

PROJECT IMAGE



DRAWING INDEX

SET LIST - ARCH DP

Sheet Number	Sheet Name
A0.1	COVER SHEET
A1.1	EXISTING SITE PLAN/SURVEY
A1.2	SITE PLAN
A1.3	STREETSCAPE
A2.1	MAIN FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	ROOF PLAN
A3.2	ELEVATIONS
A3.3	ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS & AVERAGE GRADE
A5.1	3D STREET VIEWS
A5.2	AERIAL VIEW
A6.1	SHADOW STUDY - WINTER SOLTICE
A6.2	SHADOW STUDY - EQUINOX
A6.3	SHADOW STUDY - SUMMER SOLTICE

SET LIST CIVIL - DP

Sheet Number	Sheet Name
C.01	PRELIMINARY CIVIL PLAN

SET LIST LANDSCAPE - DP

Sheet Number	Sheet Name
SKL.01	LANDSCAPE LAYOUT



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date
December 16, 2024

LOCATION PLAN



OWNER:

Six Mile Furniture
1852 Island Hwy
Victoria, BC V8W 1N5
t: 250.589.5156

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ARCHITECTURAL:

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Victoria, BC V8W 1N5

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ELECTRICAL:

Introba
201 - 1615 Douglas Street
Victoria, BC V8X 2G4

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CIVIL:

McElhanney
500 - 3960 Quadra Street
Victoria, BC V8X 4A3

t: 250.370.9221
f: 655.407.3895

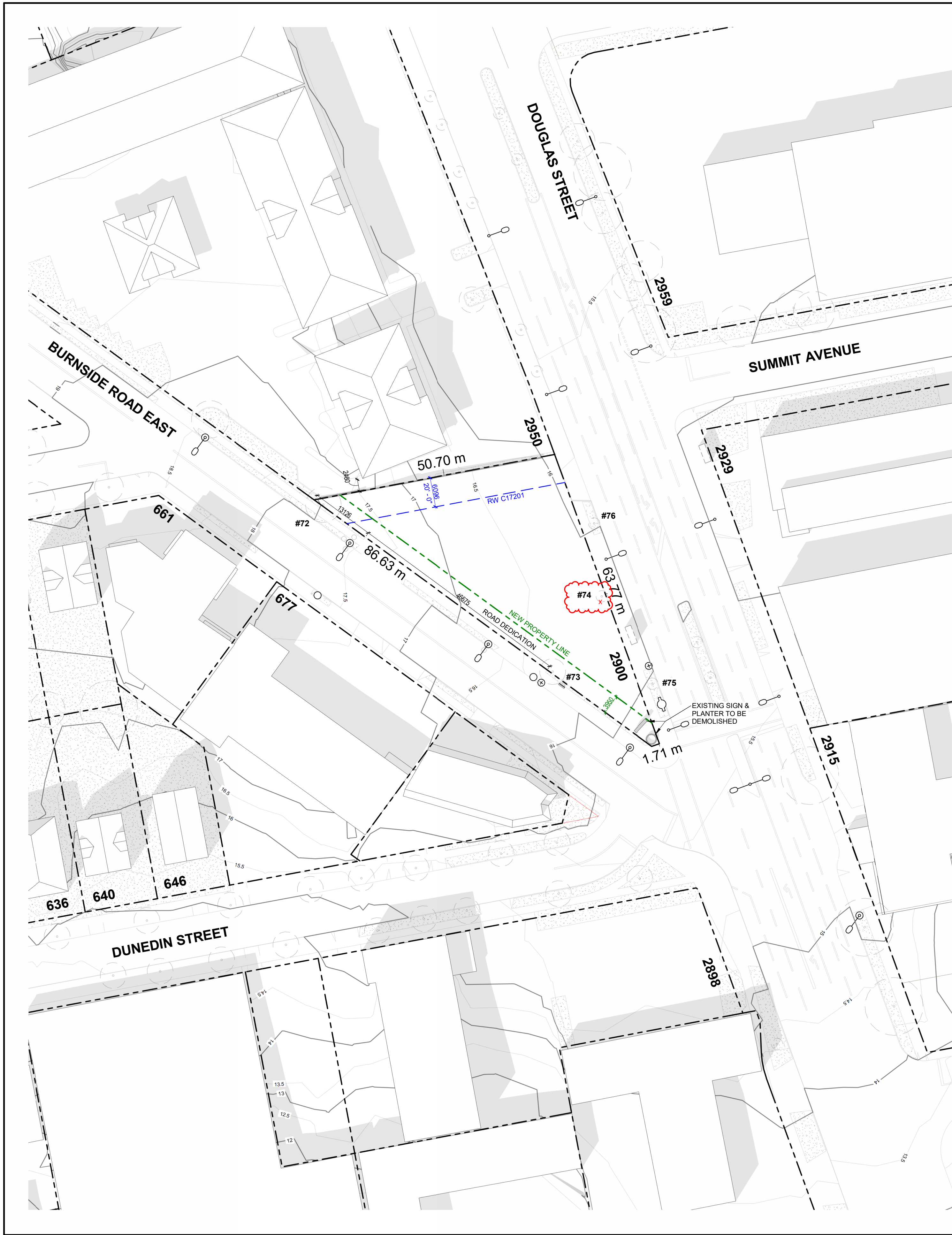
Contact:
Nathan Dunlop
e: ndunlop@mcelhanney.com

LANDSCAPE:

Duane Ensing Landscape Design

t: 778.746.7417

Contact:
Duan Ensing
e: duane@landscapesolutions.ca



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

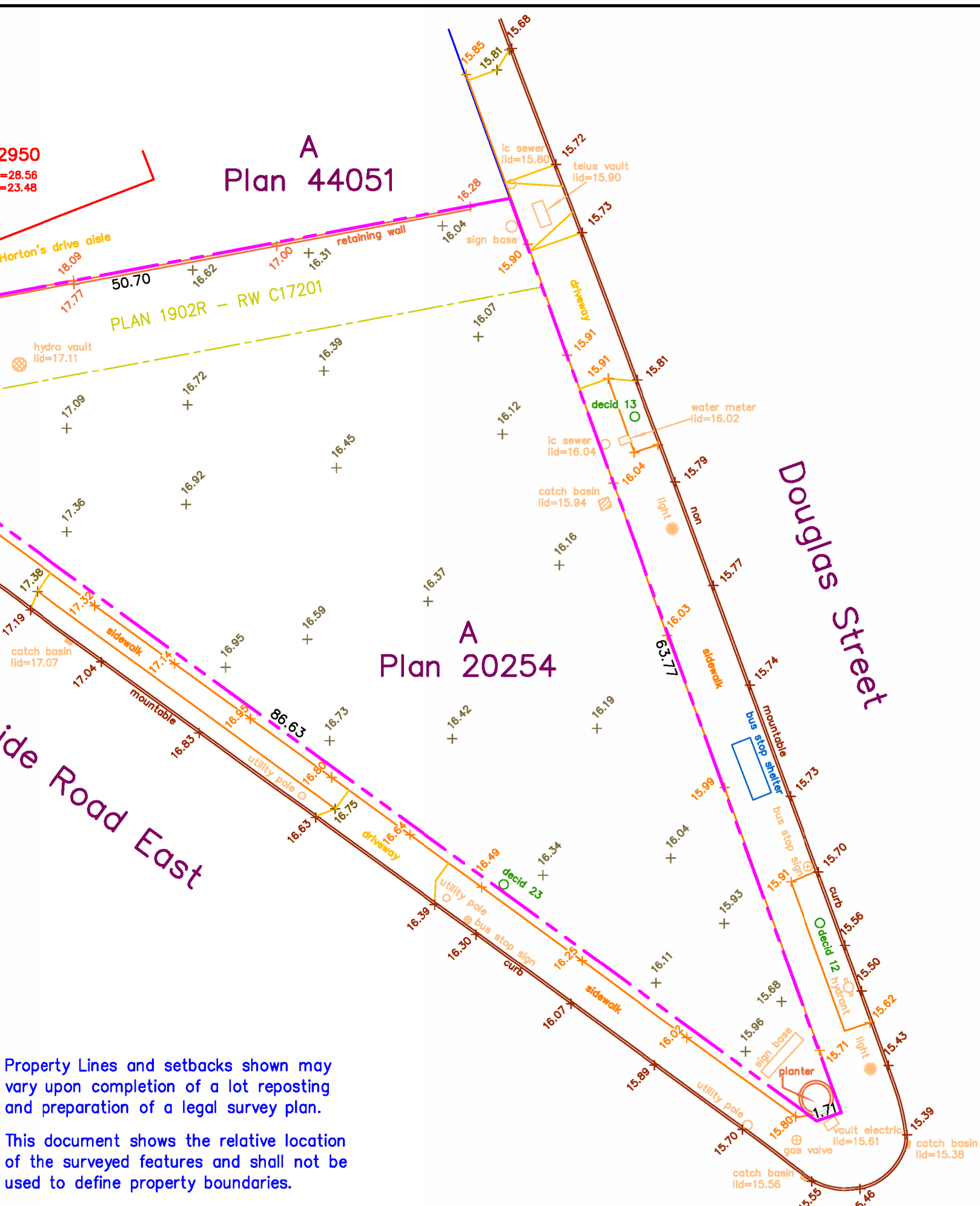
The following non-financial charges are shown on
the current title and may affect the property.
C17201 - Right of Way

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.



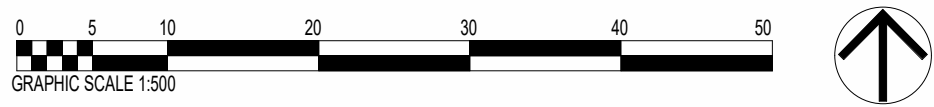
Property Lines and setbacks shown may
vary upon completion of a lot reposting
and preparation of a legal survey plan.

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

- BUILDING ENTRANCE
- BUS STOP SIGN
- ELECTRICAL POST
- ELECTRICAL POST WITH LAMP
- ELECTRICAL POST WITH TRANSFORMER
- FIRE HYDRANT
- ROAD LAMP
- TREE - EXISTING
- TREE - TO BE REMOVED

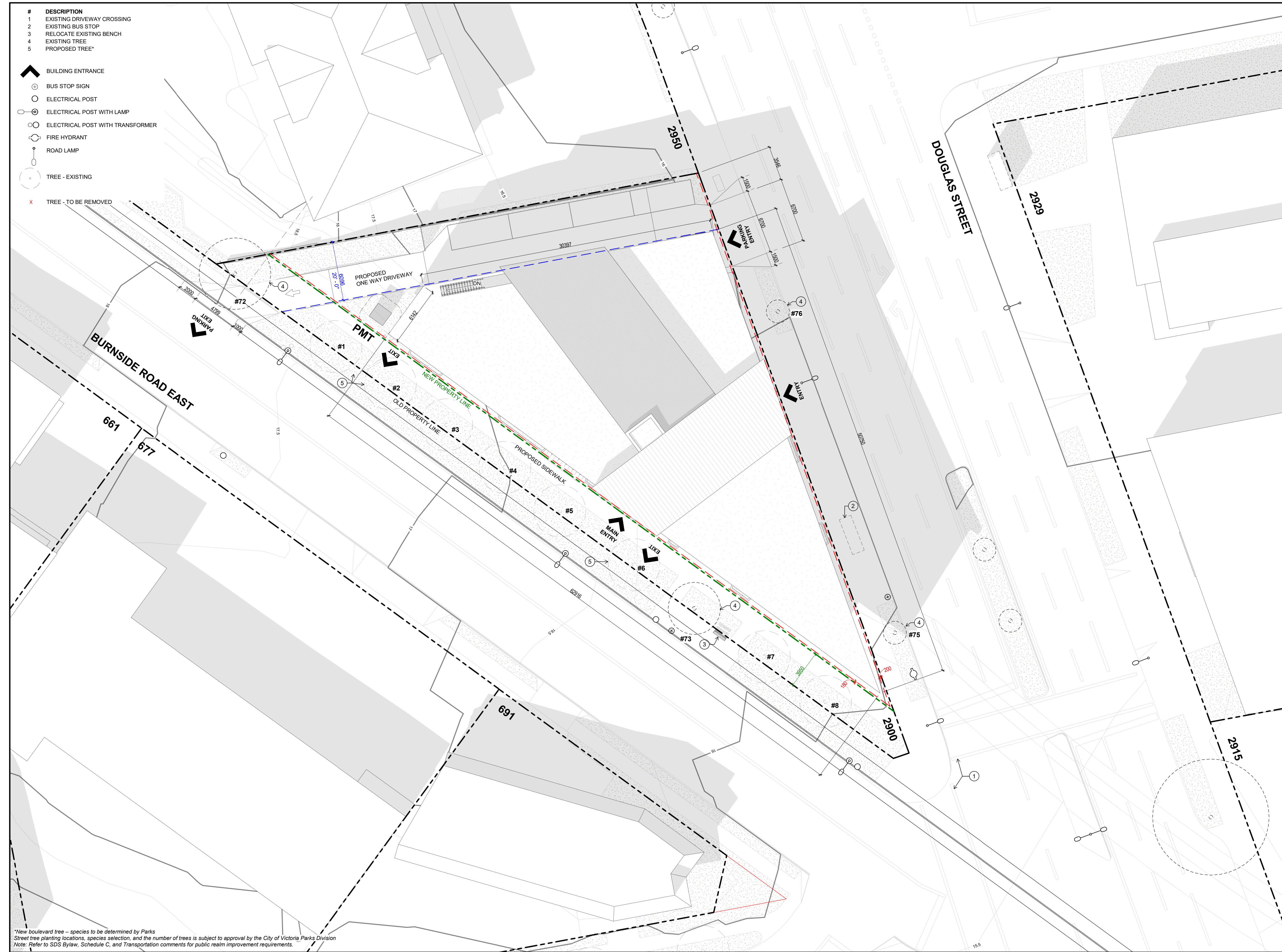
1 EXISTING SITE PLAN
1 : 500



STANDARD FURNITURE DOUGLAS

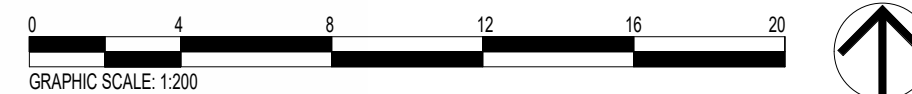
EXISTING SITE
PLAN/SURVEY

A1.1



*New boulevard tree - species to be determined by Parks
Street tree planting locations, species selection, and the number of trees is subject to approval by the City of Victoria Parks Division
Note: Refer to SDS Bylaw, Schedule C, and Transportation comments for public realm improvement requirements.

1 | SITE PLAN
1 : 200



continuum
ARCHITECTURE

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



NOT FOR CONSTRUCTION

2	DP R1	2024/11/22
1	DP	2024/07/04
1	ISSUED FOR:	DATE:

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STANDARD FURNITURE DOUGLAS

2900 DOUGLAS ST, VICTORIA, BC V8T 4N4

SITE PLAN

JOB No.: 2422

SCALE: As indicated

A1.2

DATE: 2024/03/27

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 654m² PRE DEDICATION	1 323m² POST DEDICATION

ZONING DATA		
CLASSIFICATION:	C-1 ZONE - LIMITED COMMERCIAL DISTRICT	
AVERAGE GRADE:	16.60 m	
	ALLOWABLE	PROPOSED
FLOOR SPACE RATIO:	1.40 / 1	1.29 / 1
TOTAL FLOOR AREA*:	1 852 m²	1 712 m²
BUILDING HEIGHT: PRIMARY	12 m	11.97 m
SECONDARY	12 m	14.27 m
SETBACKS		
STREET LINE (DOUGLAS ST):	6 m	0.2 m
STREET LINE (BURNSIDE RD EAST):	6 m	0.18 m
INTERNAL LOT LINE (ABUT ON NON RES):	0 m	0 m
PARKING		
REQUIRED	PROVIDED	
TOTAL PARKING:	46 (1 / 37.5 m²)	13
STANDARD PARKING:	48	11
ACCES. PARKING:	1	1
VAN ACCES. PARKING:	1	1
BICYCLE PARKING (LONG TERM):	9 (1 / 200 m²)	10
BICYCLE PARKING (SHORT TERM):	9 (1 / 200 m²)	9

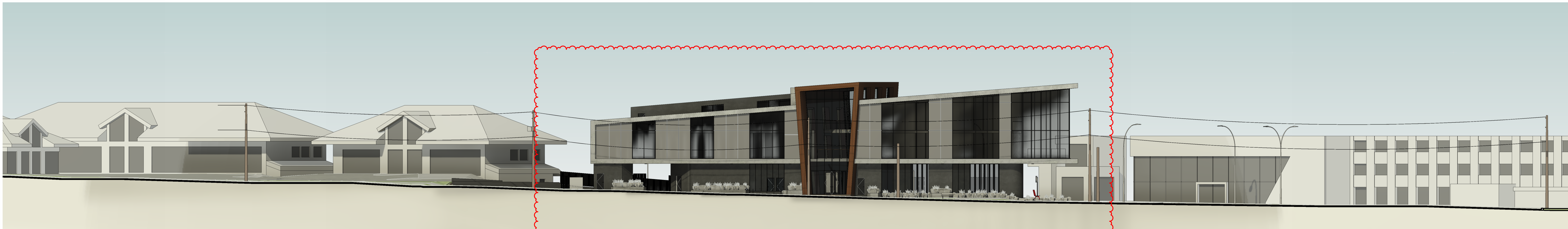
* DEFINITION CITY OF VICTORIA :
AREA : MEANS THE ENTIRE AREA WHICH IN PLAN IS ENCLOSED BY THE INTERIOR WALLS OF THE STOREY AT FLOOR LEVEL PLUS THE AREA ENCLOSED BY ANY CANTILEVERED ELEMENT THAT IS WITHIN THAT STOREY AND THAT IS ABOVE FLOOR LEVEL, BUT DOES NOT INCLUDE OF THE FOLLOWING AREAS:
A) THE AREA USED OR INTENDED TO BE USED FOR REQUIRED PARKING OR MOVEMENT OF MOTOR VEHICLES, AS SET OUT IN THIS BYLAW, 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 BYLAW, 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

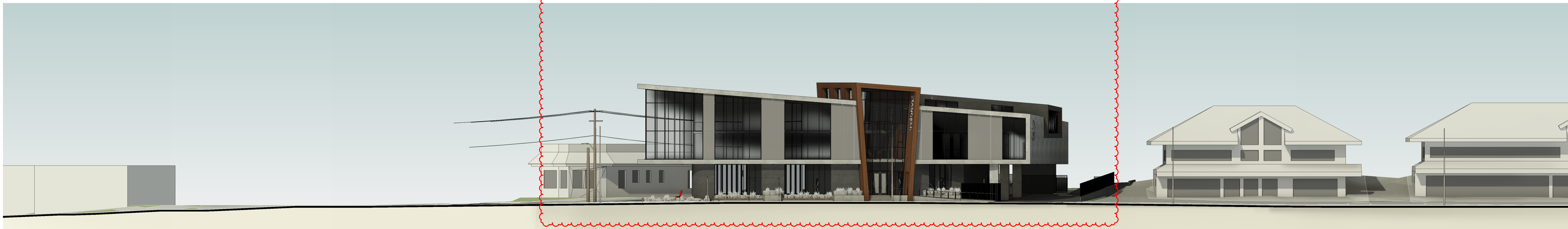
Description	
Total Floor Area:	1 677 m²
Building Type:	MERCANTILE OCCUPANCIES
Group:	GROUP E
Occupancy Classification:	3.2.2.69 - 3 Storeys
Max Building Area:	2 400 m²
Floor & Supporting Structure Rating:	45 min
Construction Type:	Noncombustible
Occupancy Separations:	N/A
Sprinklered:	Yes
Building Area*:	1 991 m²
Floor Area*:	1 710 m²
Max Travel Distance:	45 m (3.4.2.5c)
BCBC Part:	3
Occupant load:	
Mercantile uses - First storeys (3.70)	86 people
Mercantile uses - Other storeys (5.60)	216 people
Business - Offices (9.30)	7 people
Other Uses - Storage (46)	2 people
Total Occupant Load	311 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



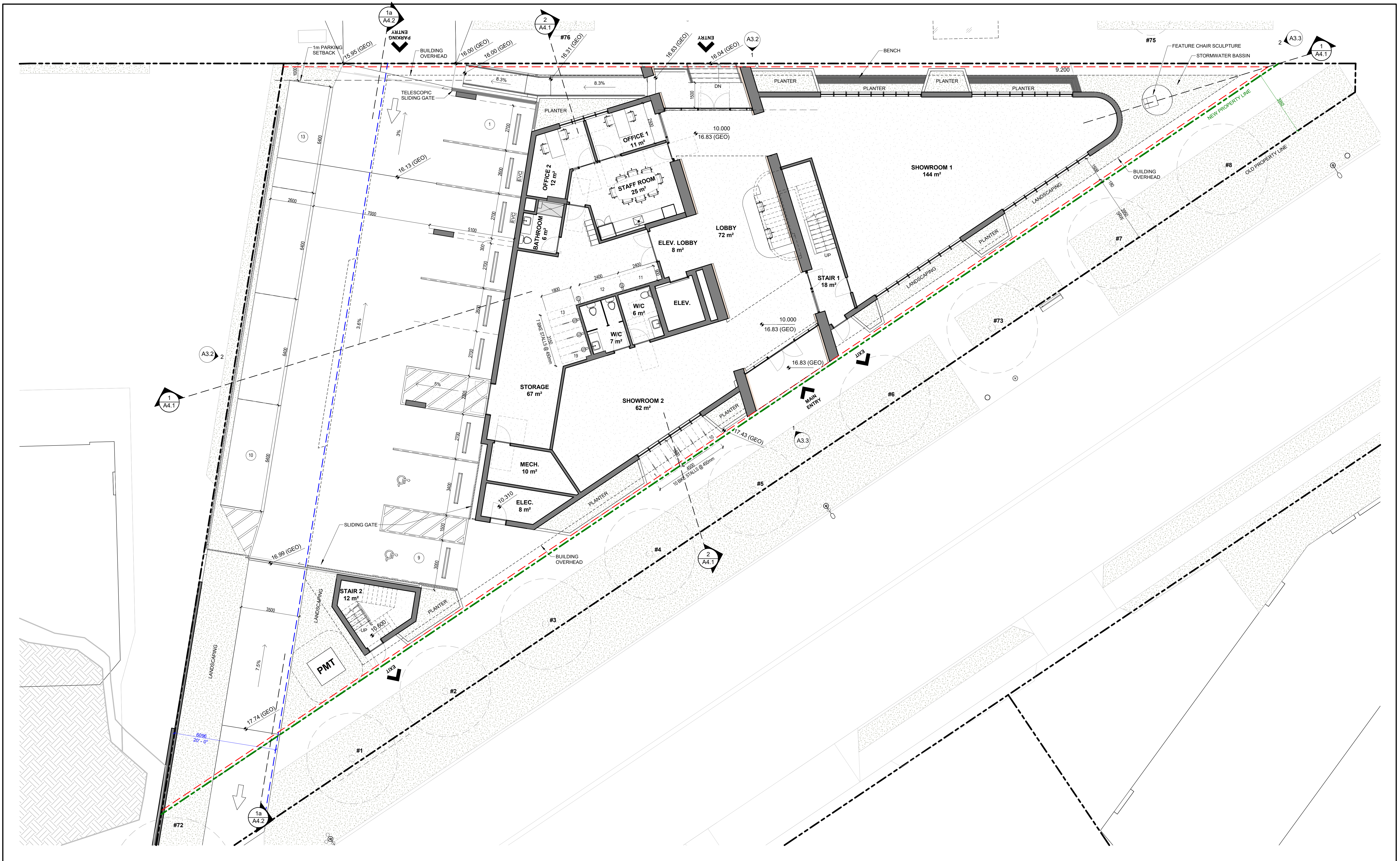
2950 DOUGLAS STREET



677 BURNSIDE ROAD EAST



691 BURNSIDE ROAD EAST



STANDARD FURNITURE DOUGLAS

2900 DOUGLAS ST, VICTORIA, BC V8T 4N4

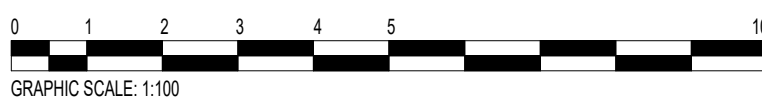
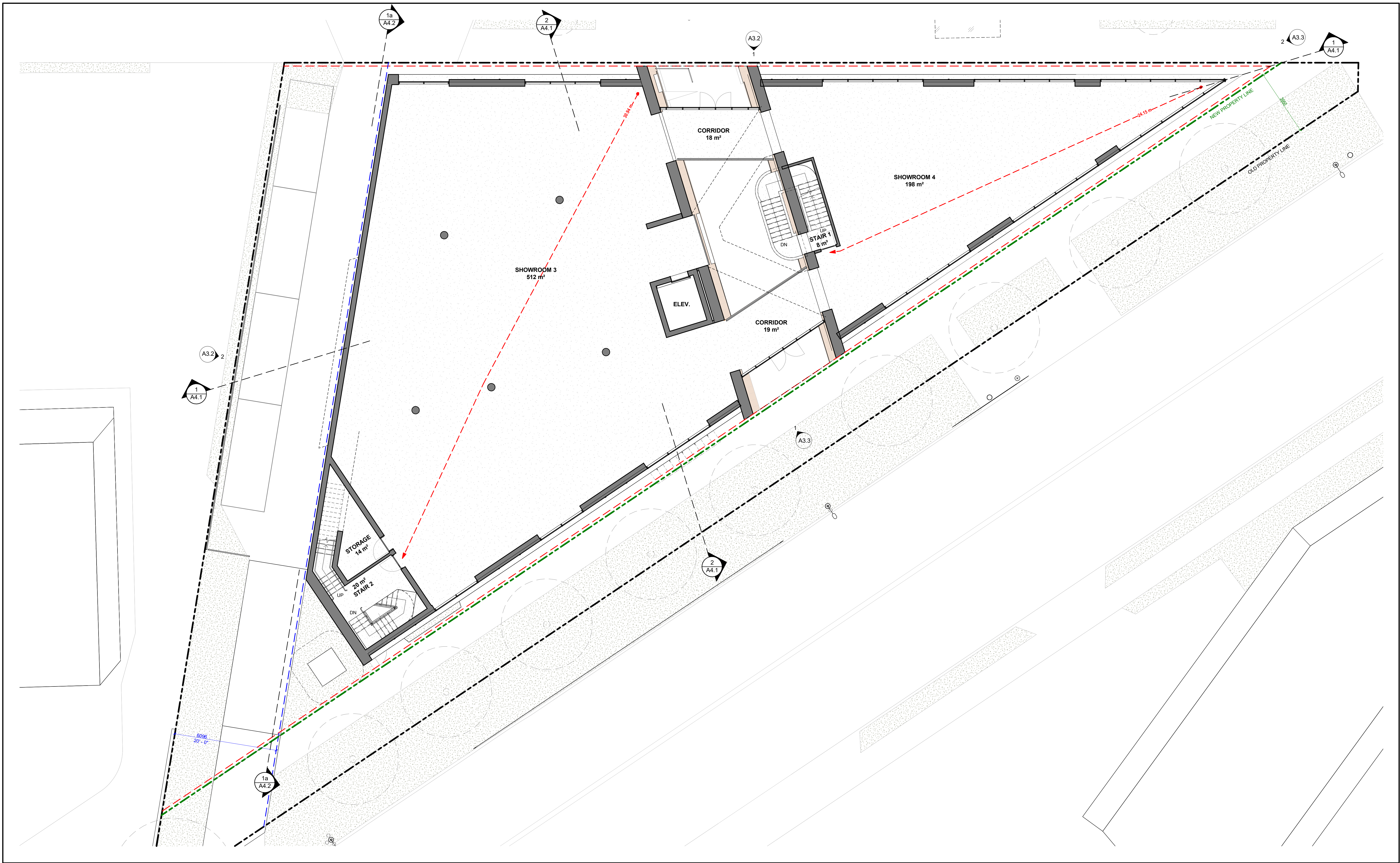
MAIN FLOOR PLAN

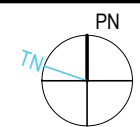
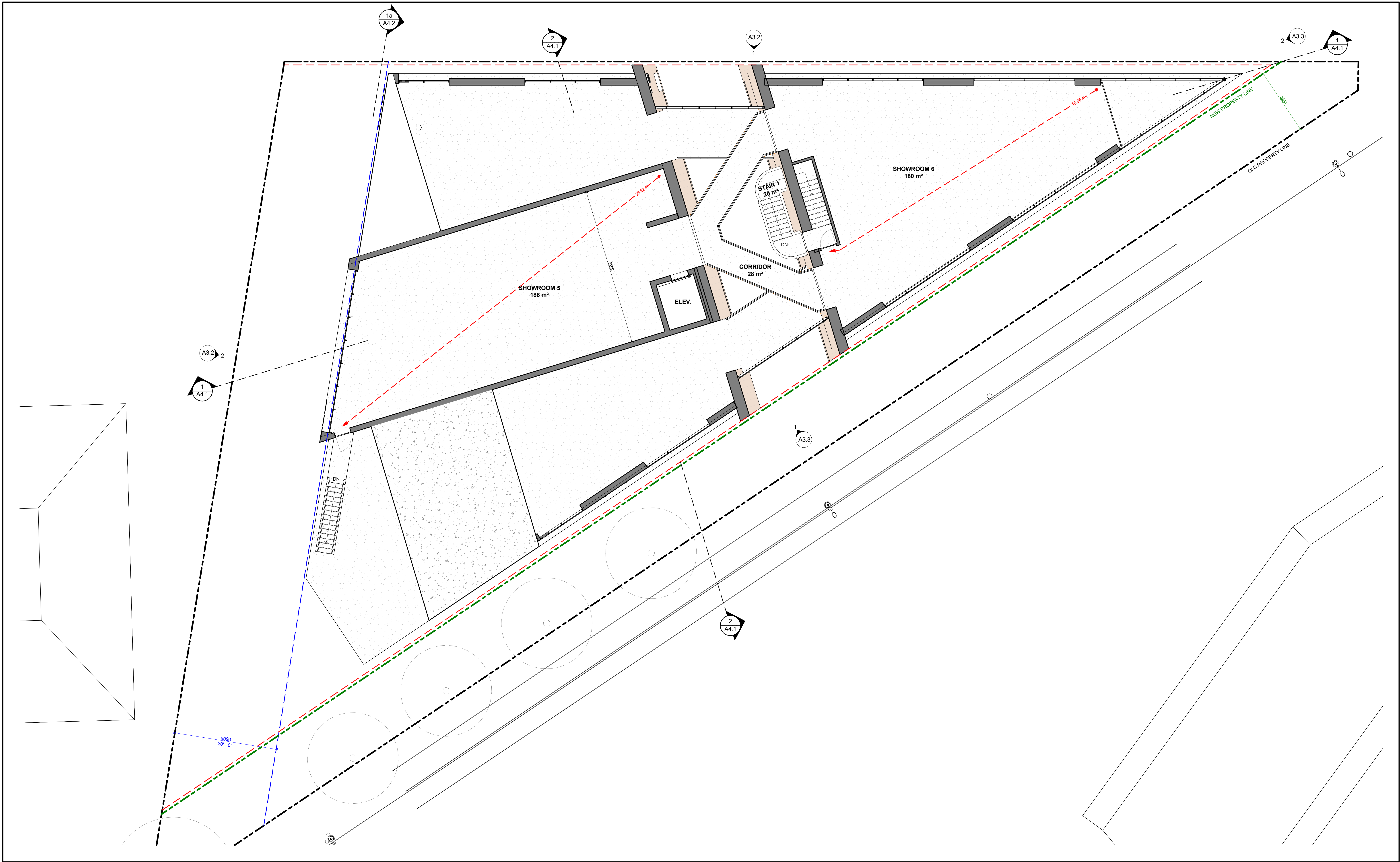
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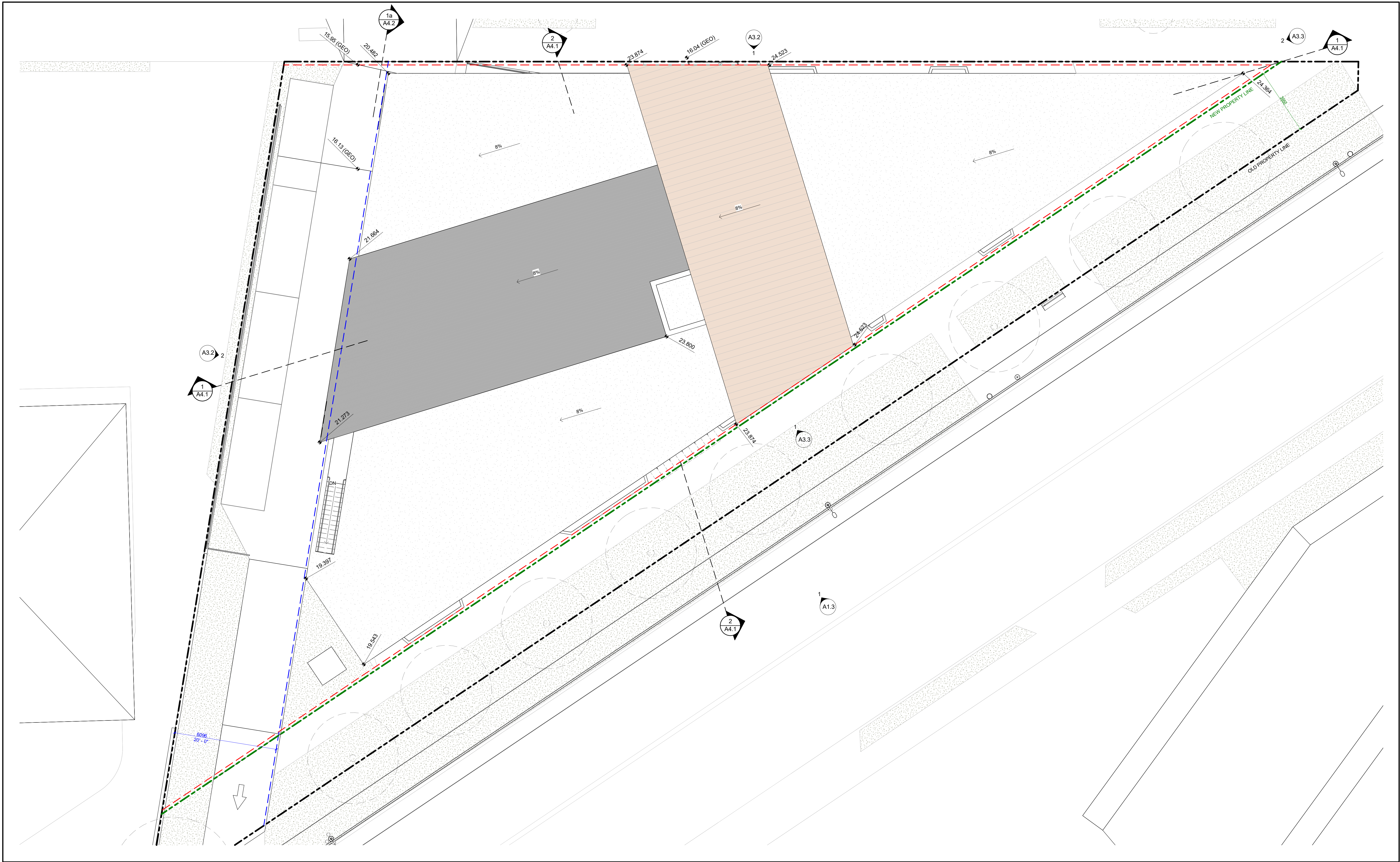
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A2.1

DATE: 2024/03/27







STANDARD FURNITURE DOUGLAS

2900 DOUGLAS ST, VICTORIA, BC V8T 4N4

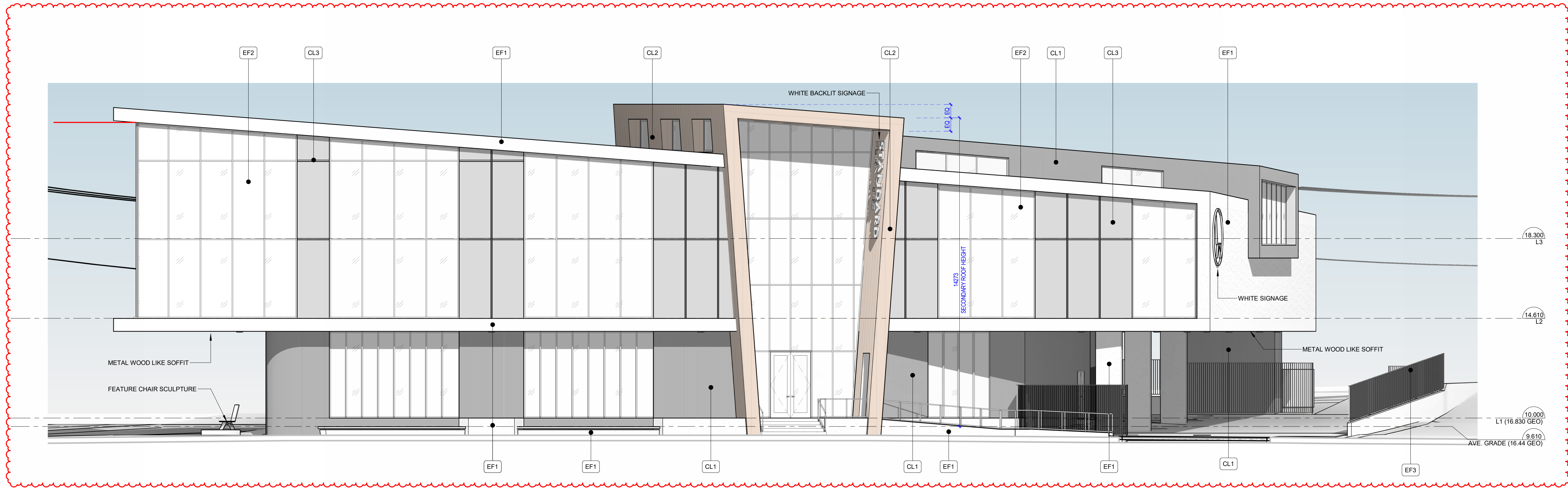
ROOF PLAN

A2.4

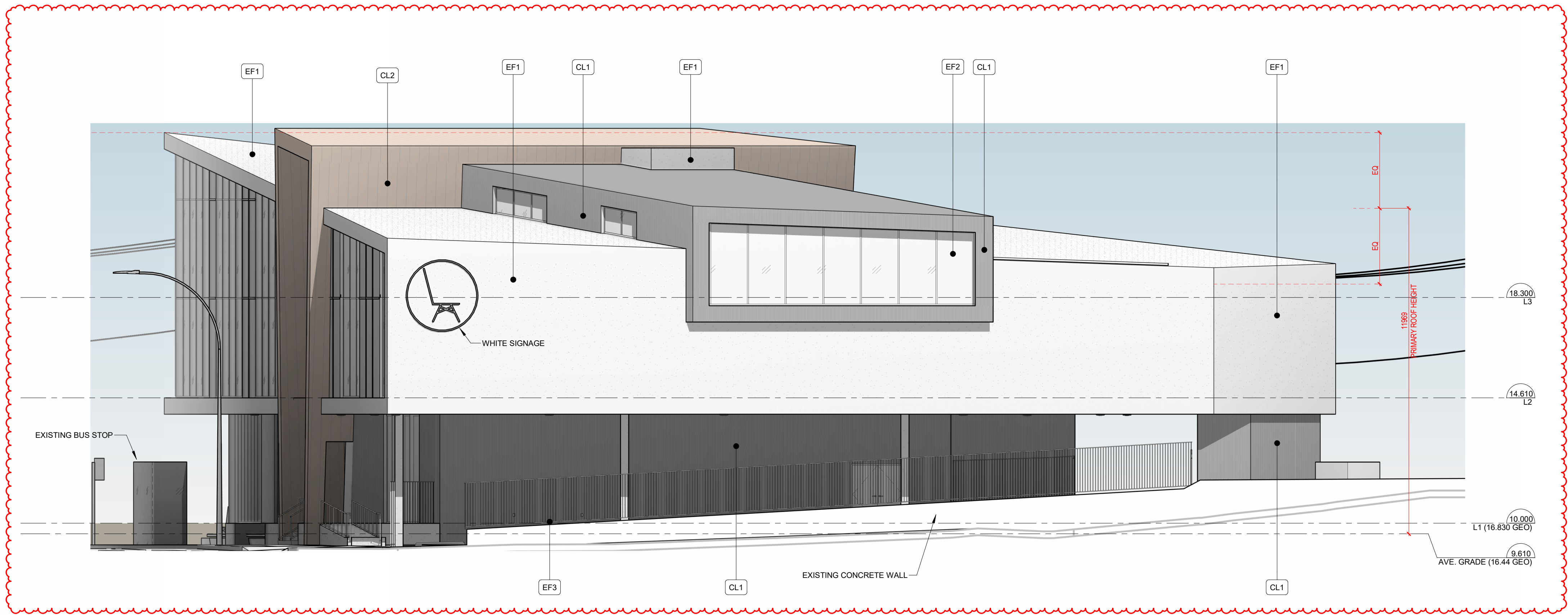
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SCALE: 1 : 100

DATE: 2024/03/27



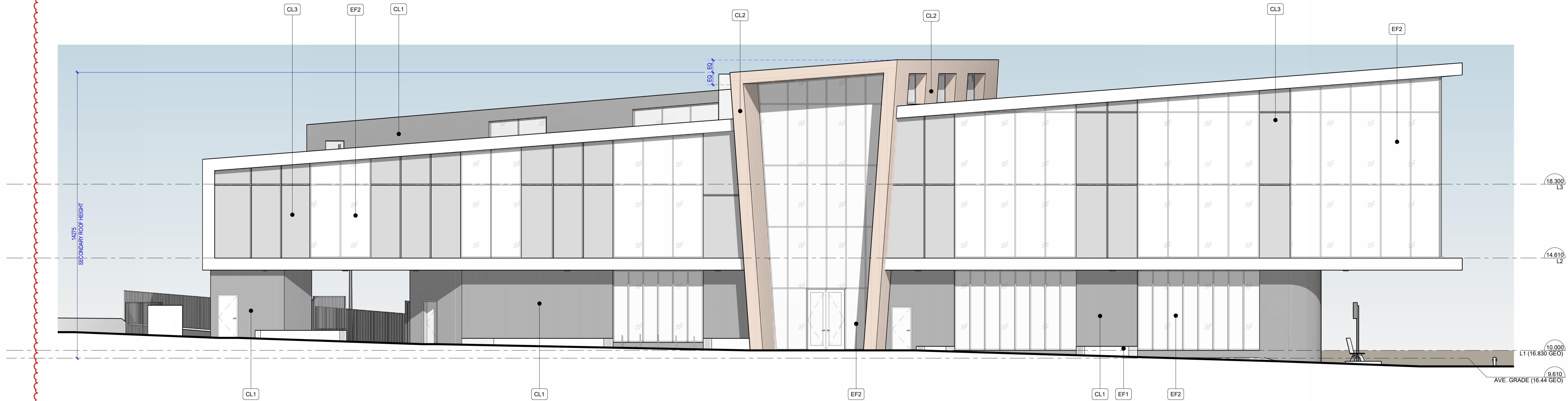
1 | EXTERIOR ELEVATION - TRUE EAST
1 : 100



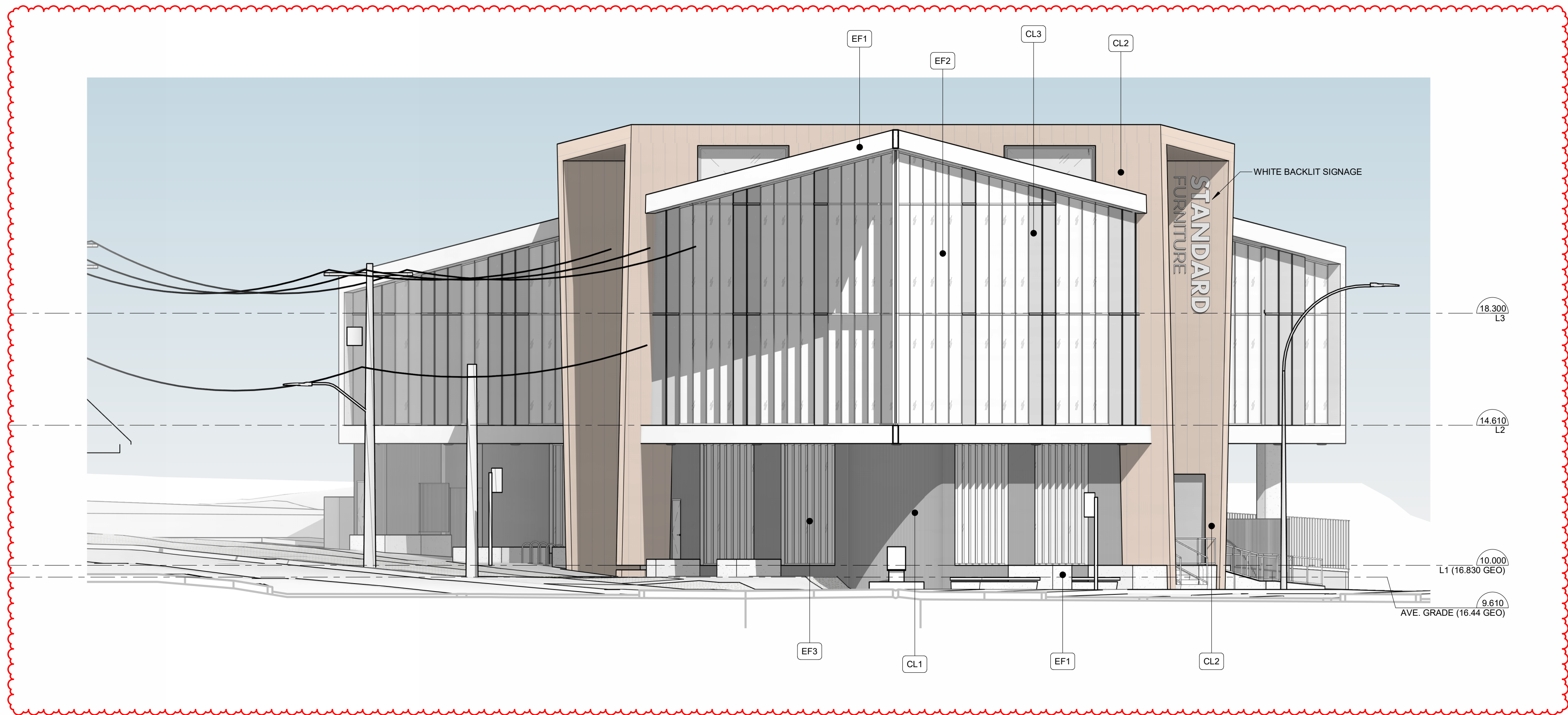
2 | EXTERIOR ELEVATION - TRUE NORTH
1 : 100

ELEVATION KEY NOTES

- CL1** VERTICAL FLUTTED METAL PANELS - BLACK
- CL2** METAL VERTICAL SIDING - CORTEN
- CL3** METAL PANEL SIDING - SILVER METALLIC
- EF1** CONCRETE - LIGHT GREY
- EF2** CURTAIN WALL: CLEAR GLAZING - BLACK MULLIONS
- EF3** METAL PICKET FENCE - BLACK



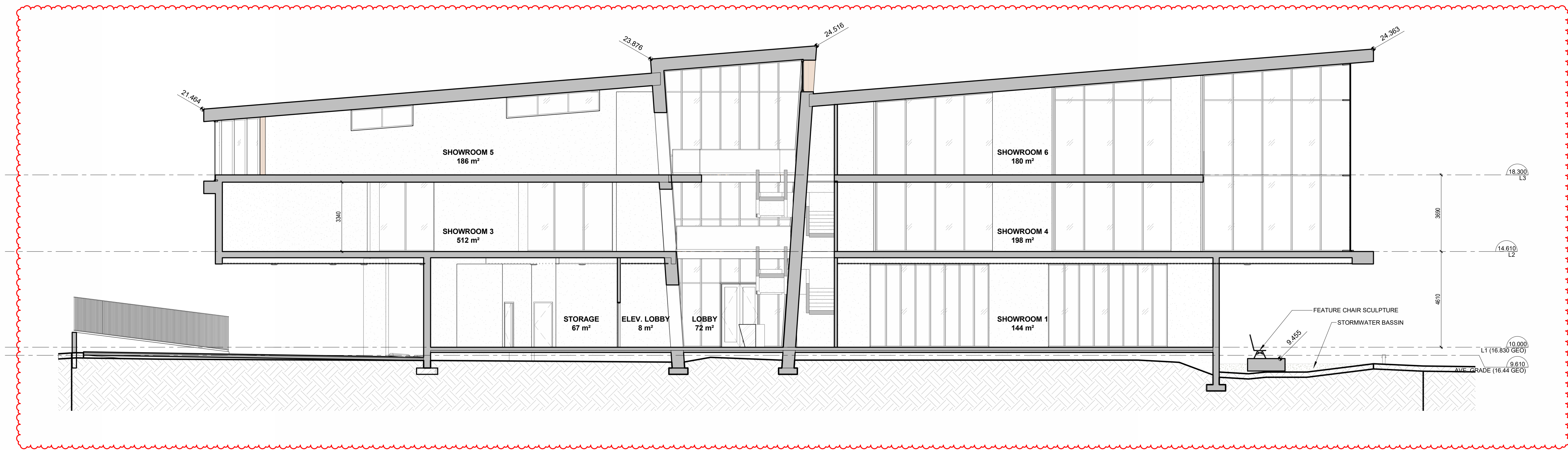
1 | EXTERIOR ELEVATION - TRUE WEST
1 : 100



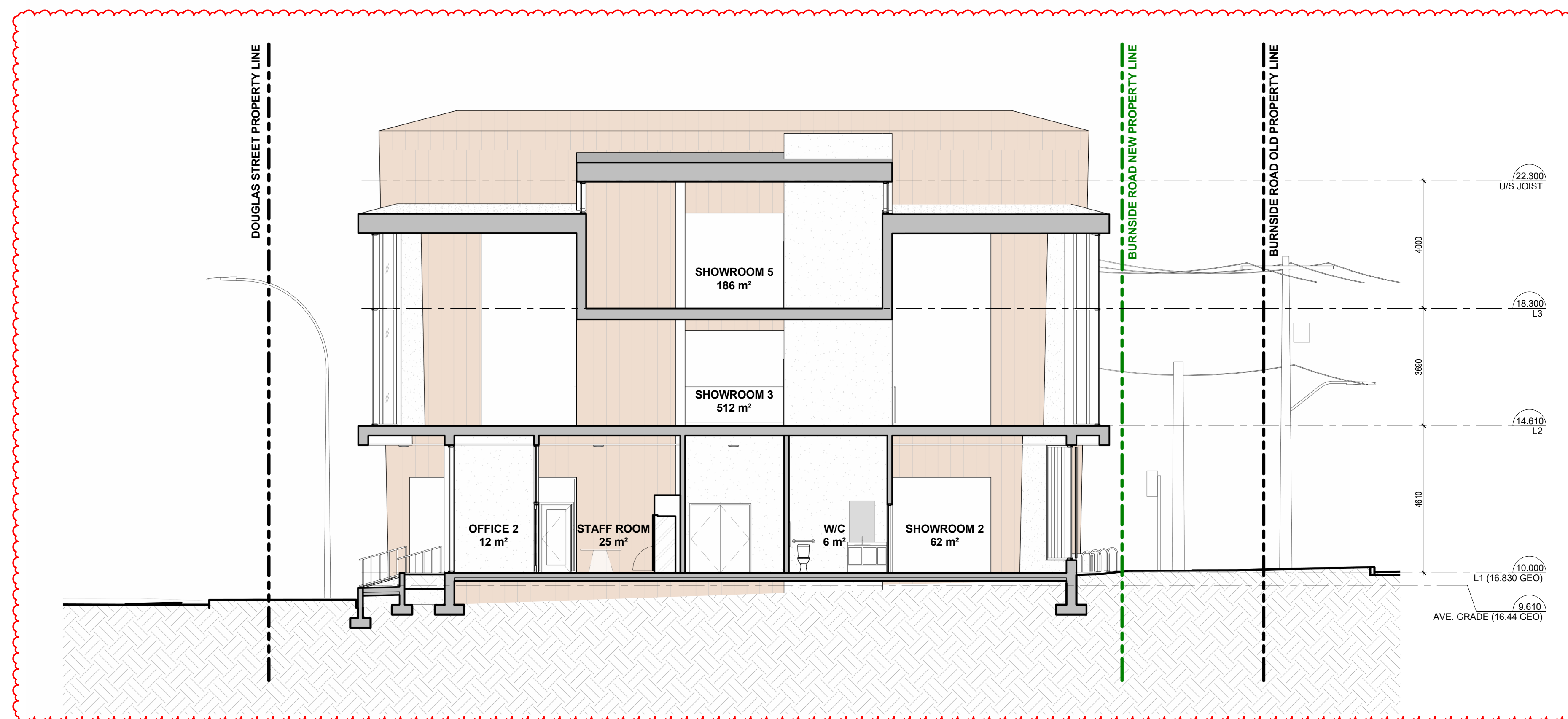
2 | EXTERIOR ELEVATION - TRUE SOUTH
1 : 100

ELEVATION KEY NOTES

- CL1** VERTICAL FLUTTED METAL PANELS - BLACK
- CL2** METAL VERTICAL SIDING - CORTEN
- CL3** METAL PANEL SIDING - SILVER METALLIC
- EF1** CONCRETE - LIGHT GREY
- EF2** CURTAIN WALL: CLEAR GLAZING - BLACK MULLIONS
- EF3** METAL PICKET FENCE - BLACK



1 BUILDING SECTION - LONGITUDINAL1
1 : 100



2 BUILDING SECTION - TRAVERSAL
1 : 100





RENDER - DOUGLAS & BURNSIDE INTERSECTION



RENDER - DOUGLAS TRUE NORTH ELEVATION



RENDER - DOUGLAS ENTRY



RENDER - BURNSIDE NW VIEW



ISO SW

STANDARD FURNITURE DOUGLAS

2900 DOUGLAS ST, VICTORIA, BC V8T 4N4

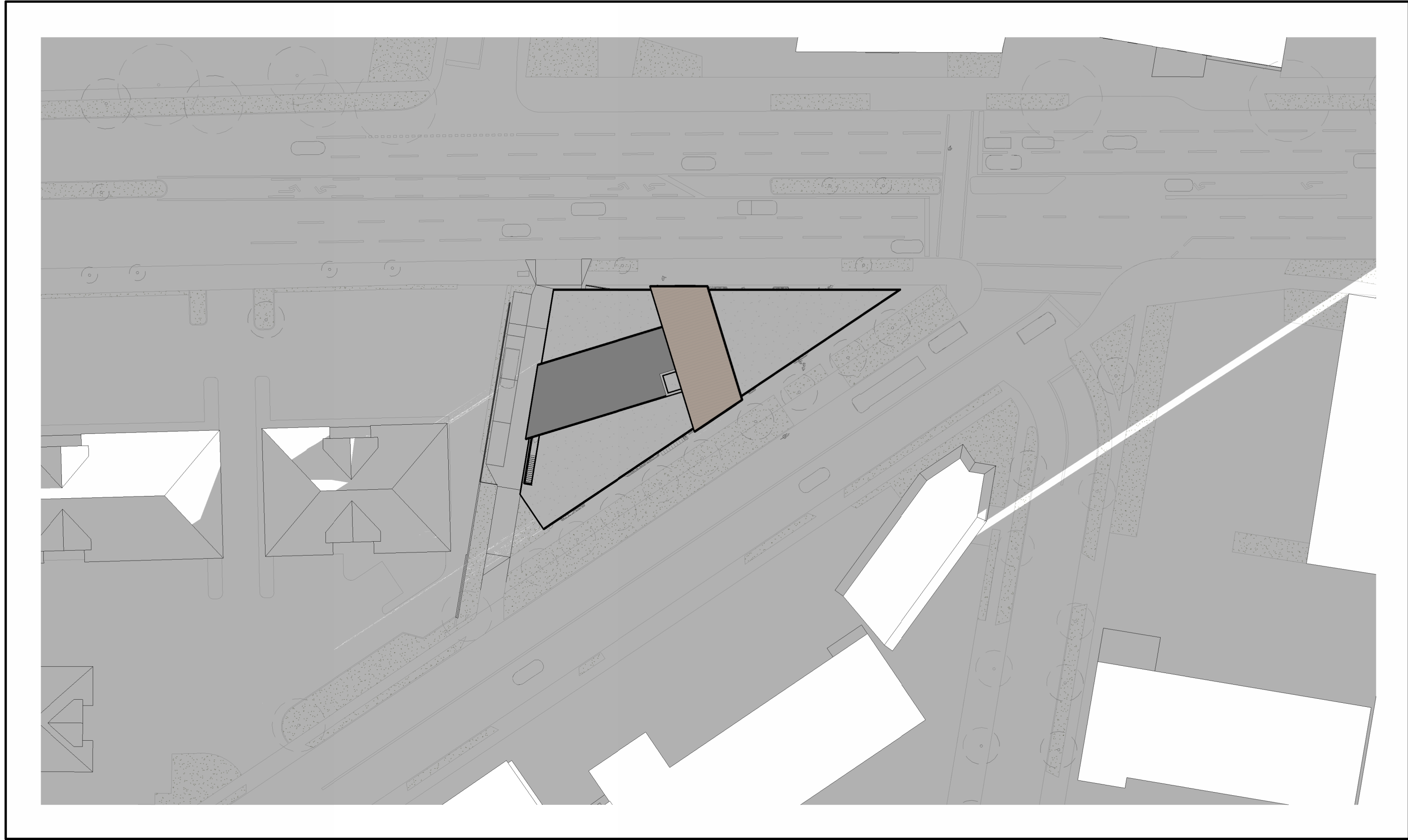
AERIAL VIEW

A5.2

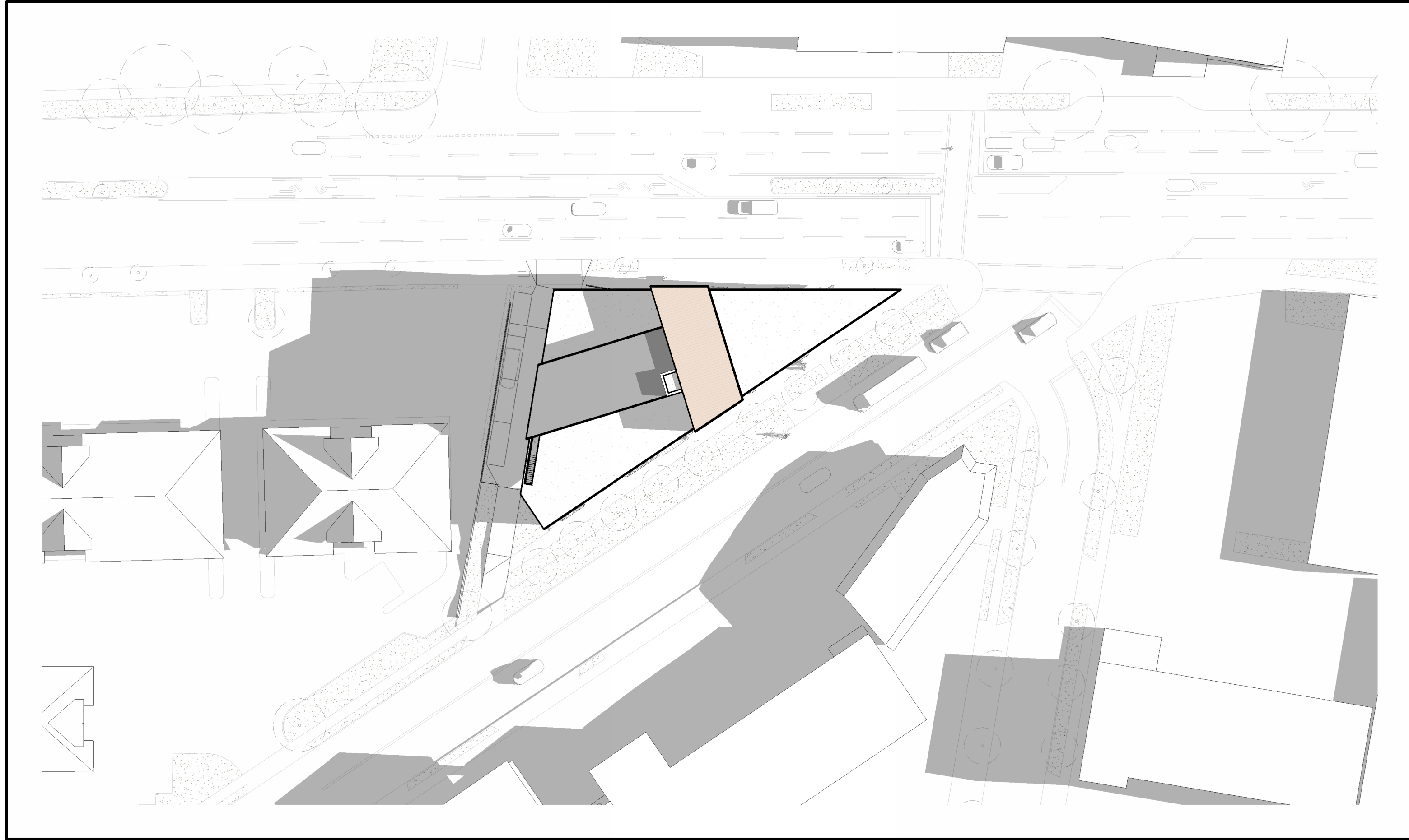
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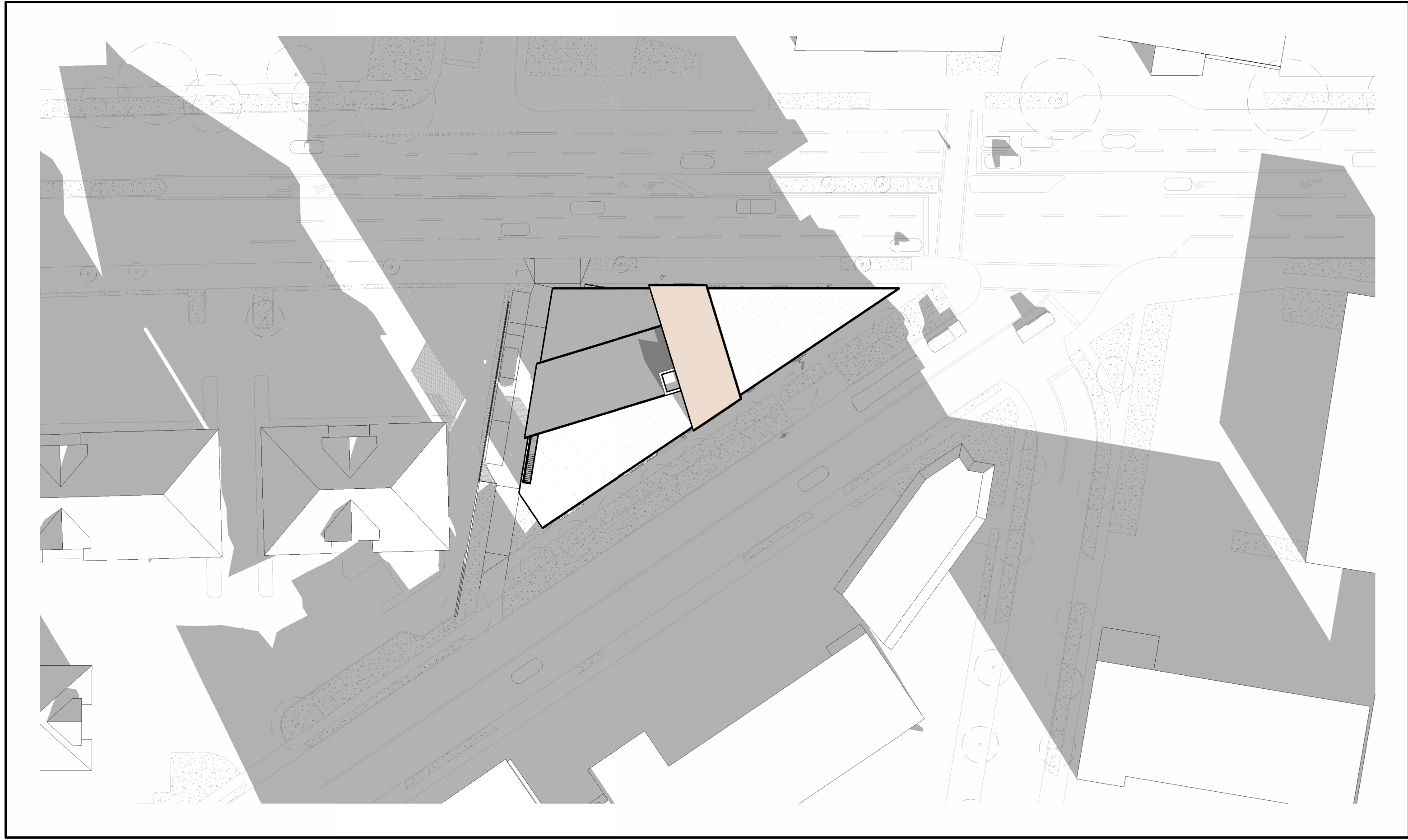
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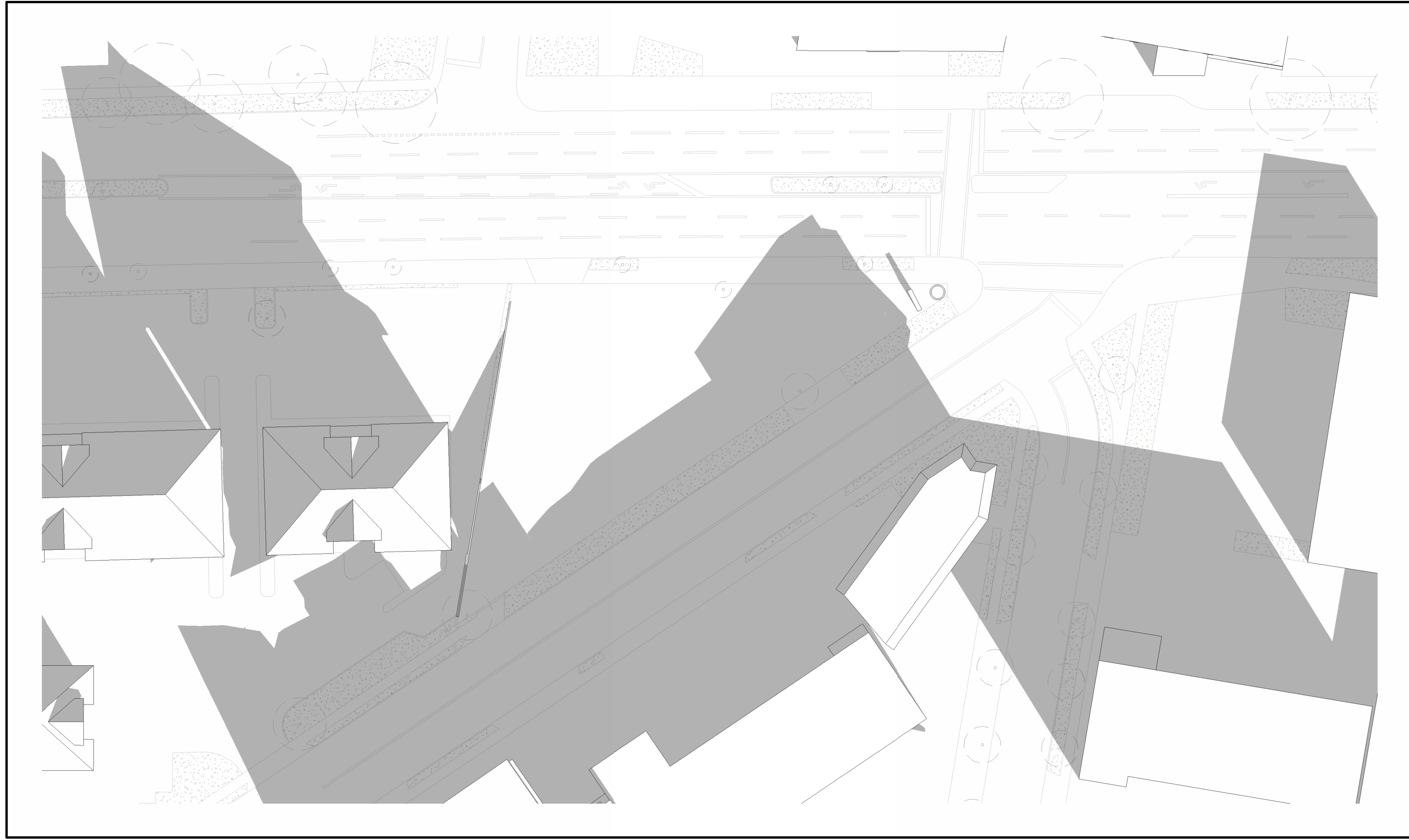
1 | SHADOW STUDY - WINTER SOLTICE - 8am
1 : 500



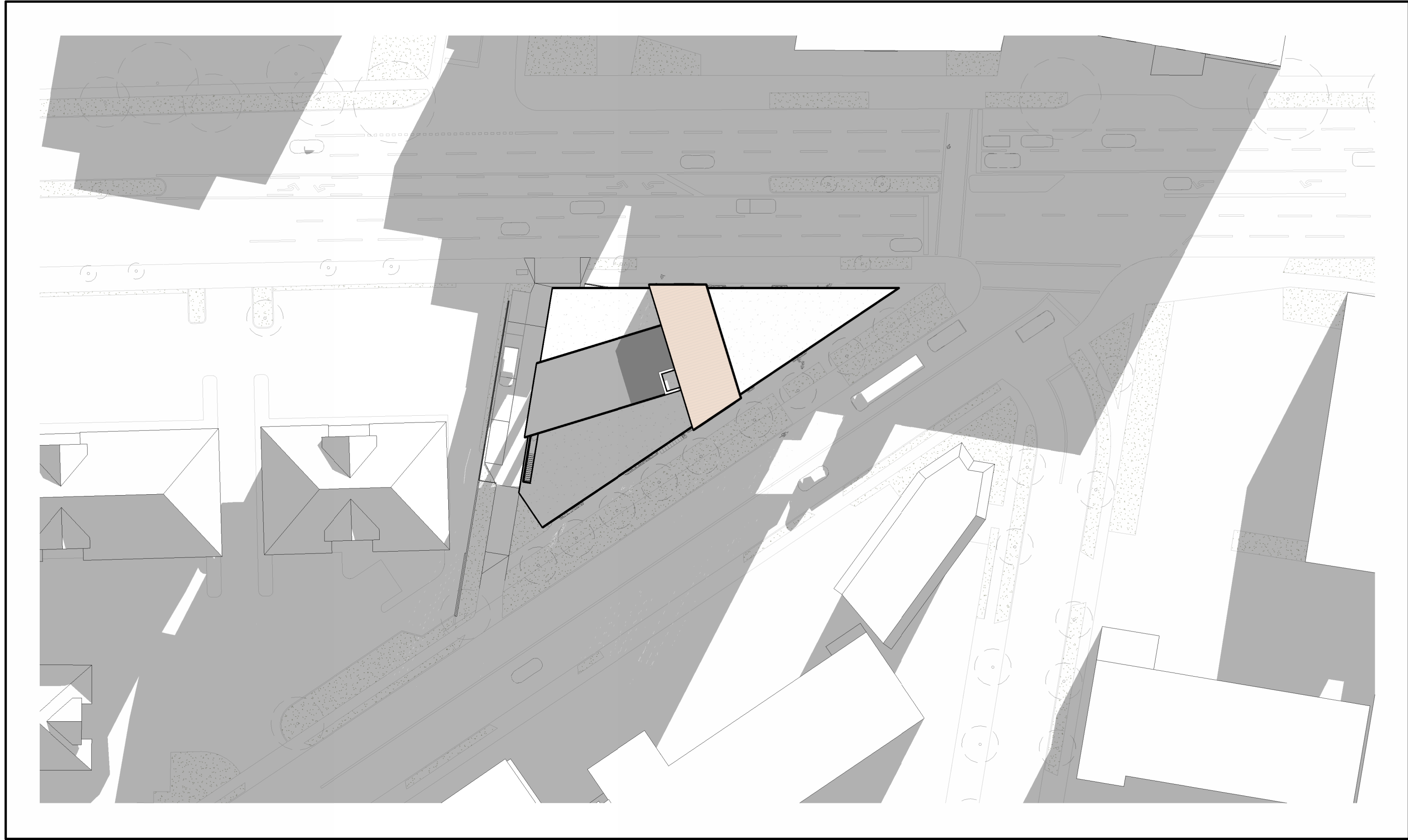
2 | SHADOW STUDY - WINTER SOLTICE - NOON
1 : 500



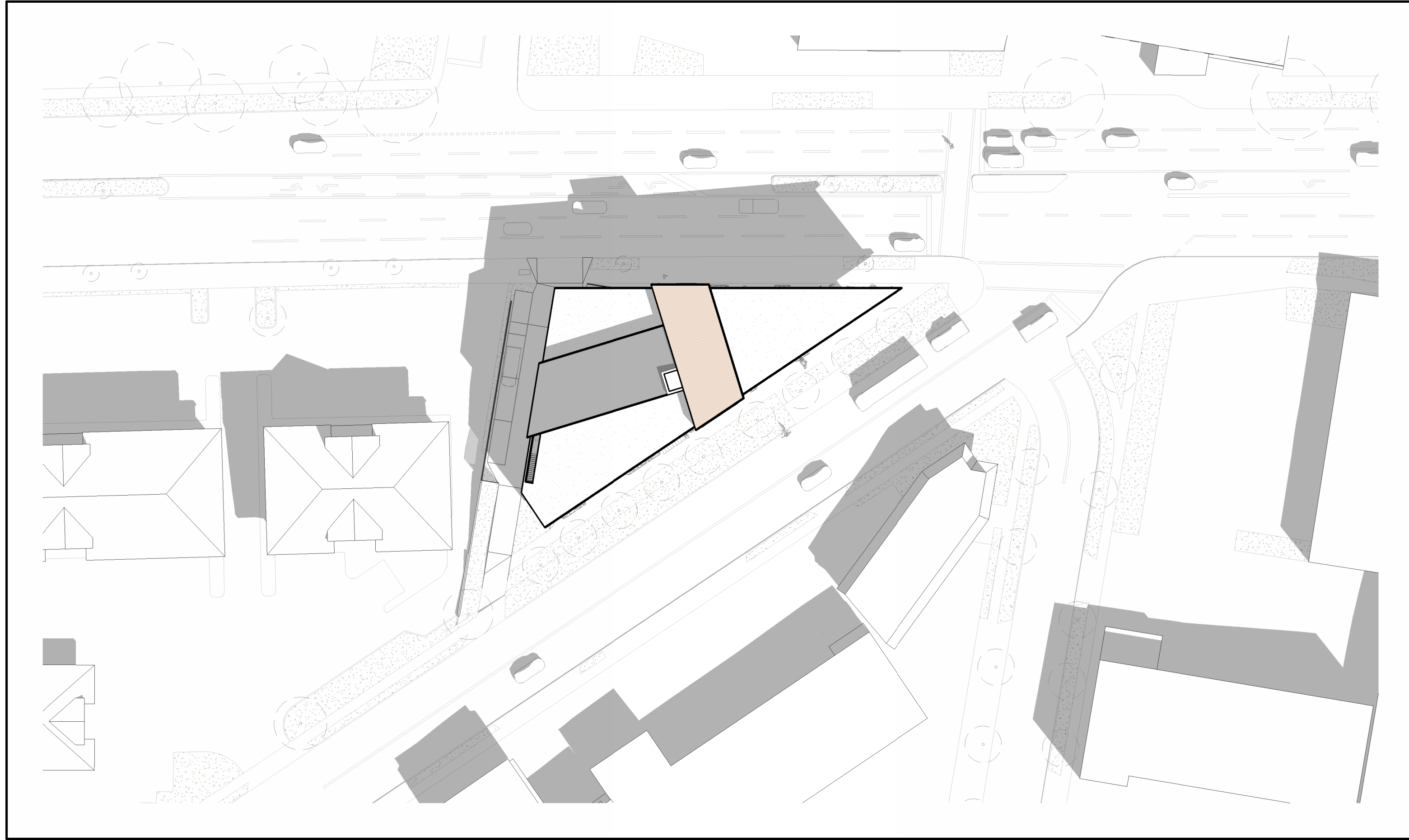
3 | SHADOW STUDY - WINTER SOLTICE - 4pm
1 : 500



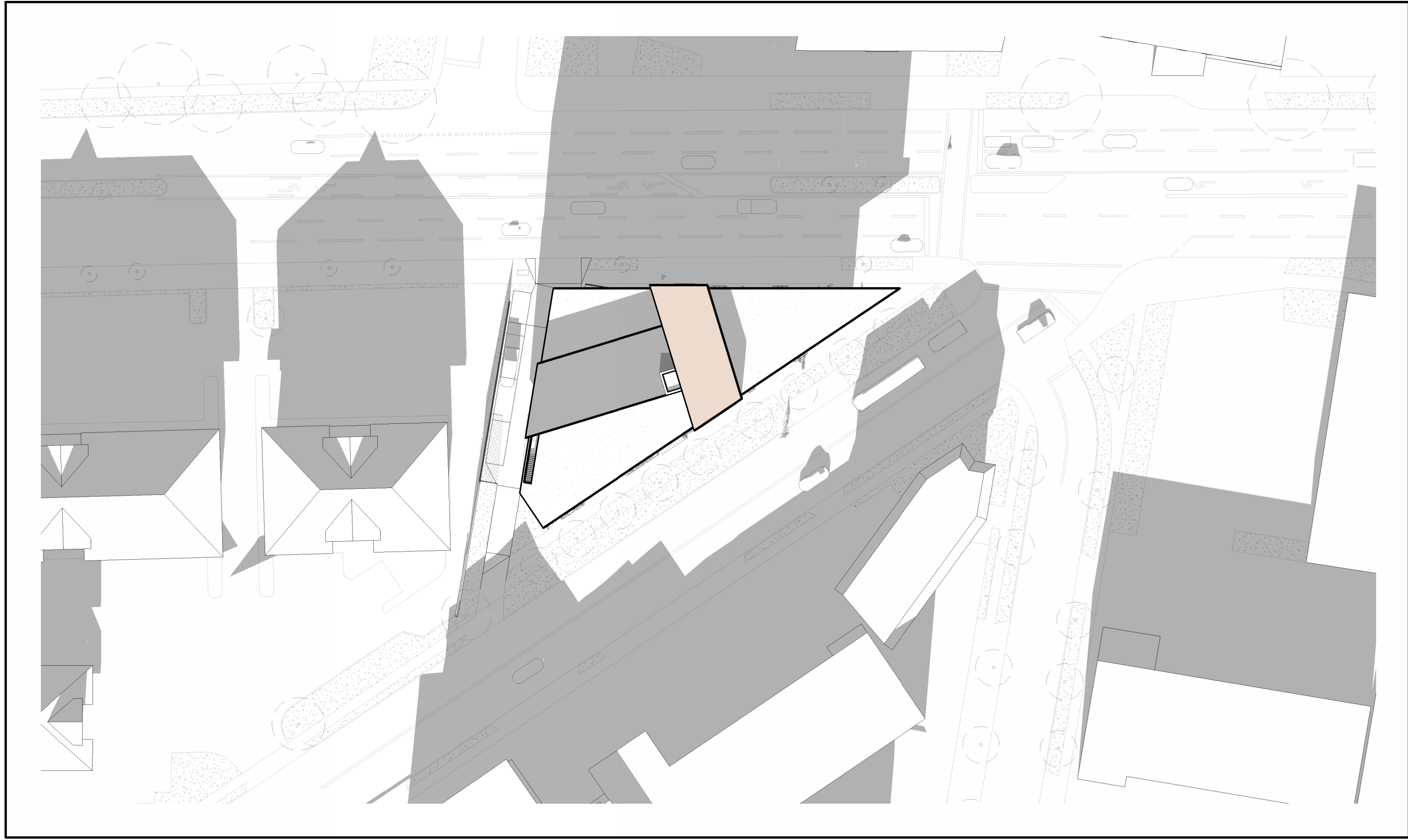
4 | SHADOW STUDY - WINTER SOLTICE - EXISTING - 4pm
1 : 500



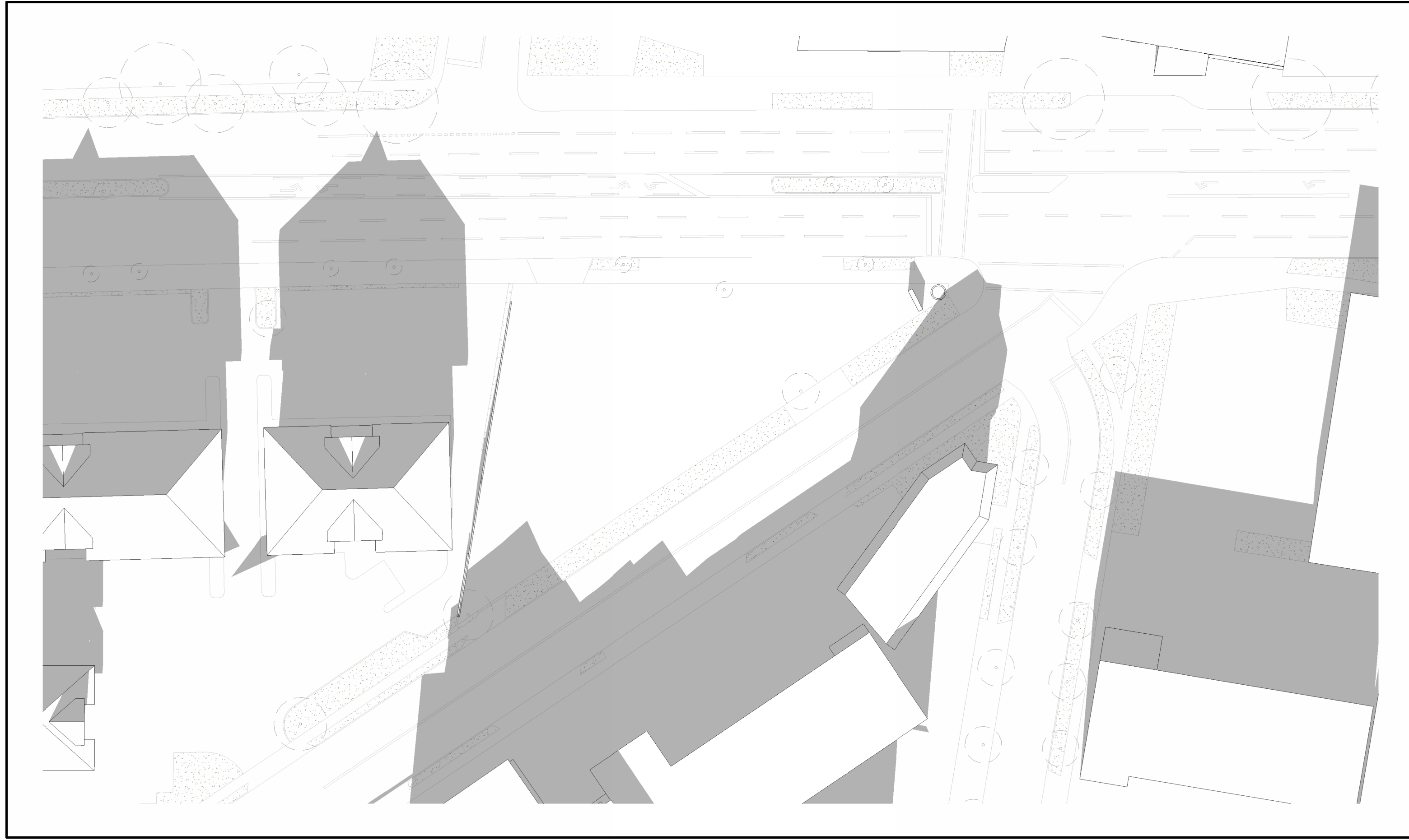
1 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 8am
1 : 500



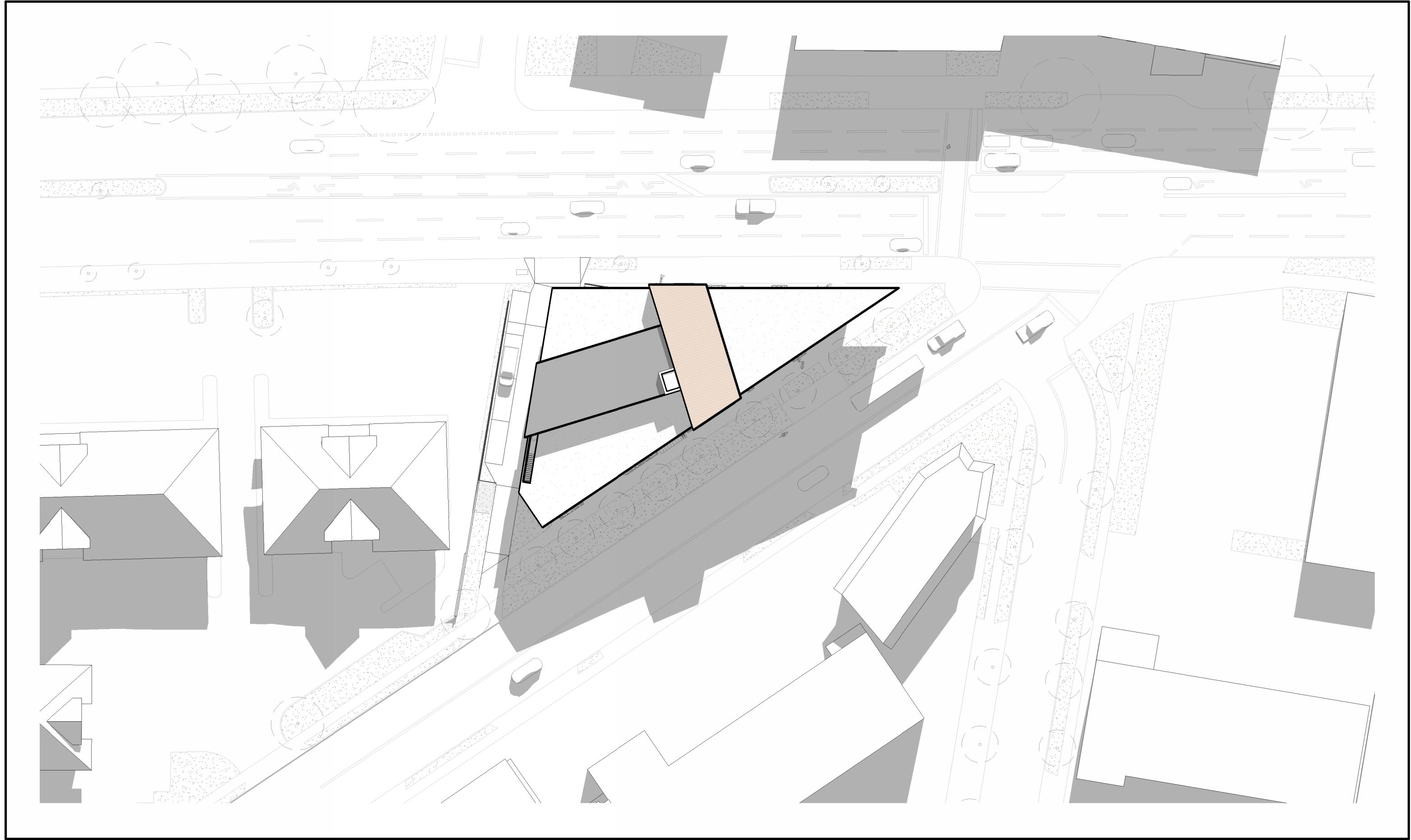
2 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - NOON
1 : 500



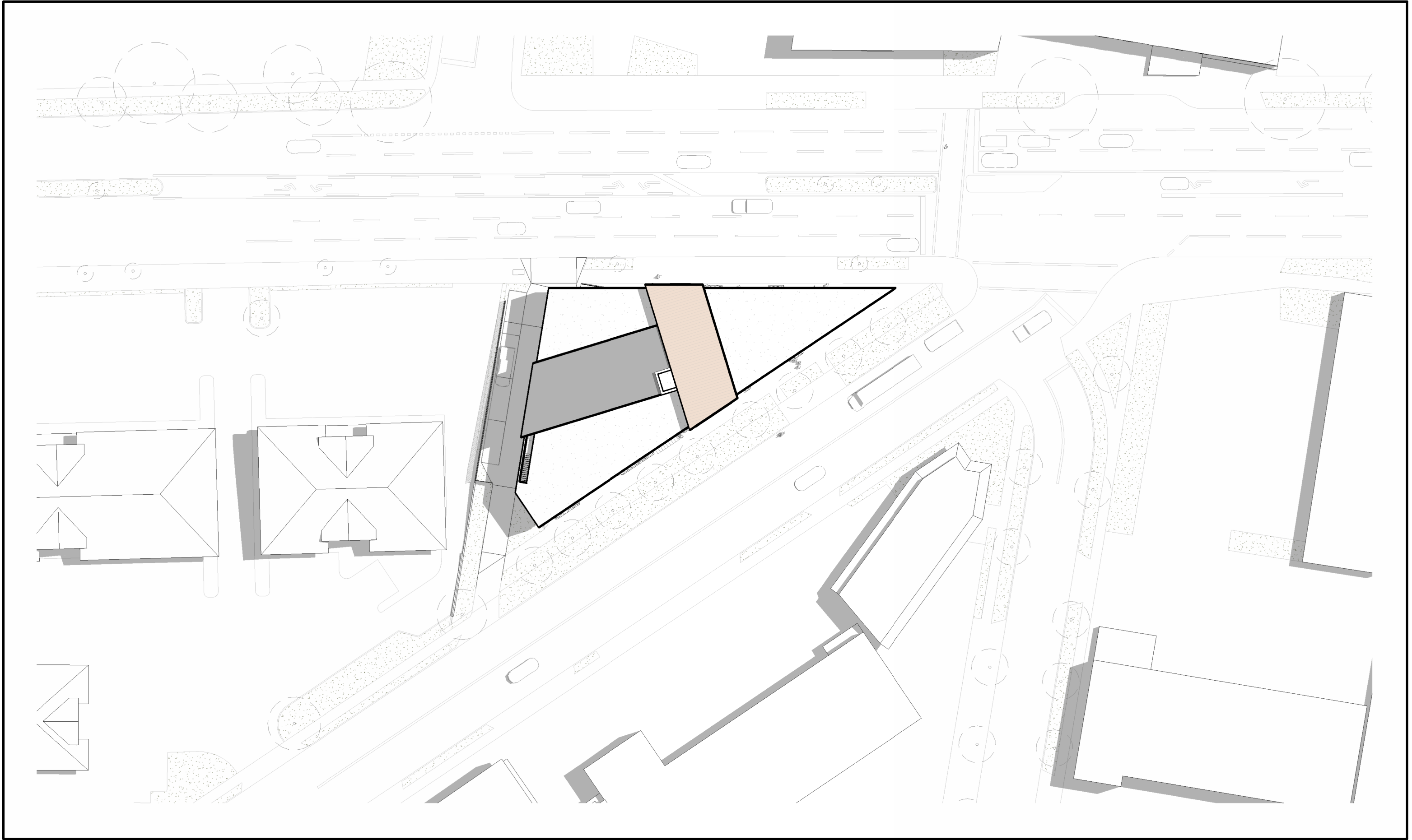
3 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 6pm
1 : 500



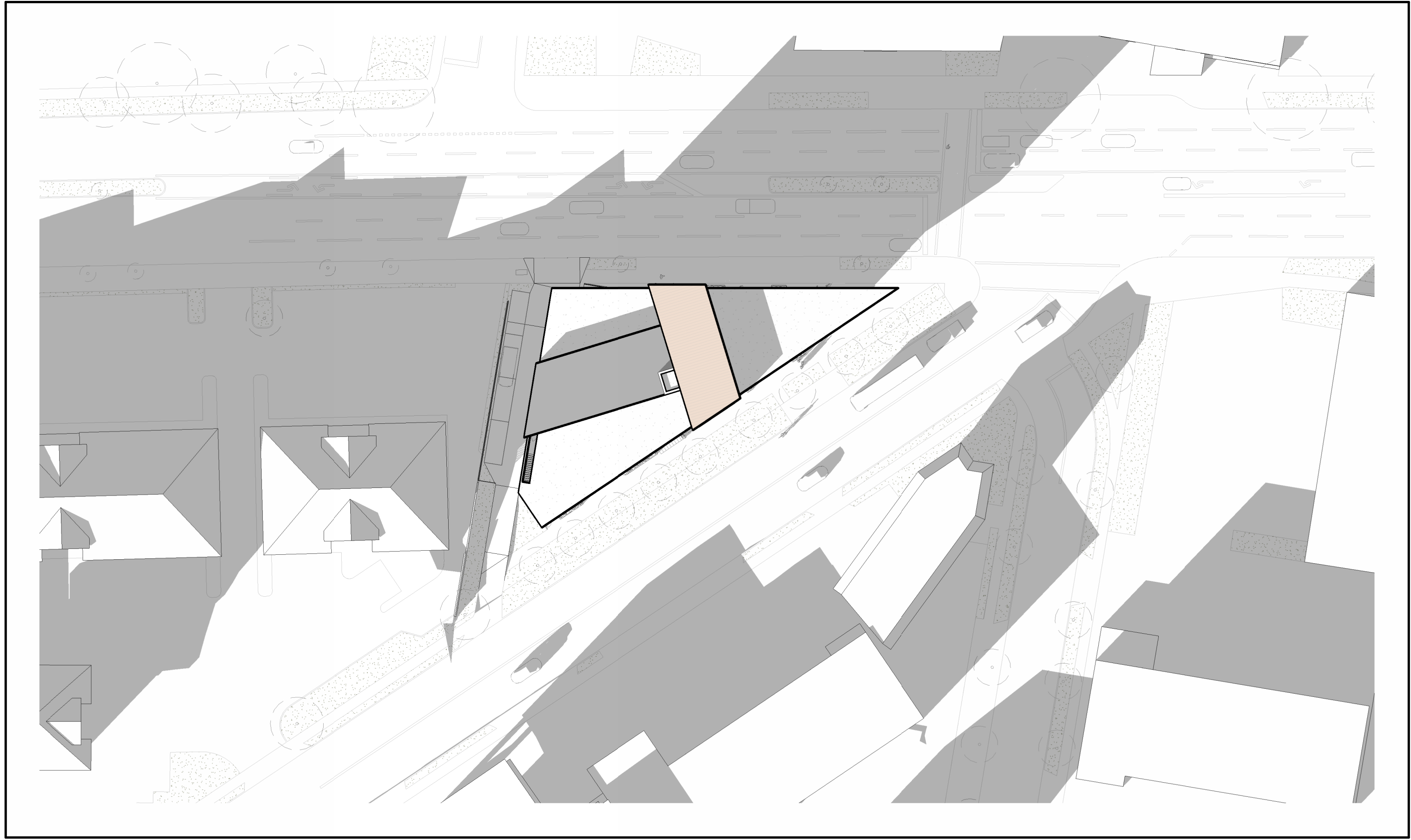
4 | SHADOW STUDY - EQUINOX - EXISTING - 6pm
1 : 500



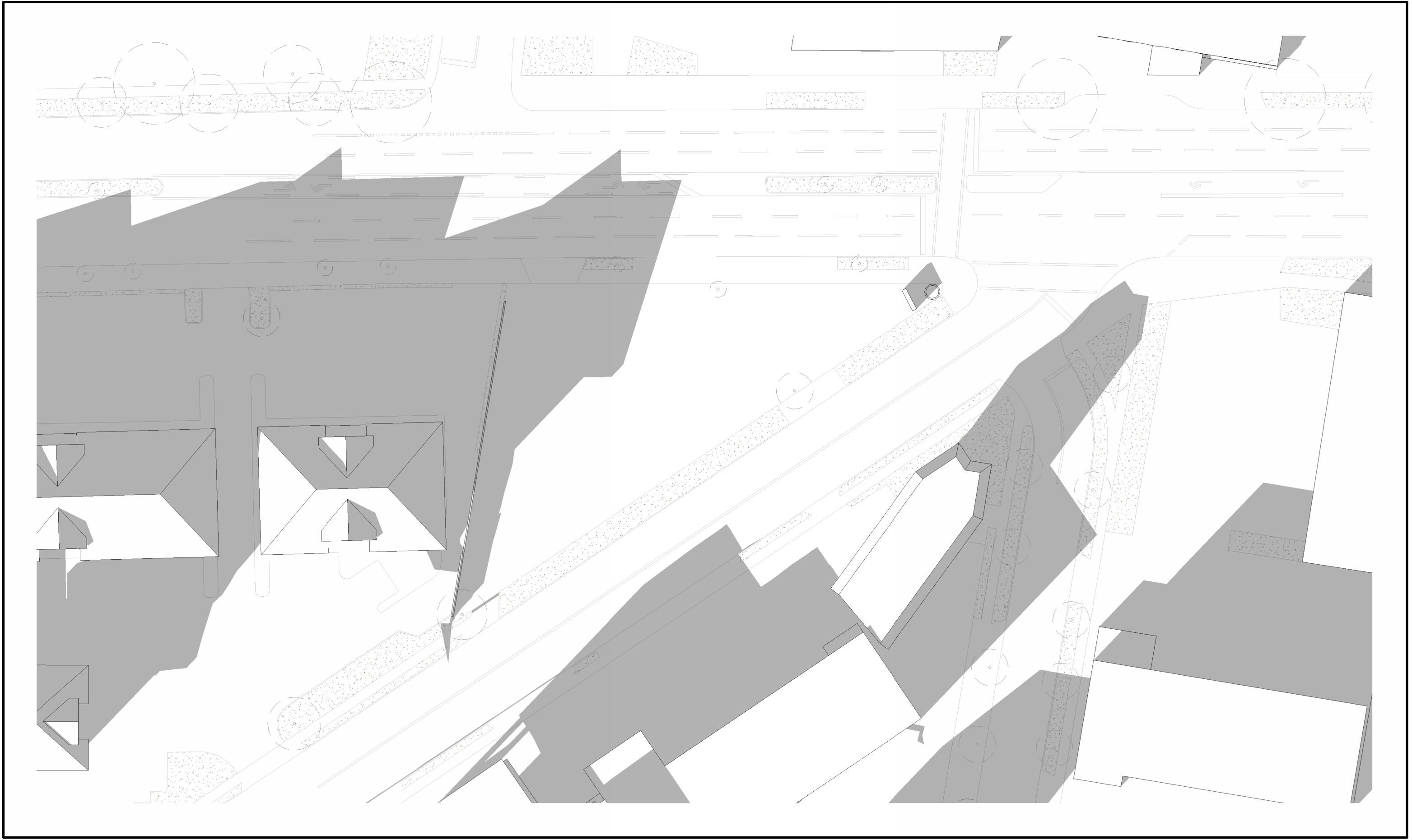
1 | SHADOW STUDY - SUMMER SOLTICE - 8am
1 : 500



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
TREES		
Acer circinatum*	Vine Maple	2.7M ht
Fagus sylv. Dawyckii Purple	Columnar Purple Beech	Scn. cal. /B&B
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	1.5M. Ht.
Hakonechloa macro aureola	Hakone Grass	#1 Pot
Hosta Hadspen Blue	Hadspen Blue Hosta	#1 Pot
Gaultheria shallon*	Salal	#1 Pot
Lavandula Munstead	English Lavender	#1 Pot
Liriope Muscar	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 Fulgida	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	Existing or New: CIP concrete, Natural, Broom Finish to Municipal standards
PP4	Poa Gravel and River Stone combination

SOFTSCAPE:

	Lawn
	Planting area
	Naturalized area

MISCELLANEOUS:

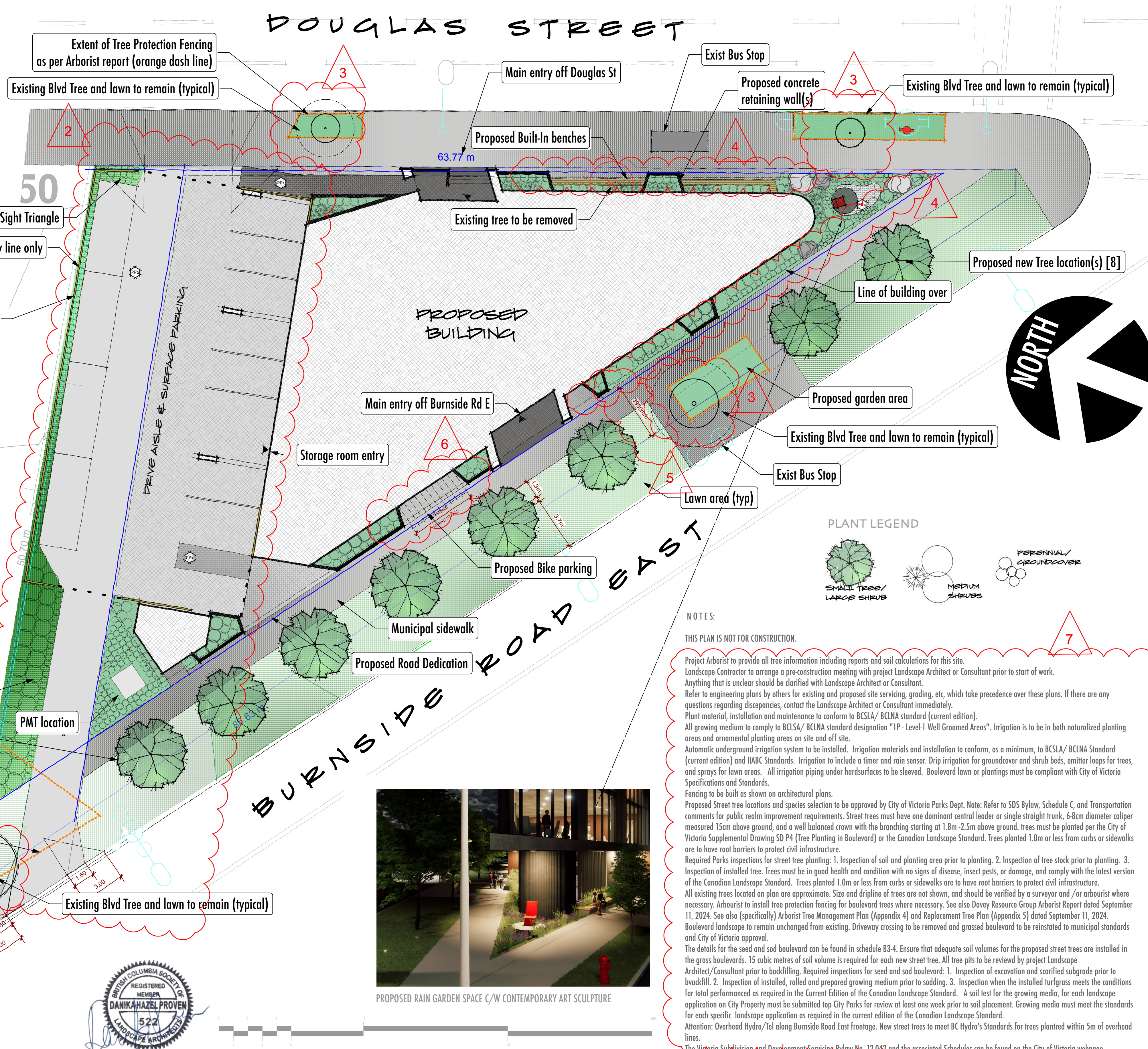
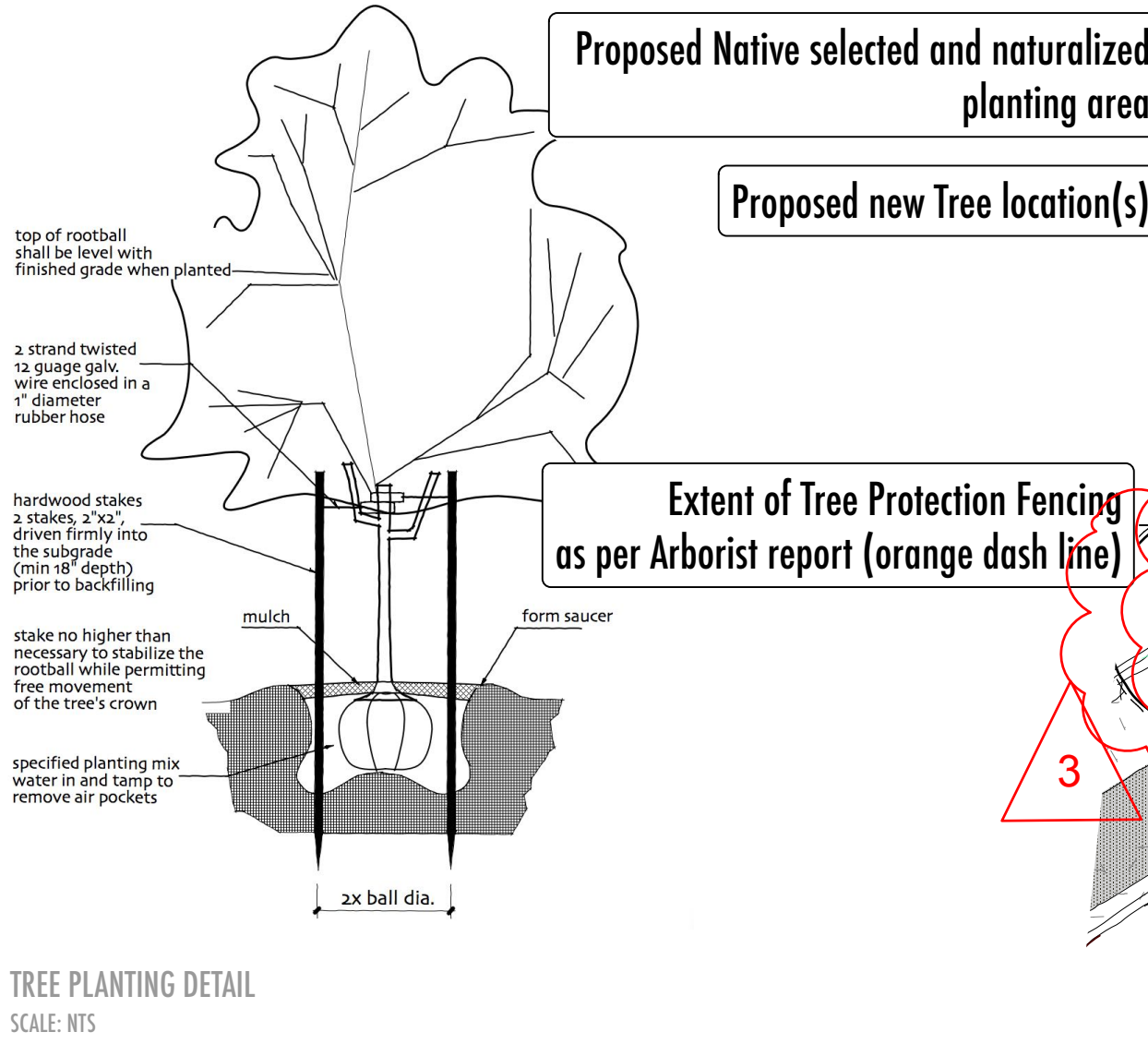
	Large rock boulders approx 4' x5' dia
	Concrete or mortared rock retaining/upstand walls; Heights vary.
X#208	Tree to be Removed [see Arborist Report]
O#0S4	Tree to be Retained [see Arborist Report]
	Tree Protection Fencing [see Arborist Report]

NOTES:

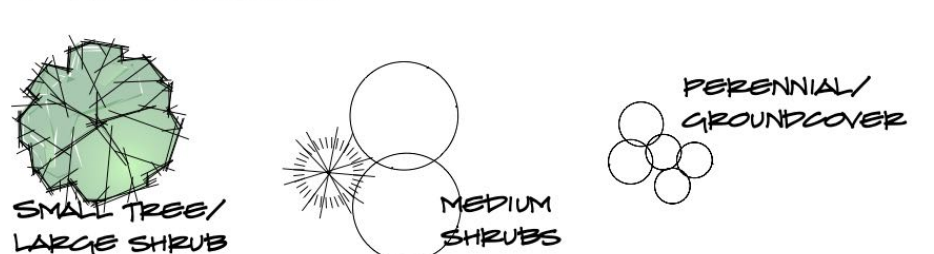
- 1) All building layout information and setback dimensions supplied by Continuum Architecture.
- 2) All survey information supplied by Powell and Associates.
- 3) This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work.
- 4) 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.

30% vegetation proposed on private property is composed of native plants, food-bearing plants or provides pollinator habitat as outlined in the Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial (2019).
Total site vegetation area: 197sqm (2120.6sqft)
30% requirement = 59.1sqm (636.18sqft)
Actual proposed native vegetation area: 70.0sqm (753.9sqft)
Actual proposed native vegetation onsite percentage: 35.5%

Tree Replacmnt to be completed as a "Cash in Lieu" arrangement with the City of Victoria as there is no plantable availability on this site for Replacmnt trees to be located.



PLANT LEGEND



NOTES:

THIS PLAN IS NOT FOR CONSTRUCTION.

Project Arborist to provide all tree information including reports and soil calculations for this site. Landscape Contractor to arrange a pre-construction meeting with project Landscape Architect or Consultant prior to start of work. Anything that is unclear should be clarified with Landscape Architect or Consultant.

Refer to engineering plans by others for existing and proposed site servicing, grading, etc, which take precedence over these plans. If there are any questions regarding discrepancies, contact the Landscape Architect or Consultant immediately.

Plant material, installation and maintenance to conform to BCSLA/ BCLNA standard (current edition).

All growing medium to comply to BCSLA/ BCLNA standard designation "TP - Level-1 Well Groomed Areas". Irrigation is to be in both naturalized planting areas and ornamental planting areas on site and off site.

Automatic underground irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to BCSLA/ BCLNA Standard (current edition) and IABC Standards. Irrigation to include a timer and rain sensor. Drip irrigation for groundcover and shrub beds, emitter loops for trees, and sprays for lawn areas. All irrigation piping under hardsurfaces to be sleeved. Boulevard lawn or plantings must be compliant with City of Victoria Specifications and Standards.

Fencing to be built as shown on architectural plans.

Proposed Street tree locations and species selection to be approved by City of Victoria Parks Dept. Note: Refer to SDS Bylaw, Schedule C, and Transportation comments for public realm improvement requirements. Street trees must have one dominant central leader or single straight trunk, 6-8cm diameter caliper measured 15cm above ground, and a well balanced crown with the branching starting at 1.8m -2.5m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) or the Canadian Landscape Standard. Trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure.

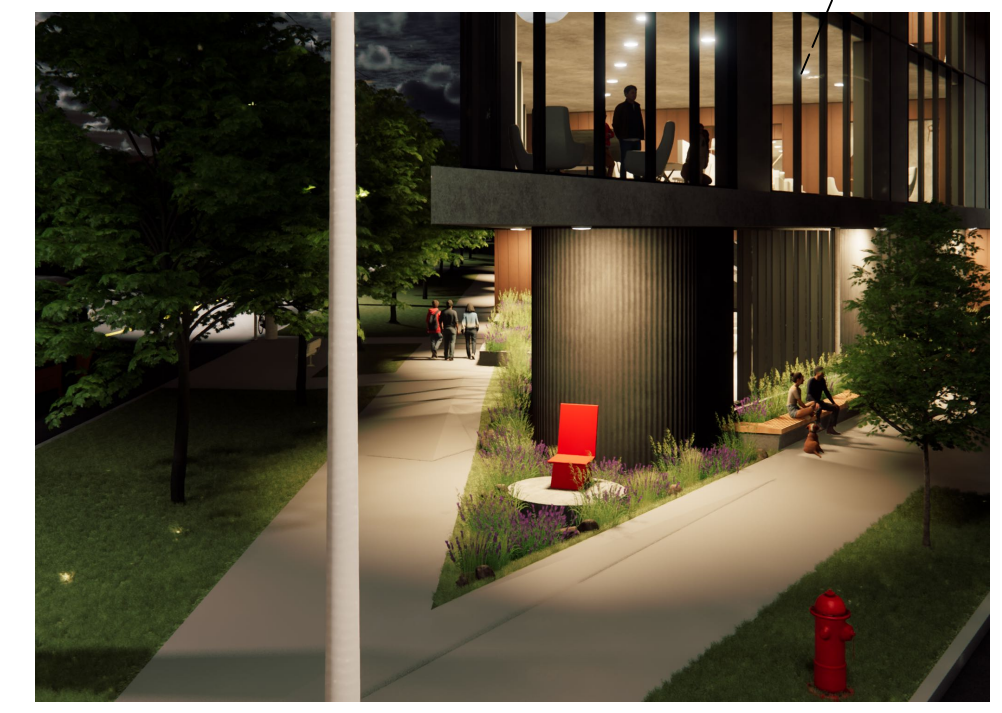
Required Parks inspections for street tree planting: 1. Inspection of soil and planting area prior to planting. 2. Inspection of tree stock prior to planting. 3. Inspection of installed tree. Trees must be in good health and condition with no signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard. Trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure.

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 trees where necessary. See also Davey Resource Group Arborist Report dated September 11, 2024. See also (specifically) Arborist Tree Management Plan (Appendix 4) and Replacement Tree Plan (Appendix 5) dated September 11, 2024. Boulevard landscape to remain unchanged from existing. Driveway crossing to be removed and grassed boulevard to be reinstated to municipal standards and City of Victoria approval.

The details for the seed and sod boulevard can be found in schedule B3-4. Ensure that adequate soil volumes for the proposed street trees are installed in the grass boulevards. 15 cubic metres of soil volume is required for each new street tree. All tree pits to be reviewed by project Landscape Architect/Consultant prior to backfilling. Required inspections for seed and sod boulevard: 1. Inspection of excavation and scarified subgrade prior to backfill. 2. Inspection of installed, rolled and prepared growing medium prior to sodding. 3. Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard. A soil test for the growing media, for each landscape application on City Property must be submitted top City Parks for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.

Attention: Overhead Hydro/Tel along Burnside Road East Frontage. New street trees to meet BC Hydro's Standards for trees planted within 5m of overhead lines.

The Victoria Subdivision and Development Servicing Bylaw No. 12.042 and the associated Schedules can be found on the City of Victoria webpage.



PROPOSED RAIN GARDEN SPACE C/W CONTEMPORARY ART SCULPTURE



NOT FOR CONSTRUCTION.
FOR DEVELOPMENT PERMIT ONLY.

2900 DOUGLAS STREET LANDSCAPE LAYOUT

SKL.01
28.MAY.2024
1:150
LATEST REVISION: 27.NOVEMBER.2024

STUDIO ONE CREATIVE
250.881.0706 - 4539 Viewmont Avenue, Victoria, BC

CALID SERVICES LTD
250.388.6919 - 2750 Quadra St, Victoria, BC

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 SERVING 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:

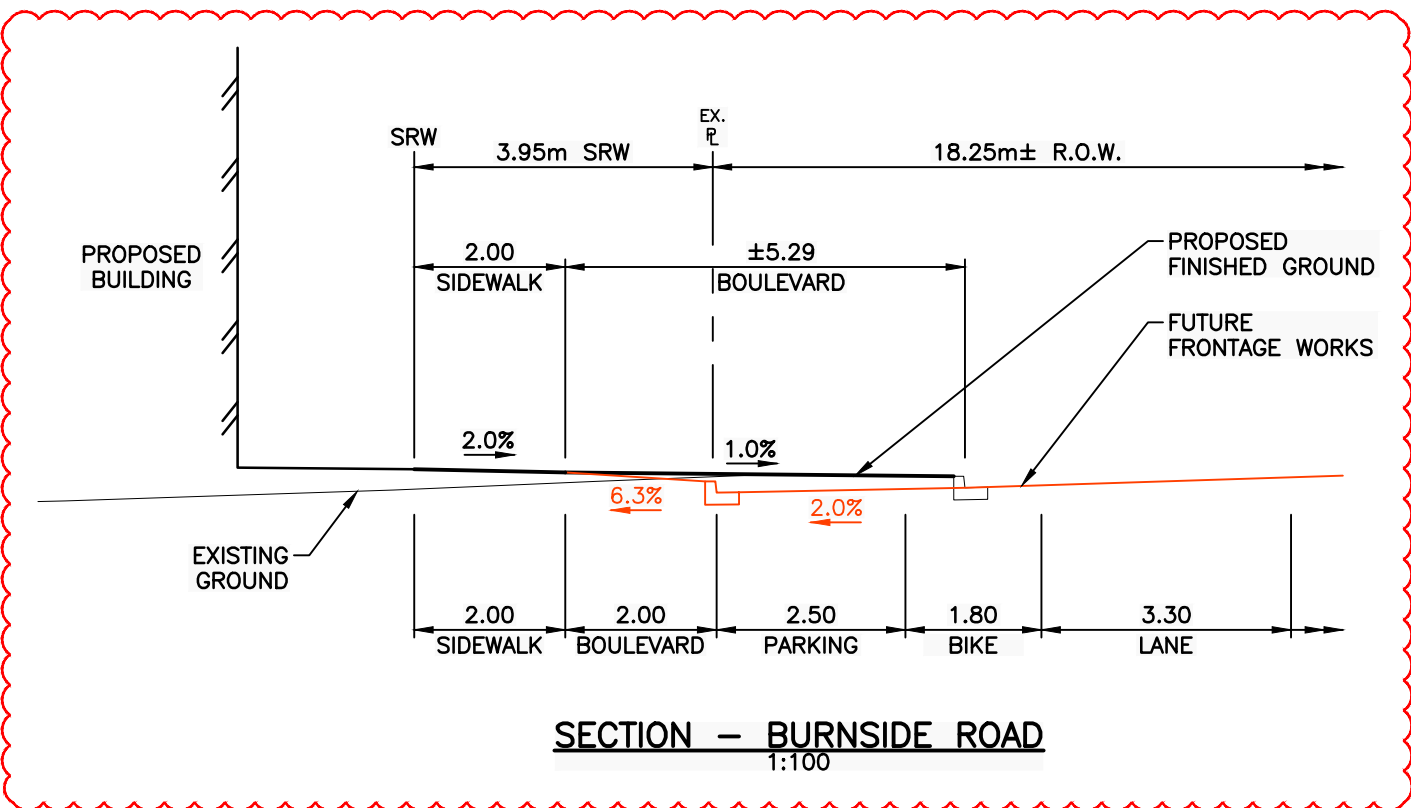
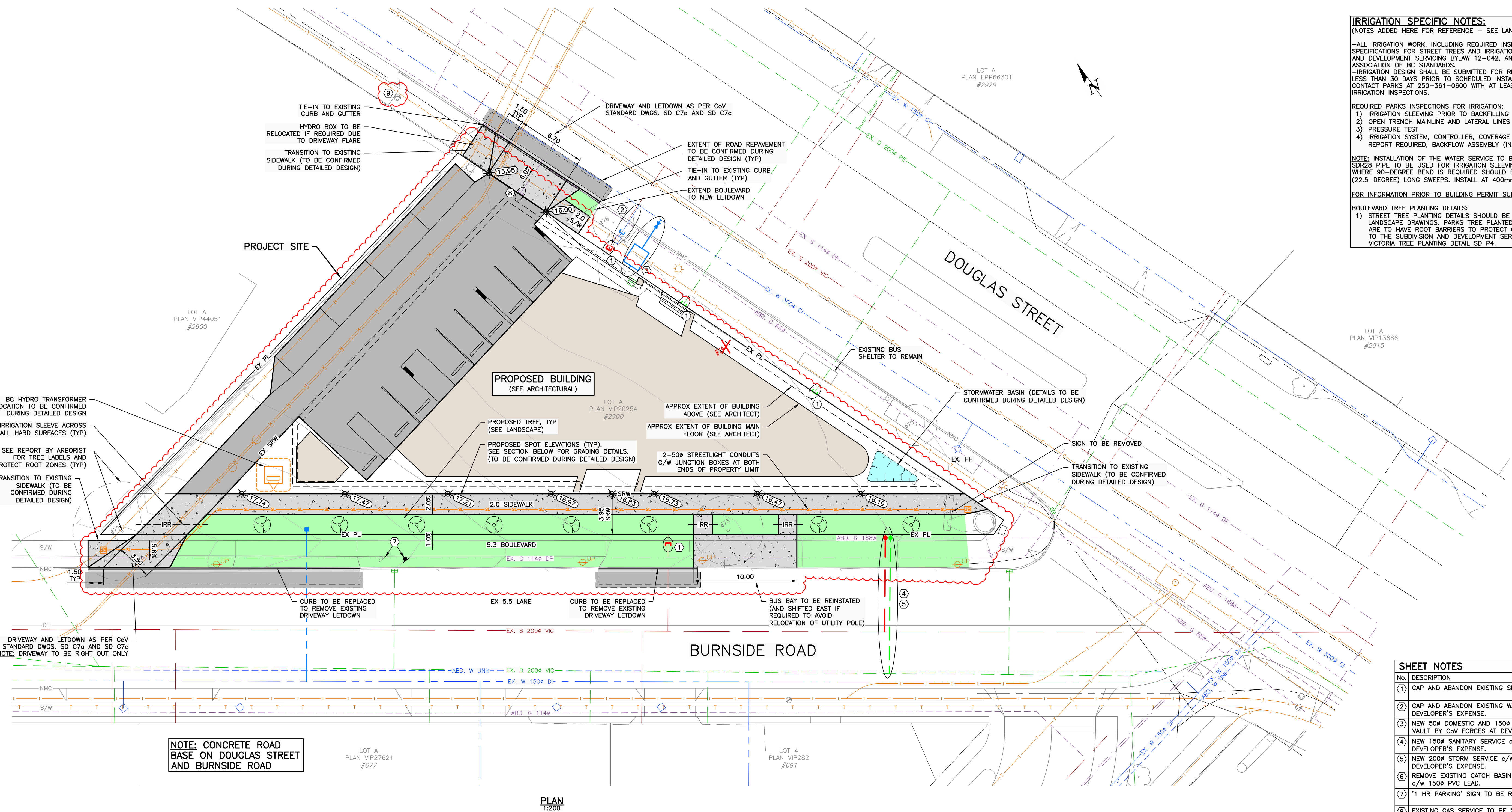
BOULEVARD TREE PLANTING DETAILS:

- 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 SERVING BYLAW NO. 12-042 FOR CITY OF VICTORIA TREE PLANTING DETAIL SD P4.

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.
(9)	EXISTING SURVEY MONUMENT TO BE REPLACED IF DAMAGED AT DEVELOPER'S EXPENSE.
(X)	EXISTING TREE TO REMAIN, SCALED TO TREE TRUNK DIAMETER
(X)	EXISTING TREE TO BE REMOVED, SCALED TO TREE TRUNK DIAMETER

NOVEMBER 27, 2024

ISSUED FOR DEVELOPMENT PERMIT



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. FOR ARBORIST INFORMATION, SEE REPORT BY BARTLETT TREE EXPERTS.
 5. ALL EXISTING STRUCTURES TO BE REMOVED AND DISPOSED OFFSITE UNLESS OTHERWISE NOTED.
 6. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN AND ARE SUBJECT TO CHANGE.
 7. MAIN FLOOR ELEVATION SUBJECT TO CHANGE DURING DETAILED DESIGN.
 8. ALL EXISTING SERVICES TO BE CAPPED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE UNLESS OTHERWISE NOTED.
 9. 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

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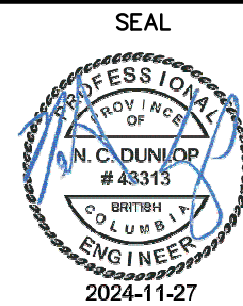
NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
2	2024-11-27	JL	ISSUED FOR DEVELOPMENT PERMIT				
1	2024-07-04	JL	ISSUED FOR DEVELOPMENT PERMIT				



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
2

APPROVING AUTHORITY FILE NO.

DRAWING NO.
24-029-CSP