

DOUGLAS HOUSE SENIOR CARE EXPANSION

Drawing List:

- | | |
|-------------------|-----------------------|
| 1. Cover | 11. Elevations |
| 2. Survey | 12. Streetscapes |
| 3. Average Grades | 13. Perspective |
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| 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 00A, P 000 46731 00d

L 001, P 000 46850,

B 00000 F 000, V 00000 C 000

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
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL: info@jeanderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

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LOT A
PLAN VIP41752

NIAGARA STREET

LOT 1
PLAN 46850
0.278 Ha

LOT A
PLAN 46731
0.212 Ha

LOT 3
PLAN 228

DOUGLAS STREET

BATTERY 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

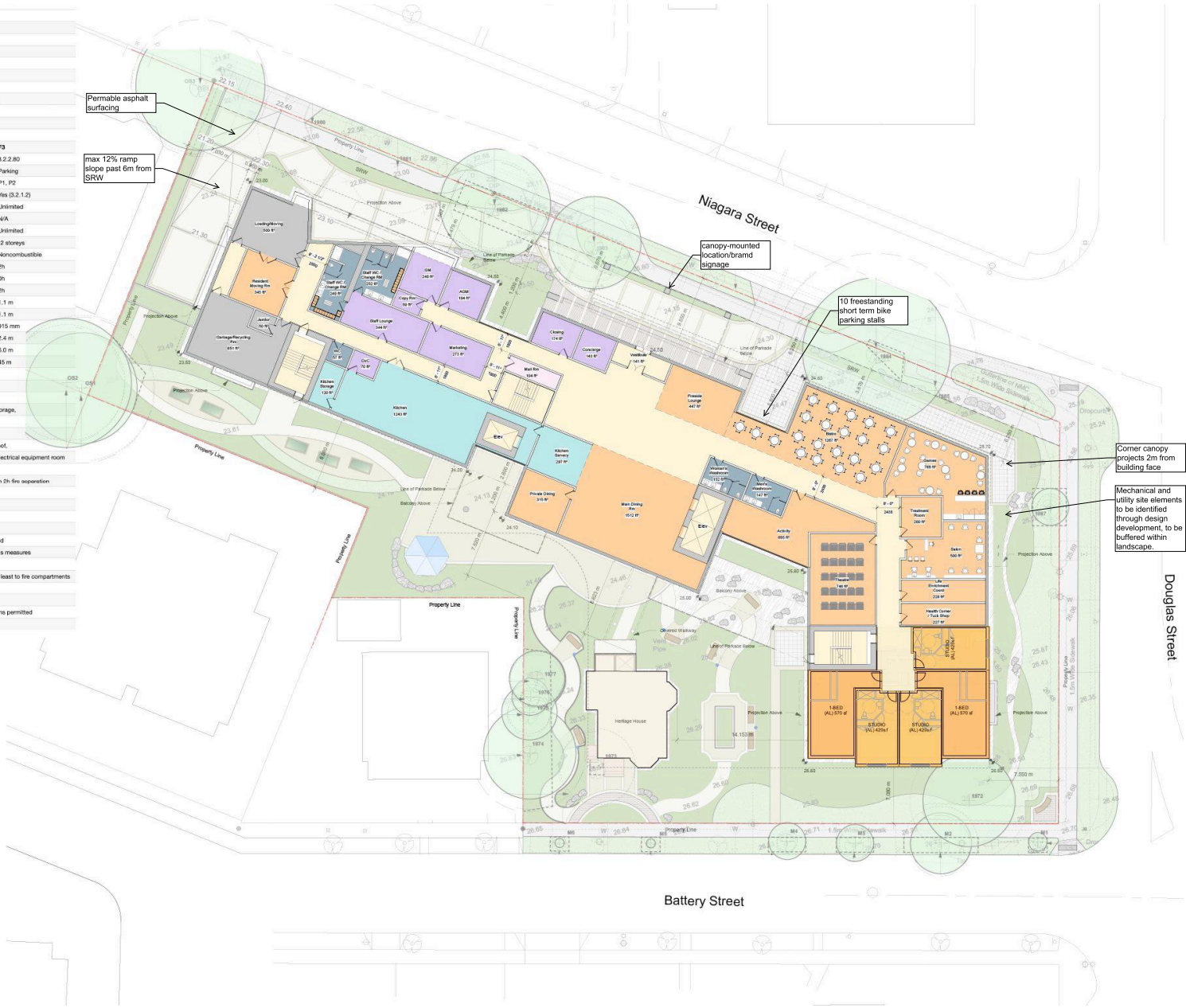
2 STOREY BUILDING
L1 @ 27.10
MAIN FLOOR ELEV. = 27.10m
TOP OF ROOF ELEV. = 36.98m

| Start | Points | Start Els | | End Els | | Result | | Start | Points | Start Els | | End Els | | Result | | | |
|---------------|--------|-----------|------|---------|------|--------|-------|--------|--------|-----------|------|---------|------|--------|-------|--------|---------|
| | 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 | 5.18 | 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 | 5.18 | 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 | 28.14 | 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 | 24.0 | 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 | 21.3 | 21.3 | 22.35 | 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 | | | | | | | | 179.53 | 4379.68 |
| Total | | | | | | | | | | | | | | | | 287.21 | 6944.14 |
| Average Grade | | | | | | | | | | | | | | | | | 24.18 |

| Points | | Start Els | | End Els | | Result | | |
|---------------|-----|-----------|------|---------|------|--------|-------|---------|
| Start | End | 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 |

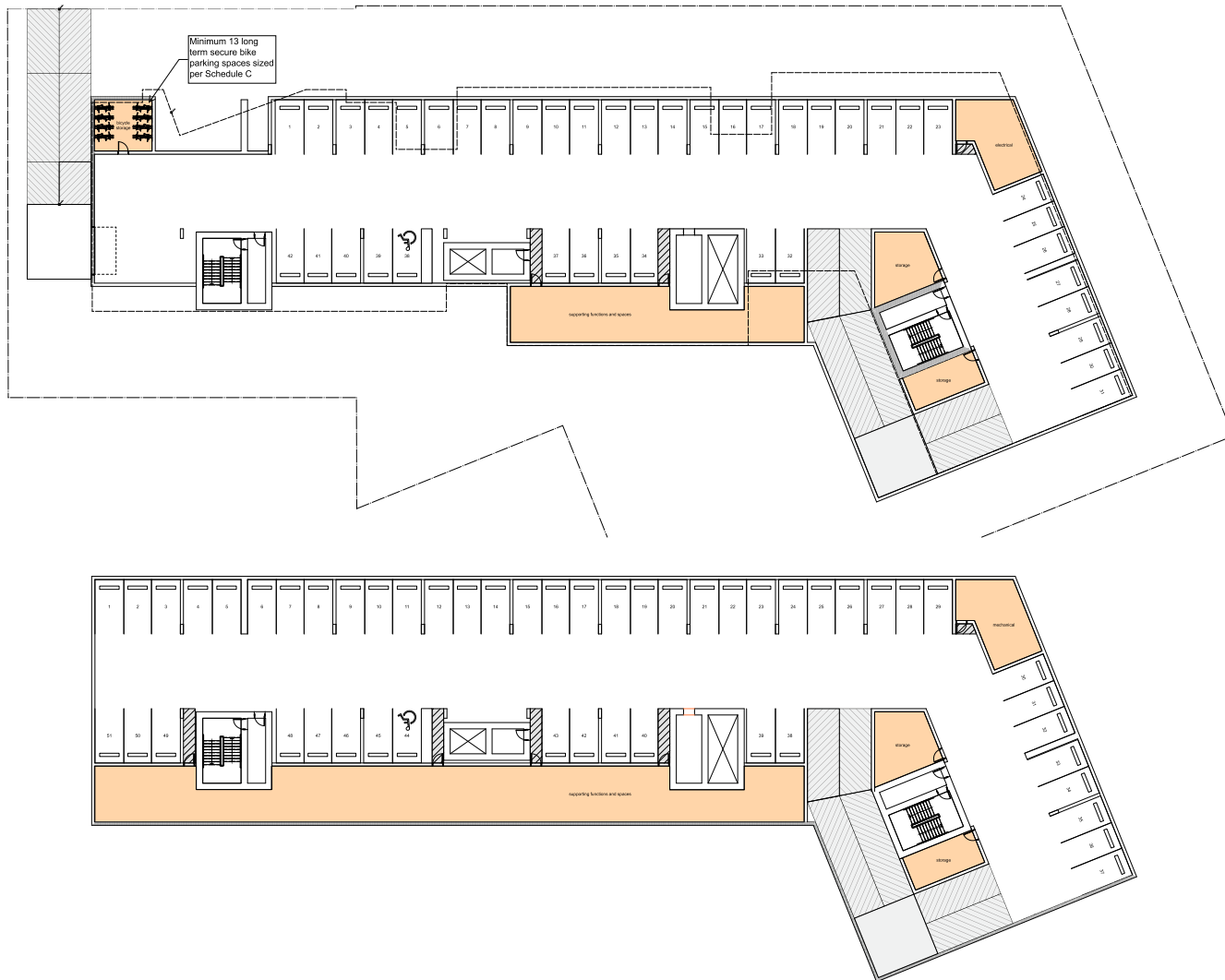
LOT 24
N VIP248

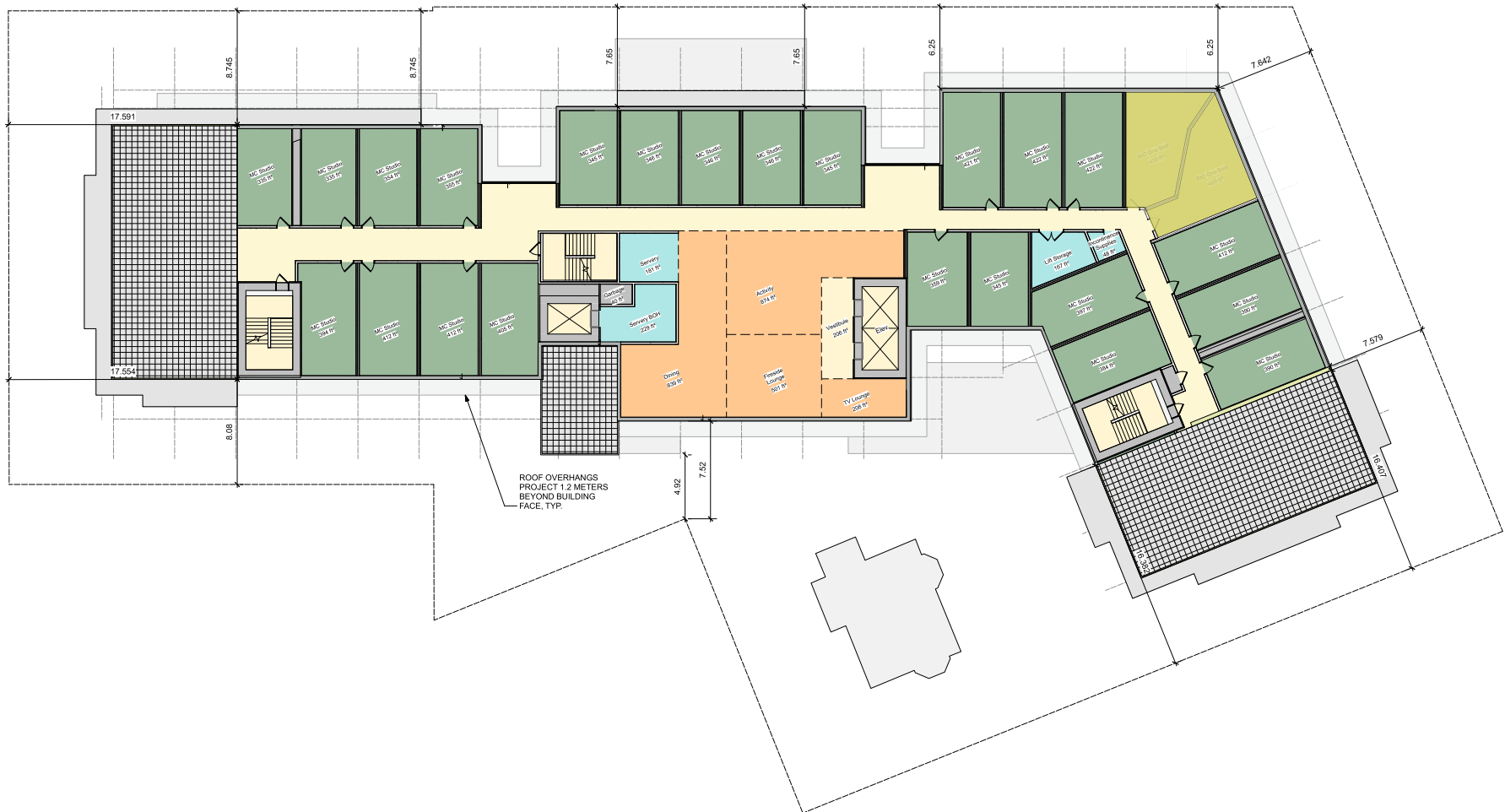
| | | | |
|--------------------------------|---|----------------|----------------|
| Applicable Building Code: | BCBC 2018 | | |
| Streets Facing | 3 | | |
| High Building (3.2.6) | Yes | | |
| Sprinklered | Yes | | |
| Standpipe System | Yes | | |
| Fire Alarm System | Two-stage | | |
| Operational 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 | 3.2.2.3b | 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 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 | 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 sm in area per 3.3.3.5 (2) | | |
| | Impeded Egress zones permitted | | |
| | No dead-end corridors serving sleeping rooms permitted | | |

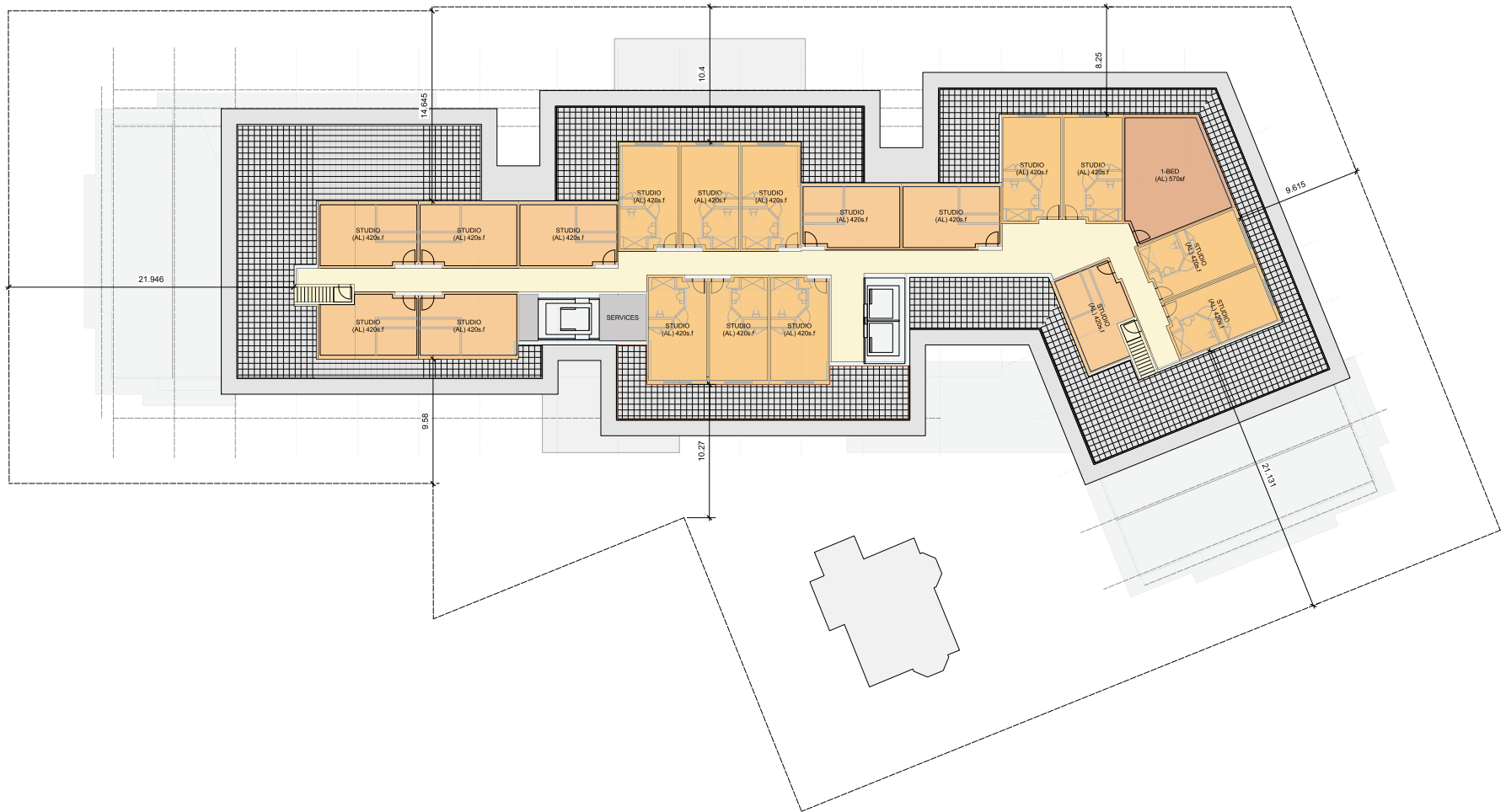


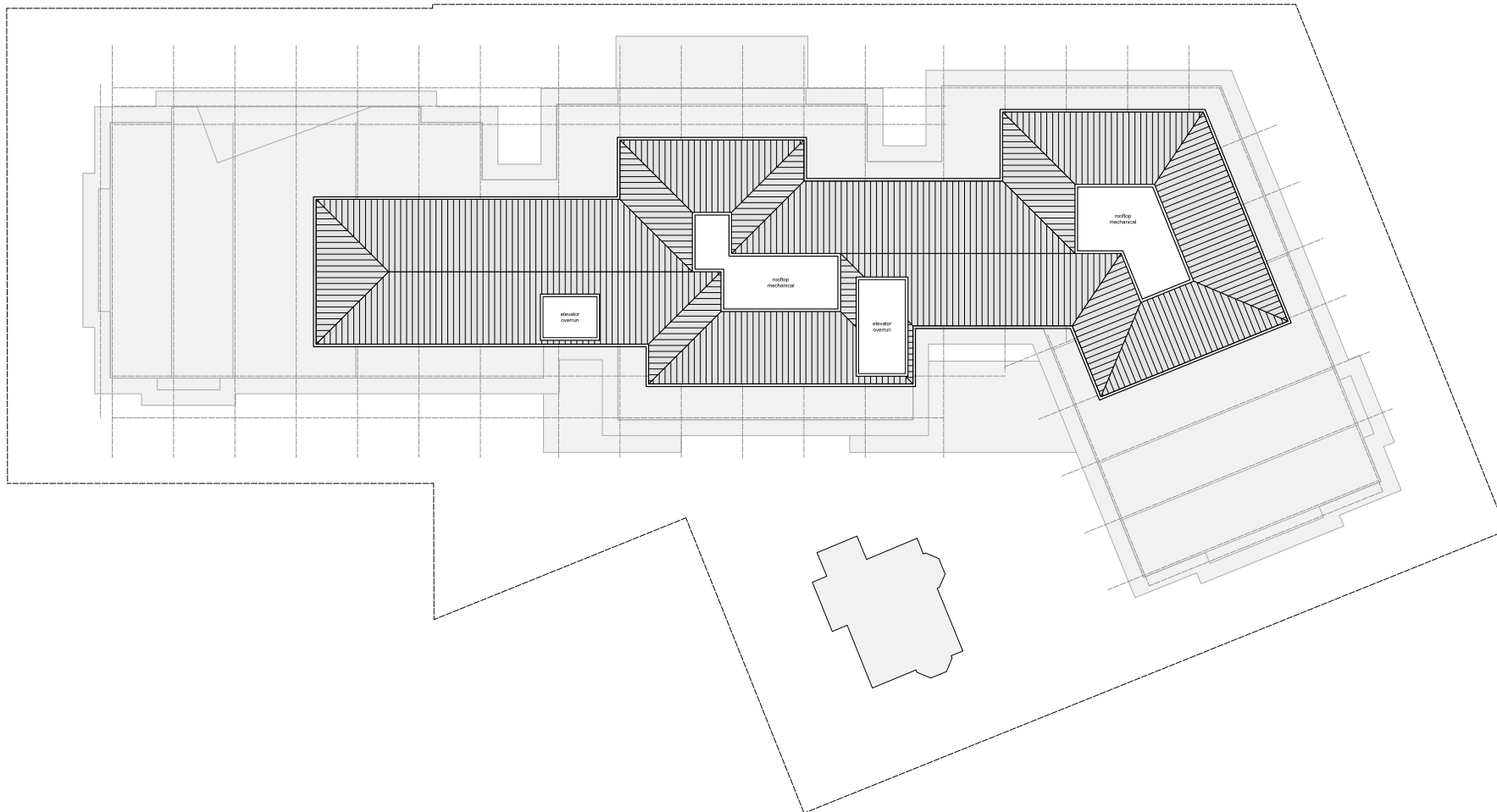
| | |
|------------------------------|---------------|
| Existing Zone | R3-2 |
| Proposed Zone | Site-specific |
| High BuildingSite (3.2.6) | Yes |
| Site Area (sqm) | 4,913.86 |
| Gross Floor Area | 12,284 |
| Floor Area Ratio | 2.5 |
| | |
| New Building Footprint | 2,377.7 |
| Htg. House Footprint | 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

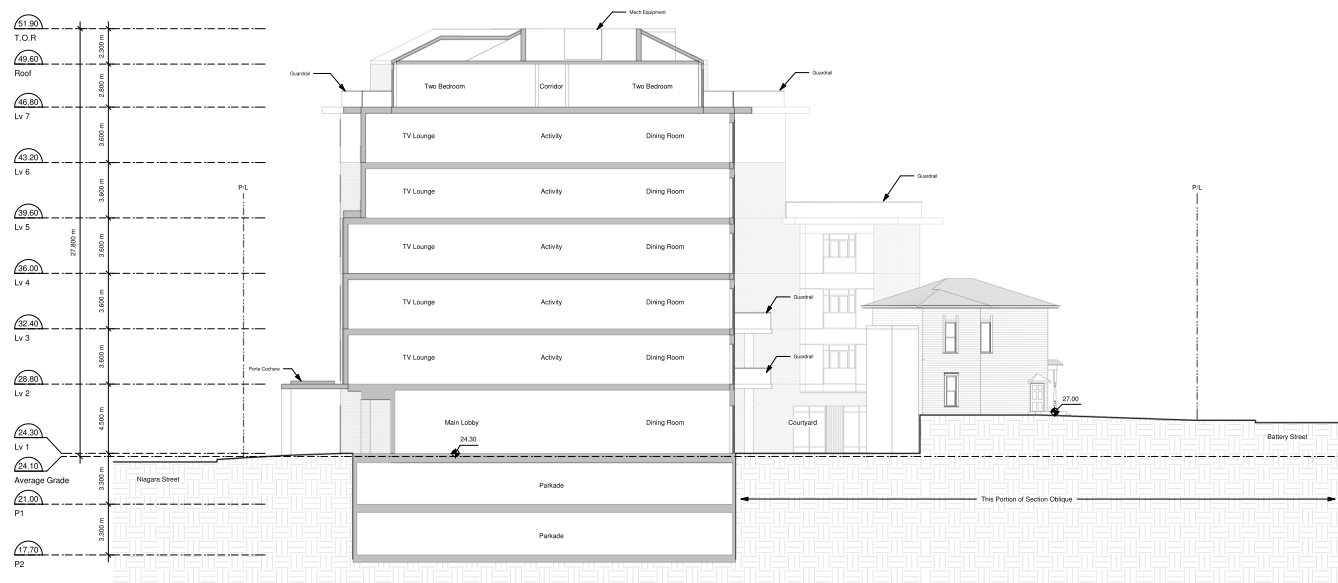


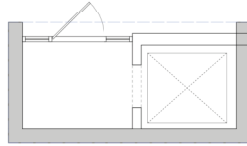






Building Section

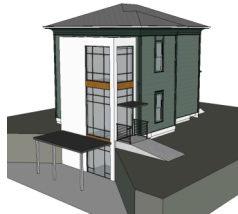




3 Courtyard Level
A211 SCALE: 1 : 50



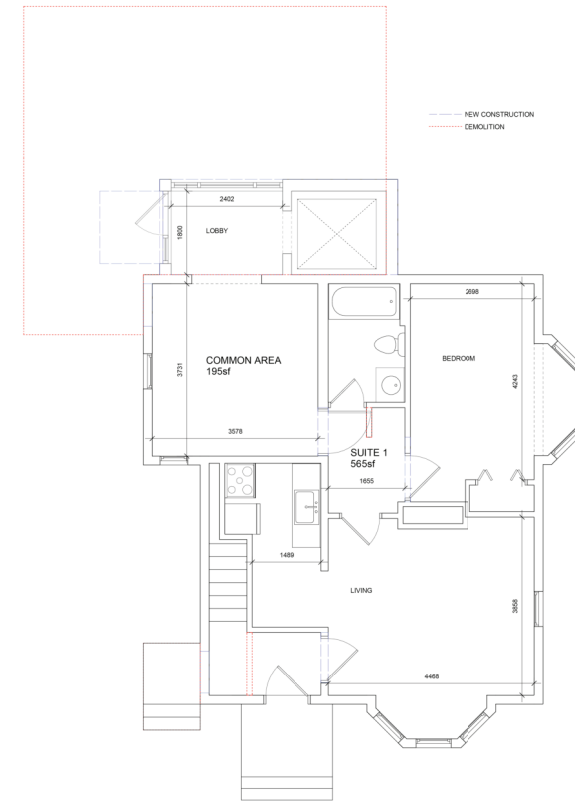
WEST VIEW



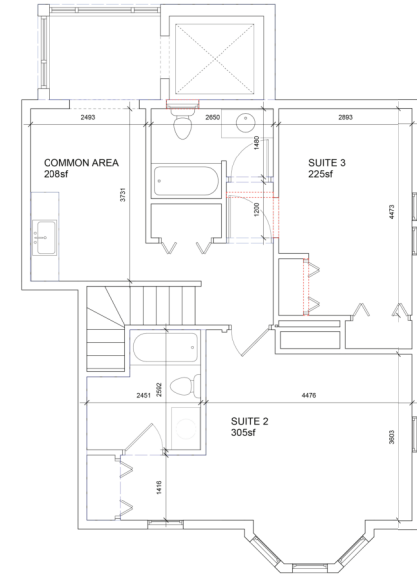
NORTH VIEW



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



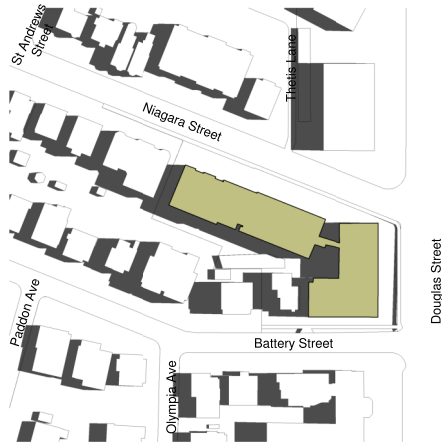
Existing Amica House - March /
September 10am



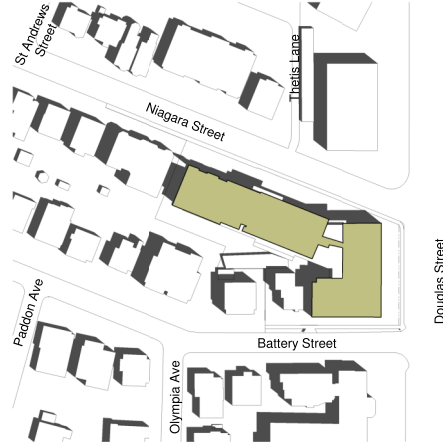
Existing Amica House - March /
September Noon



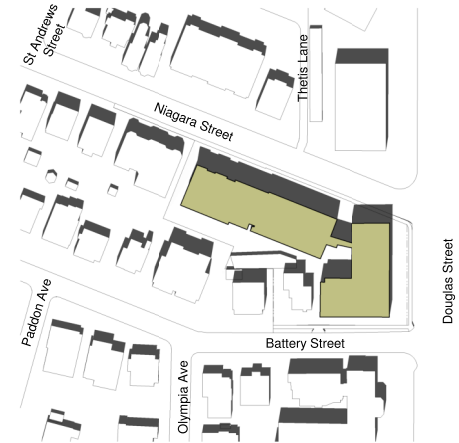
Existing Amica House - March /
September 2pm



Existing Amica House - June 10am



Existing Amica House - June Noon

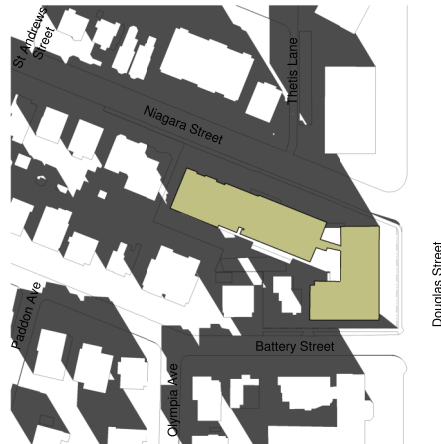


Existing Amica House - June 2pm

Shadow Study - December



Existing Amica House - December 10am

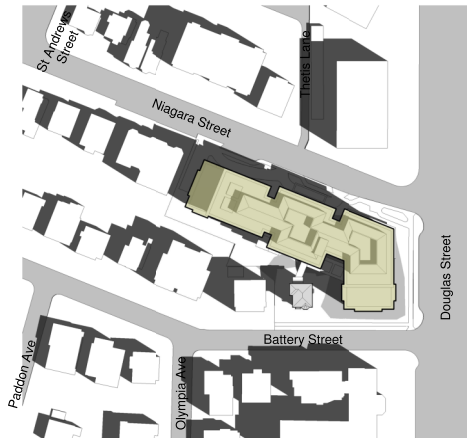


Existing Amica House - December Noon

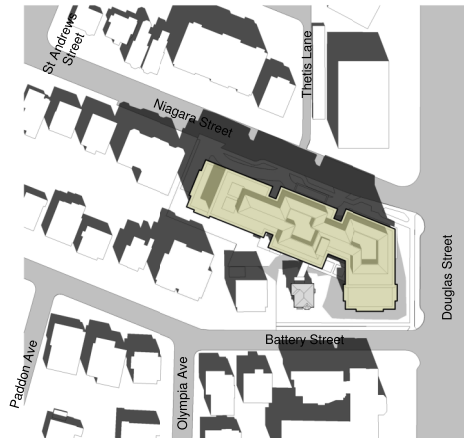


Existing Amica House - December 2pm

Shadow Study - Proposed



Proposed Amica House - March /
September 10am



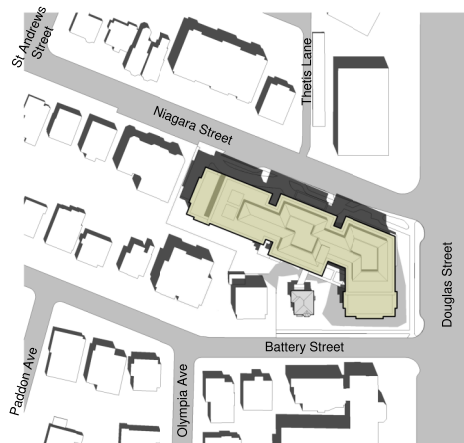
Proposed Amica House - March /
September Noon



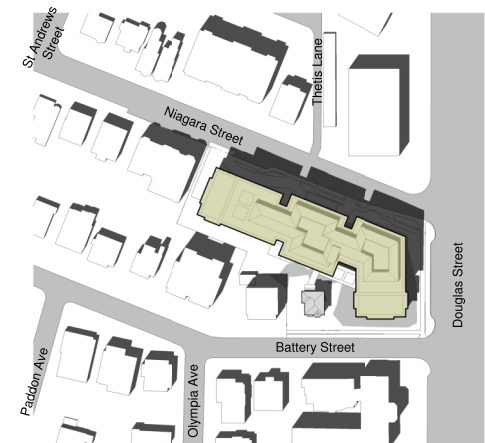
Proposed Amica House - March /
September 2pm



Proposed Amica House - June 10am

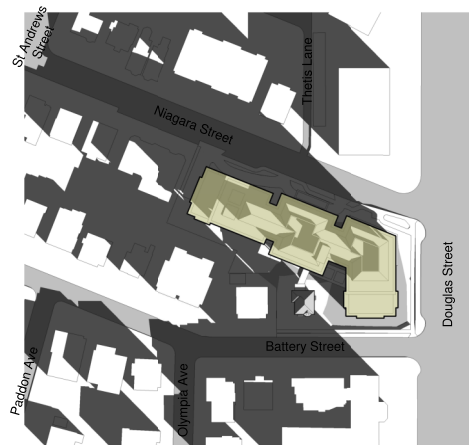


Proposed Amica House - June Noon

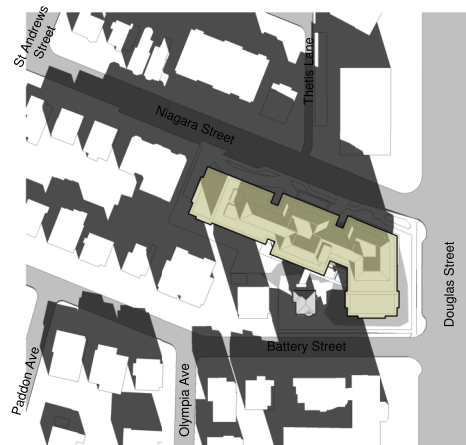


Proposed Amica House - June 2pm

Shadow Study - Proposed



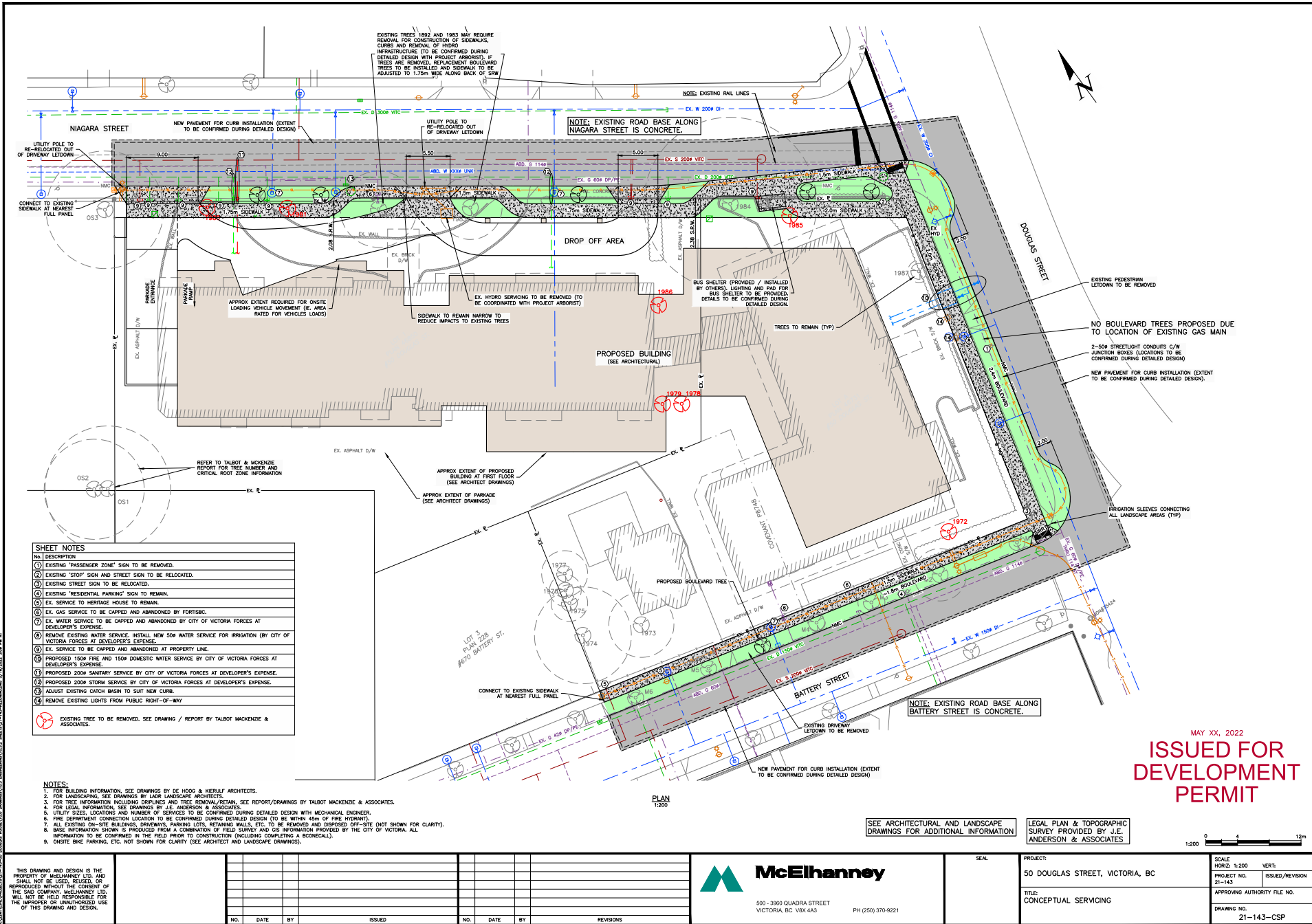
Proposed Amica House - December 10am



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. SERVICE TO HERITAGE HOUSE TO REMAIN. |
| 6 | EX. GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC. |
| 7 | EX. WATER SERVICE TO BE CAPPED AND ABANDONED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. |
| 8 | REMOVE EXISTING WATER SERVICE. INSTALL NEW 50W WATER SERVICE FOR IRRIGATION (BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE). |
| 9 | EX. SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE. |
| 10 | PROPOSED 150W FIRE AND 150W DOMESTIC WATER SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. |
| 11 | PROPOSED 200W SANITARY SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. |
| 12 | PROPOSED 200W STORM SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. |
| 13 | ADJUST EXISTING CATCH BASIN TO SUIT NEW CURB. |
| 14 | REMOVE EXISTING LIGHTS FROM PUBLIC RIGHT-OF-WAY |
| 15 | EXISTING TREE TO BE REMOVED. SEE DRAWING / REPORT BY TALBOT MCKENZIE & ASSOCIATES. |

NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY DE HOO & KIERULF ARCHITECTS.
2. FOR LANDSCAPING, SEE DRAWINGS BY LACK LANDSCAPE ARCHITECTS.
3. FOR TREE INFORMATION INCLUDING DRUPEDS AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY TALBOT MCKENZIE & ASSOCIATES.
4. FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
5. UTILITY SIZES, LOCATIONS AND NUMBER OF SERVICES TO BE CONFIRMED DURING DETAILED DESIGN WITH MECHANICAL ENGINEER.
6. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45M OF FIRE HYDRANT).
7. ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
8. 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).
9. 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 |
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McElhanney

500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3

PH (250) 370-9221

SEAL

PROJECT:

50 DOUGLAS STREET, VICTORIA, BC

TITLE:

CONCEPTUAL SERVICING

SCALE

HORIZ: 1:200

VERT:

PROJECT NO.

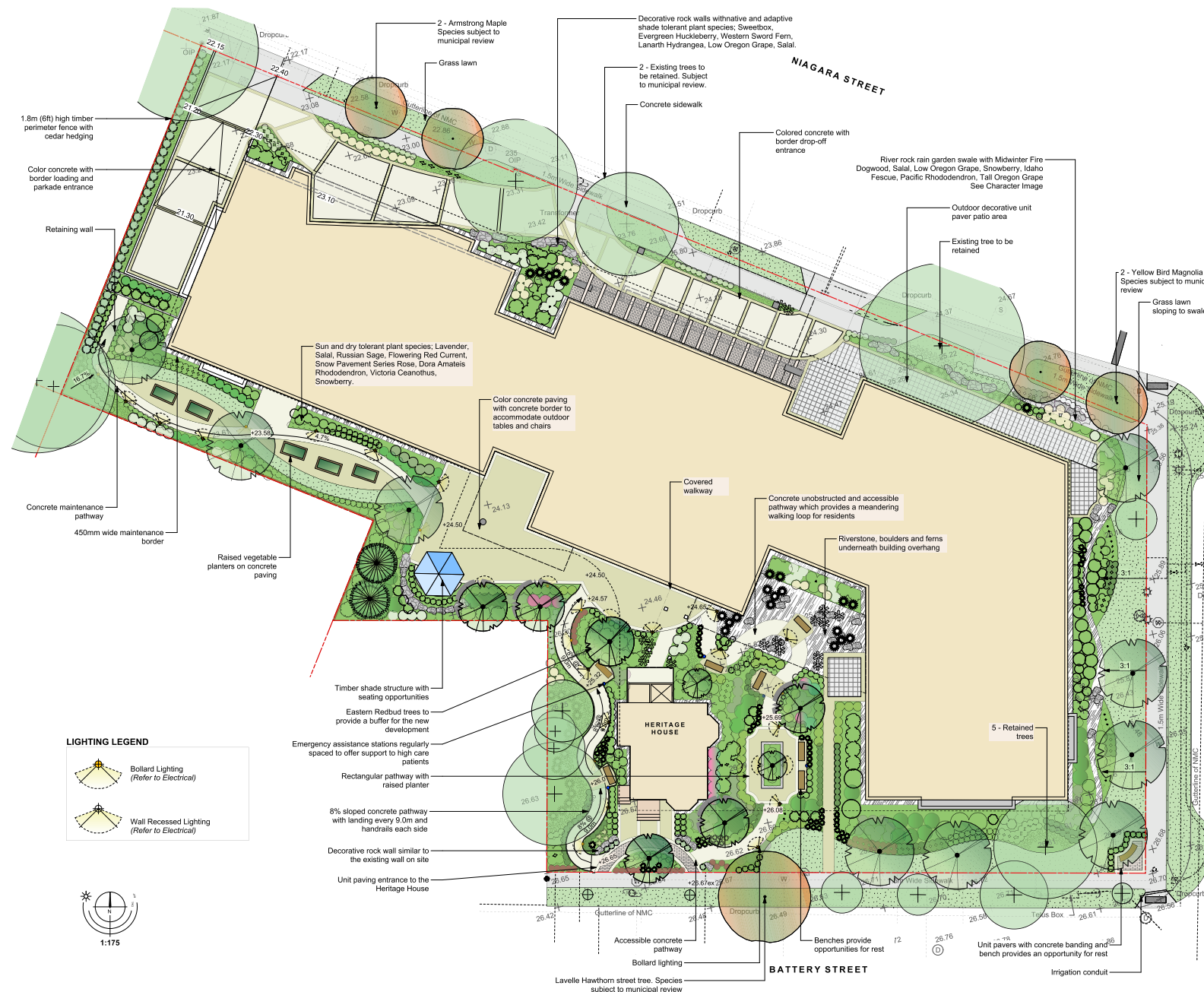
21-143

ISSUED/REVISION

APPROVING AUTHORITY FILE NO.

DRAWING NO.

21-143-CSP



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 Amatales' | Dora Amatales 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> | Noctika 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>Polevskia 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



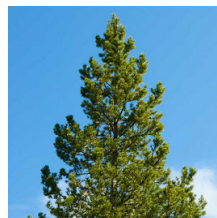
Decorative Rock Walls

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



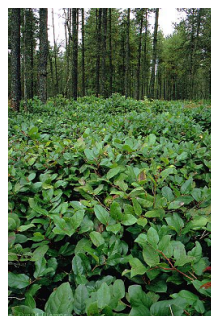
Tall Oregon Grape



Nootka Rose



Red Flowering Currant



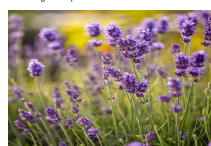
Salal



Snowberry



Low Oregon Grape



English Lavender



Sword Fern



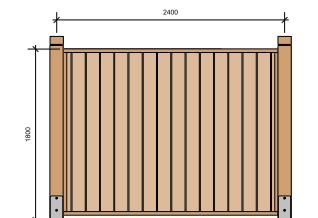
Karl Foerster Feather Reed Grass



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