

DOUGLAS HOUSE SENIOR CARE EXPANSION

Douglas House Senior Care Expansion victoria, bc

Drawing List:

- 1. Cover
- 2. Survey
- 3. Average Grades
- 4. Site Plan
- 5. Parking Plans
- 6. L2-L4 Plan
- 7. L5-L6 Plan
- 8. L7 Plan
- 9. Roof Plan
- 10. Section
- 11. Tripex
- 11. Elevations
- 12. Streetscapes
- 13. Perspective
- 14. Perspective
- 15. Street Views
- 16. Shadow Study
- 17. Shadow Study
- 18. Civil Plan
- 19. Landscape Plan
- 20. Tree Preservation
- 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
OLP Denotes Original Iron Post
OPL 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
- 11.12 --- Denotes Utility Pole
- Denotes Utility Pole Anchor
- △--- Denotes Water Valve
- Denotes Water Valve Manhole
- Denotes Drain Manhole
- Denotes Sewer Manhole
- Denotes Gas Service
- W --- Denotes Water Service

SITE PLAN

AMICA MATURE LIFESTYLES

L□A, P□d 46731 □d
L□1, P□ 46850,
B□□□F□, V□□□C□

ADDRESS : 50 Douglas St.

PROJECT SURVEYOR : PJW

DRAWN BY : BR DATE : JULY 5/17

OUR FILE : 30546 REVISION : 1st



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DOUGLAS STREET

NIAGARA STREET

BATTERY STREET

LOT A
PLAN VIP41752

LOT 1
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PLAN VIS42

LOT 3
PLAN 228

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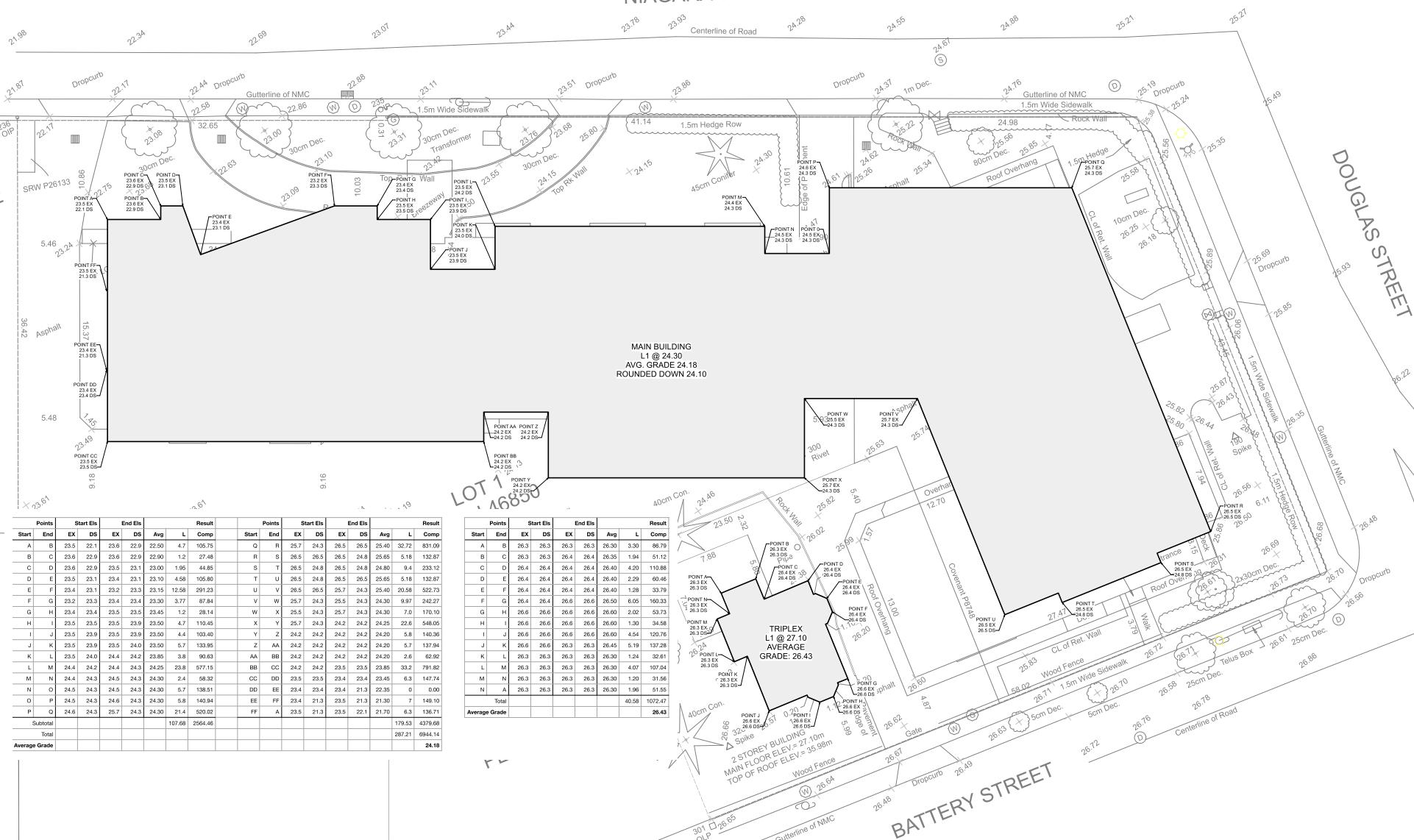
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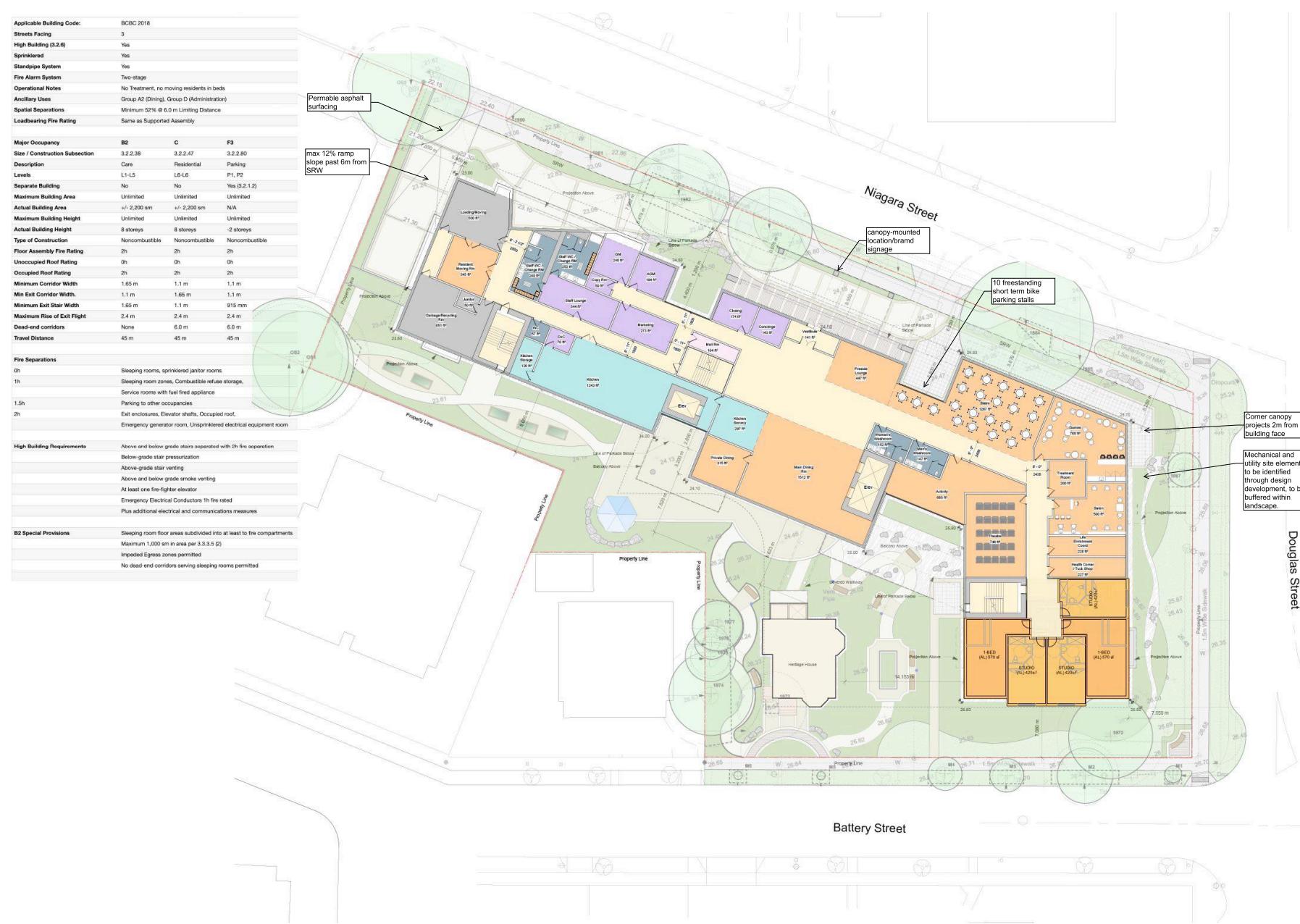
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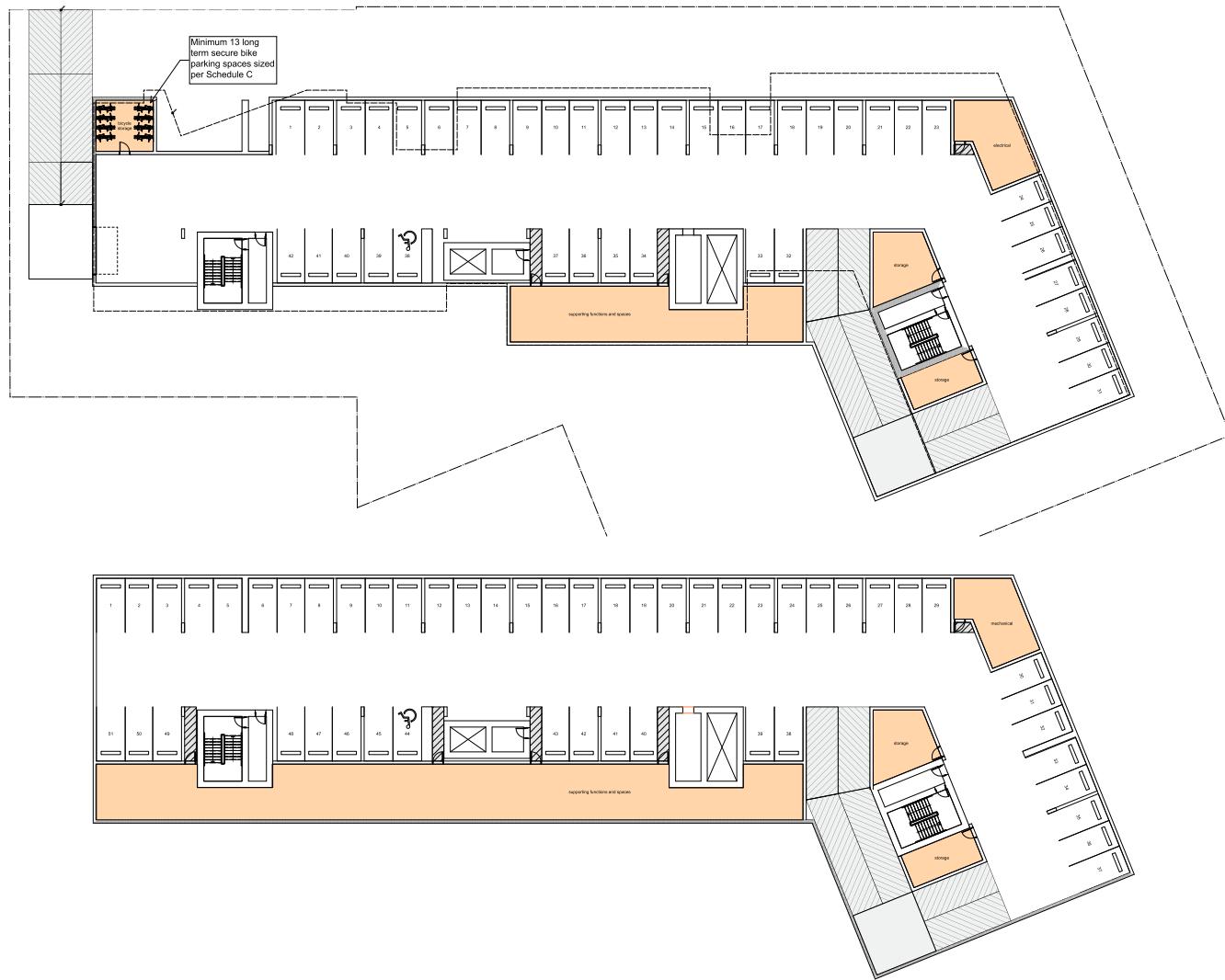
AMICA milliken DEVELOPMENTS dHKa





Douglas House Senior Care Expansion victoria, bc

AMICA milliken dHKa





Douglas House Senior Care Expansion victoria, bc

May 17th 2022

A M I C A

milliken
DEVELOPMENTS

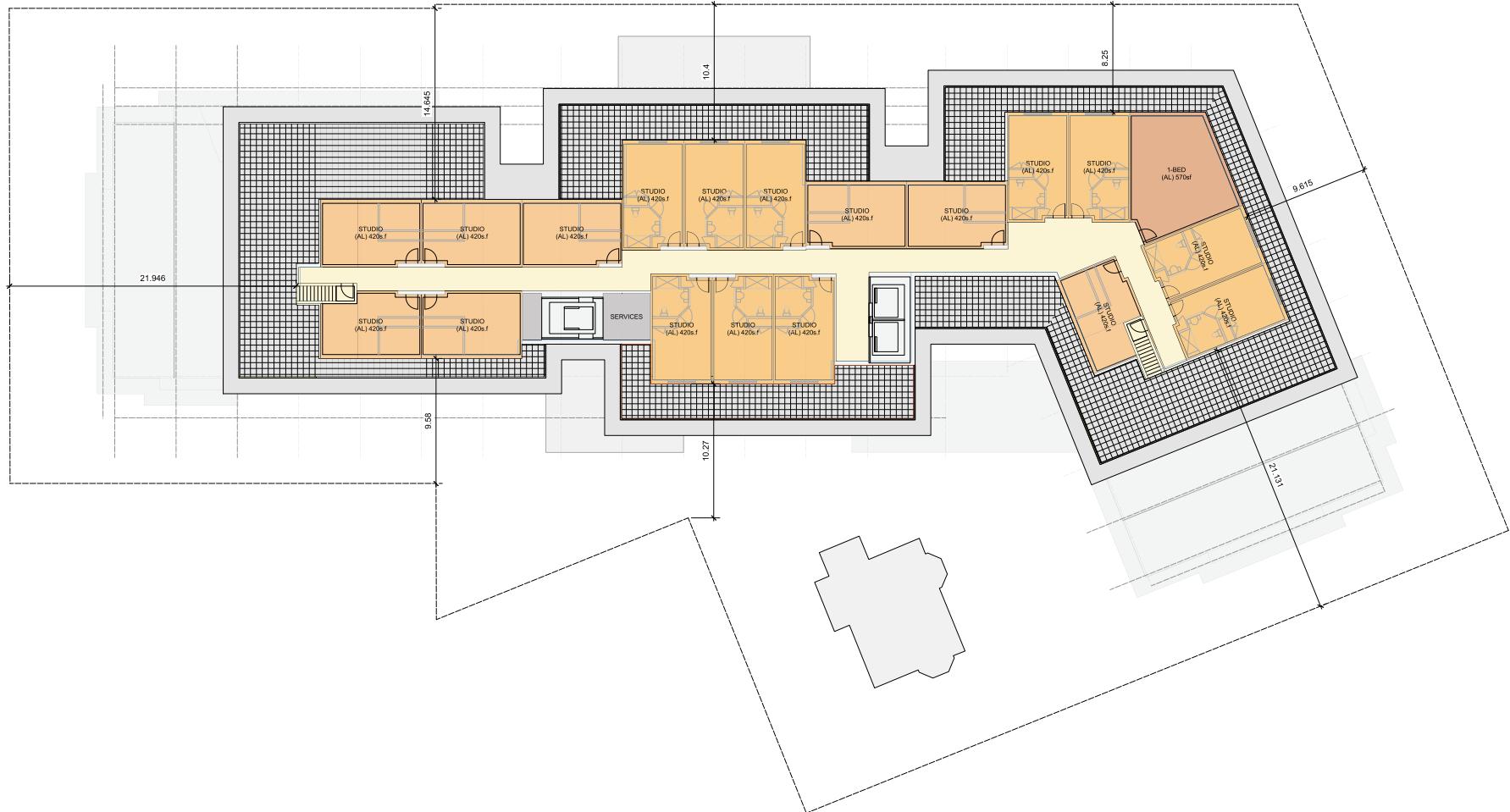
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May 17th 2022

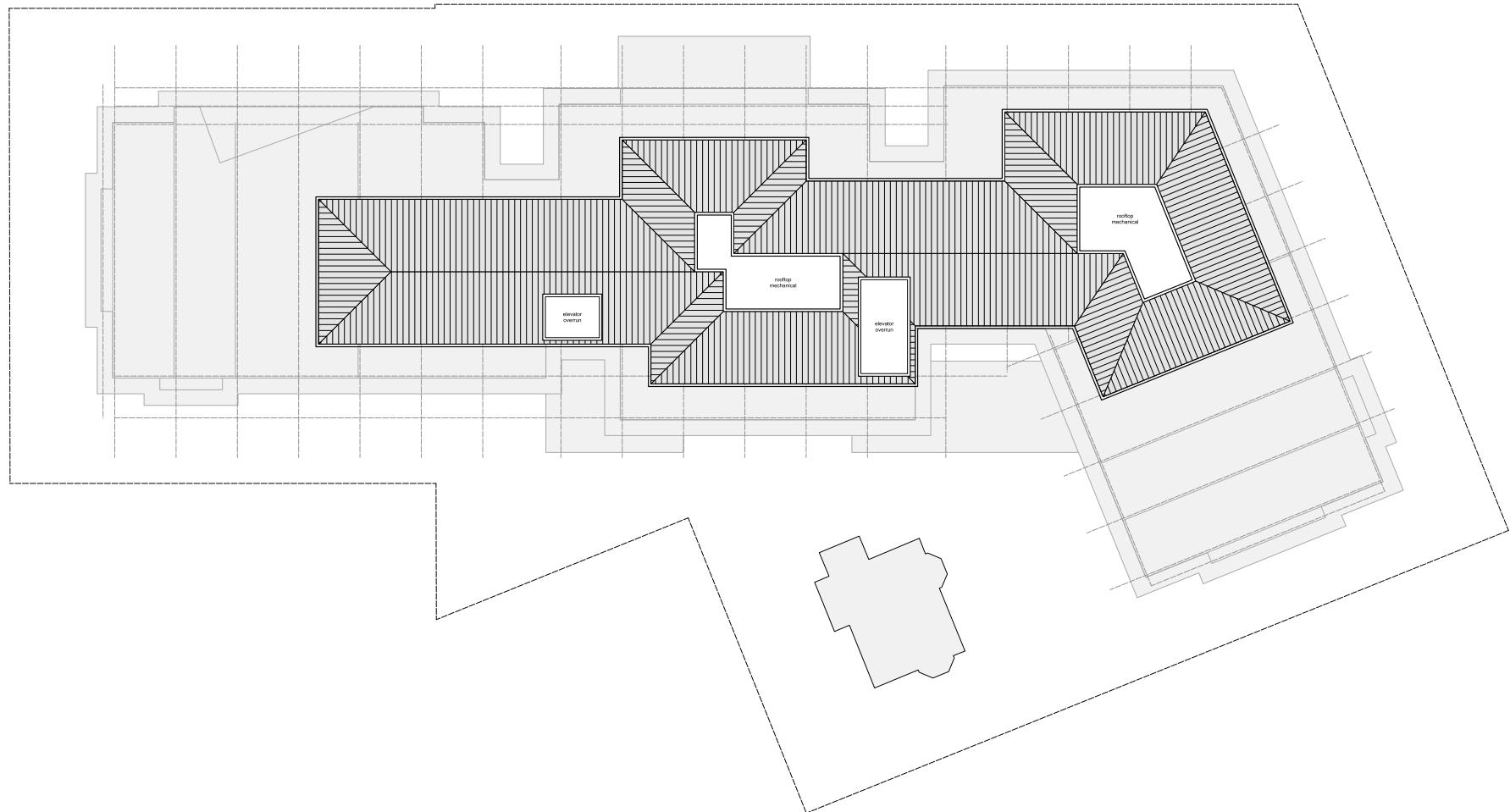
AMICA milliken DEVELOPMENTS dHKa



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May 17th 2022

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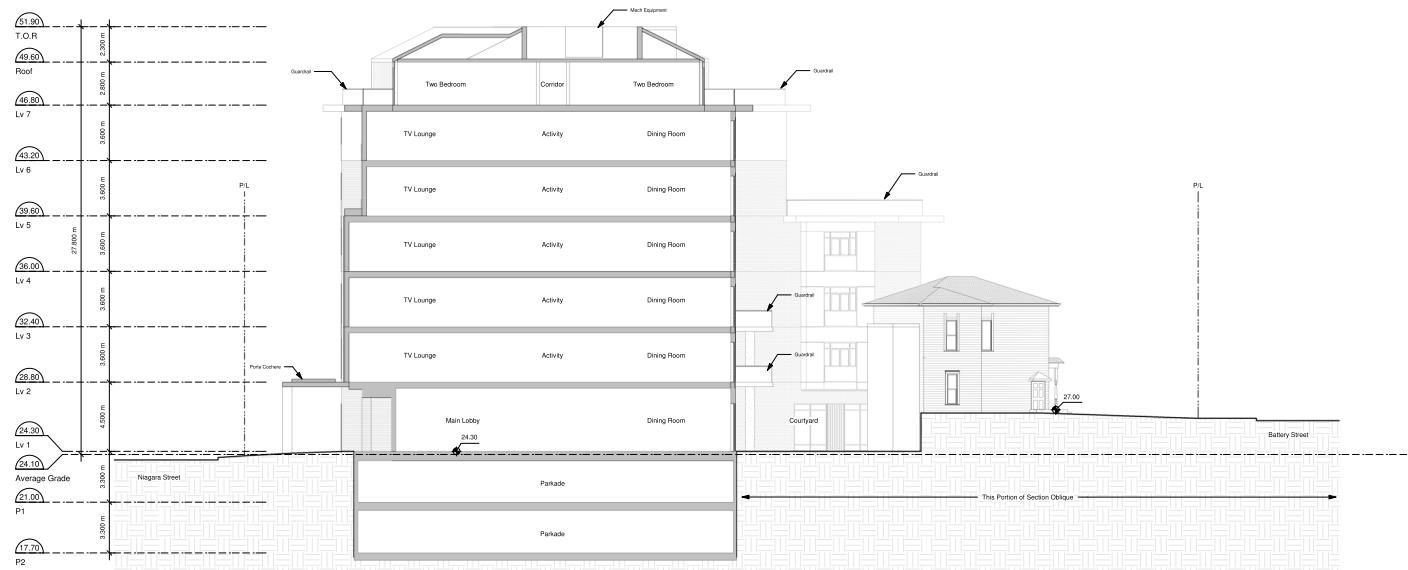


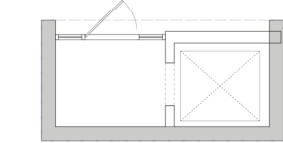
Douglas House Senior Care Expansion victoria, bc

May 17th 2022

AMICA milliken DEVELOPMENTS dHKa

Building Section





3
Courtyard Level
A211 / SCALE: 1 : 50



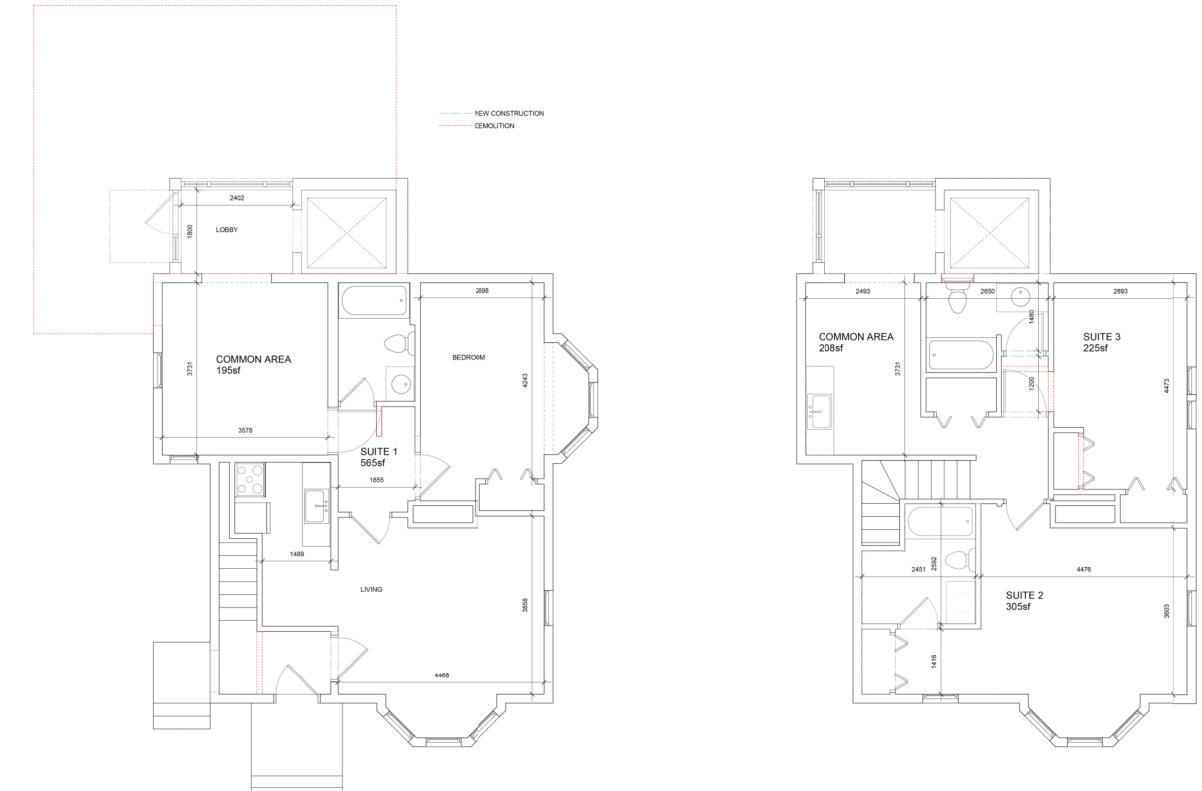
WEST VIEW



NORTH VIEW



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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Streetscape Elevations



Douglas Street



Niagara Street



Battery Street

Douglas House Senior Care Expansion victoria, bc

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Douglas House Senior Care Expansion victoria, bc

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Shadow Study - Existing



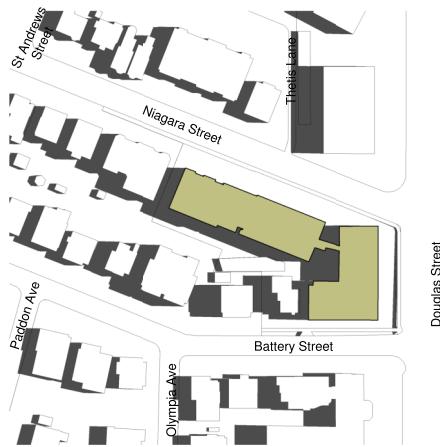
Existing Amica House - March / September 10am



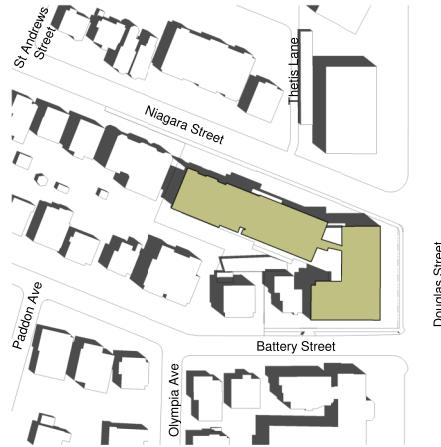
Existing Amica House - March / September Noon



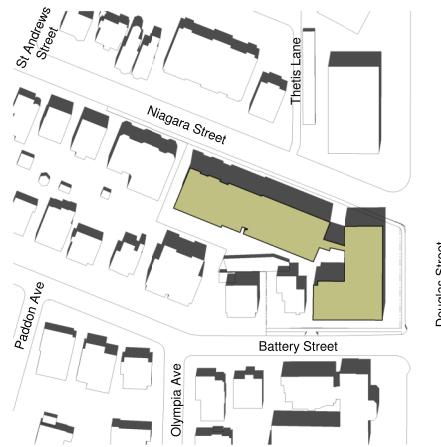
Existing Amica House - March / September 2pm



Existing Amica House - June 10am



Existing Amica House - June Noon

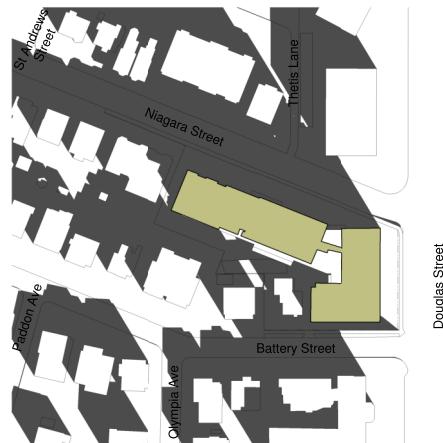


Existing Amica House - June 2pm

Shadow Study - December



Existing Amica House - December 10am



Existing Amica House - December Noon

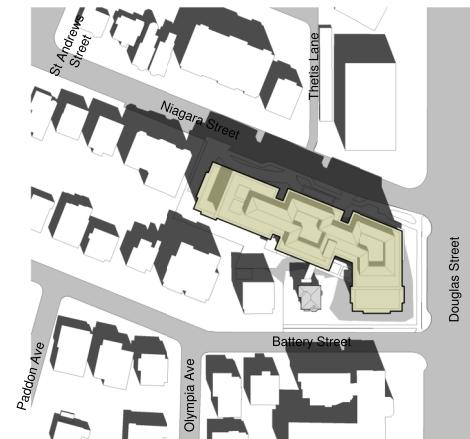


Existing Amica House - December 2pm

Shadow Study - Proposed



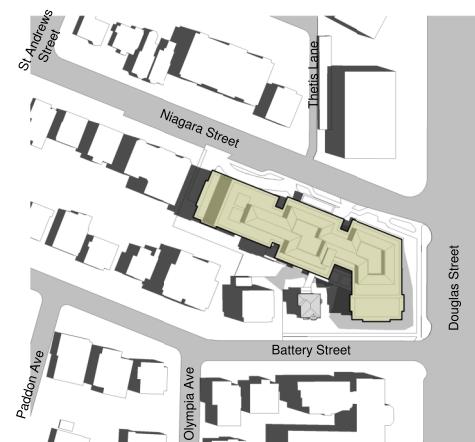
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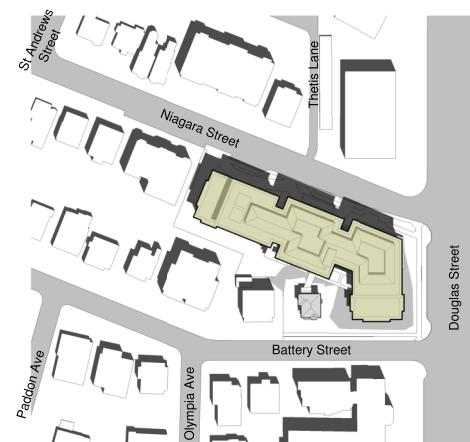
Proposed Amica House - March / September Noon



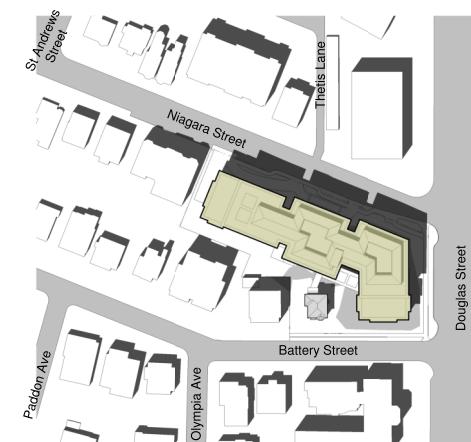
Proposed Amica House - March / September 2pm



Proposed Amica House - June 10am



Proposed Amica House - June Noon

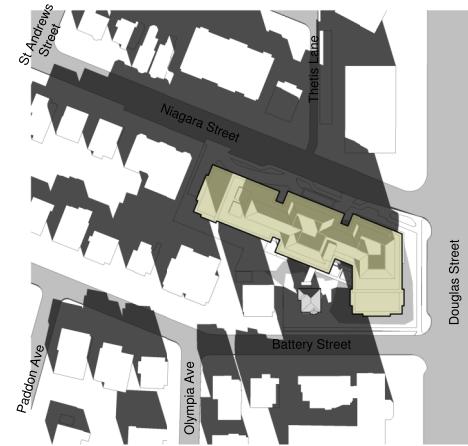


Proposed Amica House - June 2pm

Shadow Study - Proposed



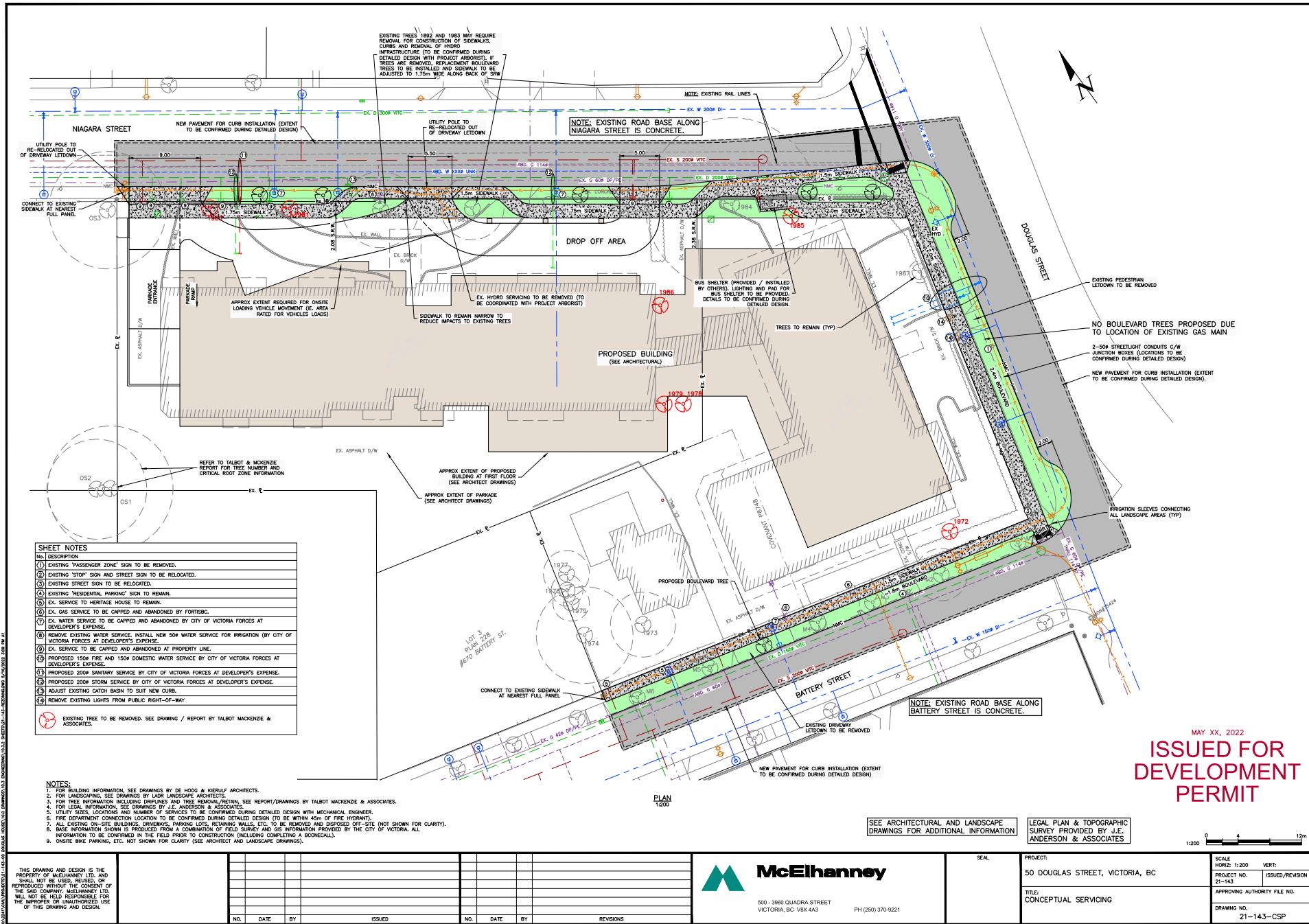
Proposed Amica House - December 10am

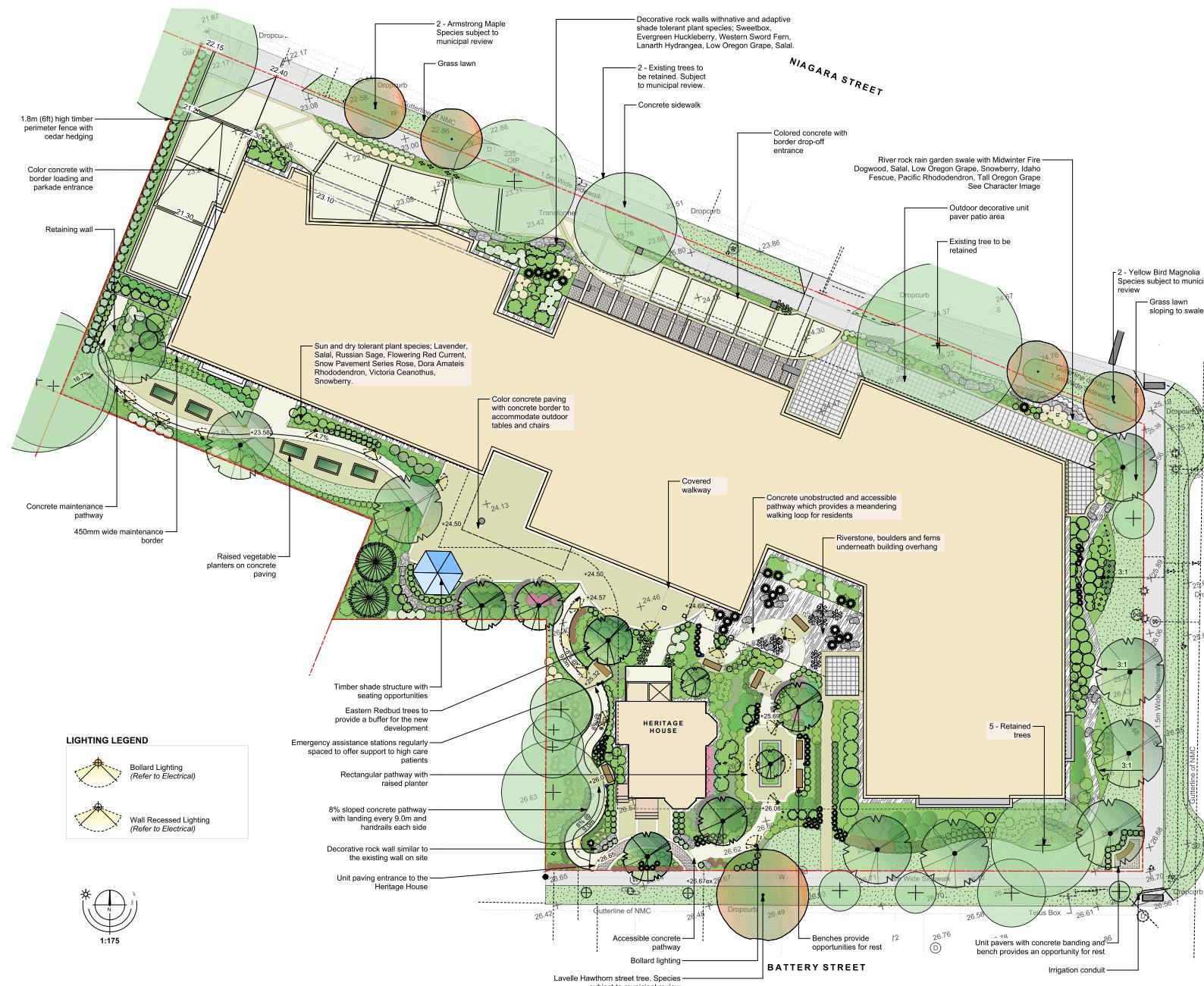


Proposed Amica House - December Noon



Proposed Amica House - December 2pm





Landscape Concept Plan - 50 Douglas Street

Recommended Nursery Stock

Tree

Botanical Name	Common Name	Size
<i>Acer circinatum</i>	Vine Maple	4cm cal.
<i>Acer rubrum</i> "Armstrong"	Armstrong Maple	6cm cal.
<i>Cercis canadensis</i> "Ostrya"	Ostrya redbud	6cm Cal
<i>Cercis canadensis</i> "Purpurea"	Purpurea Redbud	6cm Cal
<i>Cercis canescens</i>	Eastern Redbud	6cm Cal
<i>Crataegus x levigata</i>	Lavalle Hawthorn	6cm cal.
<i>Magnolia acuminata</i> "Yellow Bird"	Yellow Bird Magnolia	6cm Cal
<i>Pseudotsuga menziesii</i>	Douglas Fir	2M Ht.

Large Shrubs

Total: 176

Botanical Name	Common Name	Size
<i>Ceanothus thyrsiflorus 'Victoria'</i>	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 Fire Dogwood	#5 pot
<i>Philadelphus lewisi</i>	Mod Orange	#5 pot
<i>Physocarpus opulifolius</i> 'Center Glow'	Pacific Ninebark "Center Glow"	#5 pot
Piers' '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: 29

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

Small Shrubs

Total: 78

Botanical Name	Common Name	Size
Azalea "Snowdrift"	Snowdrift 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
Coronis frutescens "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

Perennials, Annuals and Ferns

Total: 2

Botanical Name	Common Name	Size
<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	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>Petrosia atriplicifolia</i>	Russian Sage	#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



Raised Garden Planters



Concrete with Border



Rain Garden Swale



Decorative Rock Walls

CHARACTER IMAGES



Princeton Sentry Ginkgo



Evergreen Huckleberry



Silver Pink Rock Rose



Salal



Sword Fern



Shore Pine



Pacific Ninebark



Tall Oregon Grape



Snowberry



Karl Foerster Feather Reed Grass



Bowhall Red Maple



Indian Plum



Nootka Rose



Low Oregon Grape



Blue Oat Grass



Katsura Tree



Mock Orange



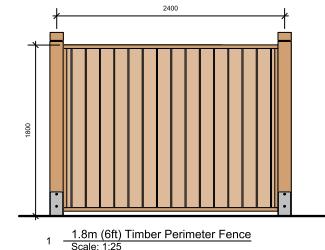
Red Flowering Currant



English Lavender



Dwarf Sweet Box



Timber Trellis



Benches

SITE FURNISHINGS

Landscape Character Images - 50 Douglas Street



LADR LANDSCAPE ARCHITECTS

Project No: 2160 12 Dec 2021

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

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