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Landscape Drawings

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Stormwater Management

Landscape Materials Landscape Grading & Drainage

L3.01 Planting

Civil Drawings

C01 Conceptual Site Servicing Plan



MHS_ALSTON FAMILY RENTAL HOUSING

824/826 Alston Street | 210/212 Langford Street | 220/220 Langford Street

ISSUED FOR: REZONING AND DEVELOPMENT PERMIT

JANUARY 17, 2025



Low Hammond Rowe Architects 300-1590 Cedar Hill X Road Victoria, BC, V8P 2P9

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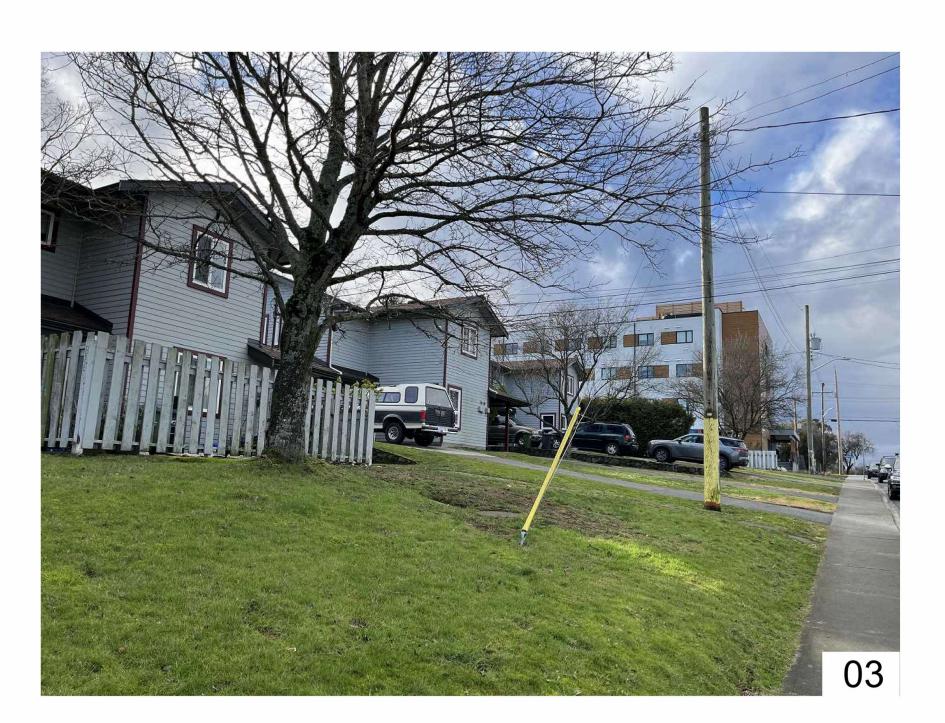






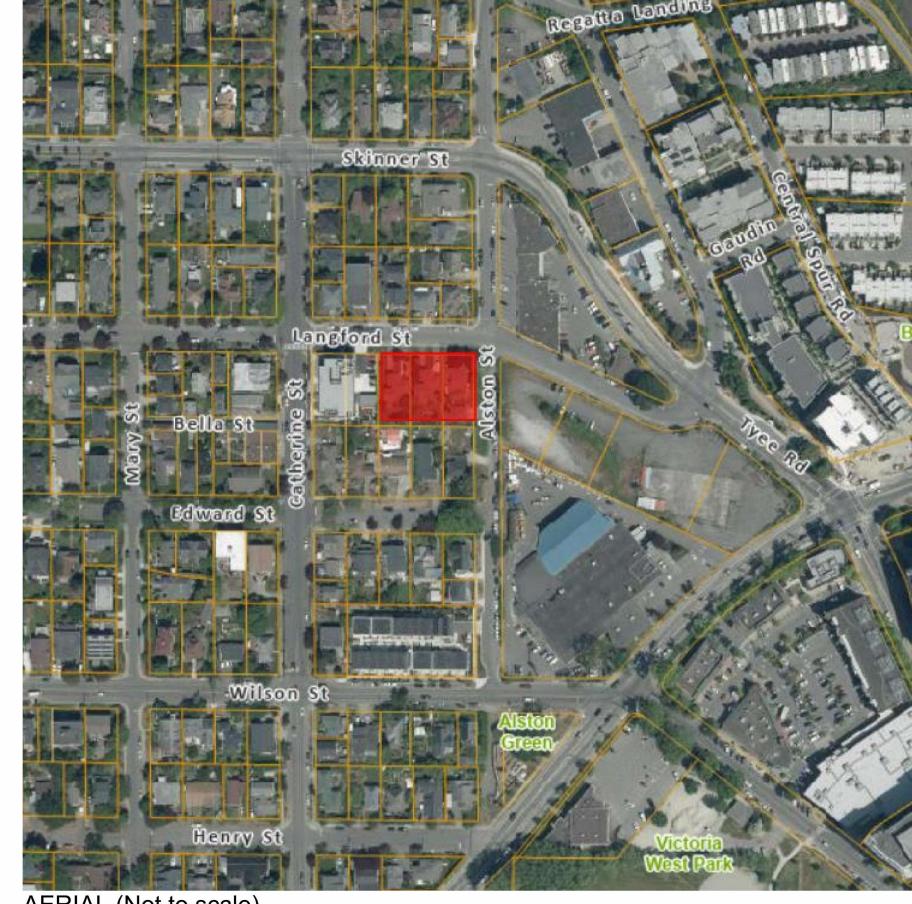












AERIAL (Not to scale)



CONTEXT PLAN (Not to scale)



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Context Plan

A001

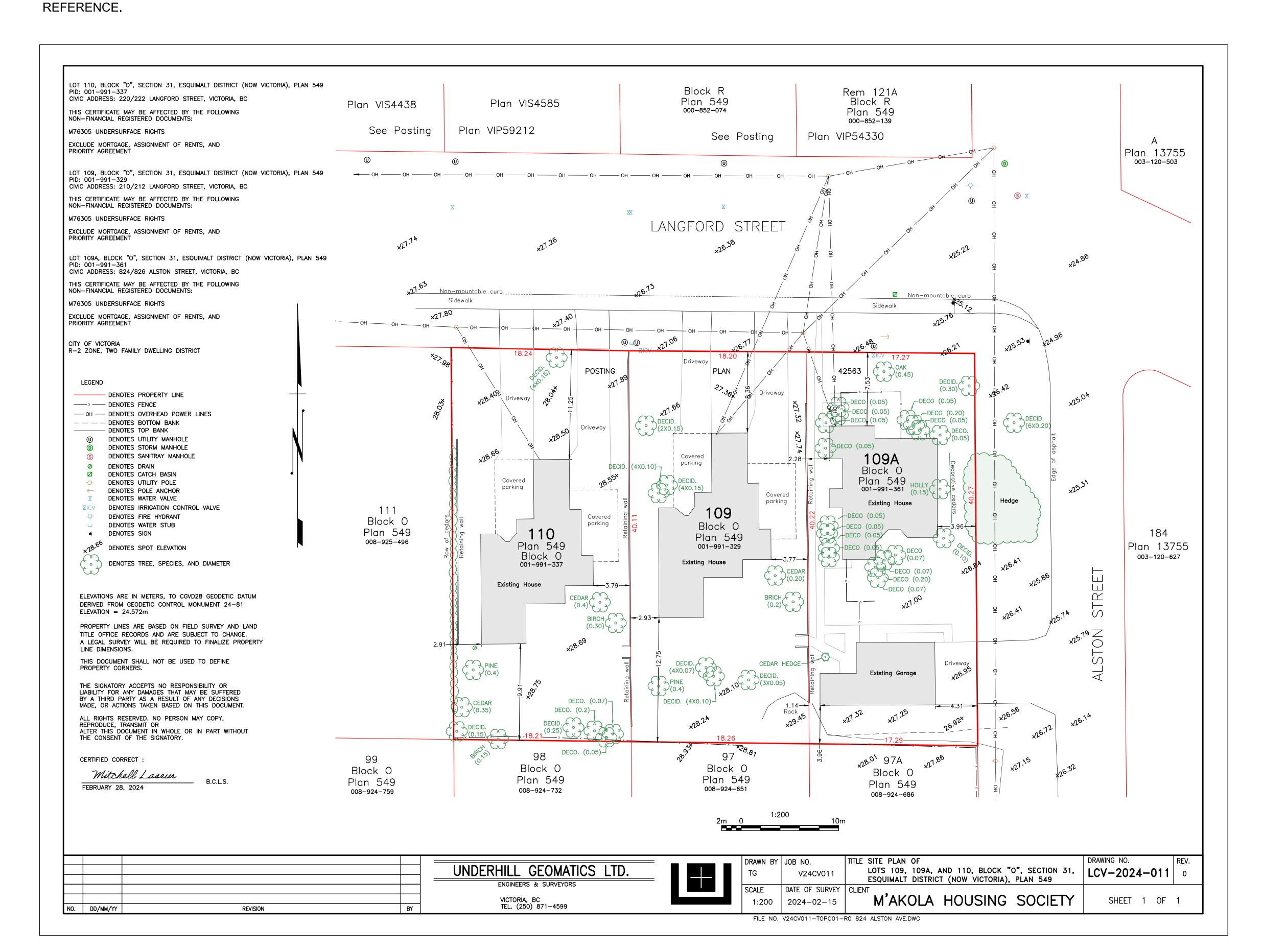
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MHS_ALSTON FAMILY REN-HOUSING

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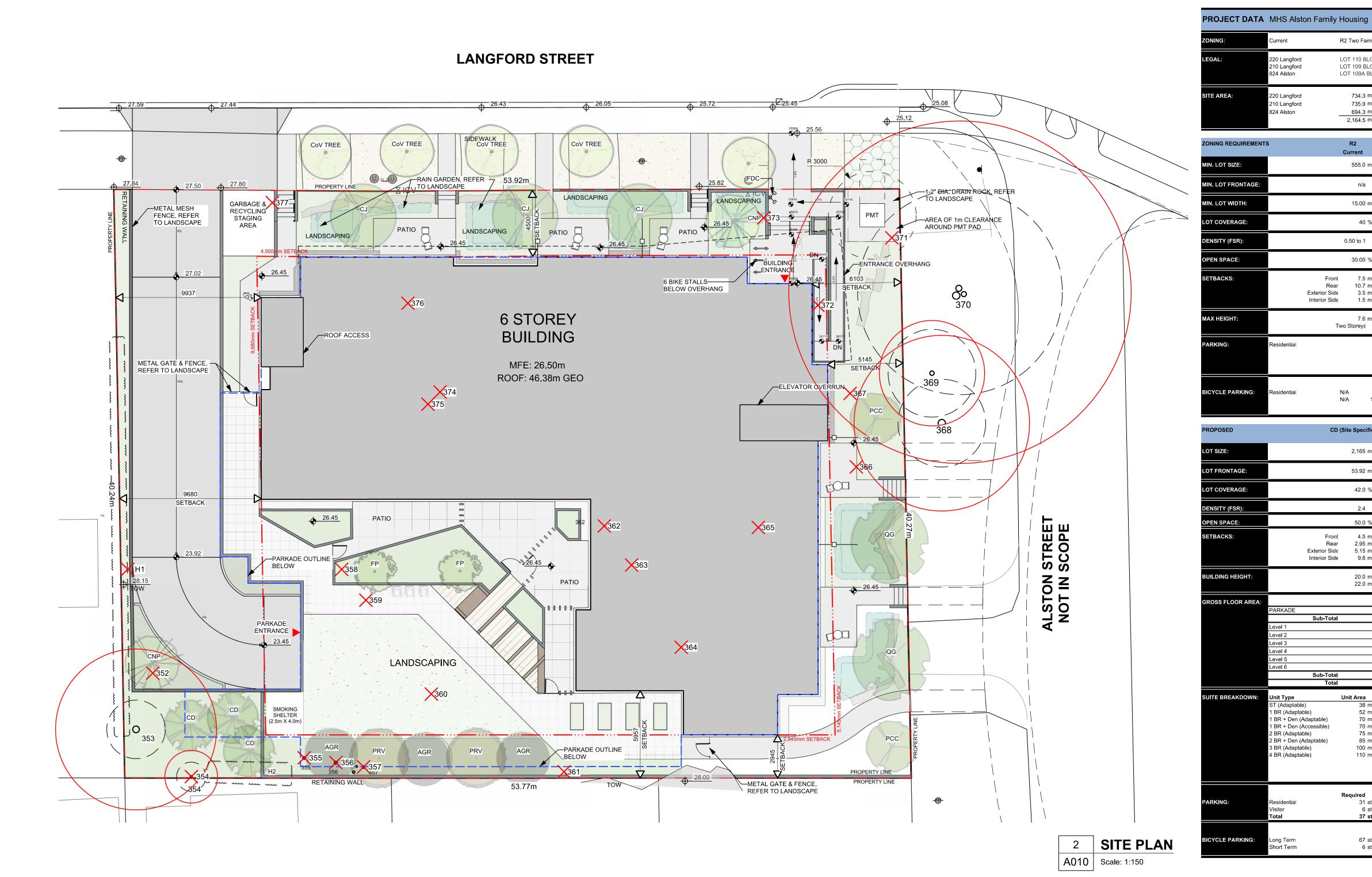
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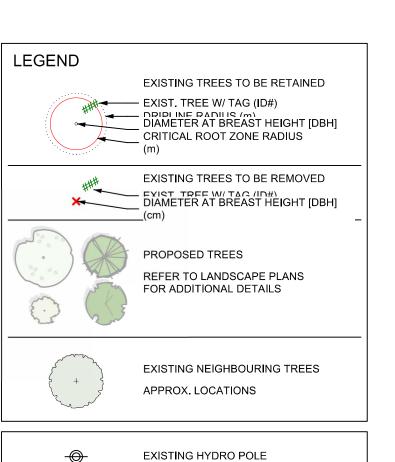
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No Date

Survey

Anna





FIRE DEPARTMENT CONNECTION (FDC)

R2 Two Family Dwelling Distric

734.3 m²

735.9 m²

694.3 m²

2,164.5 m²

R2

555.0 m2

n/a

15.00 m

0.50 to 1

Front

Exterior Side

Interior Side

40 %

30.00 %

7.5 m

10.7 m

3.5 m

1.5 m

7.6 m

Two Storeys

CD (Site Specific)

2,165 m2

53.92 m

42.0 %

2.4

50.0 %

Front 4.5 m 2.95 m

Exterior Side 5.15 m Interior Side 9.6 m

Sub-Total

LOT 110 BLOCK O SECTION 31 VICTORIA PLAN VIP549

LOT 109 BLOCK O SECTION 31 VICTORIA PLAN VIP549

LOT 109A BLOCK O SECTION 31 VICTORIA PLAN VIP549

CD (Site Specific)

2,165 m2

n/a m min.

n/a m

42.0 %

2.4:1

50.00 %

4.5 m

2.95 m

5.15 m

9.6 m

22.0 m

Long Term 1 space per dwelling unit <45m;

1.25 spaces per dwelling unit >45m;

20.0 m 6 storeys - Main Building Heigh 22.0 m Elevator Overrun

1,280.8 m²

1,280.8 m²

841.5 m² 841.5 m²

5,069.2 m²

Sub Total 9 9 10 10

31 stalls

68 stalls 6 stalls

6 stalls 37 stalls

38 m²
52 m²
70 m²
70 m²
75 m²
85 m²
100 m²

31 stalls

6 stalls
37 stalls

67 stalls 6 stalls

6 storeys - Main Building Heigh

L1 L2 L3 L4 L5 L6 Total Units

Short Term 6 spaces or 0.10 per dwelling un

6 spaces or 0.10 per dwelling un

Elevator Overrun

0.20 spaces per dwelling unit <45m; 0.50 spaces per dwelling unit 45-70m; 0.75 spaces per dwelling unit >70m;

7,904 sf

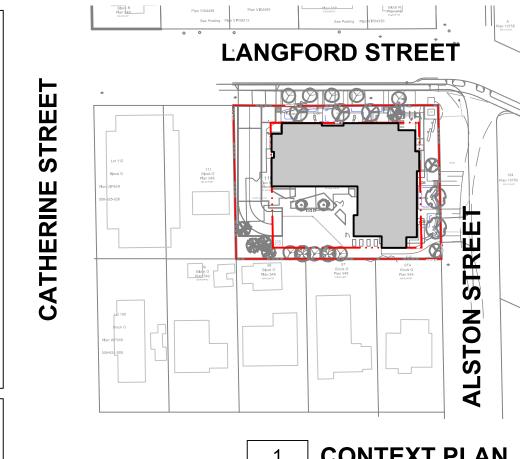
7,921 sf

7,473 sf

23,299 sf

FIRE HYDRANT

PROPERTY LINE



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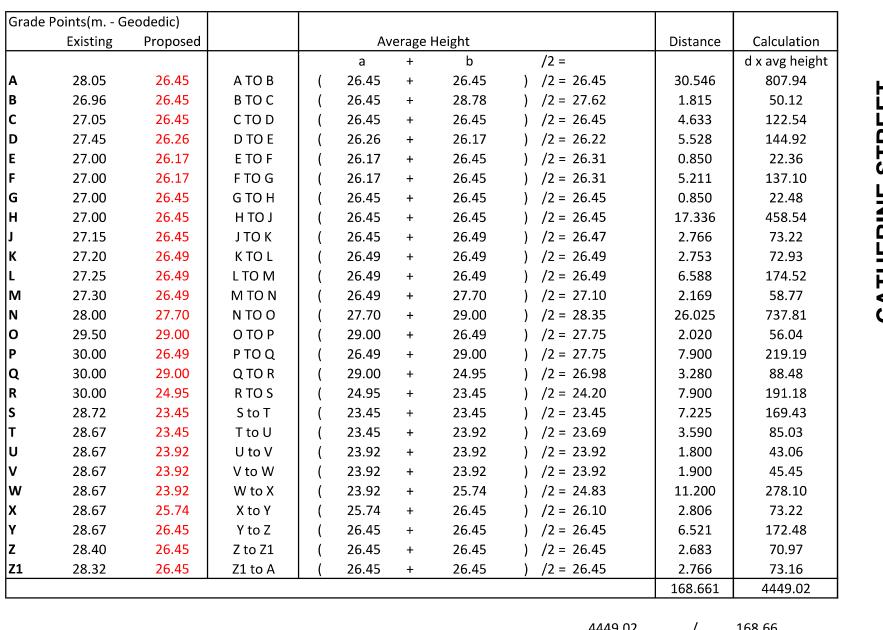
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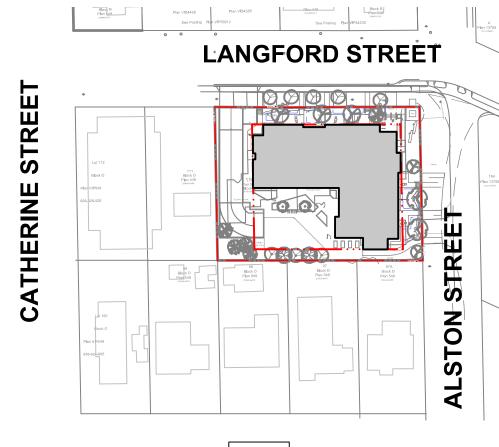
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Project number 24.02

Site Plan



4449.02 / 168.66 Average Grade: = 26.38 m



2 CONTEXT PLAN
A011 Scale: 1:1000

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MHS_ALSTON FAMILY RENTAL HOUSING

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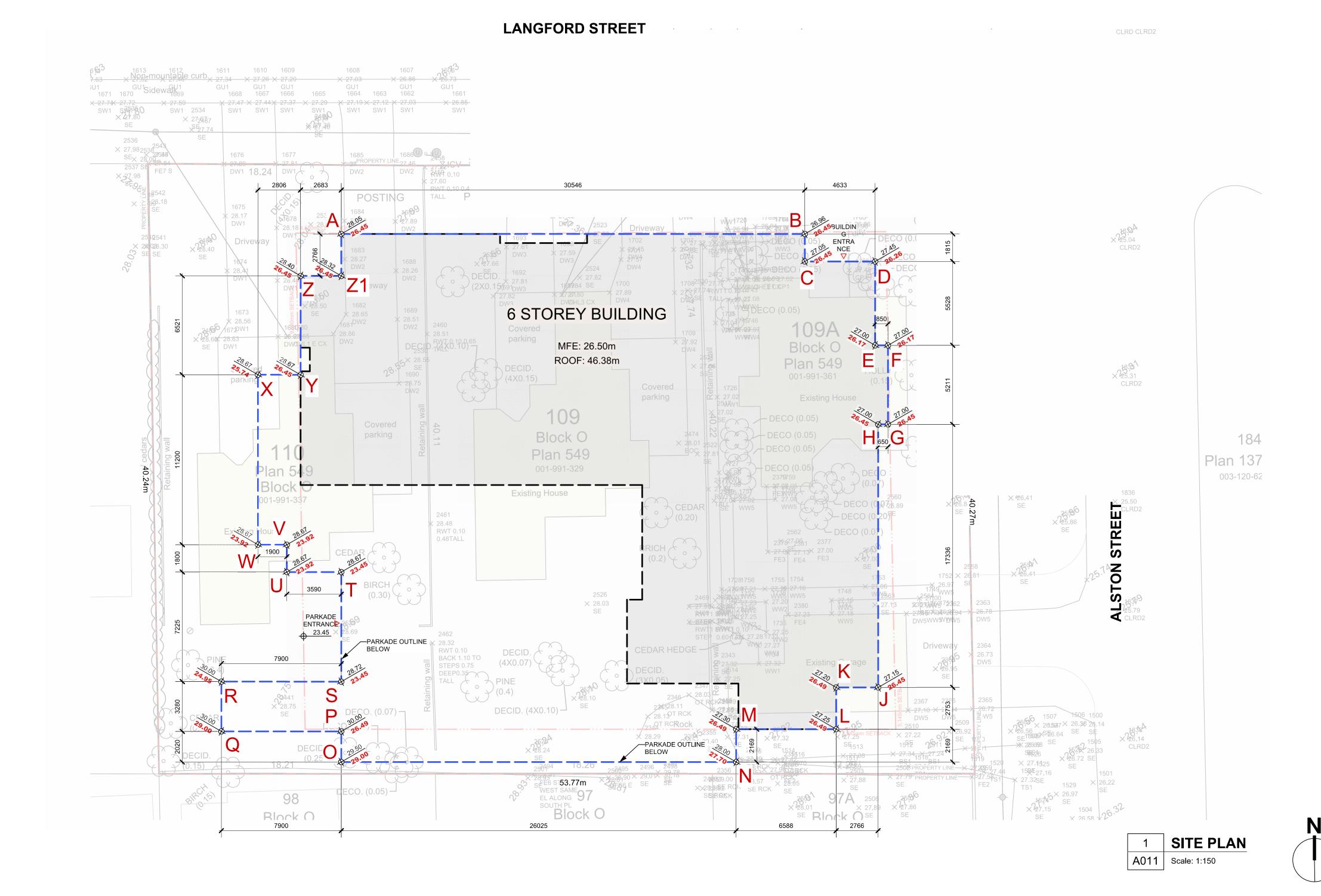
Average Grade Calcs

AO1

Plot date 230303

Revision

File name 2402_MHS Family Housing_DP.vwx



$\left(\mathbf{v} \right)$ (m)

KEY PLAN - ELEVATIONS

A012 Scale: 1:500

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300-1590 CEDAR HILL CROSS ROAD

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MHS_ALSTHOUSING

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Project number 24.02

Limiting Distance

Calculations



ELEVATION 1

SETBACK DISTANCE:	16.62	m
UNPROTECTED % ALLOWED:	100.00	%
BUILDING FACE AREA:	51.82	sqm
UNPROTECTED AREA ALLOWED:	51.82	sqm
UNPROTECTED AREA:	9.06	sqm
PERCENT UNPROTECTED OPENINGS:	17.48	%

ELEVATION 2

SETBACK DISTANCE:	13.85 m
UNPROTECTED % ALLOWED:	72.07 %
BUILDING FACE AREA:	260.47 sqm
UNPROTECTED AREA ALLOWED:	187.71 sqm
UNPROTECTED AREA:	87.50 sqm
PERCENT UNPROTECTED OPENINGS:	33.59 %

ELEVATION 3

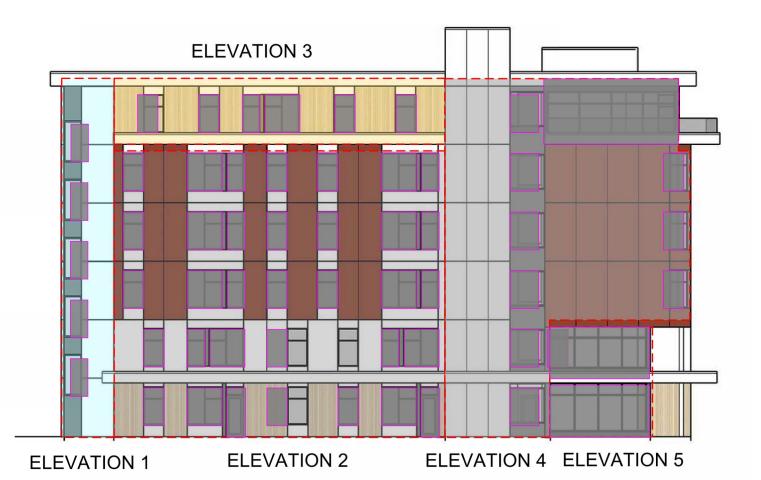
SETBACK DISTANCE:	14.43 m
UNPROTECTED % ALLOWED	: 100.00 %
BUILDING FACE AREA:	59.81 sqm
UNPROTECTED AREA ALLOW	/ED: 59.81 sqm
UNPROTECTED AREA:	13.91 sqm
PERCENT UNPROTECTED OF	PENINGS: 23.26 %

ELEVATION 4

SETBACK DISTANCE:	12.74 m
UNPROTECTED % ALLOWED:	61.80 %
BUILDING FACE AREA:	194.16 sqm
UNPROTECTED AREA ALLOWED:	119.99 sqm
UNPROTECTED AREA:	48.40 sqm
PERCENT UNPROTECTED OPENINGS:	24.93 %

ELEVATION 5

SETBACK DISTANCE:	12.46 m
UNPROTECTED % ALLOWED:	100.00 %
BUILDING FACE AREA:	31.03 sqm
UNPROTECTED AREA ALLOWED:	31.03 sqm
UNPROTECTED AREA:	28.49 sqm
PERCENT UNPROTECTED OPENINGS:	91.81 %



5	CODE ELEVATION - EAST VIEW
A012	Scale: 1:200

ELEVATION 1

SETBACK DISTANCE:	19.04 m
UNPROTECTED % ALLOWED:	98.08 %
BUILDING FACE AREA:	423.79 sqm
UNPROTECTED AREA ALLOWED:	415.65 sqm
UNPROTECTED AREA:	130.26 sqm
PERCENT UNPROTECTED OPENINGS:	30.74 %

ELEVATION 2

ELEVATION 2	
SETBACK DISTANCE:	5.96 m
UNPROTECTED % ALLOWED:	18.86 %
BUILDING FACE AREA:	138.21 sqm
UNPROTECTED AREA ALLOWED:	26.07 sqm
UNPROTECTED AREA:	9.48 sqm
PERCENT UNPROTECTED OPENINGS:	6.86 %

ELEVATION 3

SETBACK DISTANCE:	2.95 m
UNPROTECTED % ALLOWED:	9.90 %
BUILDING FACE AREA:	122.04 sqm
UNPROTECTED AREA ALLOWED:	12.08 sqm
UNPROTECTED AREA:	11.72 sqm
PERCENT UNPROTECTED OPENINGS:	9.60 %



CODE ELEVATION - SOUTH VIEW A012 Scale: 1:200

ELEVATION 1

SETBACK DISTANCE:	12.65 m
UNPROTECTED % ALLOWED:	100.00 %
BUILDING FACE AREA:	50.01 sqm
UNPROTECTED AREA ALLOWED:	50.01 sqm
UNPROTECTED AREA:	9.48 sqm
PERCENT UNPROTECTED OPENINGS:	18.96 %
-	

ELEVATION 2

SETBACK DISTANCE:	9.89 m
UNPROTECTED % ALLOWED:	82.59 %
BUILDING FACE AREA:	99.64 sqm
UNPROTECTED AREA ALLOWED:	82.29 sqm
UNPROTECTED AREA:	1.99 sqm
PERCENT UNPROTECTED OPENINGS:	2.00 %

ELEVATION 3

SETBACK DISTANCE:	9.68 m
UNPROTECTED % ALLOWED:	38.08 %
BUILDING FACE AREA:	170.46 sqm
UNPROTECTED AREA ALLOWED:	64.91 sqm
UNPROTECTED AREA:	21.09 sqm
PERCENT UNPROTECTED OPENINGS:	12.37 %

ELEVATION 4

SETBACK DISTANCE:	32.13 m
UNPROTECTED % ALLOWED:	100.00 %
BUILDING FACE AREA:	136.74 sqm
UNPROTECTED AREA ALLOWED:	136.74 sqm
UNPROTECTED AREA:	46.06 sqm
PERCENT UNPROTECTED OPENINGS:	33.68 %

ELEVATION 5

SETBACK DISTANCE:	30.95 m	
UNPROTECTED % ALLOWED:	100.00 %	
BUILDING FACE AREA:	109.58 sqm	
UNPROTECTED AREA ALLOWED:	109.58 sqm	
UNPROTECTED AREA:	33.35 sqm	
PERCENT UNPROTECTED OPENINGS:	30.43 %	



CODE ELEVATION - WEST VIEW

A012 Scale: 1:200

ELEVATION 1

SETBACK DISTANCE:	16.48	m
UNPROTECTED % ALLOWED:	100.00	%
BUILDING FACE AREA:	31.64	sqm
UNPROTECTED AREA ALLOWED:	31.64	sqm
UNPROTECTED AREA:	25.99	sqm
PERCENT UNPROTECTED OPENINGS:	82.14	%

ELEVATION 2

SETBACK DISTANCE:	14.53	m
UNPROTECTED % ALLOWED:	78.36	%
BUILDING FACE AREA:	268.74	sqm
UNPROTECTED AREA ALLOWED:	210.57	sqm
UNPROTECTED AREA:	93.32	sqm
PERCENT UNPROTECTED OPENINGS:	34.73	%

ELEVATION 3

SETBACK DISTANCE:	15.18 m
UNPROTECTED % ALLOWED:	84.37 %
BUILDING FACE AREA:	208.89 sqm
UNPROTECTED AREA ALLOWED:	176.24 sqm
UNPROTECTED AREA:	64.82 sqm
PERCENT UNPROTECTED OPENINGS:	31.03 %

ELEVATION 4

SETBACK DISTANCE:	14.53 m
UNPROTECTED % ALLOWED:	78.36 %
BUILDING FACE AREA:	161.19 sqm
UNPROTECTED AREA ALLOWED:	126.30 sqm
UNPROTECTED AREA:	49.10 sqm
PERCENT UNPROTECTED OPENINGS:	30.46 %

ELEVATION 5

SETBACK DISTANCE:	17.34 m
UNPROTECTED % ALLOWED:	100.00 %
BUILDING FACE AREA:	53.83 sqm
UNPROTECTED AREA ALLOWED:	53.83 sqm
UNPROTECTED AREA:	9.06 sqm
PERCENT UNPROTECTED OPENINGS:	16.83 %

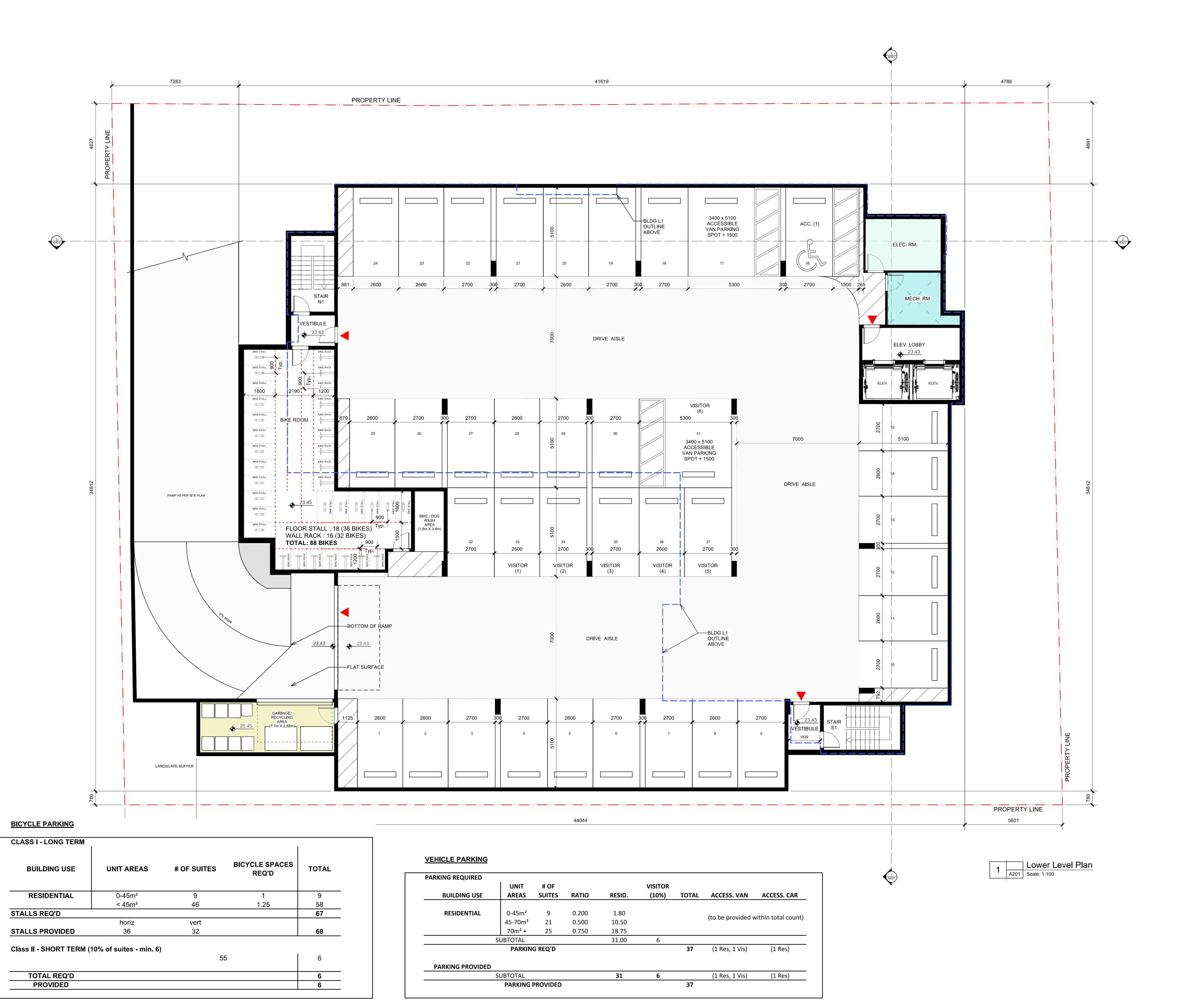
ELEVATION 3

ELEVATION 4 ELEVATION 5

	•
2	CODE ELEVATION - NORTH VIEW
A012	Scale: 1:200

ELEVATION 1

ELEVATION 2



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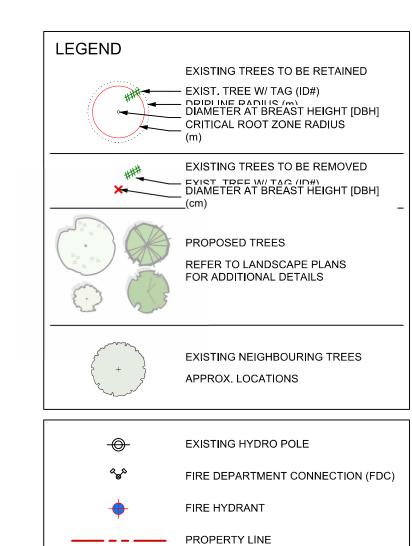
Plan - Parkade

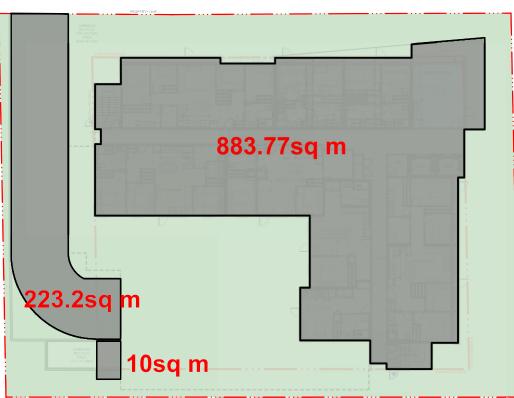
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Total Class I & II BICYCLE PARKING REQUIRED Total Class I & II BICYCLE PARKING PROVIDED

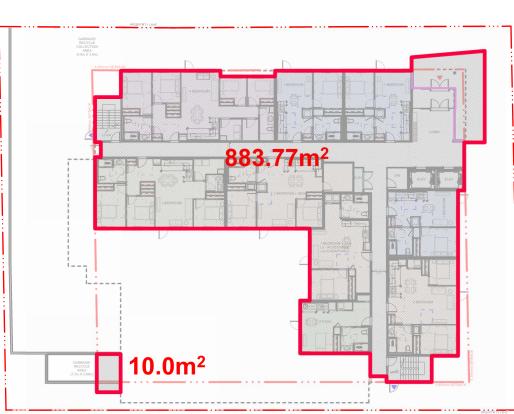
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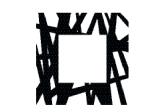




OPEN SITE SPACE $2164.5m^2 - (883.8 + 223.2 + 10m^2) = 1117.0m^2$ 1117.0m² / 2164.5m² = 51.61%



SITE COVERAGE 893.77m² / 2164.5m² = 41.29%



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MHS_ALS1 HOUSING

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Plan - Main Level

A202



DDP - Black Walls & Structural

<All Objects>



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		Reviewed By
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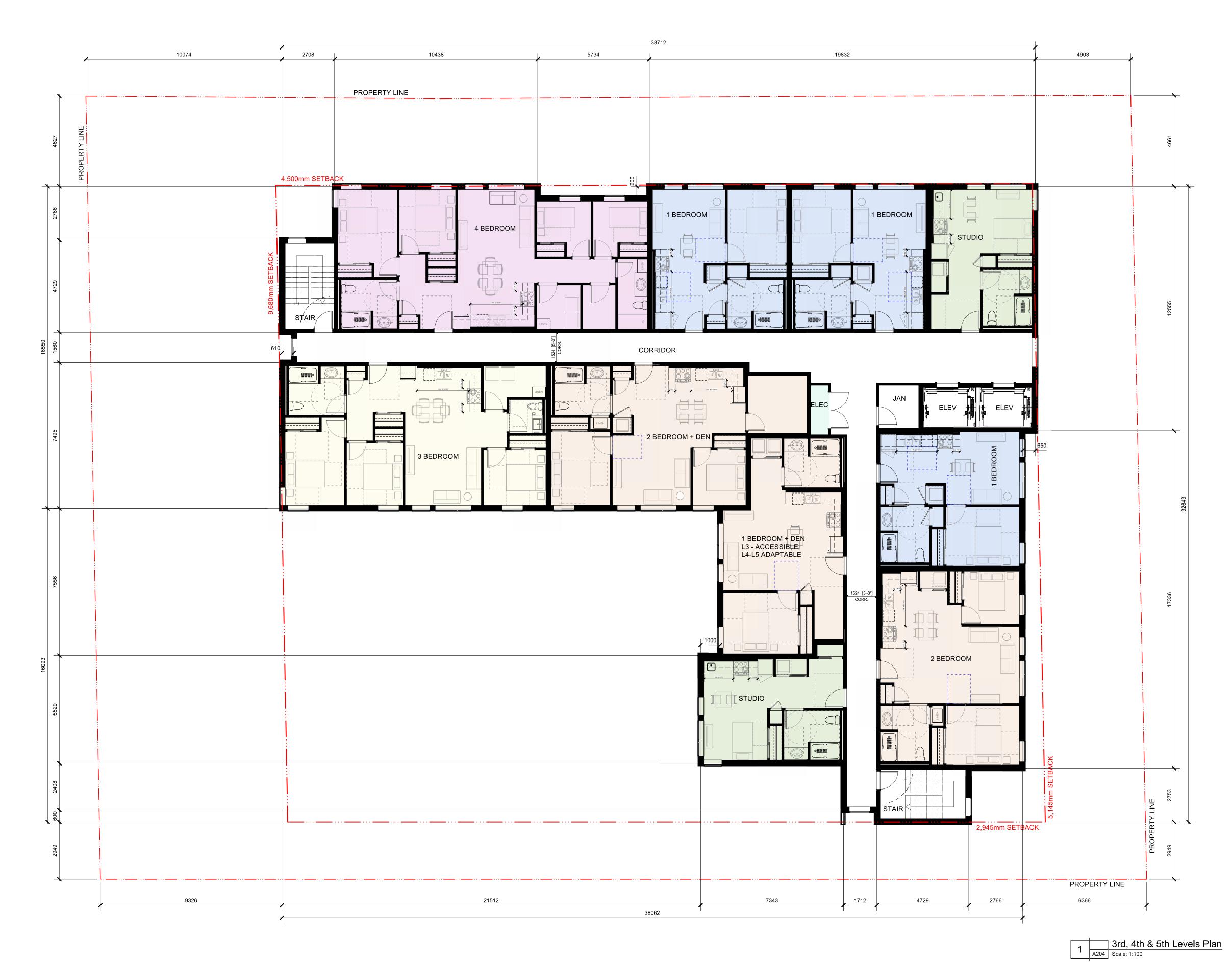
Plan - 2nd Level



A20

Revision

File name 2402_MHS Family Housing_DP.vwx



DDP - Black Walls & Structural

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Project number

Sheet Title

Sheet Title

Plan - 3rd,4th & 5th Levels

Sheet number



402_MHS Family Housing_D



DDP - Black Walls & Structural

<All Objects>



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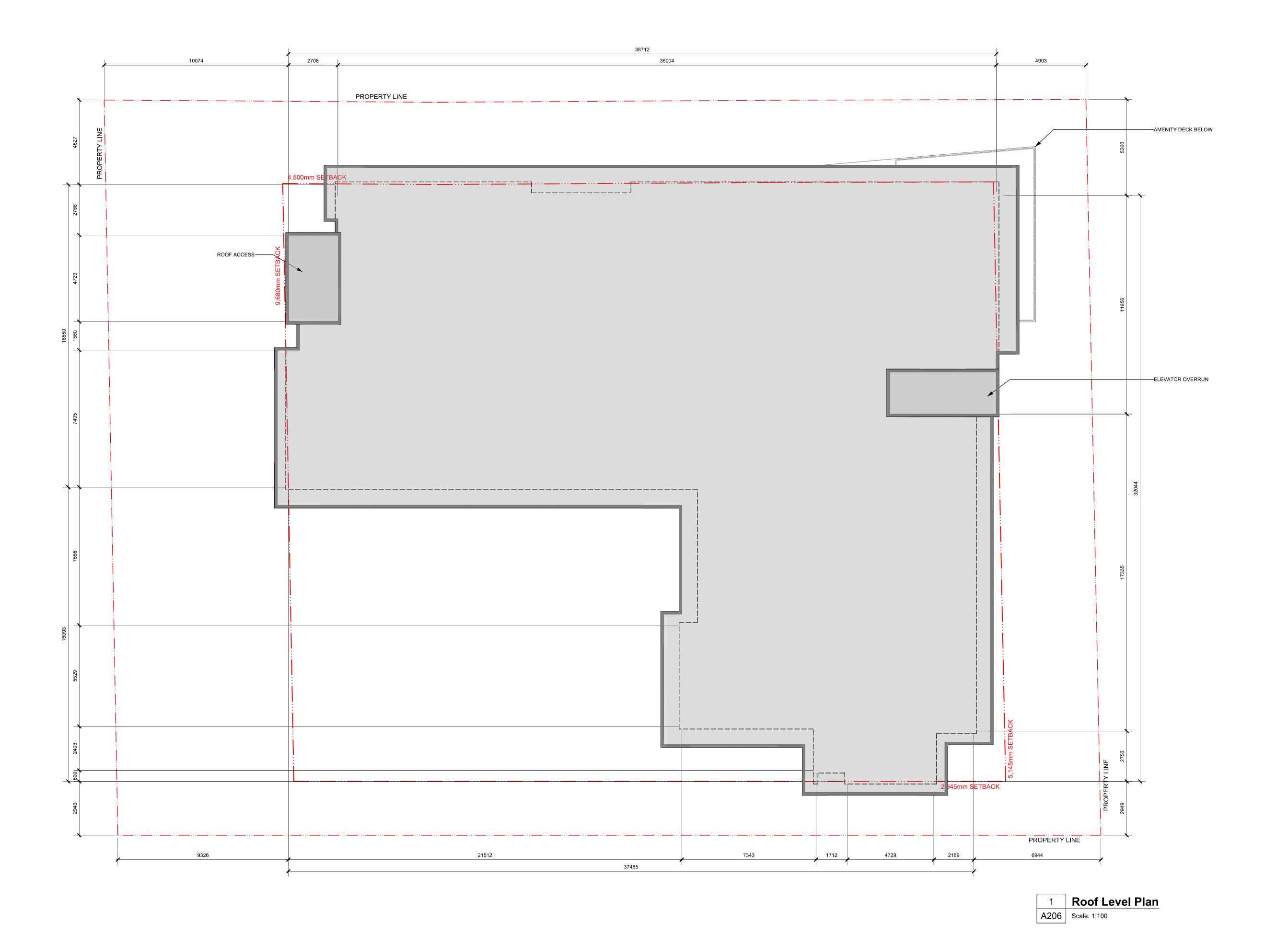
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Plan - 6th Level



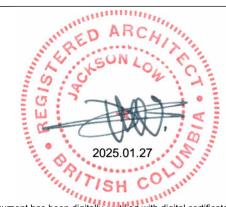
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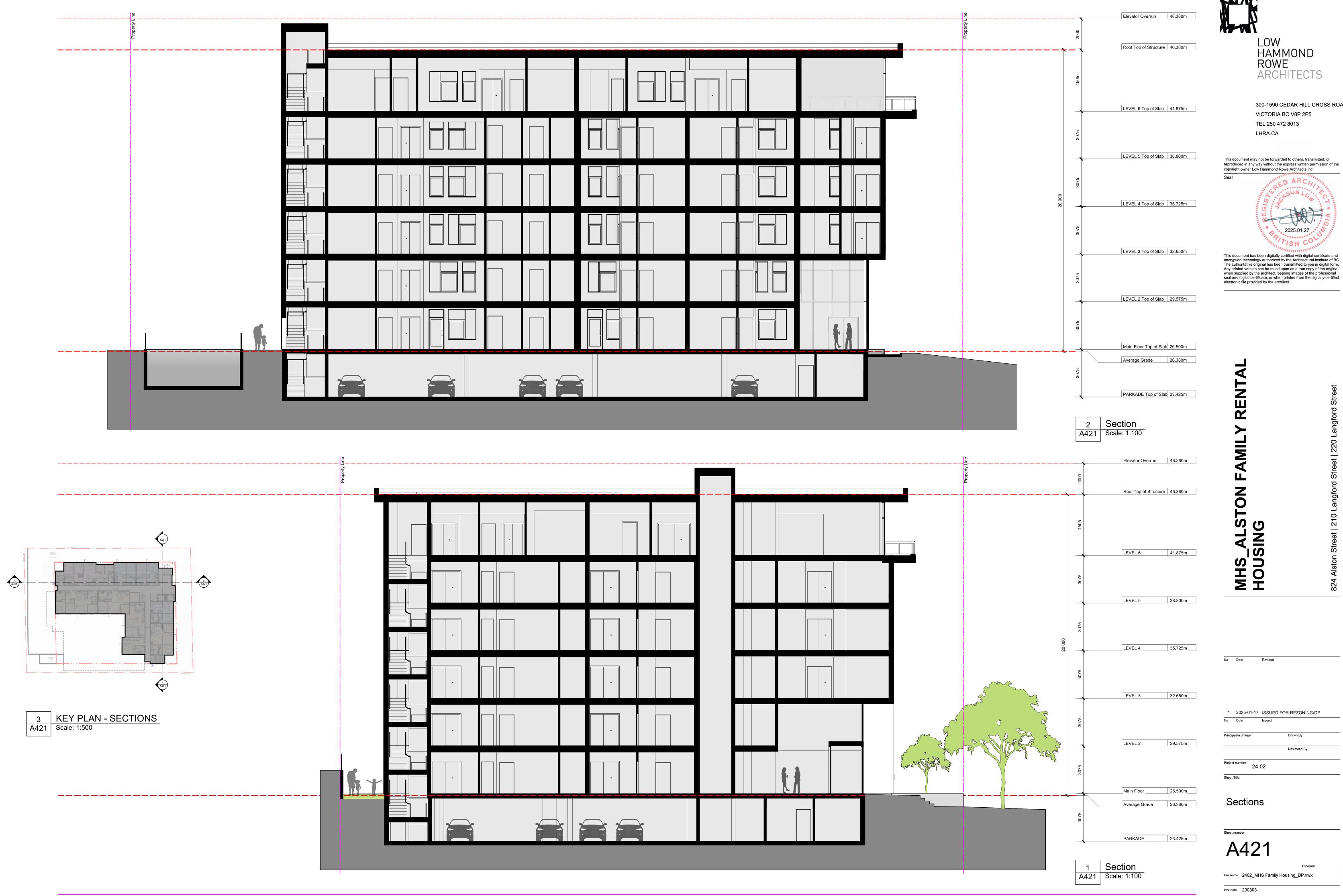
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Plan - Roof Level



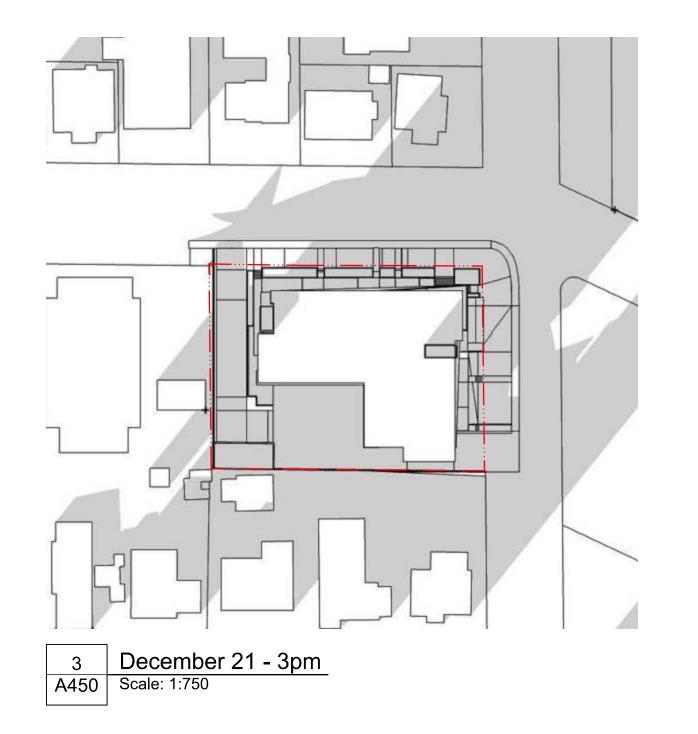


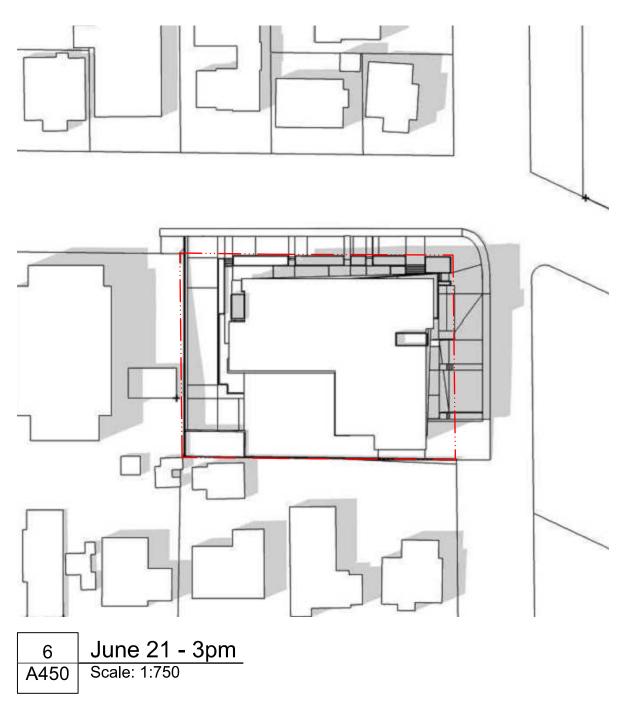


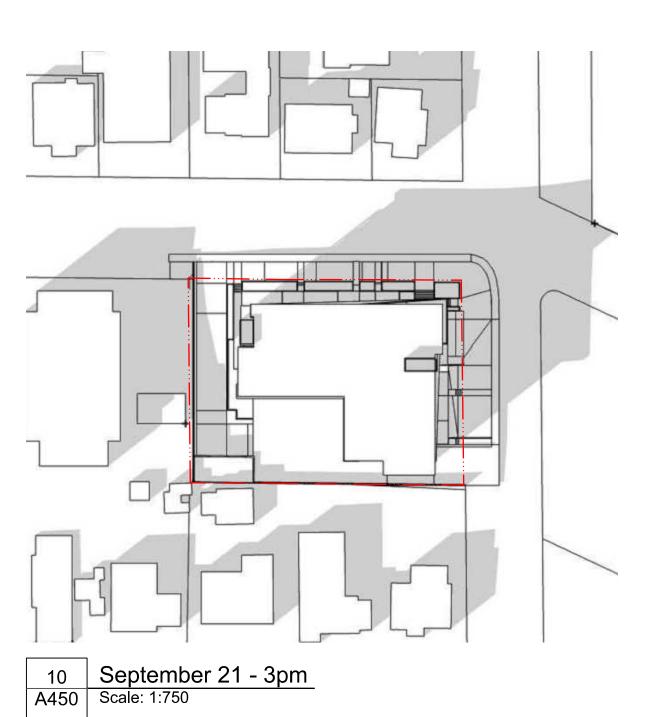


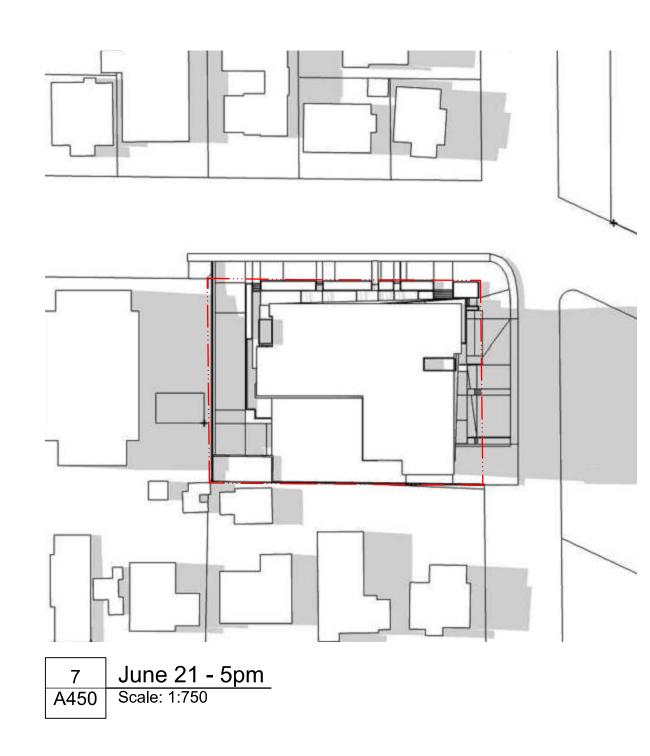
300-1590 CEDAR HILL CROSS ROAD

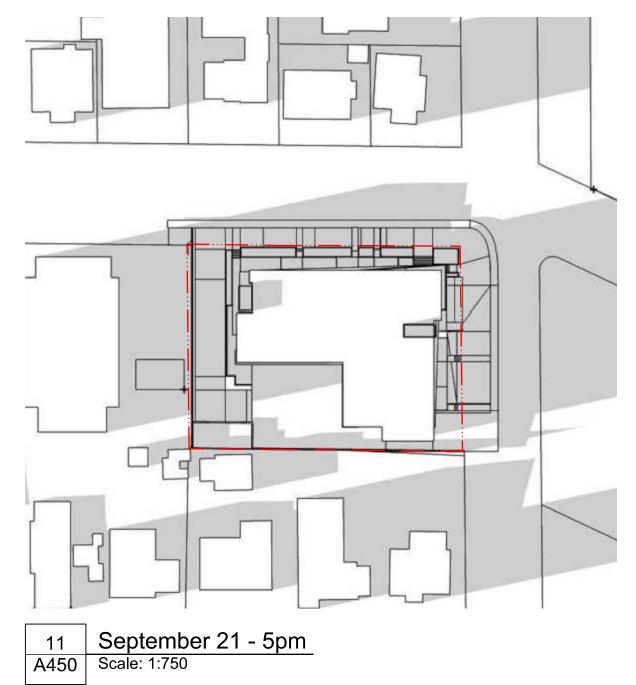














LOW HAMMOND ROWE ARCHITECTS

300-1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5 TEL 250 472 8013

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N O MHS_ALST(HOUSING

1 2025-01-17 ISSUED FOR REZONING/DP

Reviewed By

Project number 24.02

Sun Study

A450 File name 2402_MHS Family Housing_DP.vwx



Charcoal Cementitious Panel



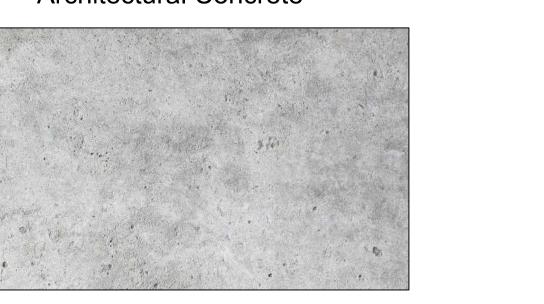
Red Ochre Cementitious Panel

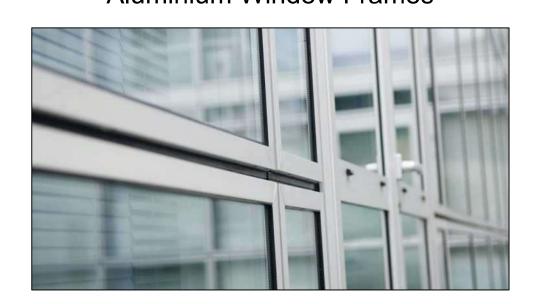


Wood Grain Vertical Metal Siding

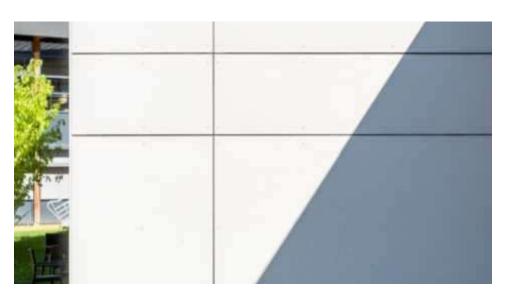


Architectural Concrete Aluminium Window Frames

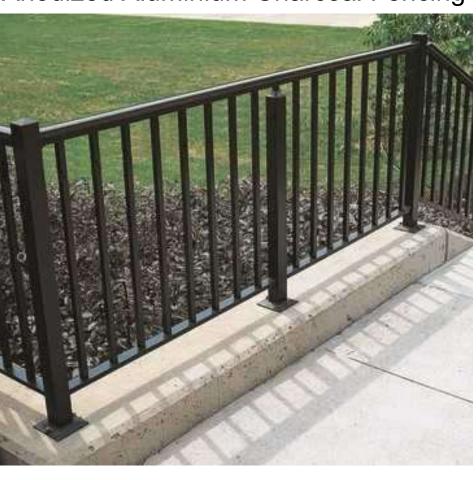




White Cementitious Panel



Anodized Aluminium Charcoal Fencing



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o Date Revised

1 2025-01-17 ISSUED FOR REZONING/DP

Date Issued

rincipal in charge Drawn By

Project number

Sheet Title

Materials Board

Sheet number

A501

Revision
File name 2402_MHS Family Housing_DP.vwx









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Seal

2025.01.27

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HOUSING

No Date Revised

1 2025-01-17 ISSUED FOR REZONING/DP

No Date Issued

Principal in charge

Reviewed By

roject number

24.02

et Title

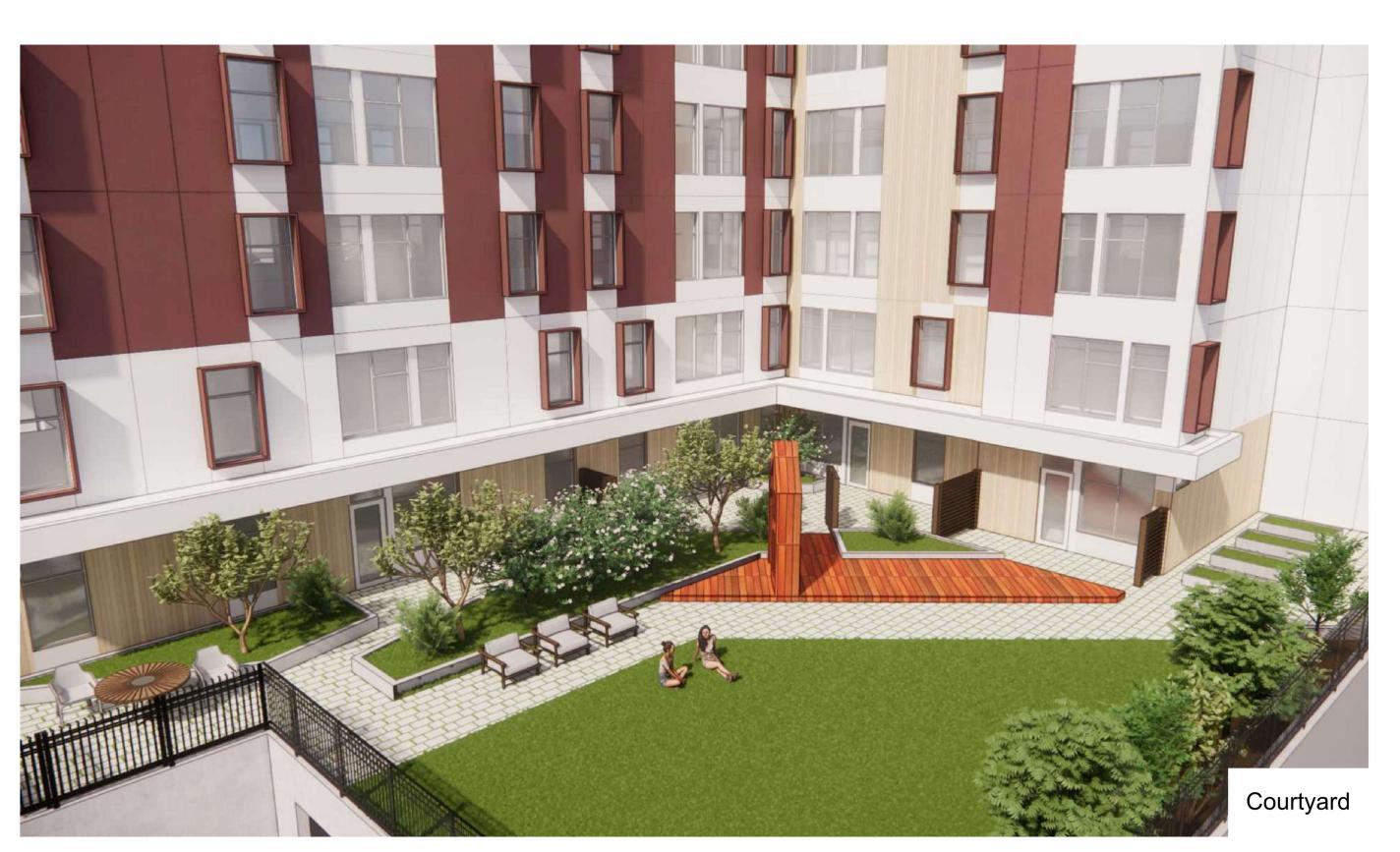
Perspectives

Sheet number

A502

File name 2402_MHS Family Housing_DP.vwx









300-1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5

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MHS_ALSTON FAHOUSING

1 2025-01-17 ISSUED FOR REZONING/DP

Perspectives & Street Elevation

Sheet number

A503

File name 2402_MHS Family Housing_DP.vwx

Landscape Sheets						
Sheet No.	Sheet Title					
L0.00	Cover					
L0.01	General Information Sheet					
L0.02	Tree Replacement					
L0.03	Stormwater Management					
L1.01	Landscape Materials					
L2.01	Landscape Grading & Drainage					
L3.01	Planting					

M'akola Housing Society

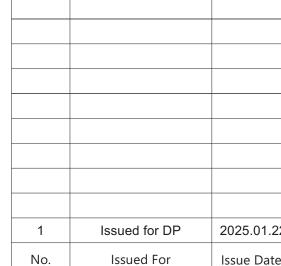
MHS ALSTON

Victoria, BC





NOTFORCONSTRUCTION





client

M'akola Housing Society

107-731 Station Ave. Victoria BC

project
MHS Alston

824 Alston St / 210, 220 Langford St.

sheet title

Cover

project no.	124.34
scale	1: 200 @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	
	L0.00

GENERAL NOTES

- 1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
- 2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
- 3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
- 4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
- 5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
- 6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepencies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to
- 7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepencies should be brought to the attention of the Landscape Architect for resolution immediately.
- 8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

TREE RETENTION AND REMOVAL NOTES

- 1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
- 2. Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

- . All elevations are in meters.
- 2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response
- 3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
- 4. Confirm all existing grades prior to contruction. Report any discrepancies to consultant for review and
- Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
- 6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
- 7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

ON SITE IRRIGATION NOTES

- 1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
- 2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards. 3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and
- .dwg formats at least two weeks prior to commencement of irrigation installation 4. Utilties - Contractor to verify location of all on-site utilities, prior to construction. Restoration of
- damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.

5. Refer to electrical drawings for electrical service.

- 6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
- Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
- 8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
- . Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems. 10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completeition of inspection or test.
- 11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
- 12. Trees within shrub or rain garden areas to be irrigated with spray heads.

GROWING MEDIUM NOTES

- 1. Refer to Landscape Specifications for growing medium properties by soil type.
- Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of
- Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE). 4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the
- price for the work. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs

of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by

the Contractor. 6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

- 1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise
- 2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
- 3. Written dimensions take precedence over scale. Do not scale drawings.
- 4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
- 5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre

GENERAL PLANTING NOTES

- 1. Plant quantities on Plans shall take precedence over plant list quantities.
- 2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. 3. Plant material, installation and maintenance to conform to the current edition of the Canadian
- Landscape Standard.
- 4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

ON-SLAB TREE PLANTING NOTES

- 1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
- 2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
- 3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

PAVING NOTES

- 1. Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
- 2. Cast in place concrete areas that are subject to vechicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

WARRANTY AND MAINTENANCE NOTES

- 1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator
- 2. Refer to Landscape Specifications for Maintenance Period following Acceptance.
- 3. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the
- Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse. 4. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
- 5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

OFF SITE IRRIGATION NOTES

- 1. All boulevard irrigation work, including required inspections, shall comply to "City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision
- 2. The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042. Irrigation Inspections required for all sleeving, open trench mainline and lateral lines, system operation, controller, backflow preventer (incl. inspection tag and testing report). Call CoV Parks 250-361-0600 min. 2 days in advance to arrange for irrigation inspections.
- 3. Design/build drawings for boulevard Irrigation drawings must be submitted to Parks Division and Landscape Architect for review and approval minimum 30 days prior to installation work
- 4. Boulevard irrigation point of connection to be 25 mm service from existing water connection on, refer to Civil drawings for location. Separate water meter and timer/controller, to be provided at point of
- connection. Timer/controller for boulevard areas must be readily accessible to municipal staff. 5. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by
- municipal staff. 6. Boulevard Irrigation electric zone valves to be RainBird PGA, except tree drip valves: Rainbird Low
- Flow Control Zone Kit w/ PR Filter; XCZLF-100-PRF 1. 100mm diameter PVC Sleeving is required for all irrigation piping installed under hard surfaces.

Extend sleeve 300mm beyond edge of hard surface into soft landscape areas.

OFF-SITE IRRIGATION INSPECTIONS REQUIRED

- 1. The following irrigation and sleeving inspections by Parks Staff are required by Schedule C. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
 - (1) Irrigation sleeving prior to backfilling
- (2) Open trench main line and pressure test (3) Open trench lateral line
- (4) irrigation system, controller, coverage test, backflow preventer assembly test report required backflow assembly is to have an inspection tag completed and attached.

BOULEVARD PLANTING NOTES

- 1. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.
- 2. The finished grade for boulevards must be firm against footprints, loose textured, free of all stones, roots, and branches. Please contact Tom Sherbo, tsherbo@victoria.ca and copy
- treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection. 3. A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepermits@victoria.ca 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.

OFF-SITE HORTICULTURE INSPECTIONS REQUIRED

- 1. The following inspections are required for all off-site horticulture areas:
 - (1) Excavated and scarified subgrade prior to placement of growing media.
 - (2) Installed and prepared growing media prior to planting.
 - (3) Plant material on-site prior to planting.
- (4) Planted landscape prior to mulch installation.
- (5) At time that planted and mulched landscape meets the conditions for Total Performance as required by MMCD.

LIST OF ABBREVIATIONS

APPROXIMAT ARCH ARCHITECT **AVERAGE** B&B BALLED AND BURLAPPED BOTTOM OF CURB BLDG BUILDING BENCHMARK **BOTTOM OF CURB BOTTOM OF RAMP BOTTOM OF STEP BOTTOM OF WALL** CATCH BASIN CUBIC FEET CIP CAST IN PLACE CENTER LINE CLEARANCE CLR CM CENTIMETER **CLEAN OUT** CONTINUOUS CONT **CUBIC METRE** DEG DEGREE DEMO DEMOLISH, DEMOLITION DIA DIAMETER DIM DIMENSION DTL DETAIL DRAWING EAST EACH **ELEVATION ENGINEER** EQUAL EST **ESTIMATE** E.W. **EACH WAY EXISTING** FXIST EXP EXPANSION, EXPOSED FFE FINISHED FLOOR ELEVATION FINISHED GRADE FLOW LINE FACE OF CURB FOOT (FEET) FOOTING GAUGE GEN GENERAL

GRADE ELEVATION HORIZ HORIZONTAL HIGH POINT HEIGHT INSIDE DIAMETER INVERT FLEVATION INCH(ES) INCLUDE(D) LINEAR FEET LOW POINT

MFR

MISC

NOM

NTS

VOL

W/O

WWF

ΥD

WL

METRE MAXIMUM MANUFACTURER MANHOLE MINIMUM MISCELLANEOUS MILLIMETRE NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE ON CENTER OUTSIDE DIAMETER POINT OF CURVATURE POLYURETHANE POINT OF INTERSECTION PROPERTY LINE POINT, POINT OF TANGENCY POLYVINYL CHLORIDE QUANTITY RADIUS REFERENCE REINFORCE(D REQUIRE(D) REVISION RIGHT OF WAY SOUTH SANITARY STORM DRAIN SQUARE FOOT (FEET) SHFFT

REINF REQ'D REV ROW SAN SHT SIM SIMILAR SPECS SQ M **SPECIFICATIONS** SQUARE METRE STORM SEWER STA STATION STD STANDARD SYM SYMMETRICAL T&B TOP AND BOTTOM TOP OF CURB TOP OF FOOTING TH THICK TOPO TOPOGRAPHY TOP OF RAME TS TOP OF STEP TOP OF WALL TW TYP

TYPICAL

VARIES

VOLUME

WITHOUT

WEIGHT

WATER LEVEL

WELDED WIRE FRAME

LINE TYPE LEGEND

Property line ______ **Building Footprint** Extent of Roof / Canopy, above _ _ _ _ Extent of Parkade, below Rain garden - TOP OF POOL _____ Rain garden - BOTTOM OF POOL

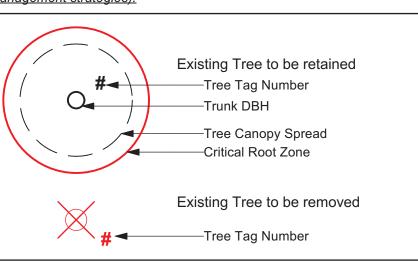
UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

EXISTING		PROPOSED
	Storm Drain	
	Sewer	
	Water	
	Electrical	
	Gas	
	Hydro Tel	

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).



GRADING LEGEND

	1
<u>17.70</u>	Proposed Landscape Grade TOW Top of Wall BP Bottom of Pool BW Bottom of Wall TS Top of Stairs TOC Top of Curb BS Bottom of Stairs BC Bottom of Curb HP High Point TP Top of Pool LP Low Point
17.70 EX	Existing Grade
16.90 Arch	Architectural grade, for reference only
27.45	Civil Grade, for reference only

Ramp with Handrail >---o meet BCBC requirements ____ SOFTSCAPE Planting Area -Tree & Shrub -On Grade -450mm Depth -Shrub Growing Medium. Planting Area -Tree & Shrub -On Slab -600mm Depth -Type 1P growing medium.

MATERIALS LEGEND

HARDSCAPE SURFACES

Municipal Sidewalk

(for reference only)

(for reference only)

Concrete Paving

Unit Paver Type 1-

Unit Paver Type 2-

control joints.

On pedestal.

On pedestal.

Wood Deck

Flush Curb

Retaining Wall - Concrete

Landscape Boulder

Key 1/3 of base into grade

Stairs with Handrail

To meet BCBC requirements

600mm diameter minimum, no sharp edges.

STEPS, RAMPS, CURBS, WALLS

Asphalt Paving - Road / Drive Aisle / Parking

Cast in place, light broom finish. Sawcut



-200mm Depth, 1000mm depth at tree pits.

Turf - Sod -200mm Depth (<i>unless otherwise noted</i>) -Type 2L
Gravel Maintenance Edge -300 mm Depth, 450 mm Width

-Type 2L

	Wax graver elze zeriiii (1).
\rightarrow	Turf - Grid
$\prec \succ $	-CORE Grass 60-40 or Approved Equal

-40mm Depth Grid over 150mm Depth 60-40 Growing Medium **FENCING & RAILS**

Wood Privacy Screen 1800 mm height. Fence - Metal Picket Guardrail —o—o— l Refer to Architectural 1800mm height, wood to match privacy

Fence - Wood

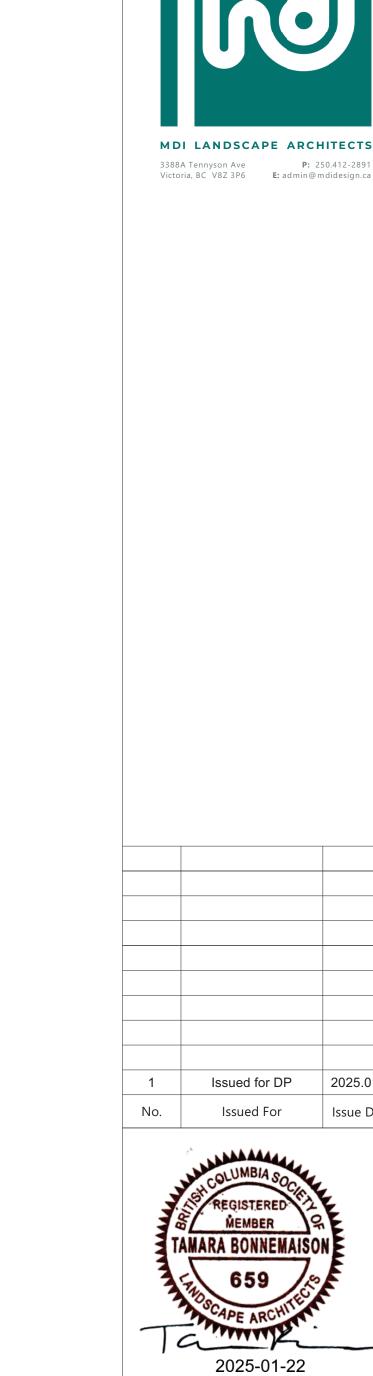
1800 mm height.

SITE FURNISHINGS



Play houses

ustom wood play house and trellis



MEMBER TAMARA BONNEMAISON 659 2025-01-22

Issued for DP

Issued For

2025.01.22

Issue Date

M'akola Housing Society 107-731 Station Ave. Victoria BC

project MHS Alston 824 Alston St / 210, 220 Langford St.

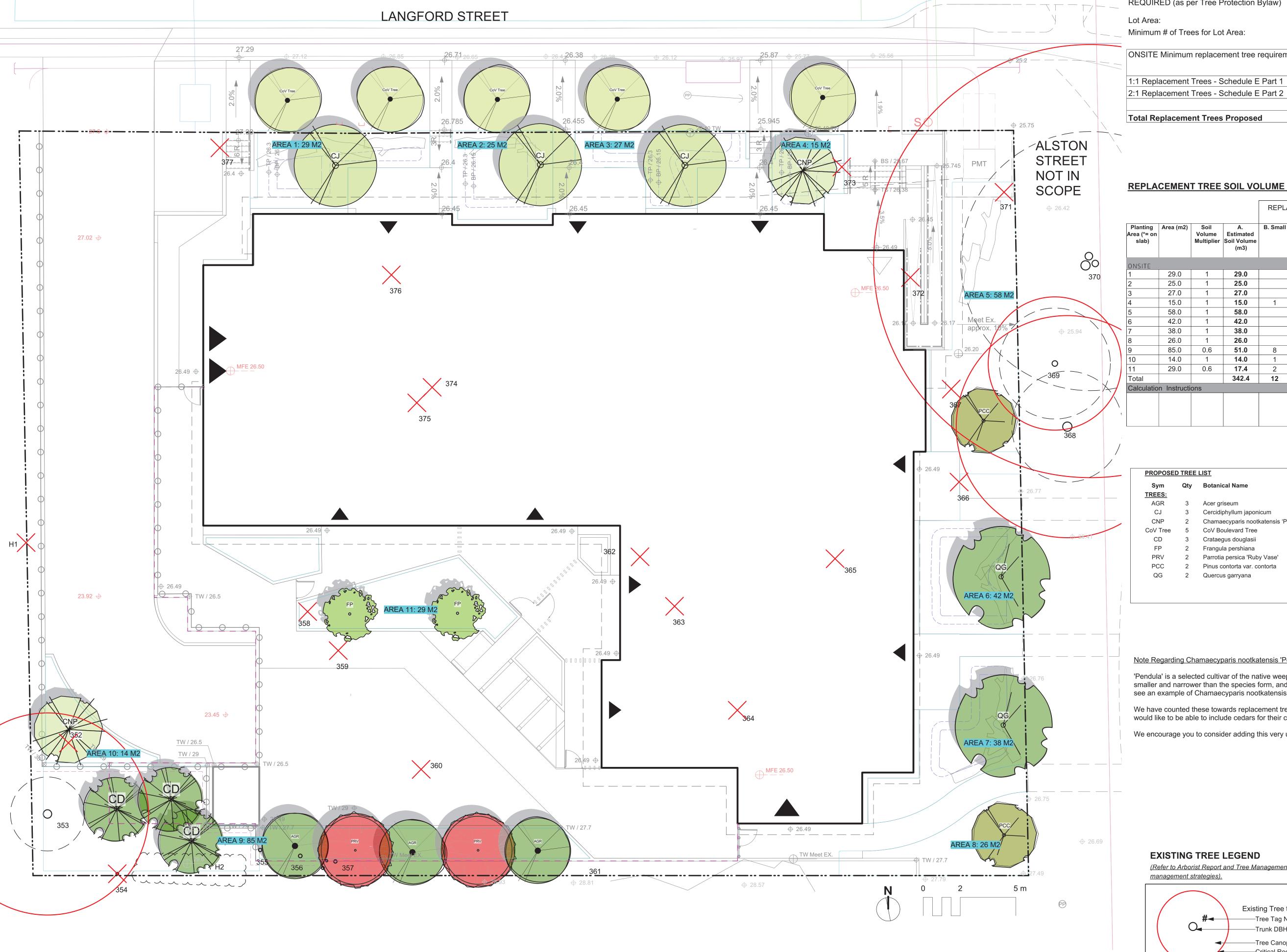
sheet title

General **Information Sheet**

124.34 project no. n/a @ 24"x36" scale MDI drawn by checked by sheet no.

L0.01

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



REPLACEMENT TREE SUMMARY

Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

Minimum # of Trees for Lot Area:

2162.6 sq m

11

Count

12

Multiplier

0.5

6

ONSITE Minimum replacement tree requirement	
1:1 Replacement Trees - Schedule E Part 1	

Total Replacement Trees Proposed 13

REPLACEMENT TREE SOIL VOLUME TABLE

					CEMENT PROPOSEI		SOIL	VOLUME F	REQUIRED	(m3)
Planting Area (*= on slab)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total
ONSITE									·	
1	29.0	1	29.0		1		0	20	0	20
2	25.0	1	25.0		1		0	20	0	20
3	27.0	1	27.0		1		0	20	0	20
4	15.0	1	15.0	1			8	0	0	8
5	58.0	1	58.0		1		0	20	0	20
6	42.0	1	42.0			1	0	0	35	35
7	38.0	1	38.0			1	0	0	35	35
8	26.0	1	26.0		1		0	20	0	20
9	85.0	0.6	51.0	8			48	0	0	48
10	14.0	1	14.0	1			8	0	0	8
11	29.0	0.6	17.4	2			12	0	0	12
Total			342.4	12	5	2				246
Calculation	n Instructi	ons					Е	F	G	Total
							If B=1, Bx8, If B>1, Bx6	If C=1, Cx20, If C>1, Cx15	If D=1, Dx35, If D>1 Bx30	E+F+G

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
AGR	3	Acer griseum	Paperbark Maple	6.0cm cal, b&b
CJ	3	Cercidiphyllum japonicum	Katsura Tree	6.0cm cal, b&b
CNP	2	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
CoV Tree	5	CoV Boulevard Tree	CoV Boulevard Tree	6.0cm cal, b&b
CD	3	Crataegus douglasii	Black Hawthorn	2m height, b&b
FP	2	Frangula pershiana	Cascara	4.0cm cal, b&b
PRV	2	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwoo	5.0cm cal, b&b
PCC	2	Pinus contorta var. contorta	Shore Pine	2.5m b&b, irregular
QG	2	Quercus garryana	Garry Oak	4.0cm cal, b&b

Note Regarding Chamaecyparis nootkatensis 'Pendula':

'Pendula' is a selected cultivar of the native weeping Nootka cedar (Cupressus nootkatensis). It is a much smaller and narrower than the species form, and we find that it performs well in urban environments. You can see an example of Chamaecyparis nootkatensis 'Pendula' in the rain planters at 1515 Douglas.

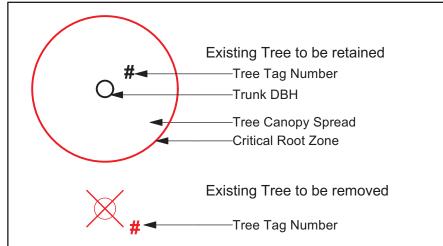
We have counted these towards replacement trees as small trees, in the hopes that they will be accepted, as we would like to be able to include cedars for their cultural relevance on this project.

We encourage you to consider adding this very useful cultivar in future versions of the bylaw.

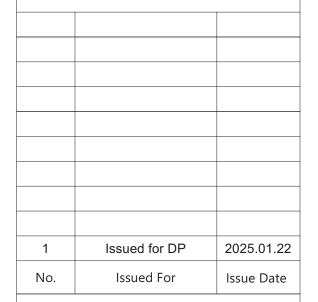
EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and

management strategies).









M'akola Housing Society 107-731 Station Ave.

project

Victoria BC

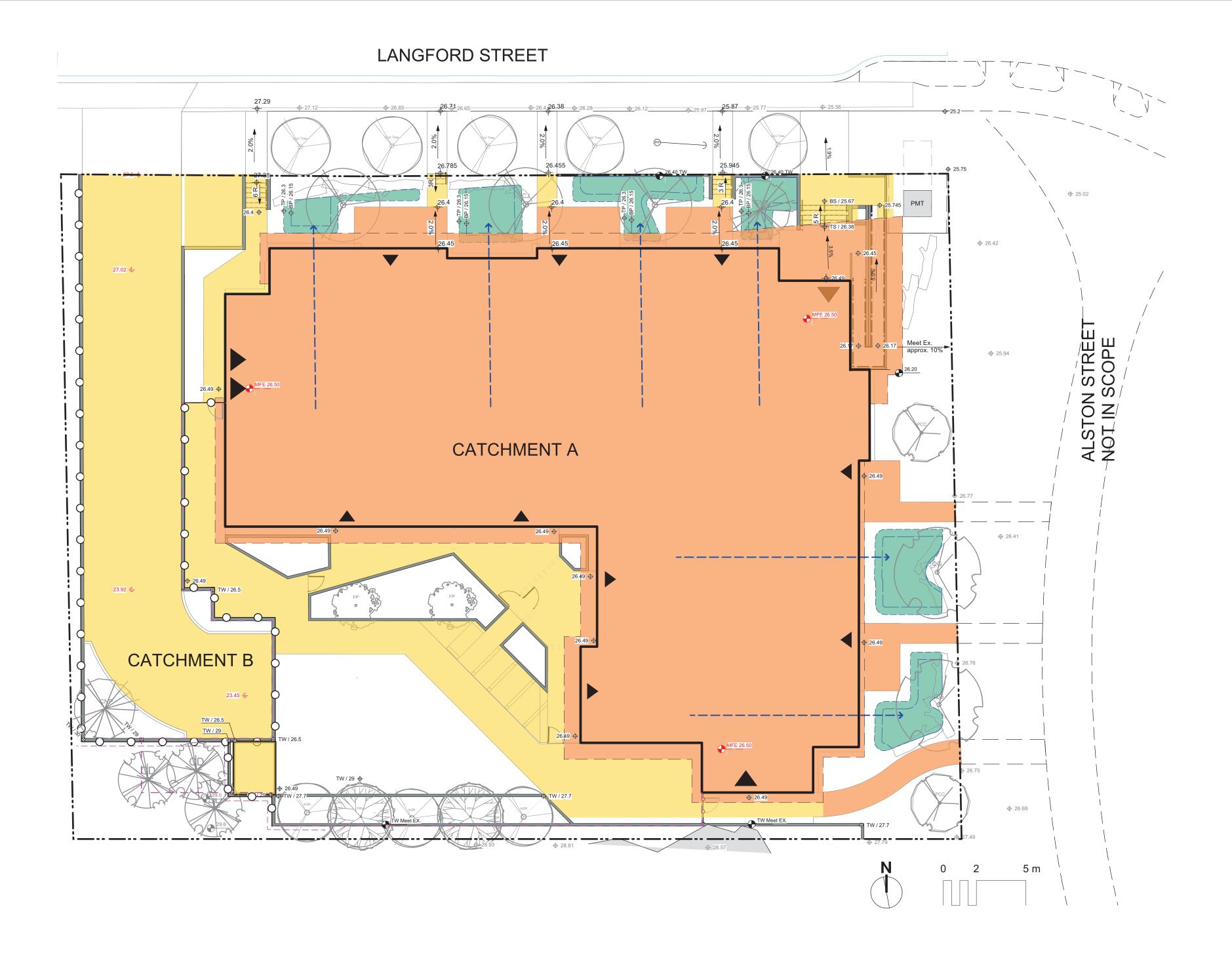
MHS Alston 824 Alston St / 210, 220 Langford St.

sheet title

Tree Replacement

project no.		124.34
scale	1: 100	@ 24"x36"
drawn by		MDI
checked by		SM
sheet no.		

L0.02

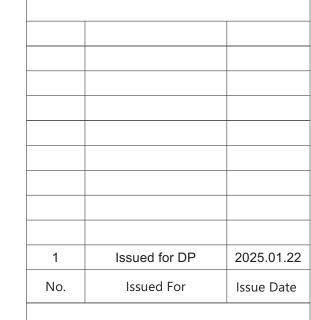


	orage Requirements		Area		Required Sto	rage Volume for Design	Storm*
			(sq. m.)			(cu. m./day)	
otal Site Area			2162.6			69.2	
Pervious Area capal	ole of storing 32mm rainfa	all / 24 hours.**	905.8		-	29.0	
Storage Volume to b	e managed by Green Sto	ormwater Infrstructure			=	40.2	
Rain Garden Sizing	ı Calculations						
Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden*	Planter Growing Medium Depth	Stormwater Treatment Capacity per sq. m. of Rain Garden	Rain Garden Area (Bottom of Pool)	Rain Garden Capacity***	Ratio of base area of the rain garden to upstream impervious area
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	
Catchment A	1066.9	34.1	1.00	0.83	52.3	43.4	4.9
Catchment B	189.9	-	-	_	0.0	-	_
otal		34			52.3	43.4	
=vooso (+) or Dofini	ent (-) Storage Volume re	guired to be managed	by Croon Stormy	ector Infractructura		3.2	
Excess (+) or Delicit	ent (-) Storage volume re	quired to be managed	by Green Storniw	alei iiiiiasiiuciuie		3.2	
Assumptions							
•	m of water, in a 24 hr period. equire minimum 170mm depth o	of growing medium in order	to manage 32mm rair	nfall / 24 hours (assuming 20%	void space). Engineeered gree	en roof systems that are show	n to meet

STORMWATER MANAGEMENT LEGEND

STORMWATER MANAGEMENT LEGEND				
	Property Line Building Footprint Extent of Roof / Canopy, ABOVE Extent of Parkade, BELOW			
	Rain Garden Top of Pool (TP) Rain Garden Bottom of Pool (BP)			
17.70 17.70	Existing Grade Proposed Landscape Grade			
>	Direction of Flow Rain Garden Area			
	Catchment A Roof & Paving Areas Draining to Rain Gardens.			
	Catchment B Paving Areas Draining Directly to Storm System.			







M'akola Housing Society 107-731 Station Ave. Victoria BC

project MHS Alston

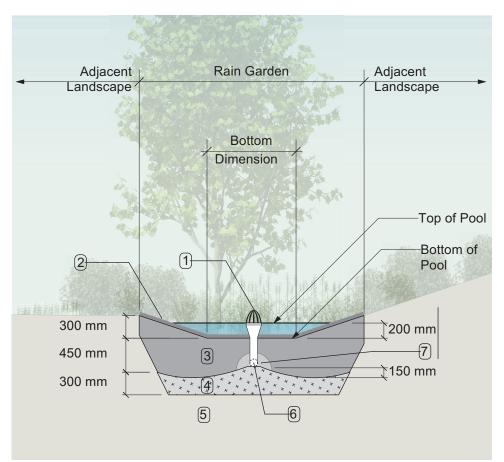
824 Alston St / 210, 220 Langford St.

sheet title

Stormwater Management

project no.			124.34
scale		1: 150	@ 24"x36"
drawn by			MDI
checked by			SM
sheet no.			
	L0.03		

Typical Rain Garden
Scale: 1:50



- RAIN GARDEN MATERIALS
- Overflow drain, 200 mm domed grate + adapter
 Composted mulch, 50 -70 mm depth
- 3. Bio-retention growing medium, 450 mm depth4. Scarified/tilled subgrade, 300 mm depth
- 5. Existing subgrade/native material6. 100 mm diameter (min) perforated pipe
- 7. 25 mm diameter drain rock, 100 mm depth







Issued for DP

Issued For

2025.01.22

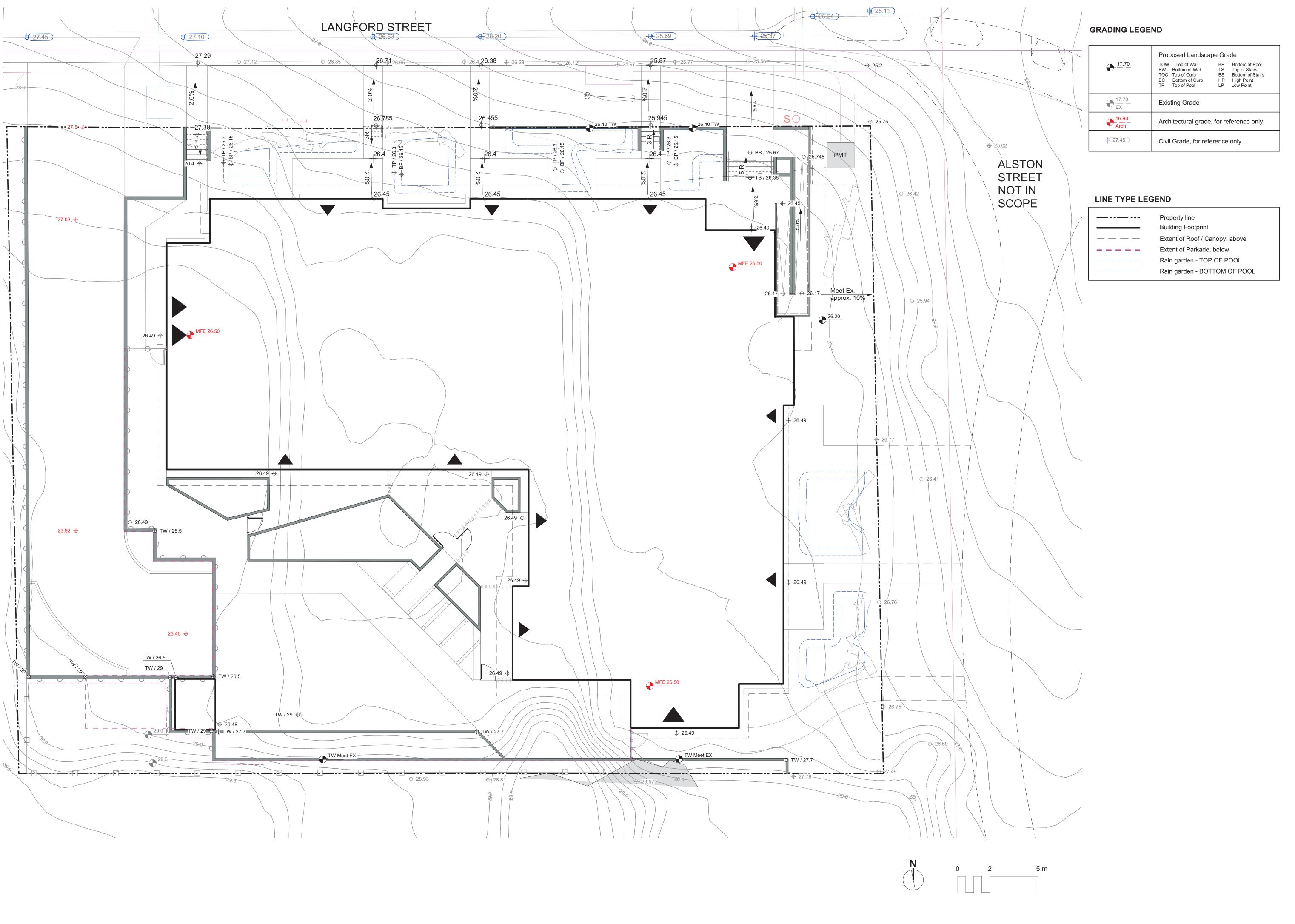
Issue Date

M'akola Housing Society 107-731 Station Ave. Victoria BC

MHS Alston 824 Alston St / 210, 220 Langford St.

Landscape

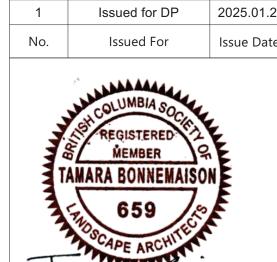
124.34 project no. 1:100 @ 24"x36" drawn by checked by sheet no. L1.01





MDI LANDSCAPE ARCHITECTS

3388A Tennyson Ave P: 250.412-2891 Victoria, BC V8Z 3P6 E: admin@mdidesign.ca



2025-01-22

M'akola Housing Society
107-731 Station Ave.

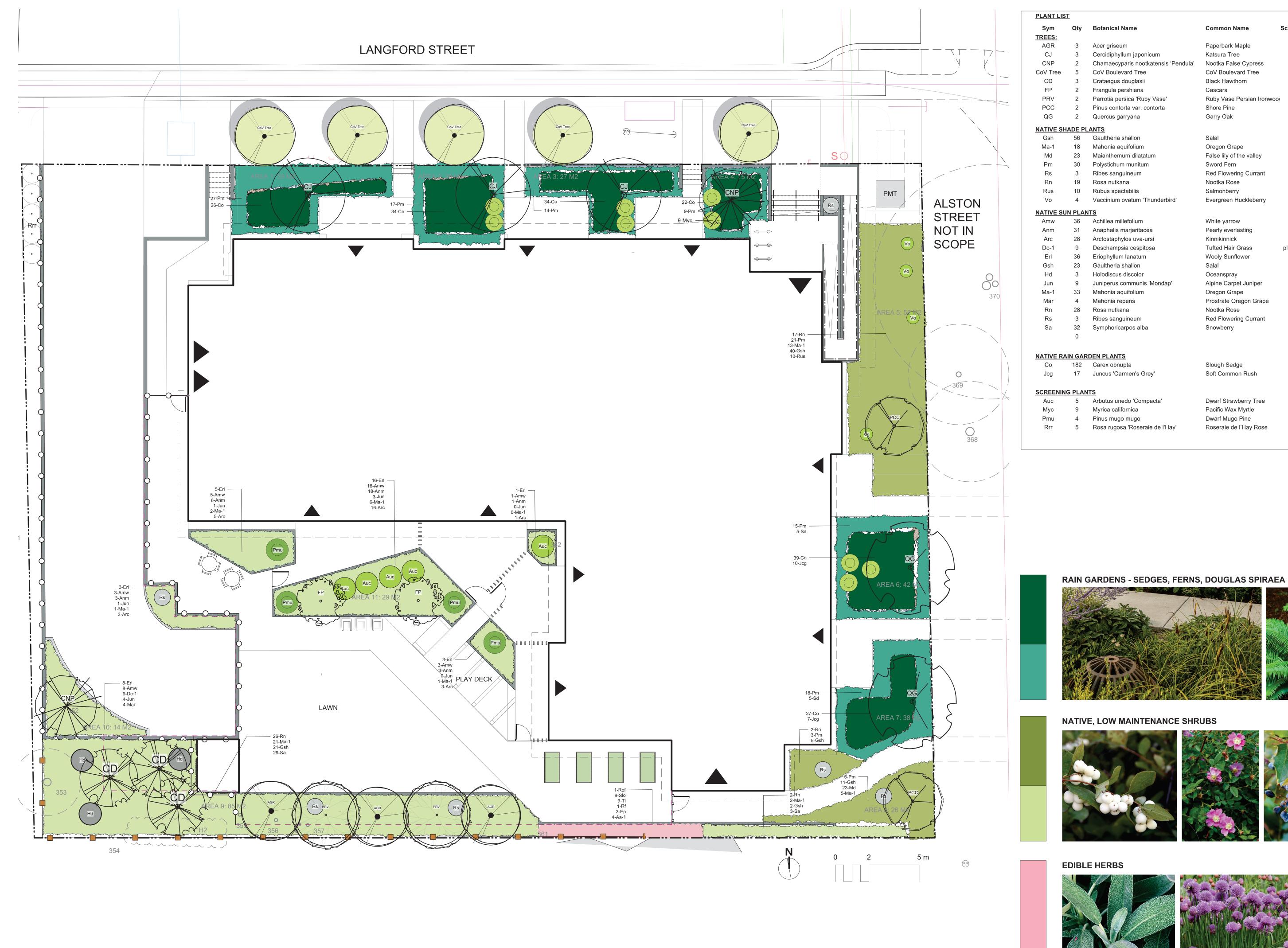
project
MHS Alston
824 Alston St / 210, 220

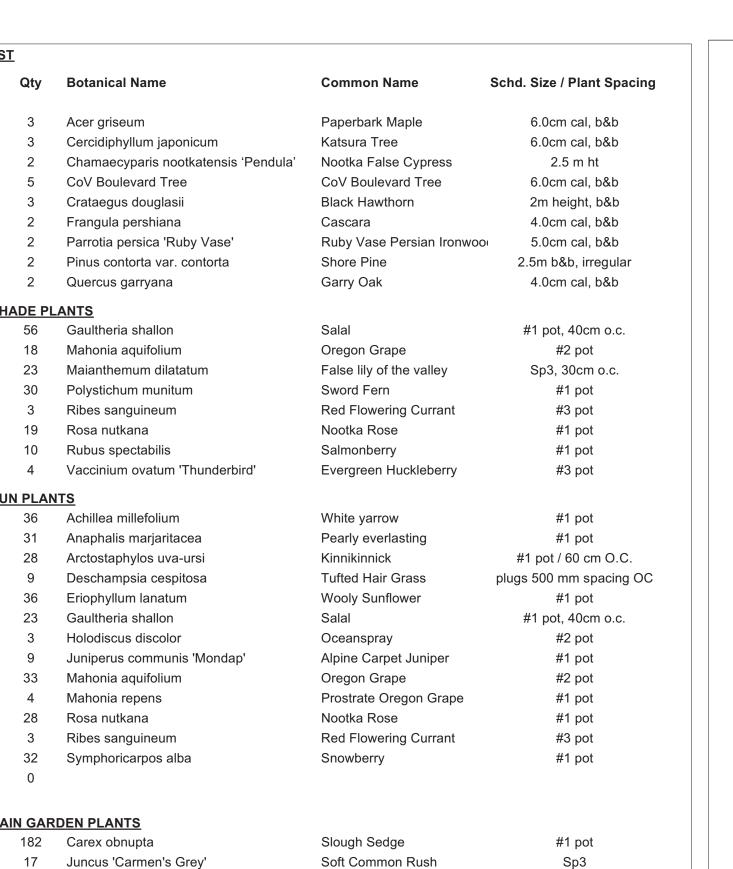
Victoria BC

Langford St.

Landscape Grading & Drainage

L2.01		
sheet no.		
checked by		SM
drawn by		MDI
scale	1: 100	@ 24"x36"
project no.		124.34





Dwarf Strawberry Tree

Roseraie de l'Hay Rose

Pacific Wax Myrtle

Dwarf Mugo Pine

Myrica californica

Rosa rugosa 'Roseraie de l'Hay'



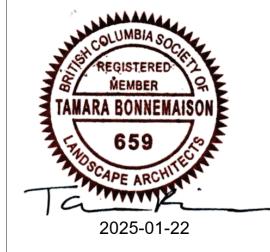


#5 pot

#3 pot

#5 pot

#5 pot



M'akola Housing Society 107-731 Station Ave. Victoria BC

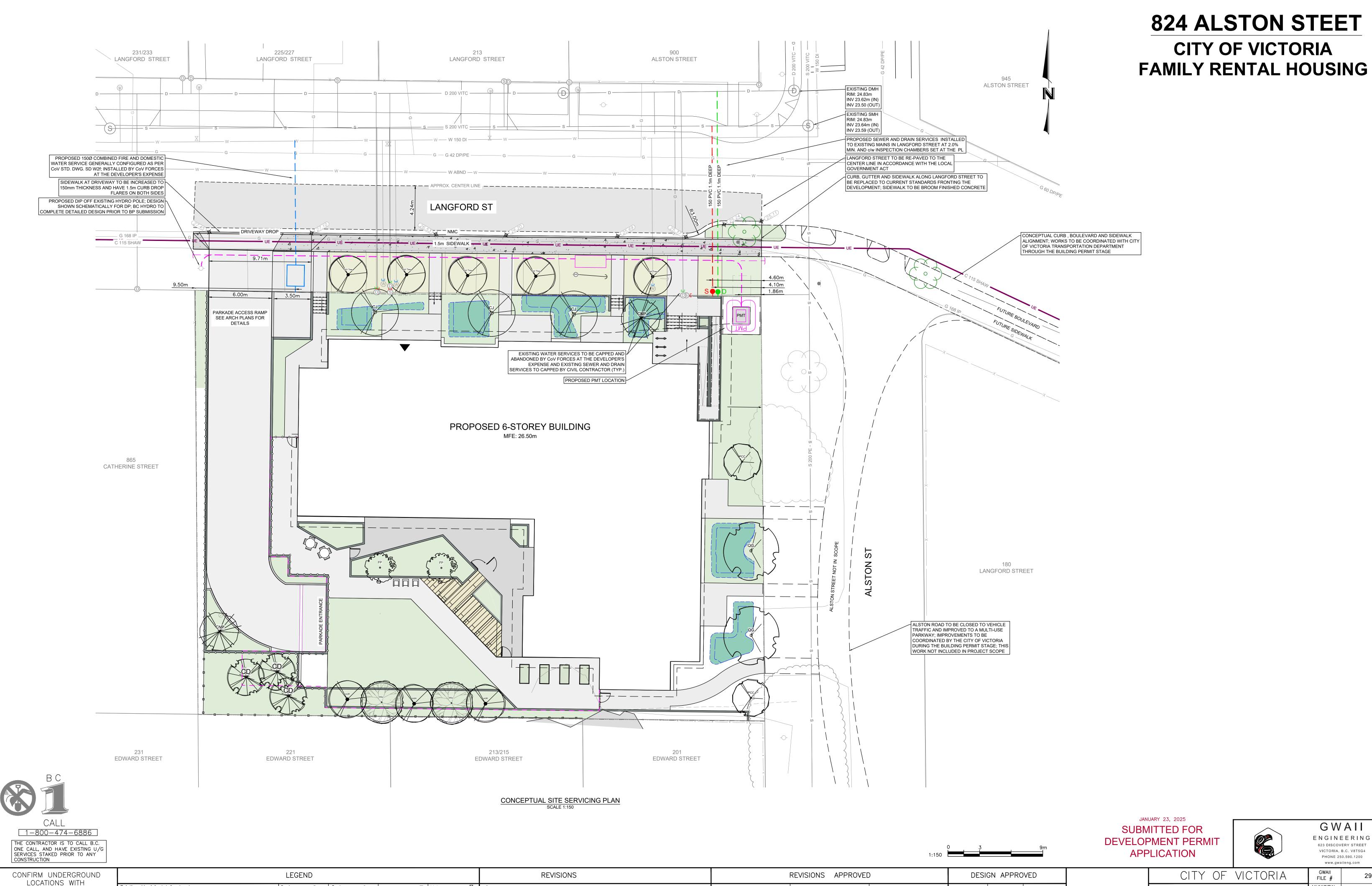
project MHS Alston 824 Alston St / 210, 220 Langford St.

sheet title

Planting

12/20	project no.
	scale
12	drawn by
	checked by
	sheet no.

124.34 1: 100 @ 24"x36" MDI L3.01



→ D→ Sidewalk S/W Wood Box Ø Flush Valve →

Street Lighting Pole Mount № Standard Mount ៚ Traffic Sign 👄 Silt Trap 🛮 Cap / Plug — Air Valve

Post Top 💠 Pedestrian Signal 📼 - Traffic Signal 🕦 Ctrl Monument 🔕 Traverse Hub 🛧 Gas Valve 🤌 Water Meter 🖯

UTILITY COMPANIES

THE LOCATION AND ELEVATION OF THE EXISTING

UNDERGROUND INFRASTRUCTURE SHOWN ON THIS

DRAWING MAY NOT BE ACCURATE OR COMPLETE.

THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS

MUST BE CONFIRMED PRIOR TO THE START OF

ANY EXCAVATION.

REVISION # 1

Manager of Development

Approved

Manager of Development

Approved By Date

Manager of Development

Development Coordinator

Date | Signed | Approved | Date | Signed

Manager of Development

CITY OF VICTORIA GWAII FILE # 2926G MUNICIPAL 824 ALSTON STREET DESIGN # REV.# CONCEPTUAL SITE SERVICING PLAN C01 DRAWING # Checked: CBB Design: JRCE Drawn: JRCE 1 OF 1 Scale: Hor: 1:150 Vertical: -Date: 2025-01-23

GWAII

ENGINEERING

623 DISCOVERY STREET

VICTORIA, B.C. V8T5G4 PHONE 250.590.1200 www.gwaiieng.com