

PROJECT IMAGE



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Sheet Number	Sheet Name
SKL.01	LANDSCAPE LAYOUT

 **Revisions**
Received Date:
December 16, 2024

LOCATION PLAN



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Six Mile Furniture
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e: ndunlop@mcelhanney.com

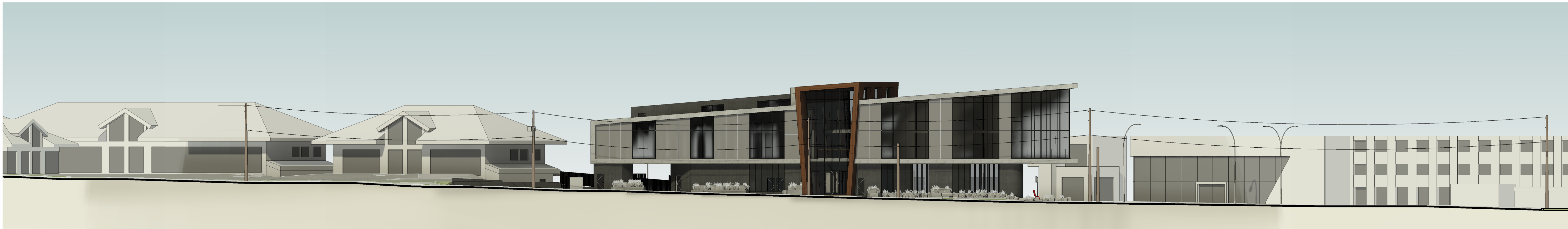
LANDSCAPE:

Duane Ensing Landscape Design

t: 778.746.7417

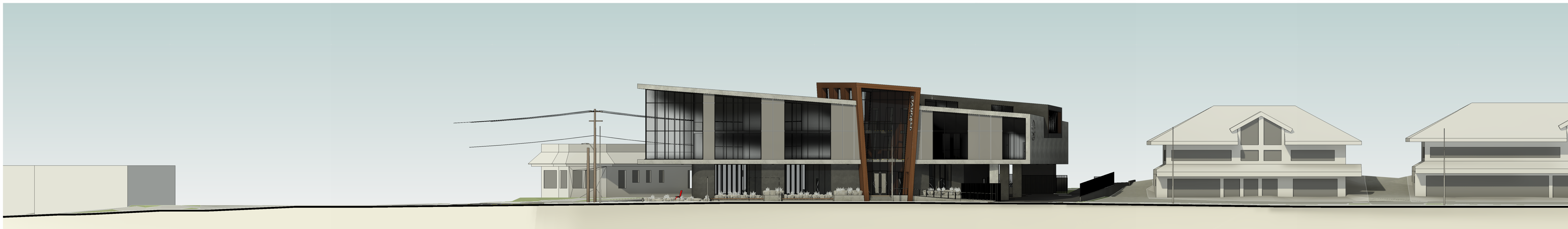
Contact:
Duan Ensing
e: duane@landscapesolutions.ca

STREETSCAPES



1 | STREETSCAPE - BURNSIDE ROAD EAST

1 : 250



2 | STREETSCAPE - DOUGLAS STREET

1 : 250

NEIGHBOURING BUILDINGS PHOTOGRAPHS



2929 DOUGLAS STREET



2929 DOUGLAS STREET



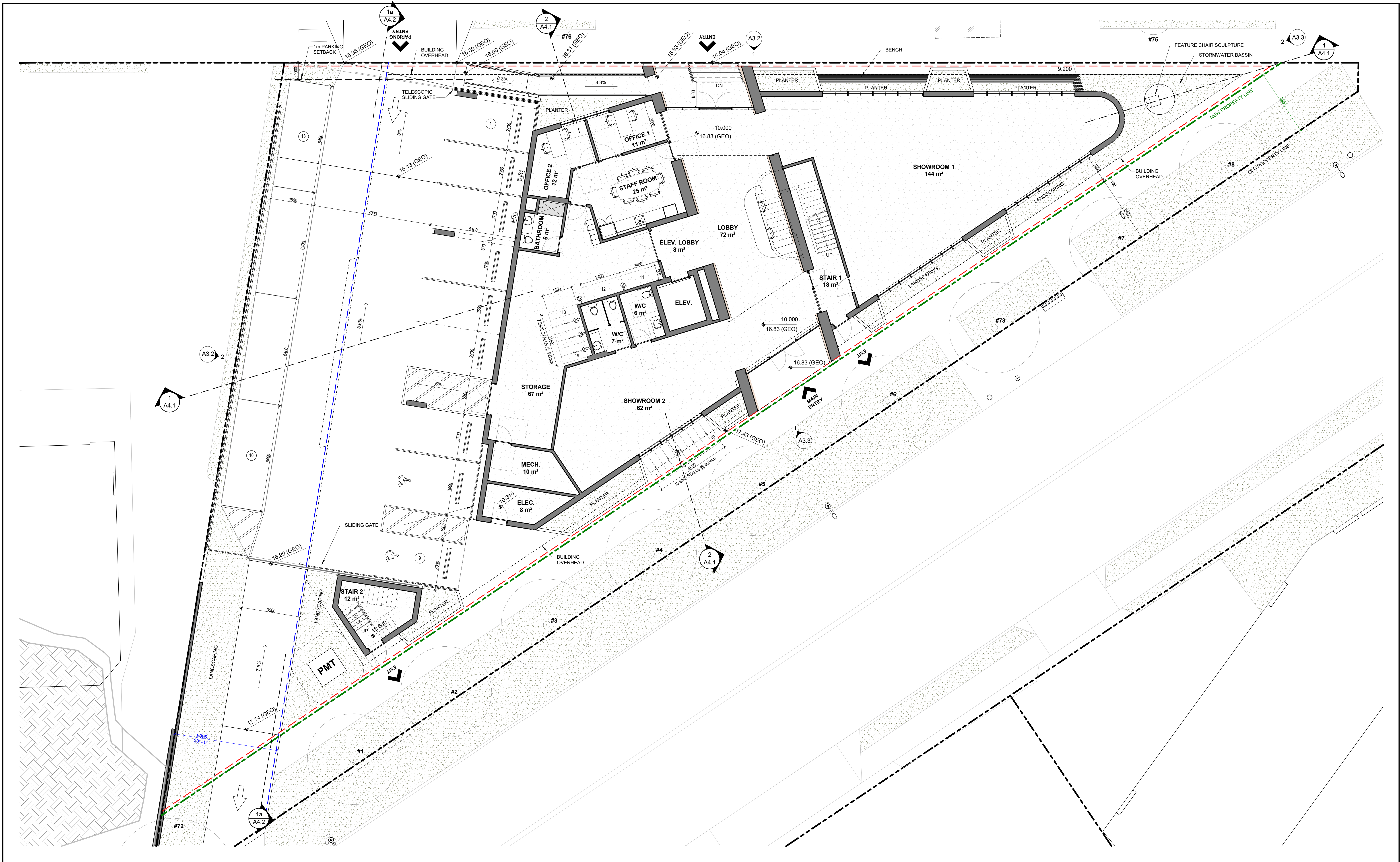
2950 DOUGLAS STREET



677 BURNSIDE ROAD EAST



691 BURNSIDE ROAD EAST



STANDARD FURNITURE DOUGLAS

2900 DOUGLAS ST, VICTORIA, BC V8T 4N4

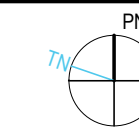
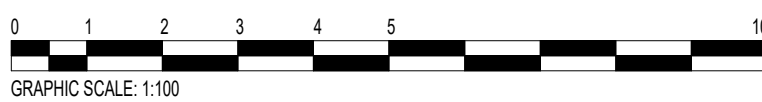
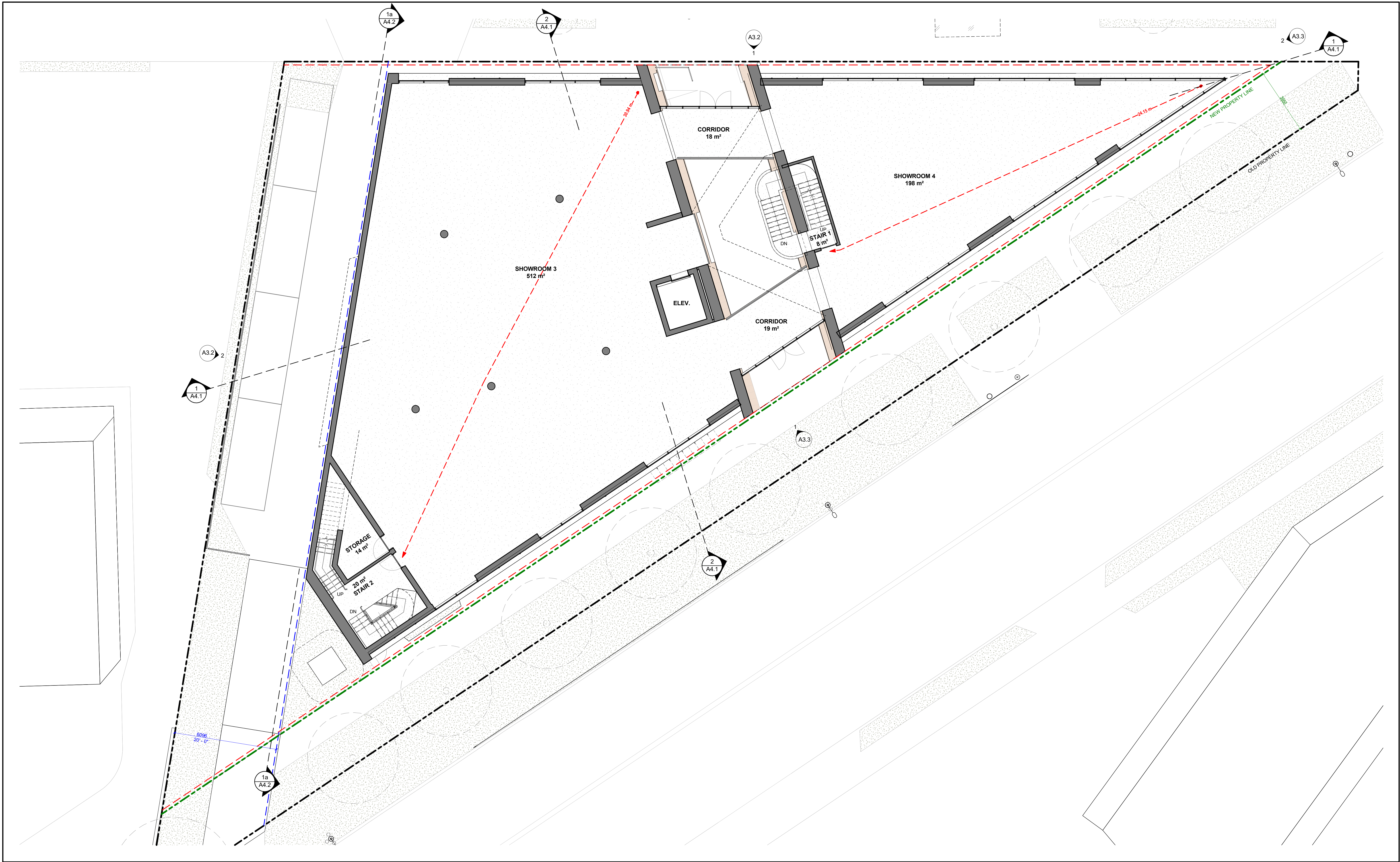
MAIN FLOOR PLAN

A2.1

JOB No.: 2422

SCALE: 1 : 100

DATE: 2024/03/27



STANDARD FURNITURE DOUGLAS

2900 DOUGLAS ST, VICTORIA, BC V8T 4N4

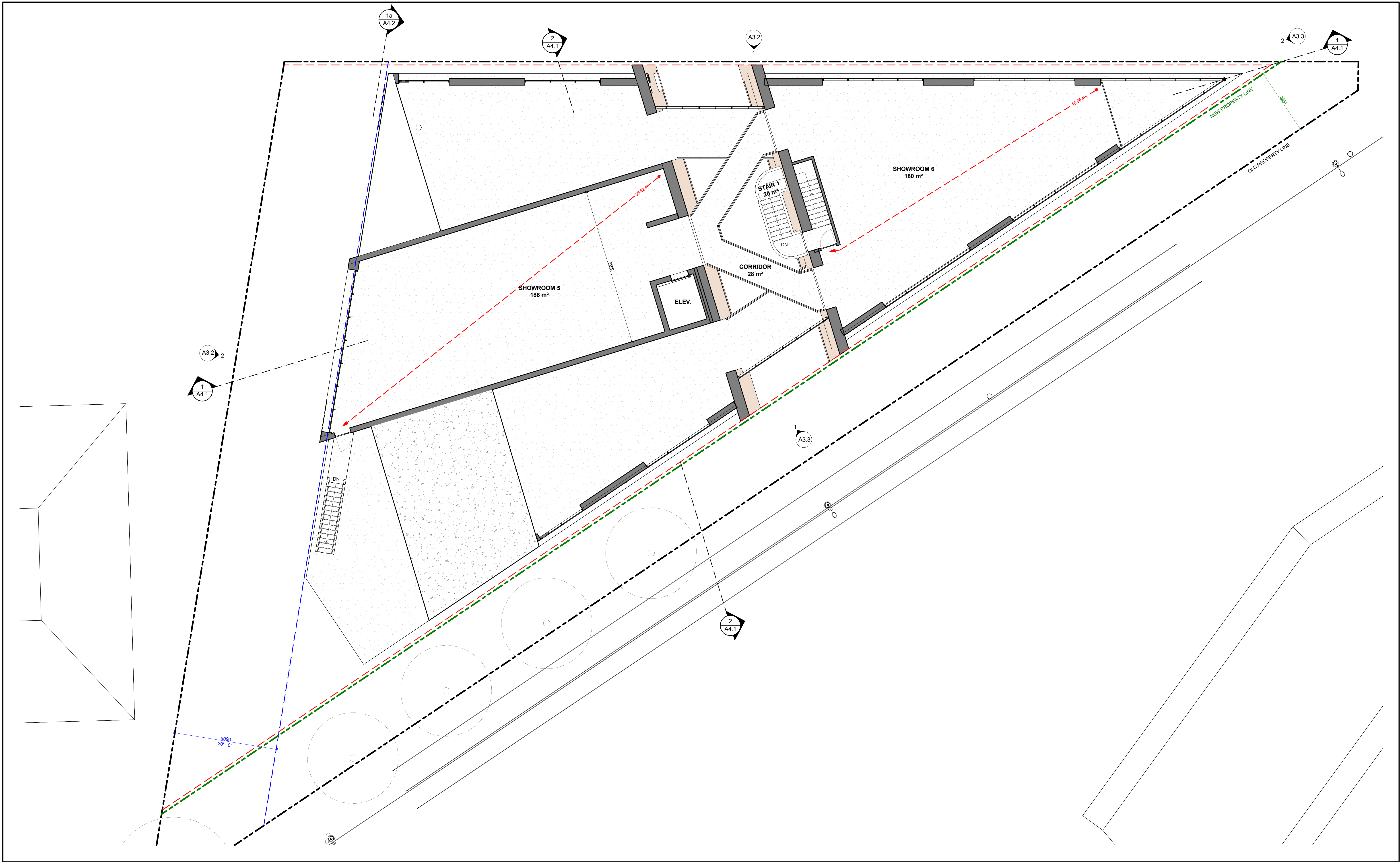
SECOND FLOOR PLAN

A2.2

JOB No.: 2422

SCALE: 1 : 100

DATE: 2024/03/27



STANDARD FURNITURE DOUGLAS

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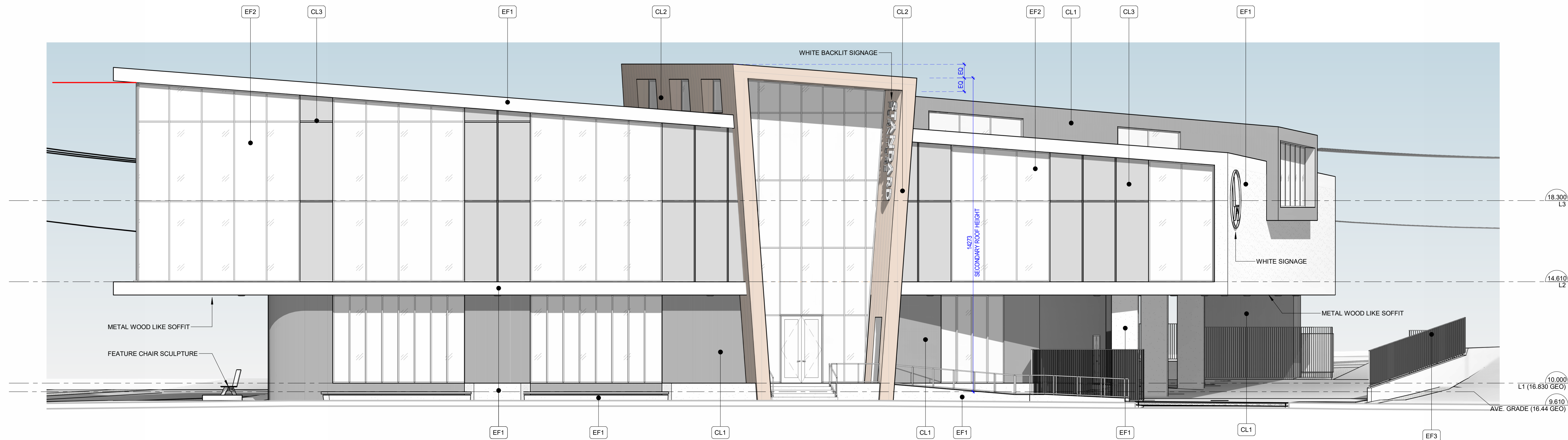
THIRD FLOOR PLAN

A2.3

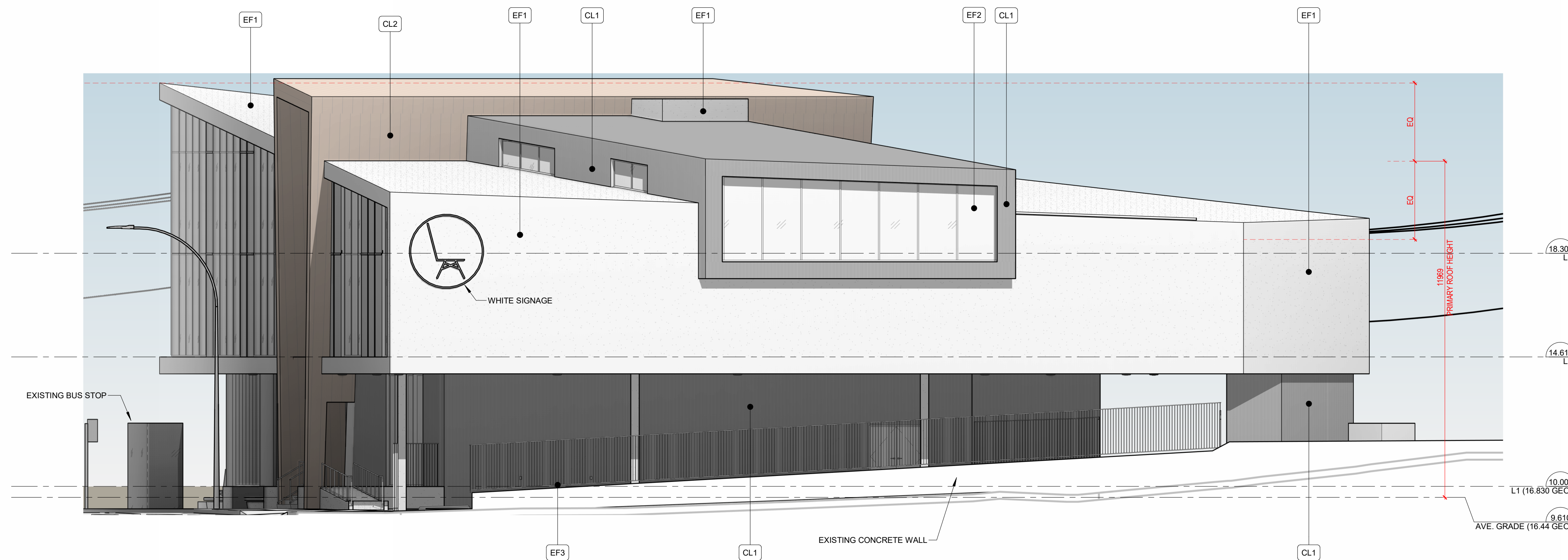
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SCALE: 1 : 100

DATE: 2024/03/27

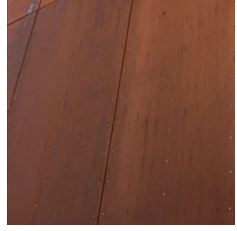


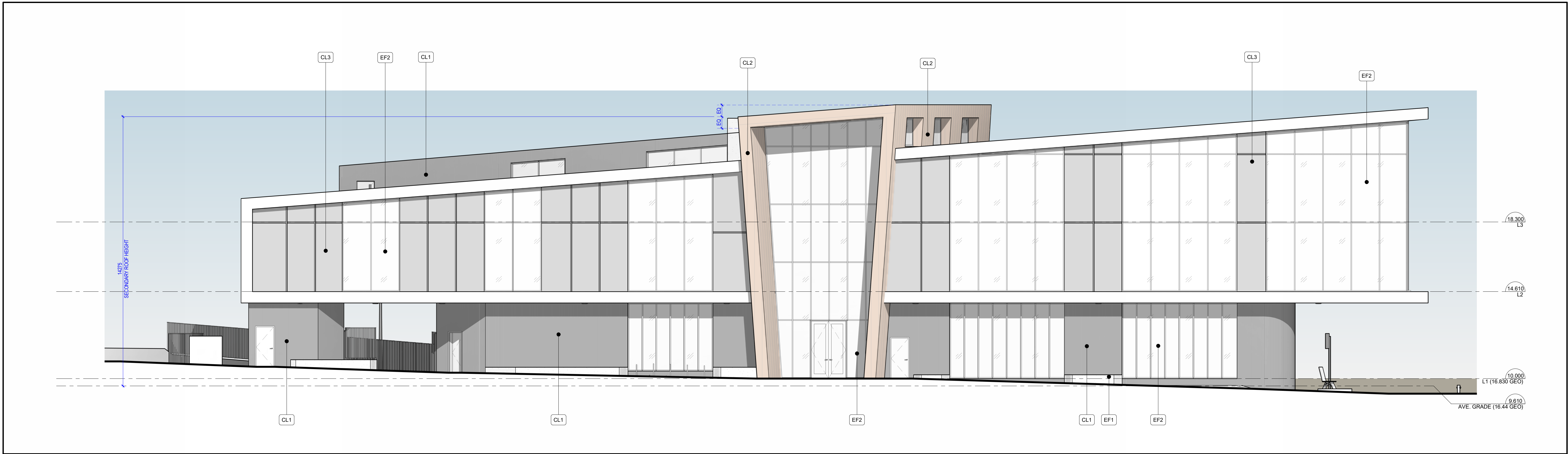
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1 : 100



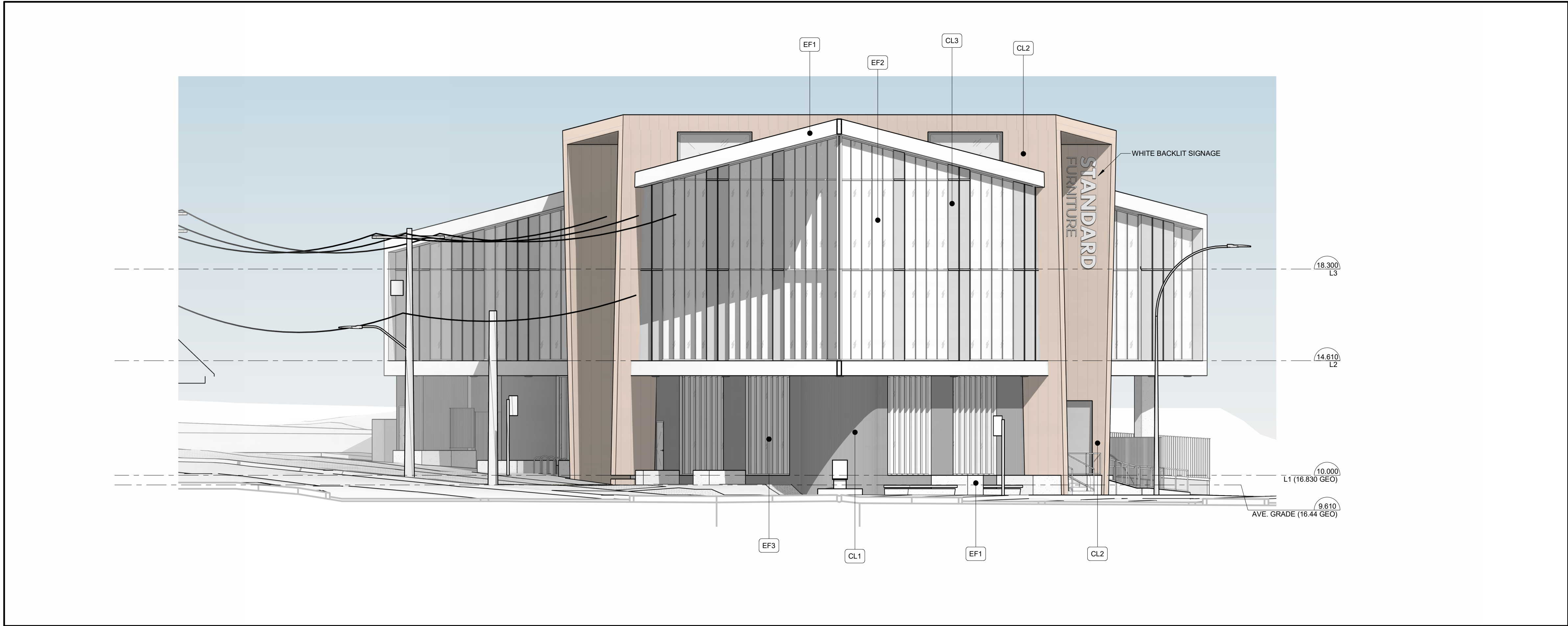
2 | EXTERIOR ELEVATION - TRUE NORTH
1 : 100

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



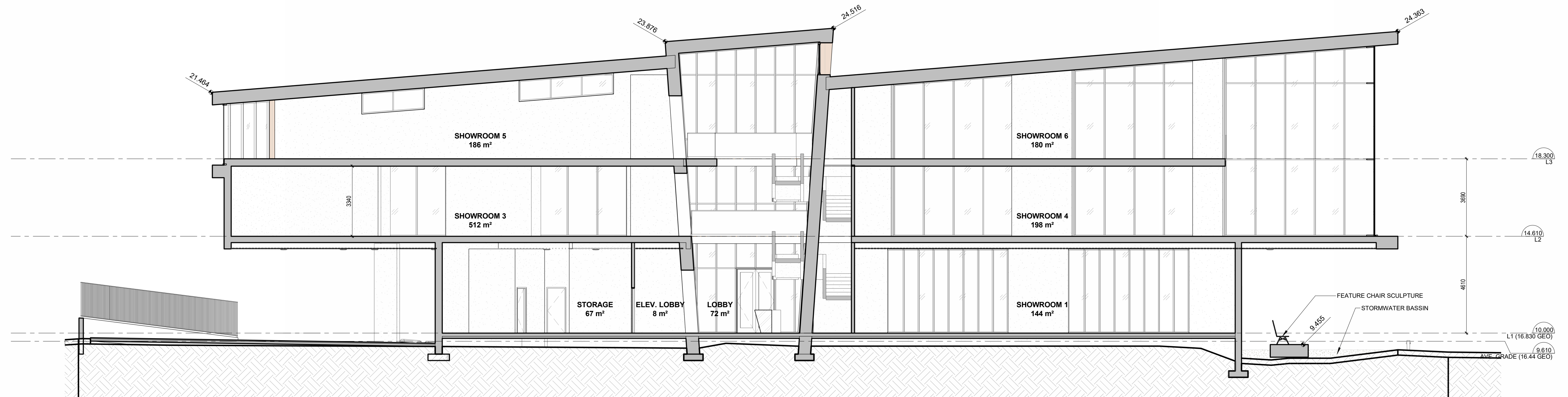
1 EXTERIOR ELEVATION - TRUE WEST
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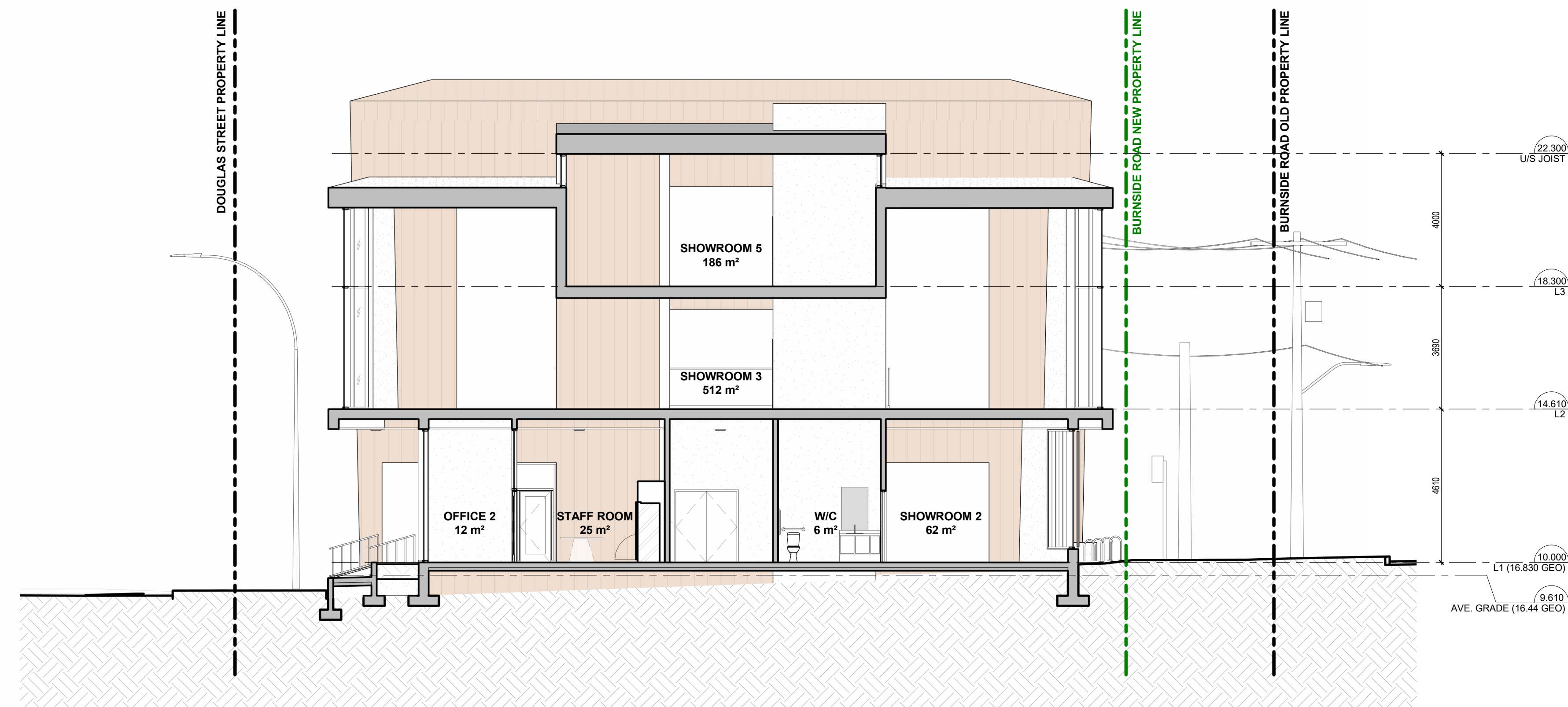
2 EXTERIOR ELEVATION - TRUE SOUTH
1 : 100

ELEVATION KEY NOTES

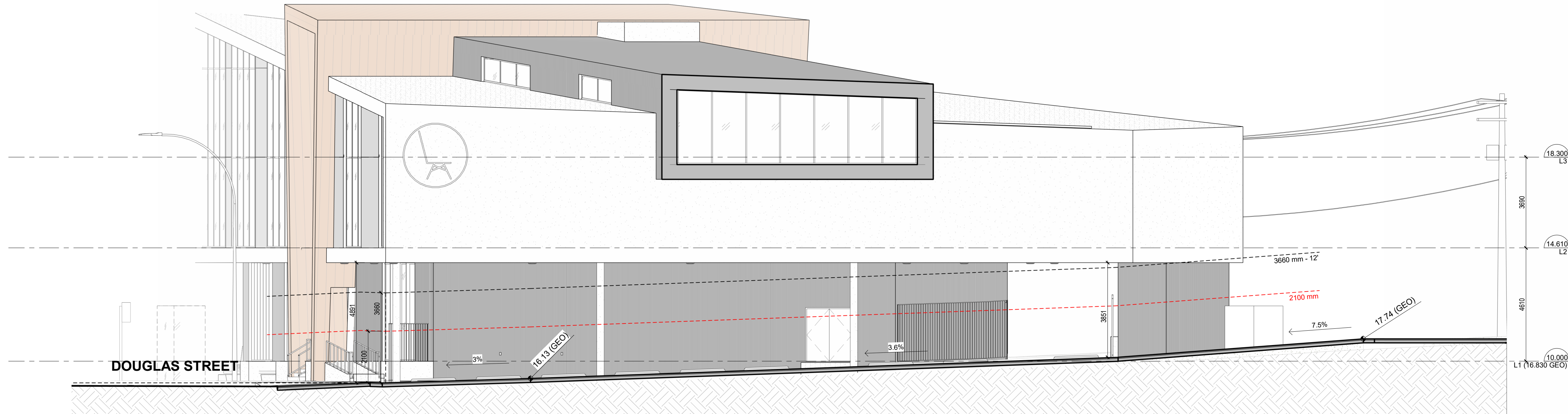
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- CL2** METAL VERTICAL SIDING - CORTEN
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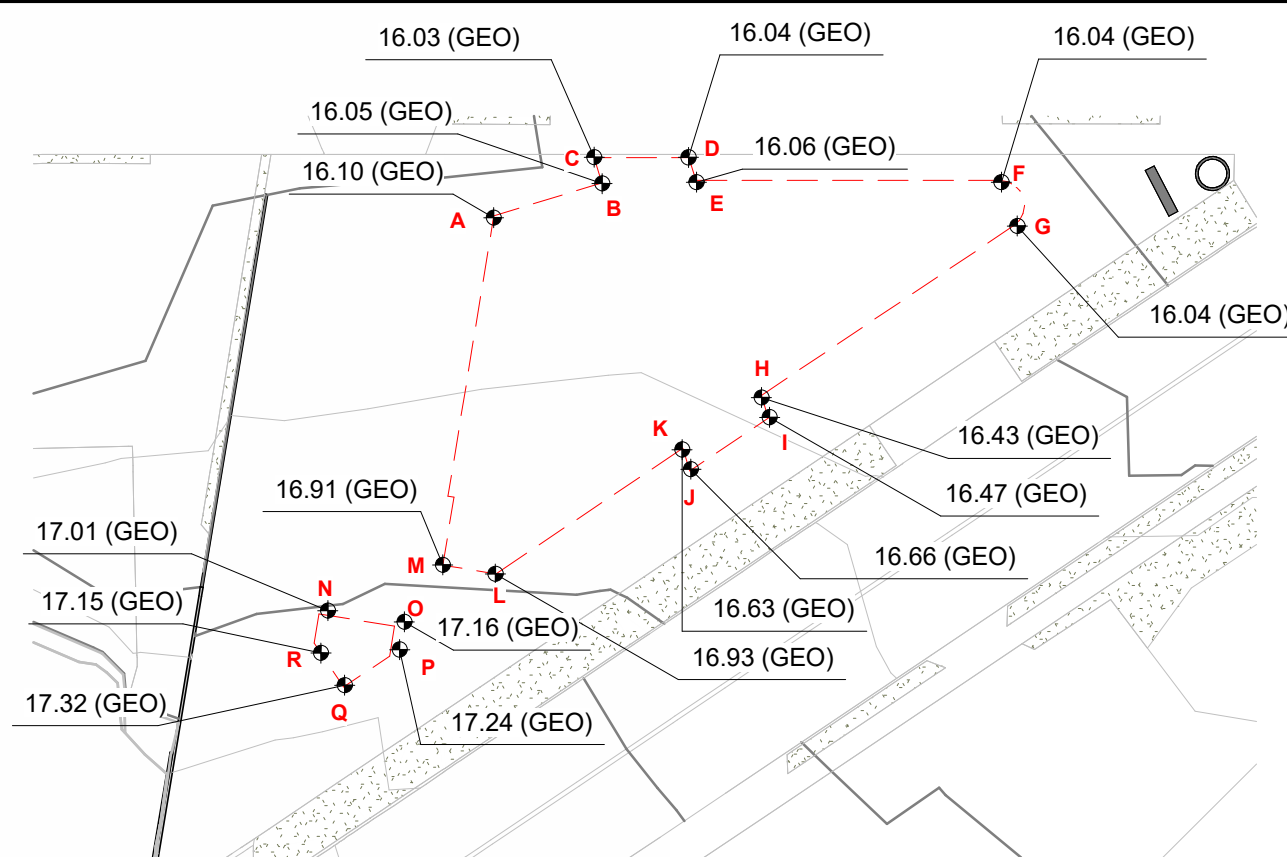
1 BUILDING SECTION - LONGITUDINAL1
1 : 100



2 BUILDING SECTION - TRAVERSAL
1 : 100

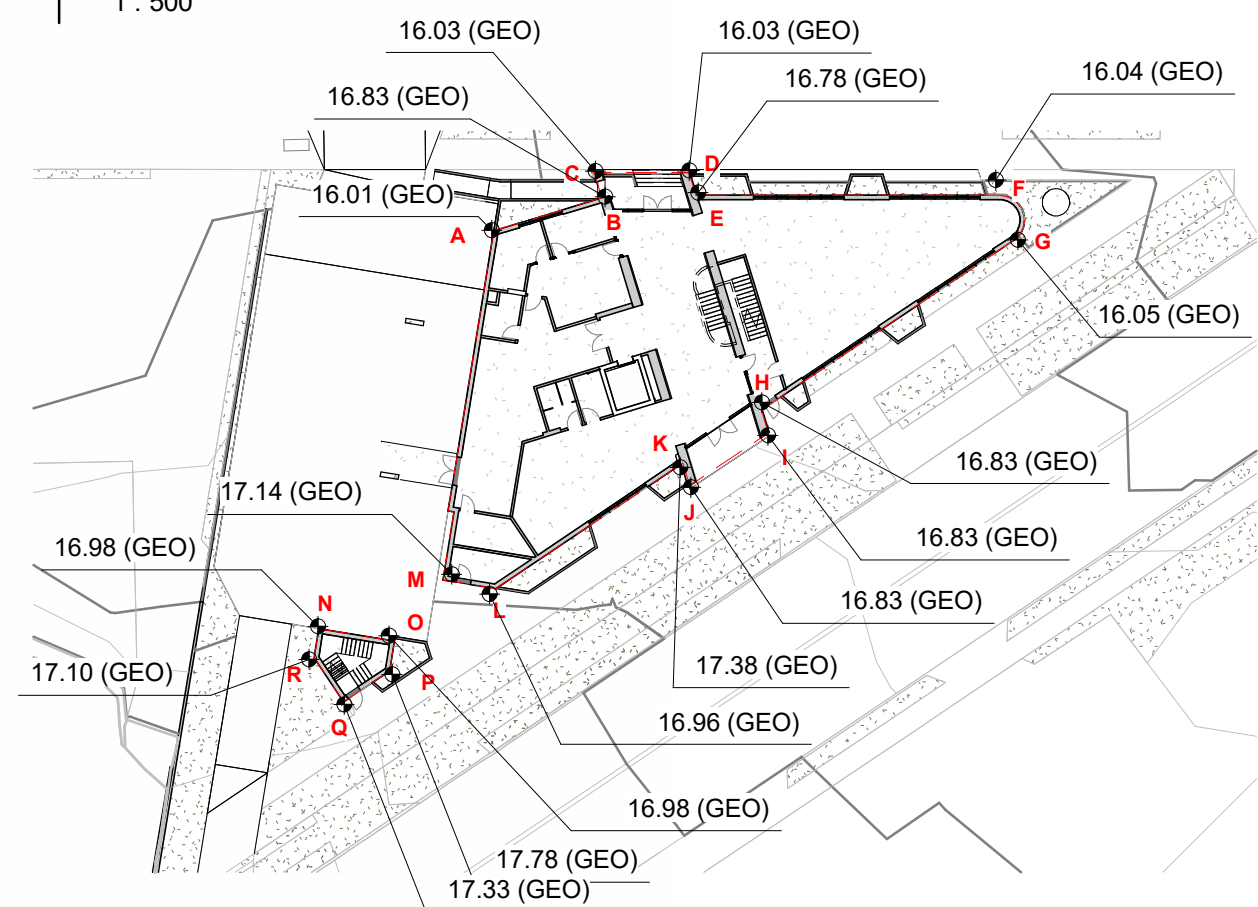


1a BUILDING SECTION - TRAVERSAL PARKADE
1 : 100



GRADE POINTS	Average	Point 1	Point 2	130.26	2140.89	16.44
AB	16.03	16.01	16.05	7.48	119.93	
BC	16.04	16.05	16.03	1.76	28.17	
CD	16.03	16.03	16.03	6.27	100.56	
DE	16.05	16.03	16.06	1.76	28.18	
EF	16.05	16.06	16.04	20.11	322.74	
FG	16.04	16.04	16.04	4.21	67.48	
GH	16.34	16.04	16.43	20.10	326.38	
HI	16.45	16.43	16.47	1.57	25.89	
IJ	16.57	16.47	16.66	6.27	103.90	
JK	16.65	16.66	16.63	1.57	26.20	
KL	16.78	16.63	16.93	14.91	250.17	
LM	16.92	16.93	16.91	3.95	66.83	
MA	16.46	16.91	16.01	23.36	384.42	
NO	16.98	16.98	16.98	5.15	87.43	
OP	17.11	16.98	17.24	1.74	29.69	
PQ	17.28	17.24	17.32	4.50	77.81	
QR	17.21	17.32	17.10	2.73	46.91	
RN	17.04	17.10	16.98	2.83	48.19	

2 GRADE - EXISTING
1 : 500



3 GRADE - NEW
1 : 500



RENDER - DOUGLAS & BURNSIDE INTERSECTION



RENDER - DOUGLAS TRUE NORTH ELEVATION



RENDER - DOUGLAS ENTRY



RENDER - BURNSIDE NW VIEW



ISO SW

NOT FOR CONSTRUCTION

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

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STANDARD FURNITURE DOUGLAS

2900 DOUGLAS ST, VICTORIA, BC V8T 4N4

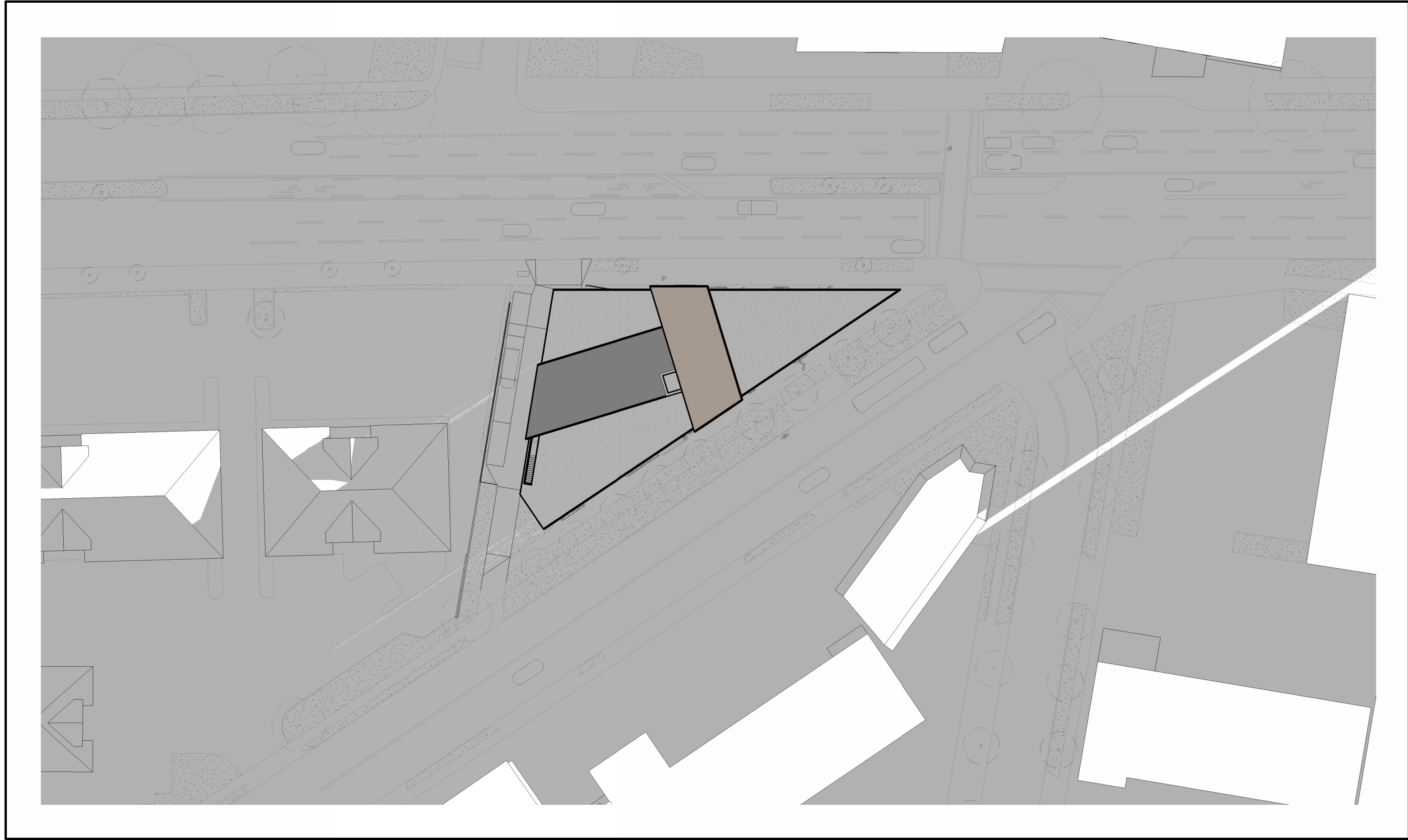
AERIAL VIEW

JOB No.: 2422

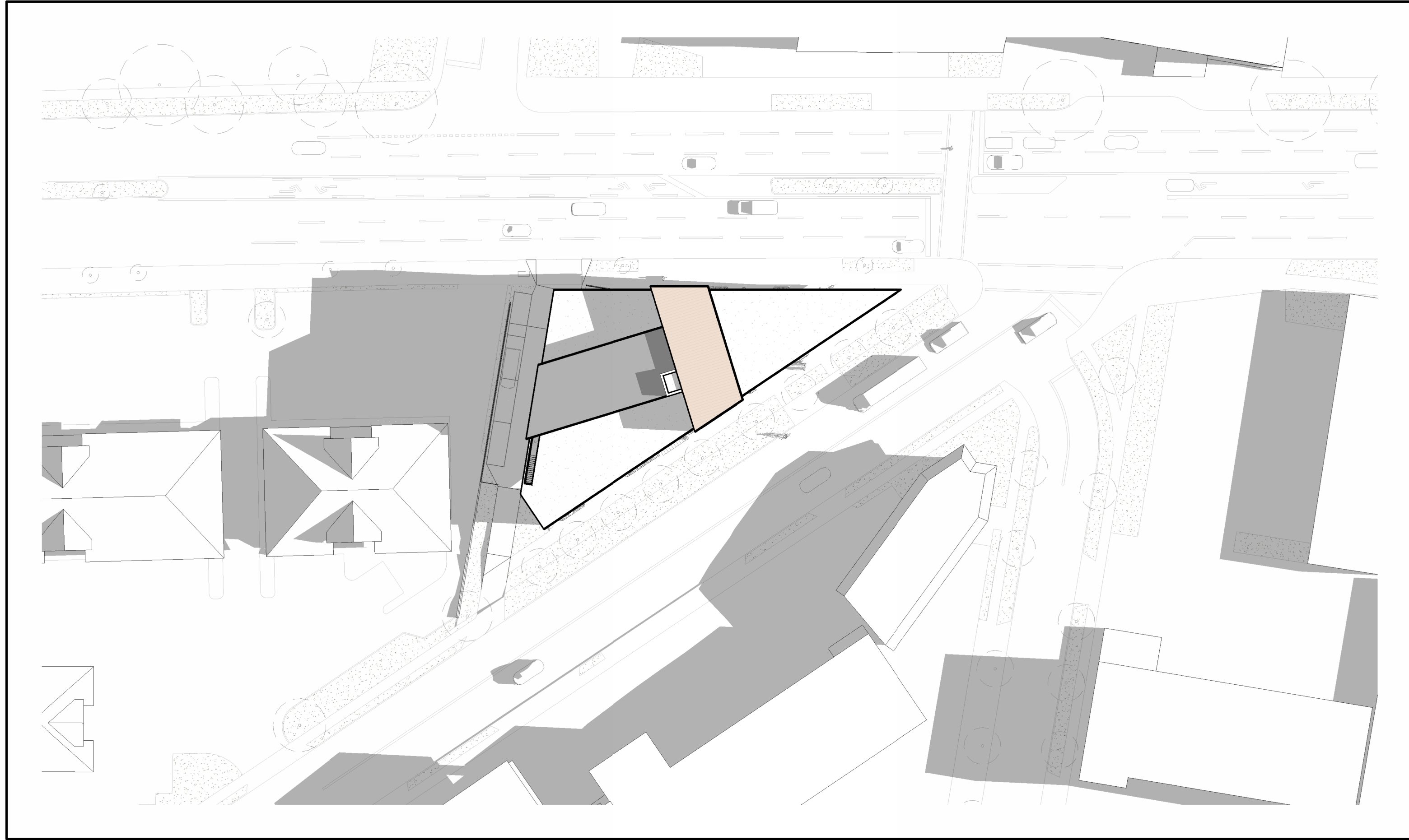
SCALE:

A5.2

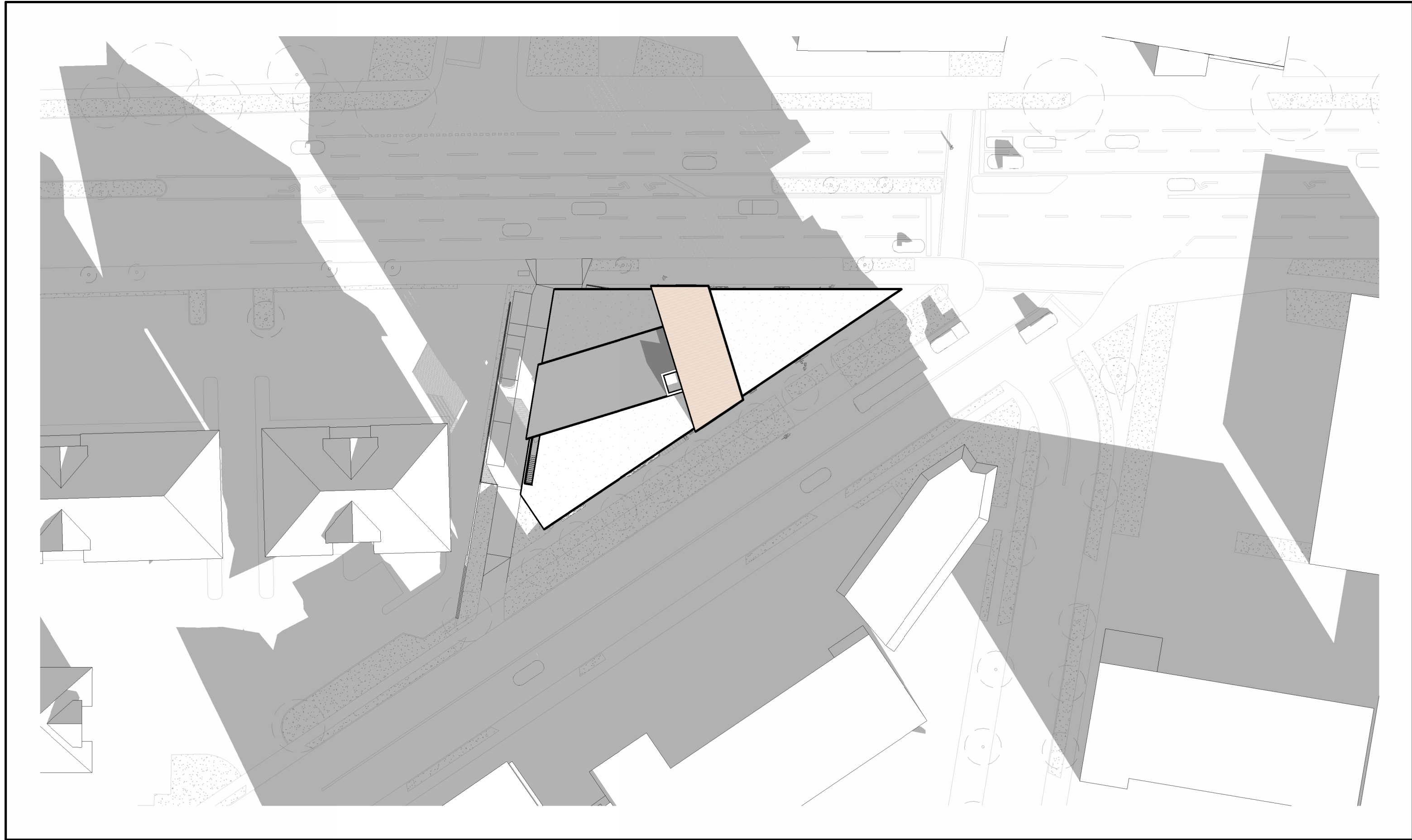
DATE: 2024/03/27



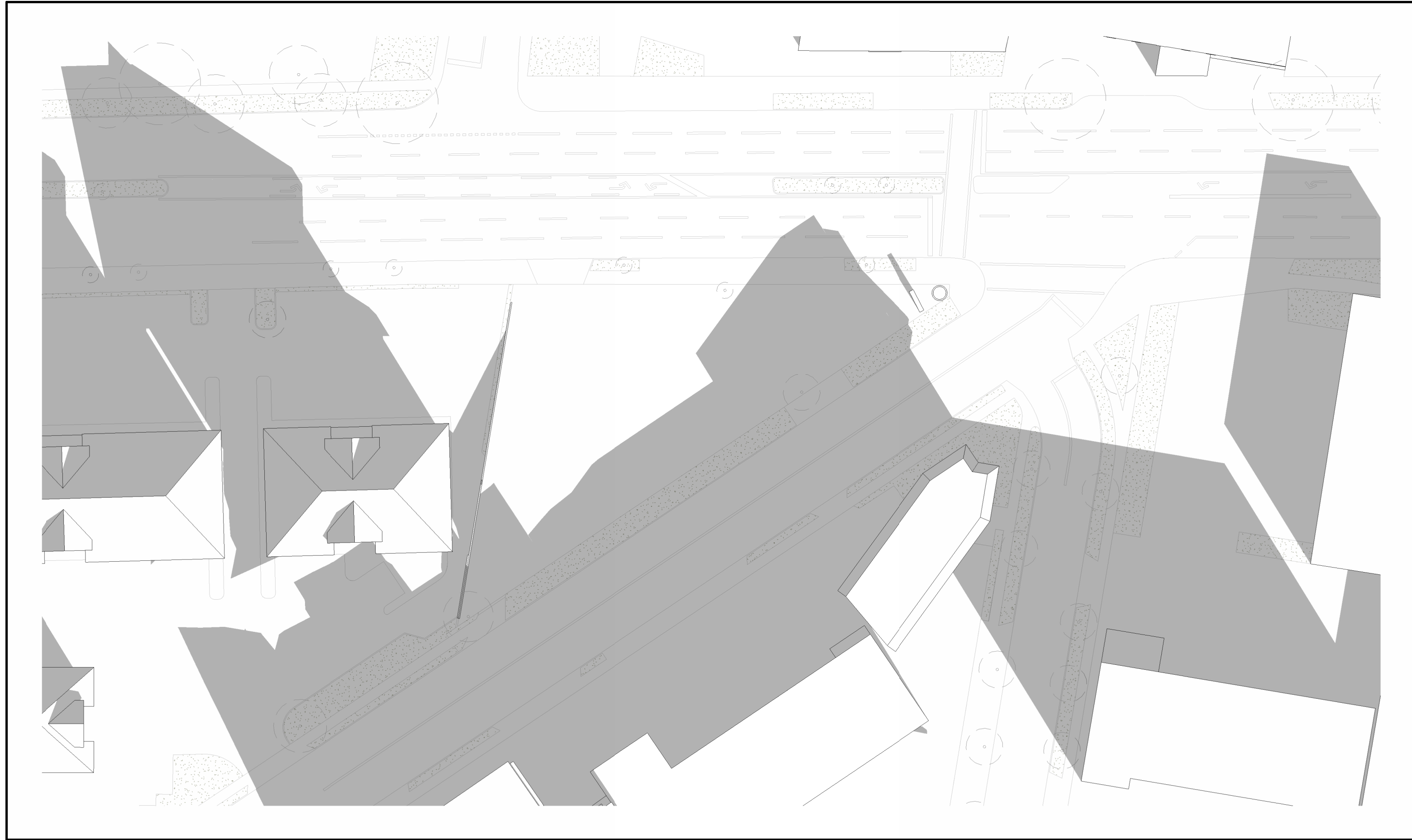
1 | SHADOW STUDY - WINTER SOLTICE - 8am
1 : 500



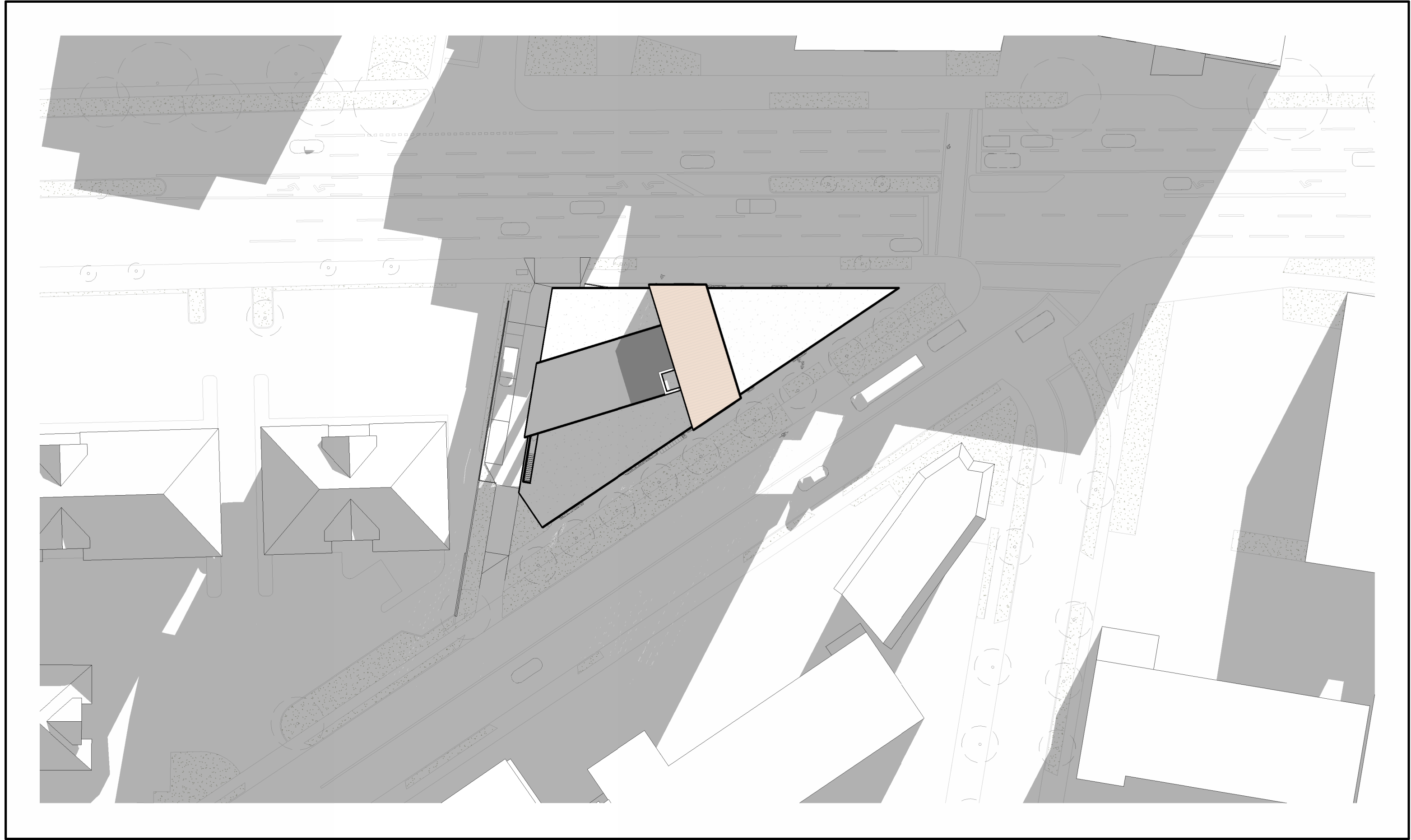
2 | SHADOW STUDY - WINTER SOLTICE - NOON
1 : 500



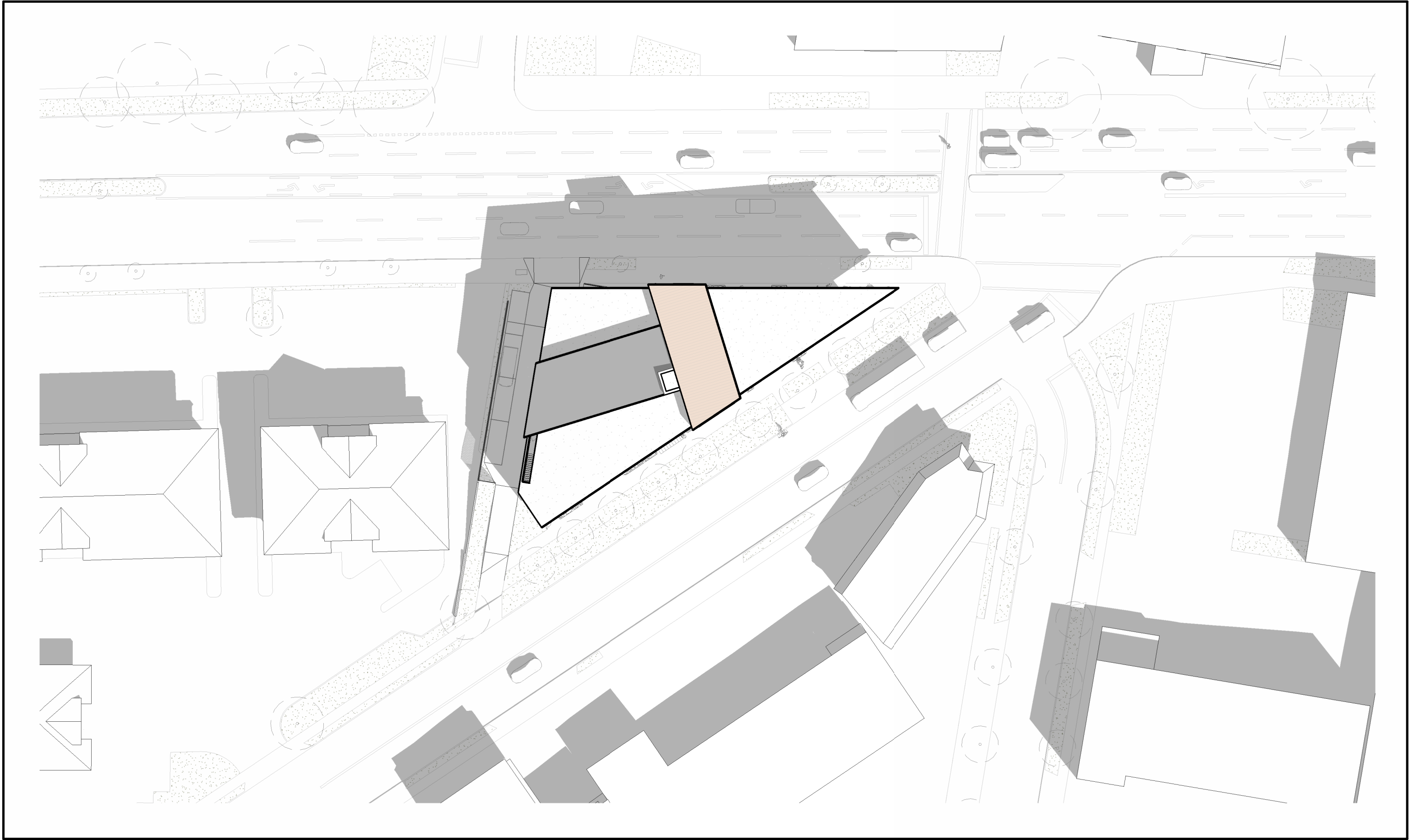
3 | SHADOW STUDY - WINTER SOLTICE - 4pm
1 : 500



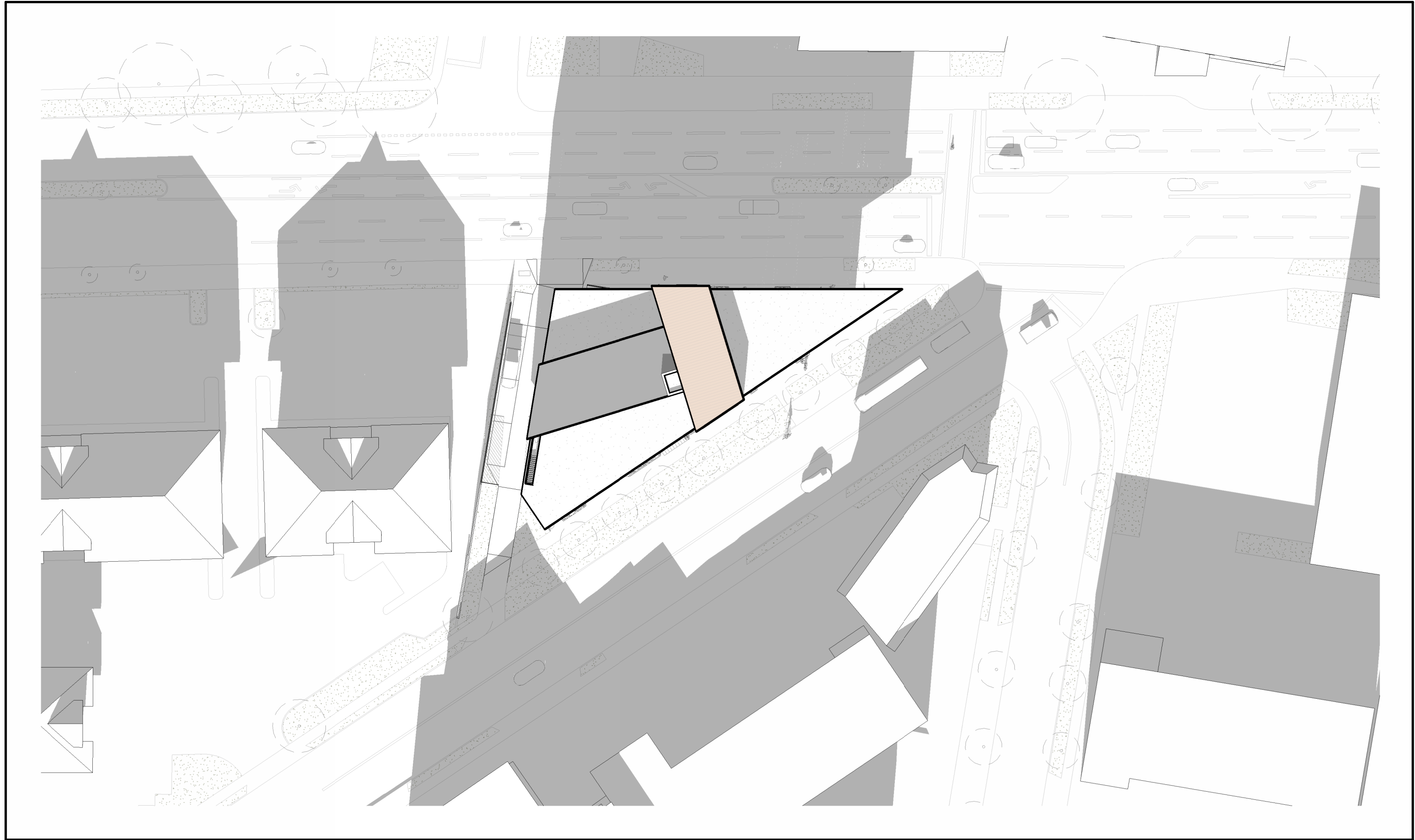
4 | SHADOW STUDY - WINTER SOLTICE - EXISTING - 4pm
1 : 500



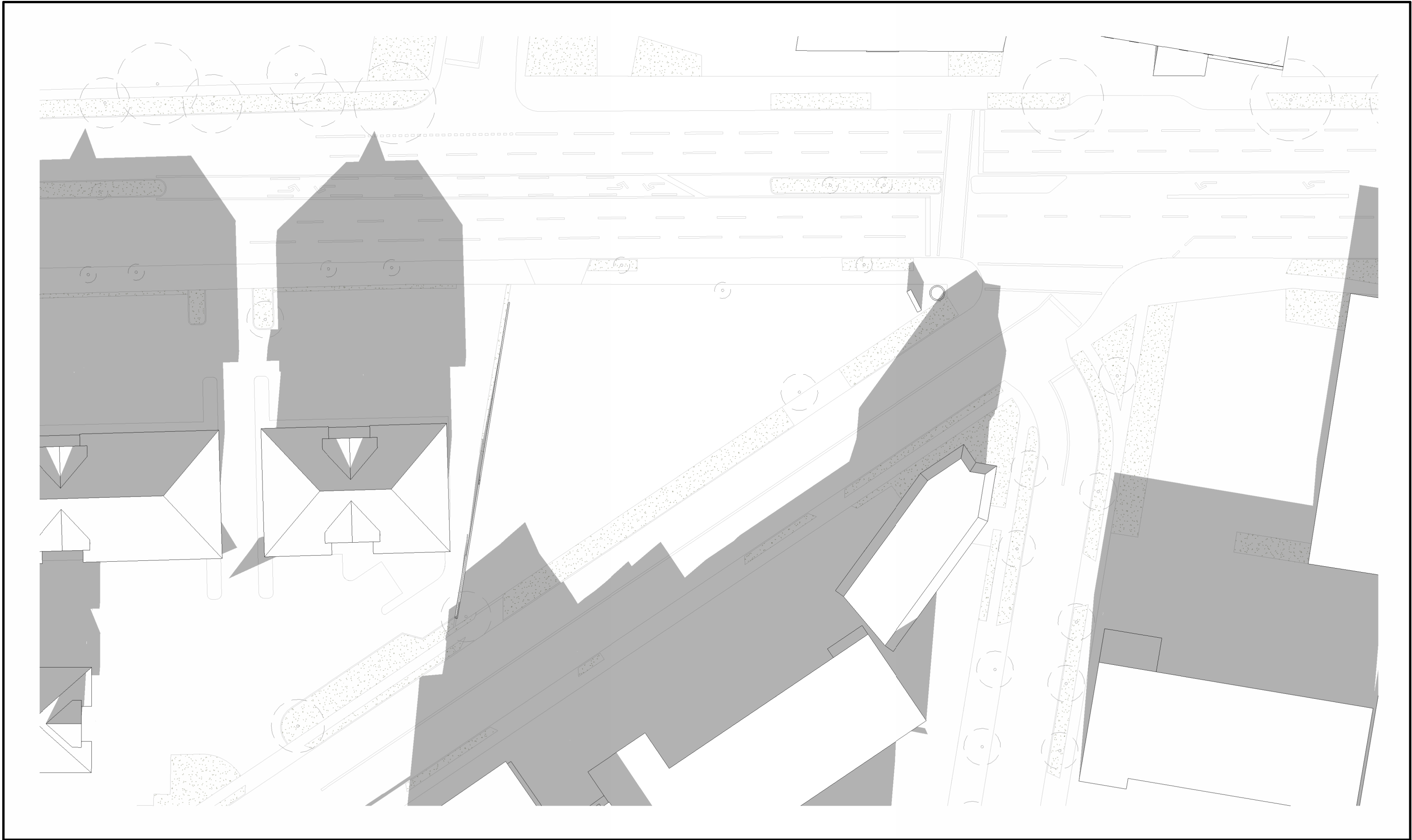
1 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 8am
1 : 500



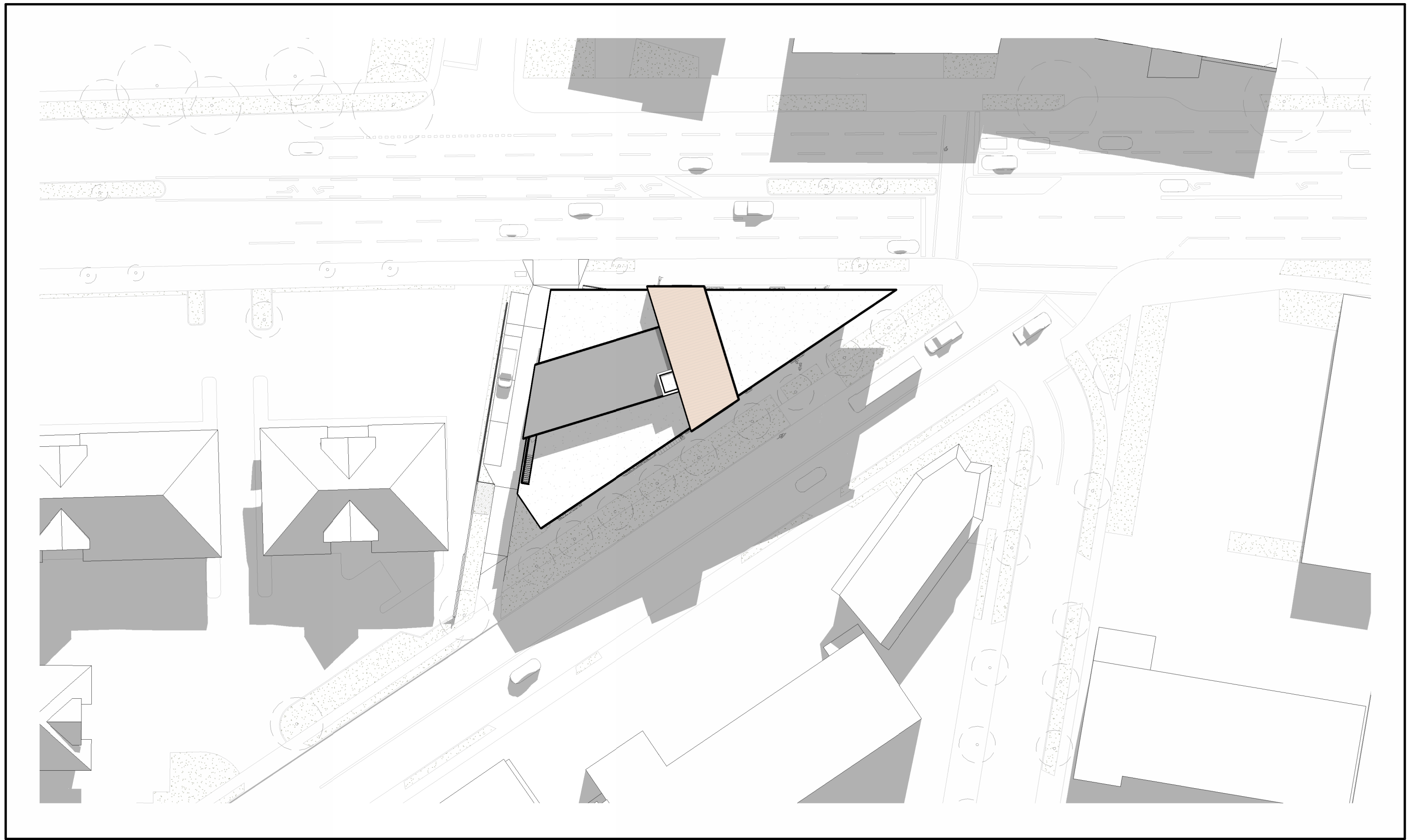
2 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - NOON
1 : 500



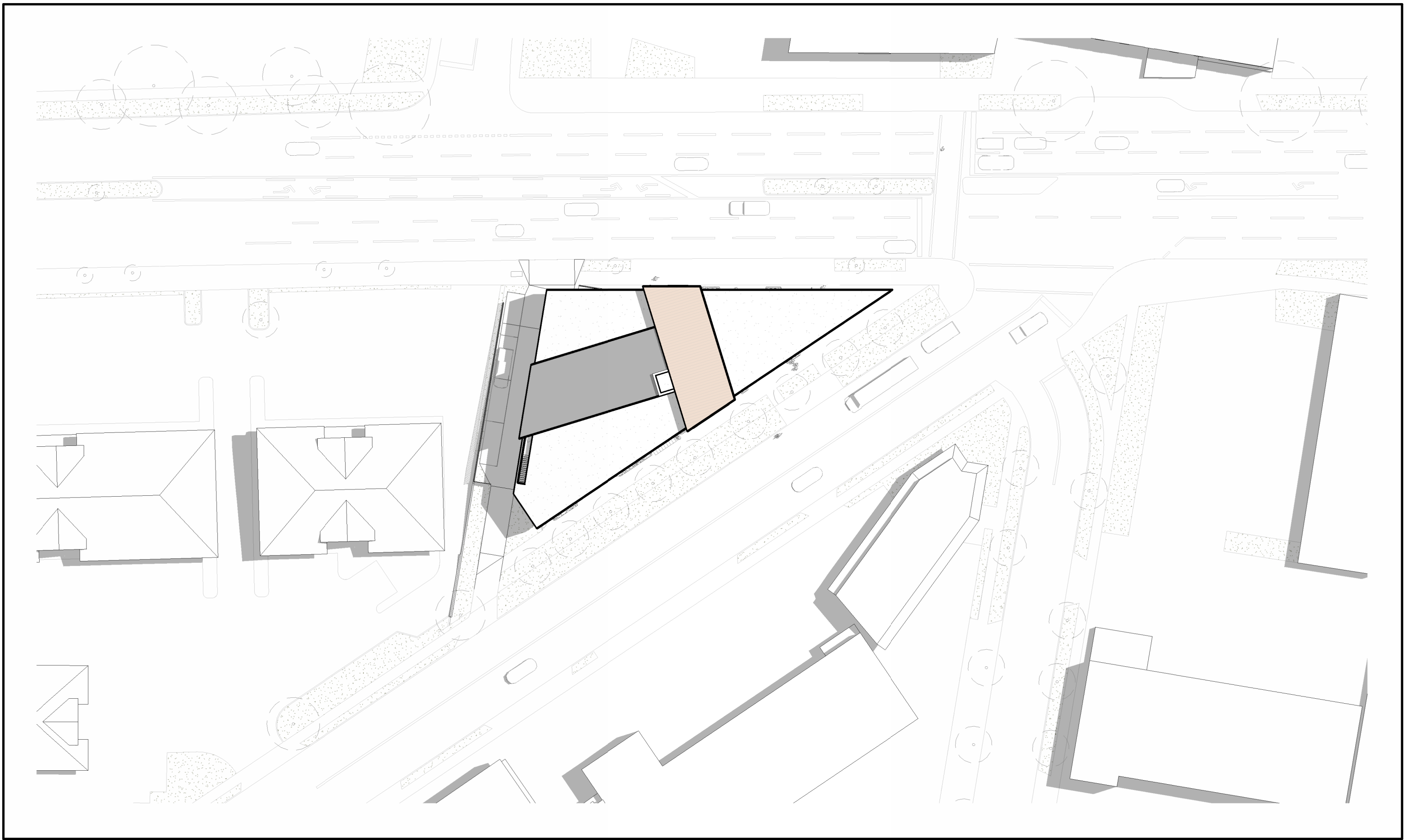
3 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 6pm
1 : 500



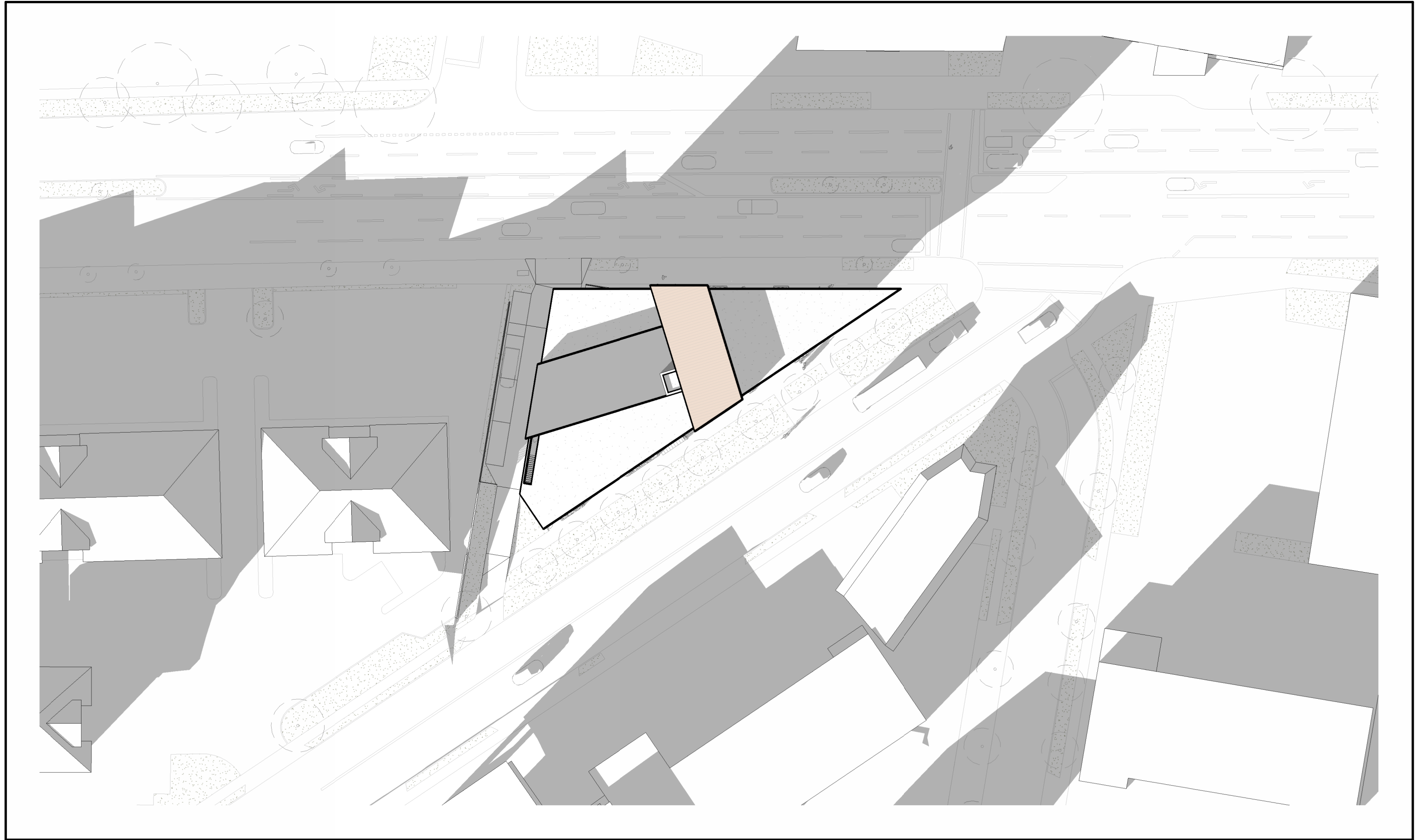
4 | SHADOW STUDY - EQUINOX - EXISTING - 6pm
1 : 500



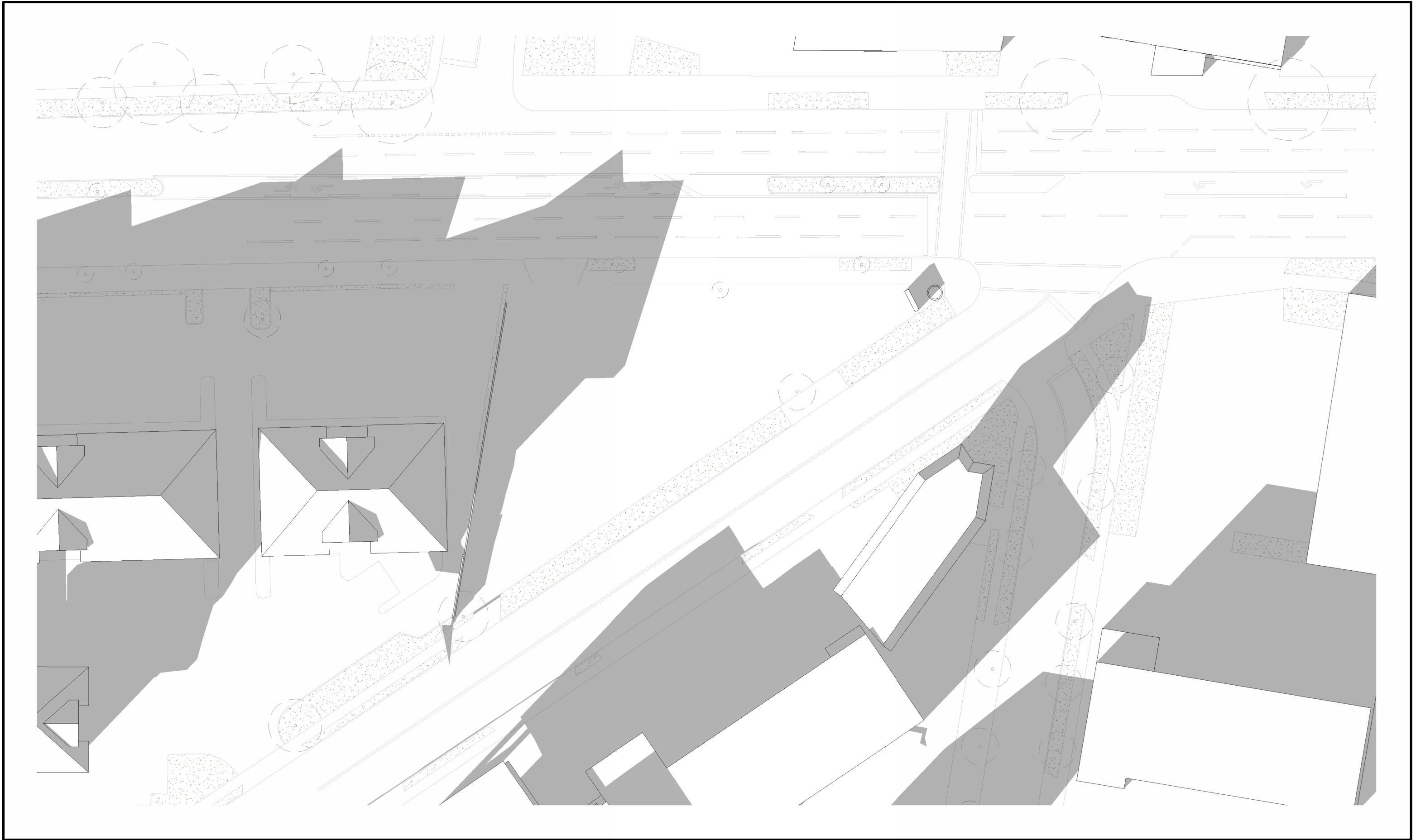
1 | SHADOW STUDY - SUMMER SOLTICE - 8am
1 : 500



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
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 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 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	Wooly 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	Pea 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#054	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 designers name.

TREE PLANTING DETAIL
SCALE: NTS

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.

Proposed fencing along N property line only

Property Line (blue)

3.0M Sight Triangle

Extent of Tree Protection Fencing as per Arborist report (orange dash line)

Existing Blvd Tree and lawn to remain (typical)

DOUGLAS STREET

Main entry off Douglas St

Exist Bus Stop

Proposed concrete retaining wall(s)

Existing Blvd Tree and lawn to remain (typical)

Proposed Built-In benches

Existing tree to be removed

Proposed new Tree location(s) [8]

Line of building over

Proposed garden area

Existing Blvd Tree and lawn to remain (typical)

Exist Bus Stop

Lawn area (typ)

Proposed Bike parking

Municipal sidewalk

Proposed Road Dedication

Main entry off Burnside Rd E

Storage room entry

Proposed Native selected and naturalized planting area

Proposed new Tree location(s)

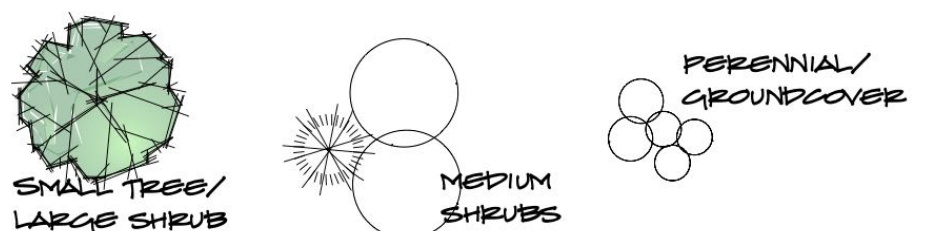
PMT location

Extent of Tree Protection Fencing as per Arborist report (orange dash line)

Existing Blvd Tree and lawn to remain (typical)



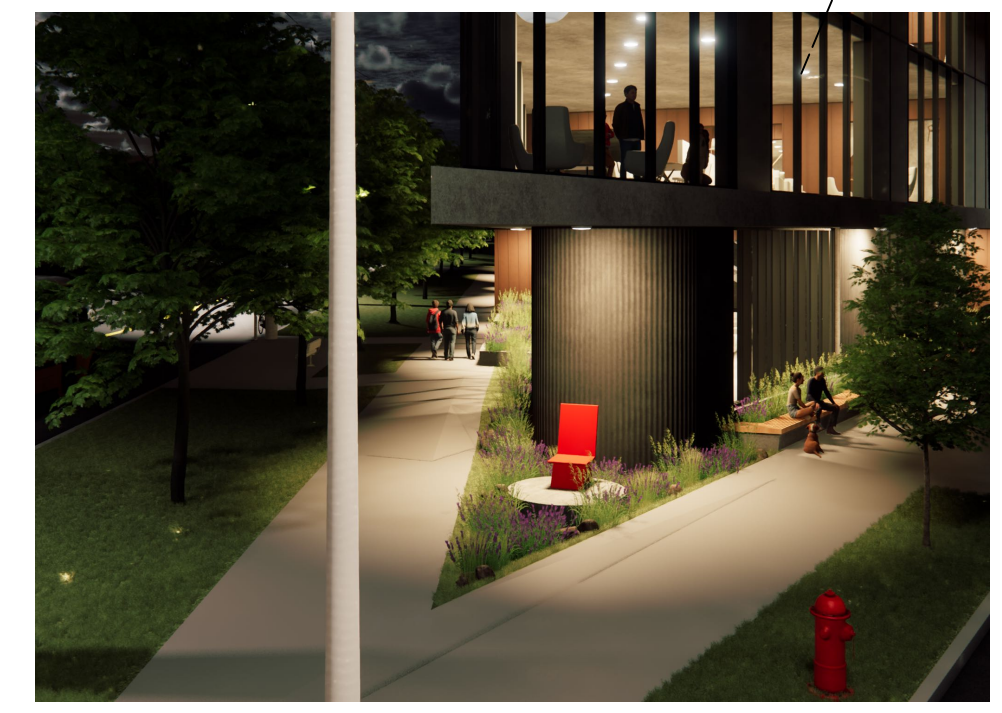
PLANT LEGEND



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 arbourist 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

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:

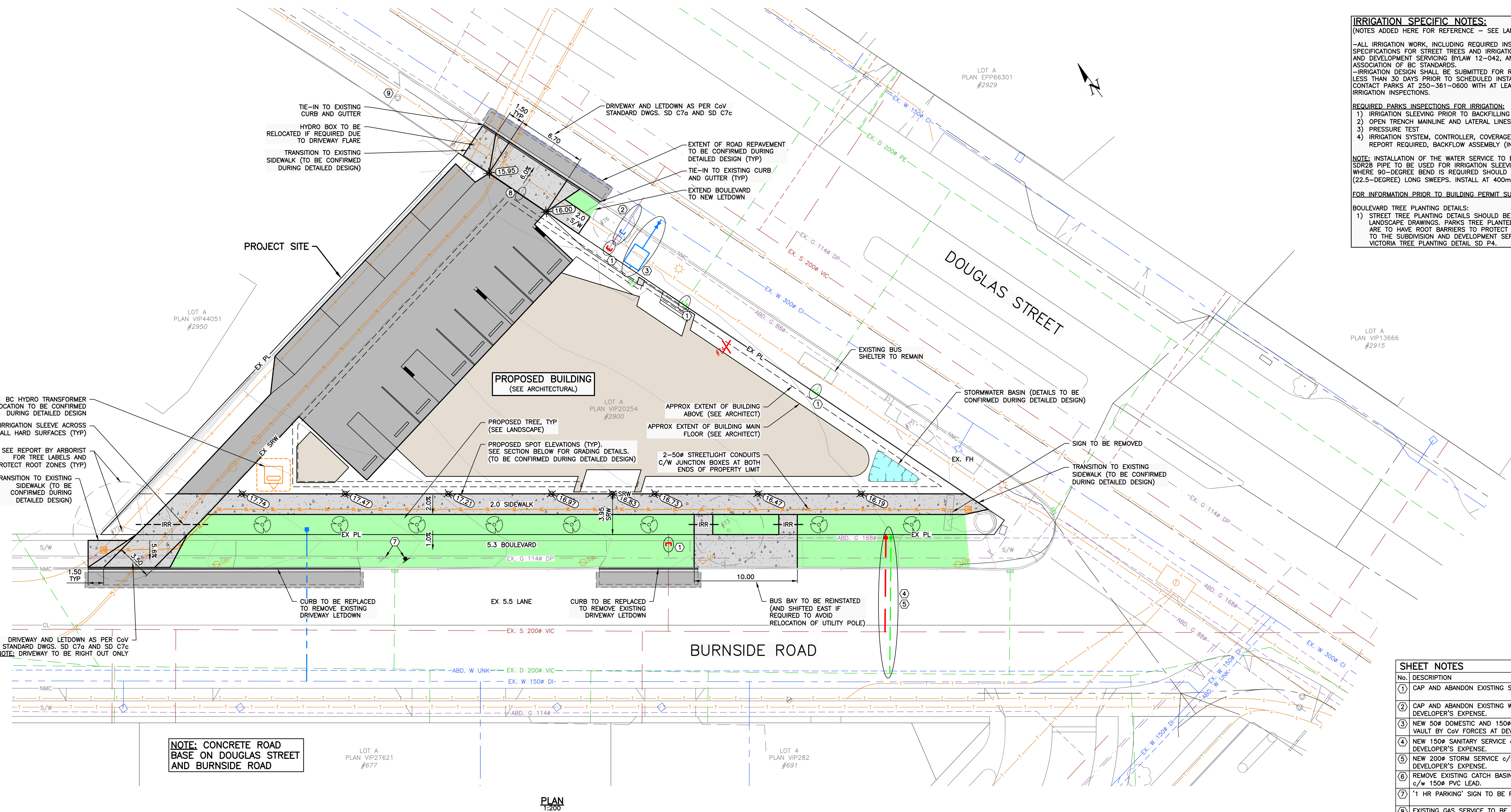
BOULEVARD TREE PLANTING DETAILS:

- 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.

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.
⑨	EXISTING SURVEY MONUMENT TO BE REPLACED IF DAMAGED AT DEVELOPER'S EXPENSE.
○ #xx	EXISTING TREE TO REMAIN, SCALED TO TREE TRUNK DIAMETER
✕ #xx	EXISTING TREE TO BE REMOVED, SCALED TO TREE TRUNK DIAMETER

NOVEMBER 27, 2024

**ISSUED FOR
DEVELOPMENT
PERMIT**



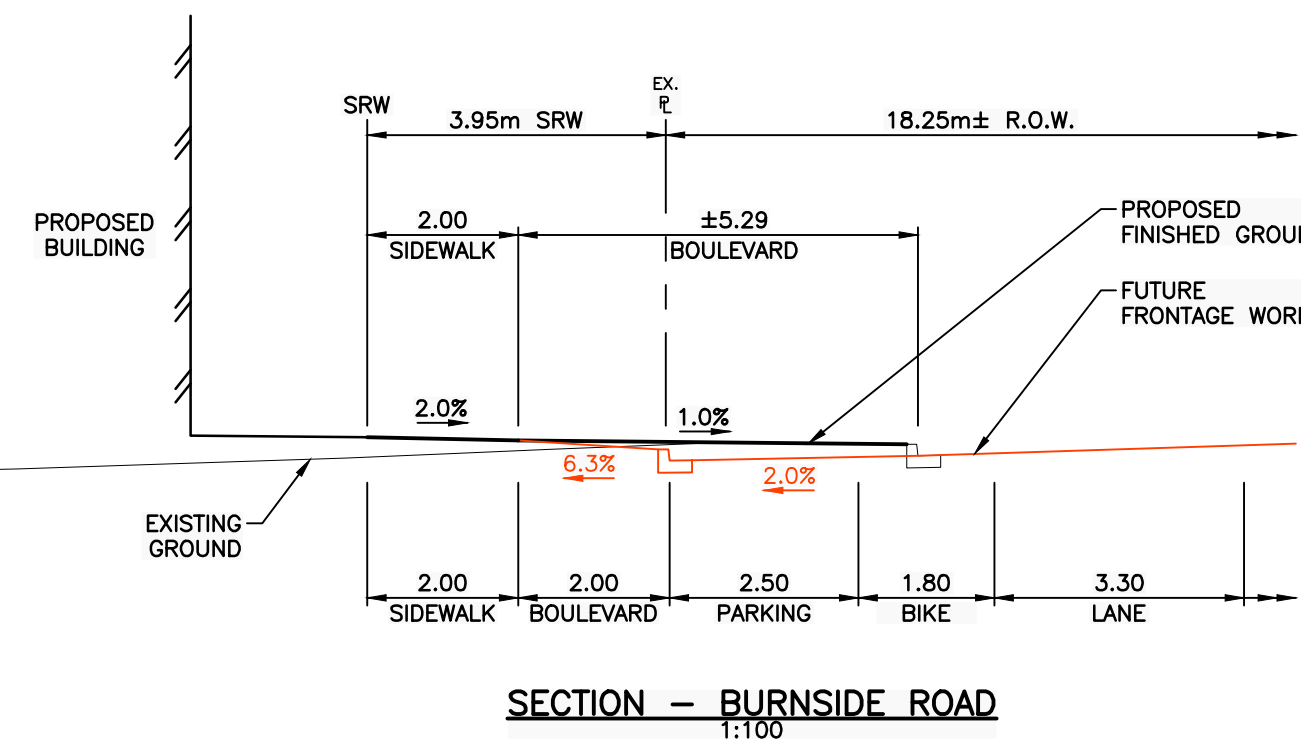
CAUTION: EXISTING UTILITIES KNOWN TO BE IN THE PROJECT VICINITY ARE SHOWN SCHEMATICALLY AND INCLUDE, BUT ARE NOT LIMITED TO: BC HYDRO, CITY OF VICTORIA WATER/SANITARY/STORM DRAIN, FORTISBC, AND TELUS COMMUNICATIONS. FIELD LOCATES REQUIRED PRIOR TO CONSTRUCTION. HAND DIG WERE REQUIRED.

LEGAL PLAN & AND SURVEY INFORMATION PROVIDED POWELL & ASSOCIATES

SEE ARCHITECTURAL AND LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION

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- 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

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VICTORIA, BC V8X 4A3

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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