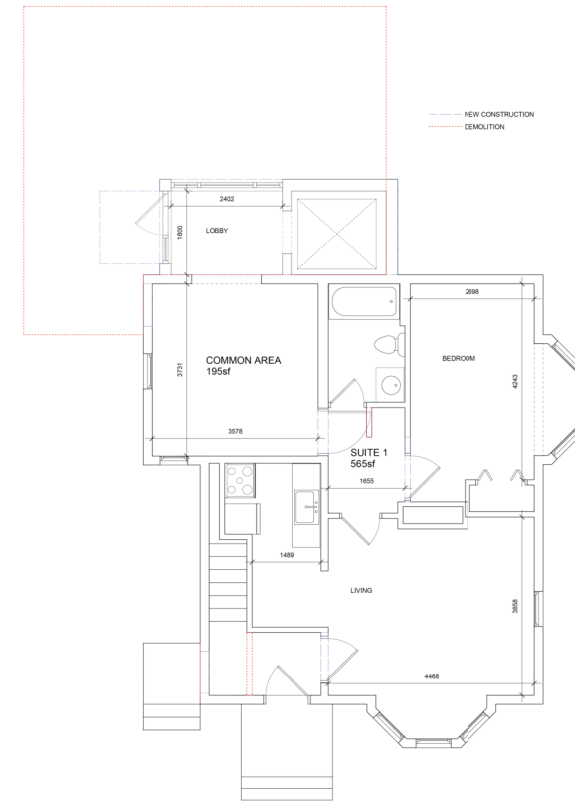
WEST VIEW



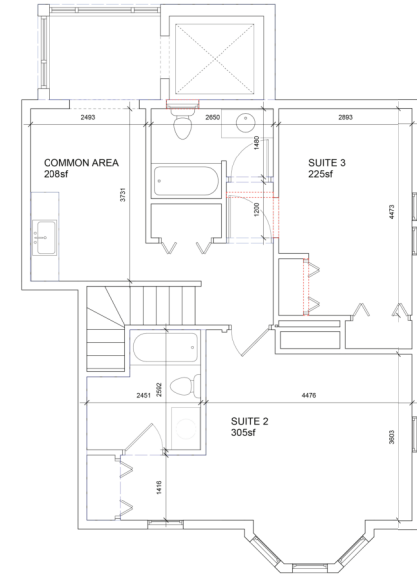
NORTH VIEW



EAST ELEVATION



1 Level 1 - Renovation
A211 SCALE: 1 : 50



2 Level 2 - Renovation
A211 SCALE: 1 : 50



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Streetscape Elevations



Douglas Street



Niagara Street



Battery Street



Douglas House Senior Care Expansion victoria, bc

AMICA

milliken
DEVELOPMENTS

dHKA 



Douglas House Senior Care Expansion victoria, bc

Shadow Study - Existing



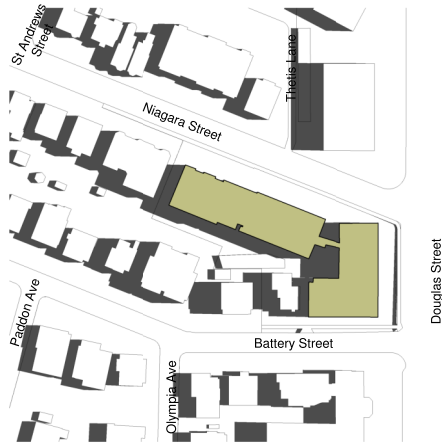
Existing Amica House - March /
September 10am



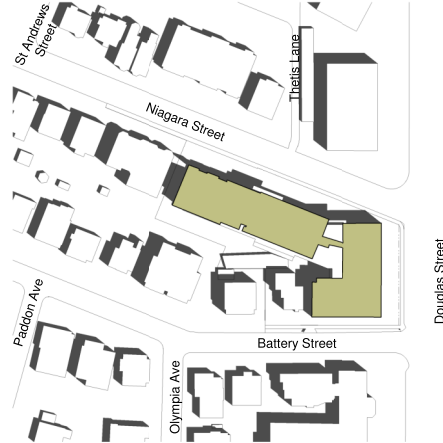
Existing Amica House - March /
September Noon



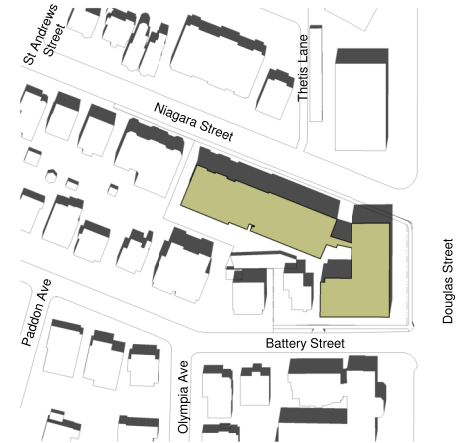
Existing Amica House - March /
September 2pm



Existing Amica House - June 10am



Existing Amica House - June Noon



Existing Amica House - June 2pm

Shadow Study - December



Existing Amica House - December 10am

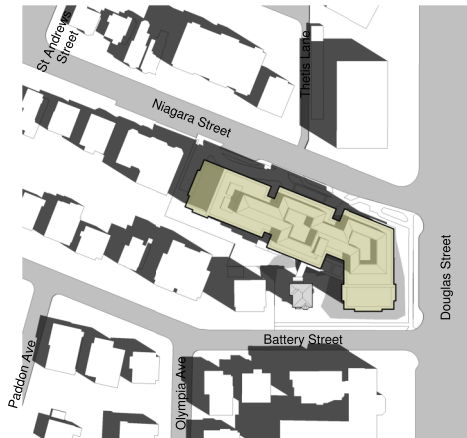


Existing Amica House - December Noon



Existing Amica House - December 2pm

Shadow Study - Proposed



Proposed Amica House - March /
September 10am



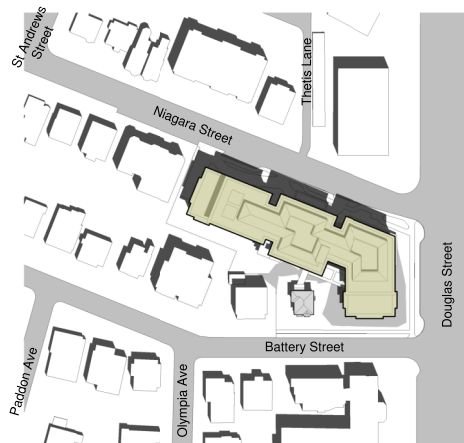
Proposed Amica House - March /
September Noon



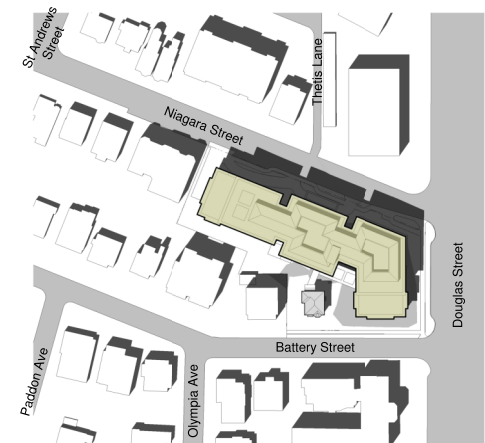
Proposed Amica House - March /
September 2pm



Proposed Amica House - June 10am

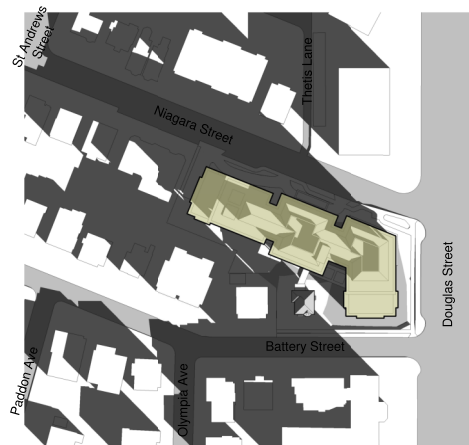


Proposed Amica House - June Noon

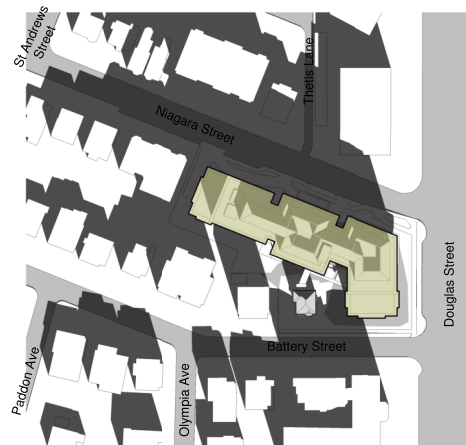


Proposed Amica House - June 2pm

Shadow Study - Proposed



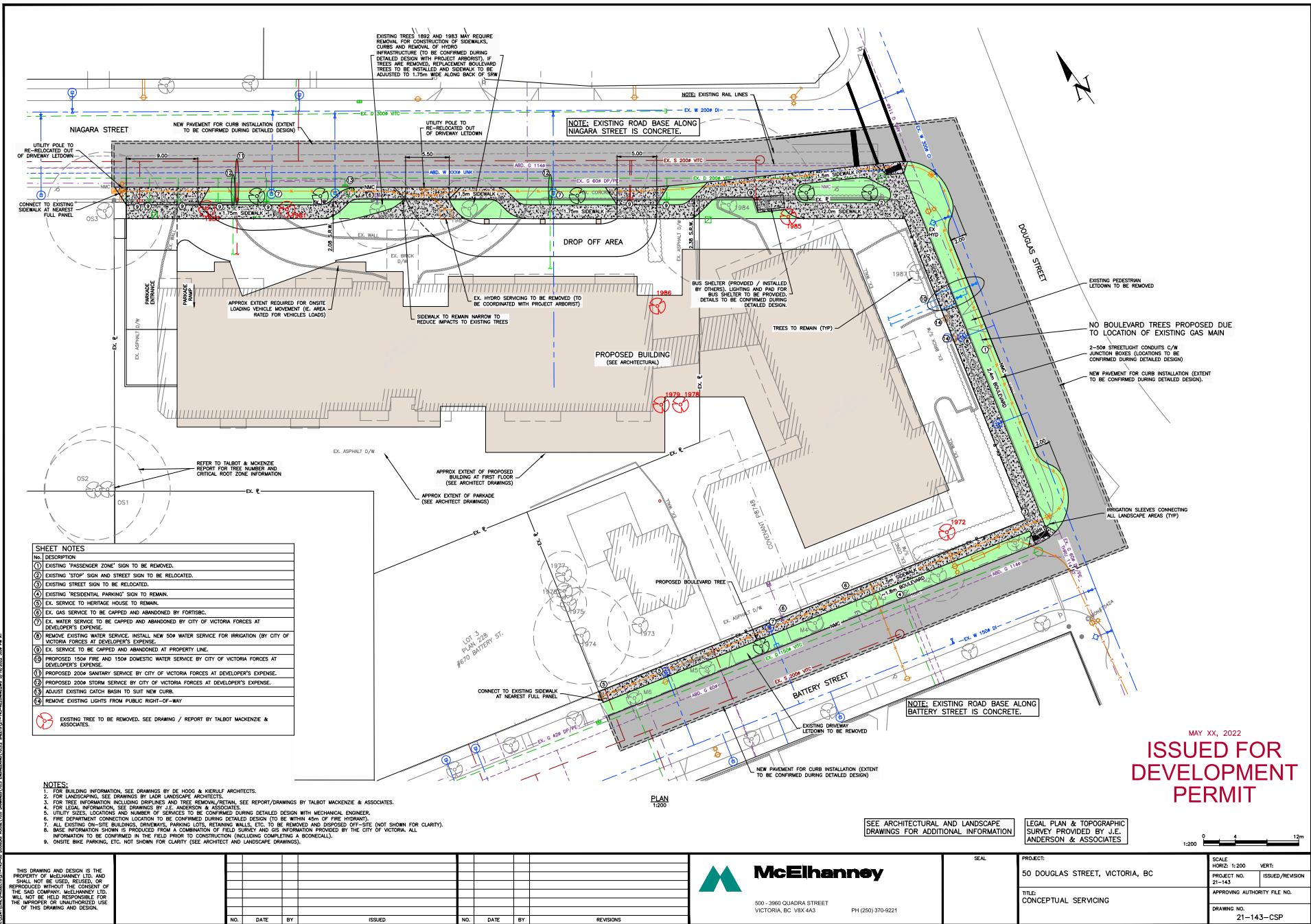
Proposed Amica House - December 10am



Proposed Amica House - December Noon



Proposed Amica House - December 2pm



SHEET NOTES	
NO.	DESCRIPTION
1	EXISTING "PASSENGER ZONE" SIGN TO BE REMOVED.
2	EXISTING "STOP" SIGN AND STREET SIGN TO BE RELOCATED.
3	EXISTING STREET SIGN TO BE RELOCATED.
4	EXISTING "RESIDENTIAL PARKING" SIGN TO REMAIN.
5	EX. GAS SERVICE TO BE CAPPED AND ABANDONED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
6	EX. WATER SERVICE TO BE CAPPED AND ABANDONED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
7	REMOVE EXISTING WATER SERVICE. INSTALL NEW 50W WATER SERVICE FOR IRRIGATION (BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE).
8	EX. SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
9	PROPOSED 150W FIRE AND 150W DOMESTIC WATER SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
10	PROPOSED 200W SANITARY SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
11	PROPOSED 200W STORM SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
12	ADJUST EXISTING CATCH BASIN TO SUIT NEW CURB.
13	REMOVE EXISTING LIGHTS FROM PUBLIC RIGHT-OF-WAY
14	EXISTING TREE TO BE REMOVED. SEE DRAWING / REPORT BY TALBOT MCKENZIE & ASSOCIATES.

- NOTES:
- FOR BUILDING INFORMATION, SEE DRAWINGS BY DE HOO & KIERULF ARCHITECTS.
 - FOR LANDSCAPING, SEE DRAWINGS BY LACK LANDSCAPE ARCHITECTS.
 - FOR TREE INFORMATION INCLUDING DRUPEDS AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY TALBOT MCKENZIE & ASSOCIATES.
 - FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
 - UTILITY SIZES, LOCATIONS AND NUMBER OF SERVICES TO BE CONFIRMED DURING DETAILED DESIGN WITH MECHANICAL ENGINEER.
 - FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45M OF FIRE HYDRANT).
 - ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
 - BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A SCORICAL).
 - ON-SITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS

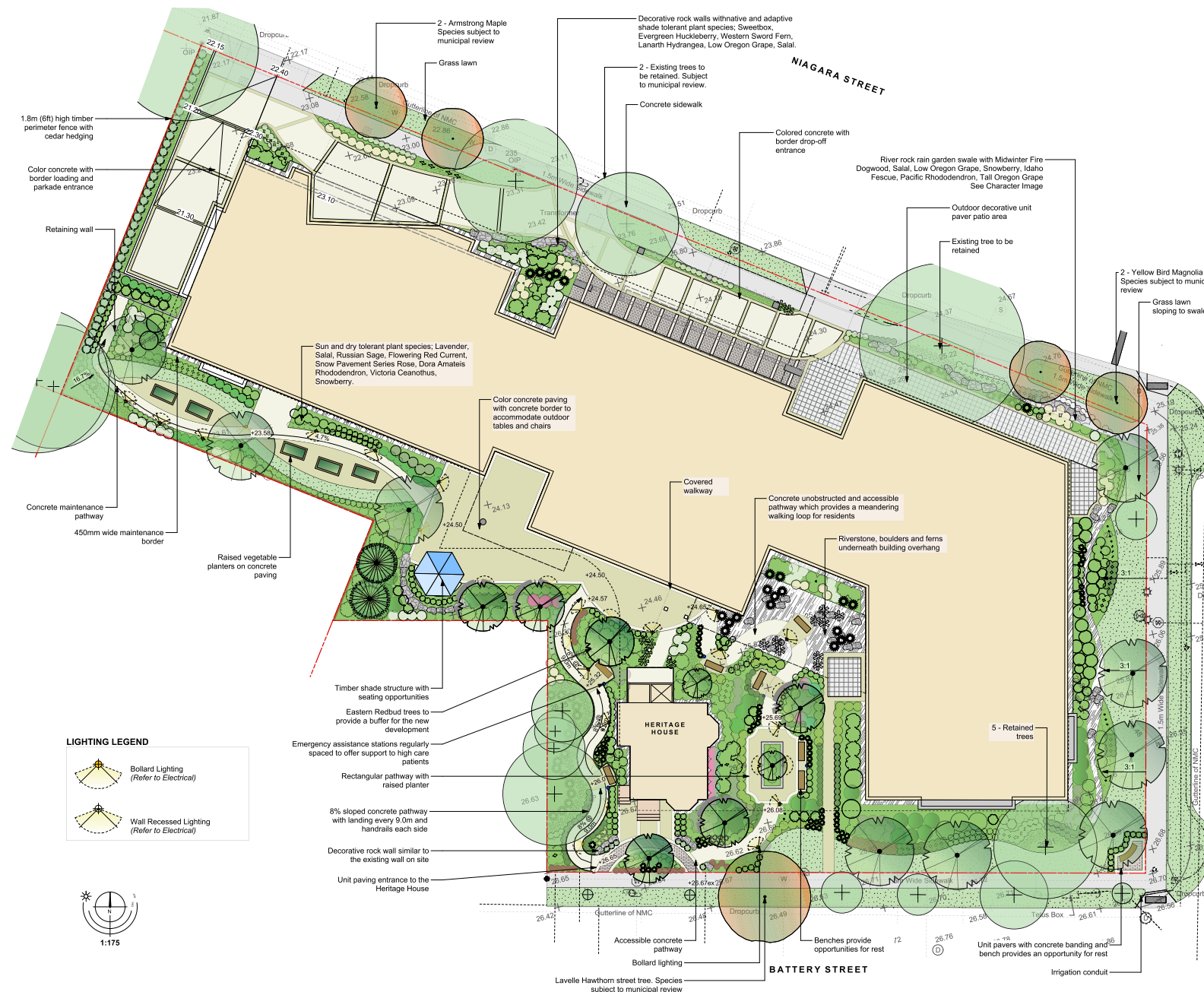
**McElhanney**

500 - 3960 QUADRA STREET
VICTORIA, BC V8K 4A3
PH (250) 370-9221

SEAL

SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

PROJECT:	50 DOUGLAS STREET, VICTORIA, BC
TITLE:	CONCEPTUAL SERVICING
DRAWING NO.	21-143-CSP
SCALE	HORIZ: 1:200 VERT: 1:200
PROJECT NO.	21-143
ISSUED/REVISION	
APPROVING AUTHORITY FILE NO.	



Recommended Nursery Stock

Trees

Total: 28

Botanical Name	Common Name	Size
<i>Acer drincatum</i>	Vine Maple	4cm cal.
<i>Acer rubrum</i> 'Armstrong'	Armstrong Maple	6cm cal.
<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	6cm cal.
<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm cal.
<i>Cercis canadensis</i>	Eastern Redbud	6cm cal.
<i>Crataegus x lavalleyi</i>	Lavalle hawthorn	6cm cal.
<i>Magnolia acuminata</i> 'Yellow Bird'	Yellow Bird Magnolia	6cm cal.
<i>Pseudotsuga menziesii</i>	Douglas Fir	20m Ht.
<i>Quercus rubra</i>	Red Oak	6cm cal.

Large Shrubs

Total: 176

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

Medium Shrubs

Total: 293

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

Small Shrubs

Total: 781

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

Perennials, Annuals and Ferns

Total: 274

Botanical Name	Common Name	Size
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
<i>Festuca idahoensis</i>	Idaho Fescue	#1 pot
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 pot
<i>Perovskia atriplicifolia</i>	Russian Sage	#1 pot
<i>Polystichum munium</i>	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



Raised Garden Planters



Concrete with Border



Rain Garden Swale



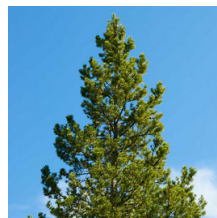
Decorative Rock Walls

CHARACTER IMAGES

Landscape Concept Plan - 50 Douglas Street



Princeton Sentry Ginkgo



Shore Pine



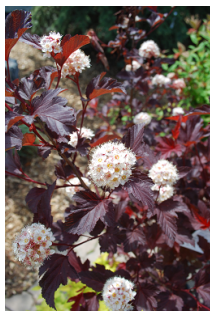
Bowhall Red Maple



Katsura Tree



Evergreen Huckleberry



Pacific Ninebark



Indian Plum



Pacific Rhododendron



Mock Orange



Silver Pink Rock Rose



Tall Oregon Grape



Nootka Rose



Red Flowering Currant



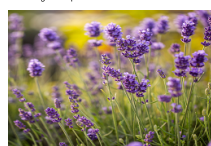
Salal



Snowberry



Low Oregon Grape



English Lavender



Sword Fern



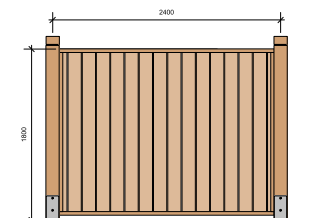
Karl Foerster Feather Reed Grass



Blue Oat Grass



Dwarf Sweet Box



1 1.8m (6ft) Timber Perimeter Fence
Scale: 1:25



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) 508-0105

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