DRAWING LIST

ARCHITECTURAL

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LANDSCAPE

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L1.03	LANDSCAPE SECTIONS
L2.01	LANDSCAPE GRADING
L3.01	PLANTING PLAN

CIVIL

22-148-CSP PRELIMINARY CIVIL PLAN



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CRHC Capital Region Housing Corporation

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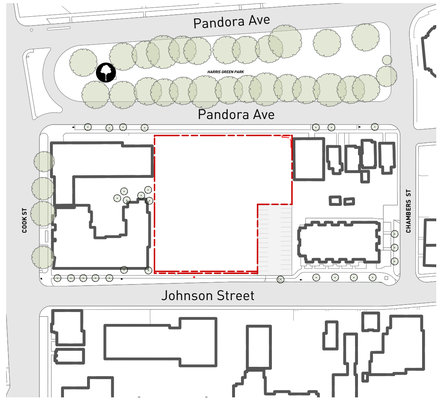
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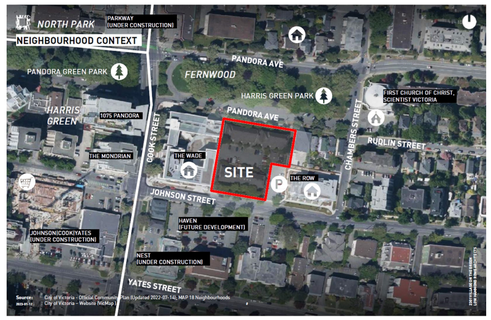
VILLAGE ON THE GREEN 2301

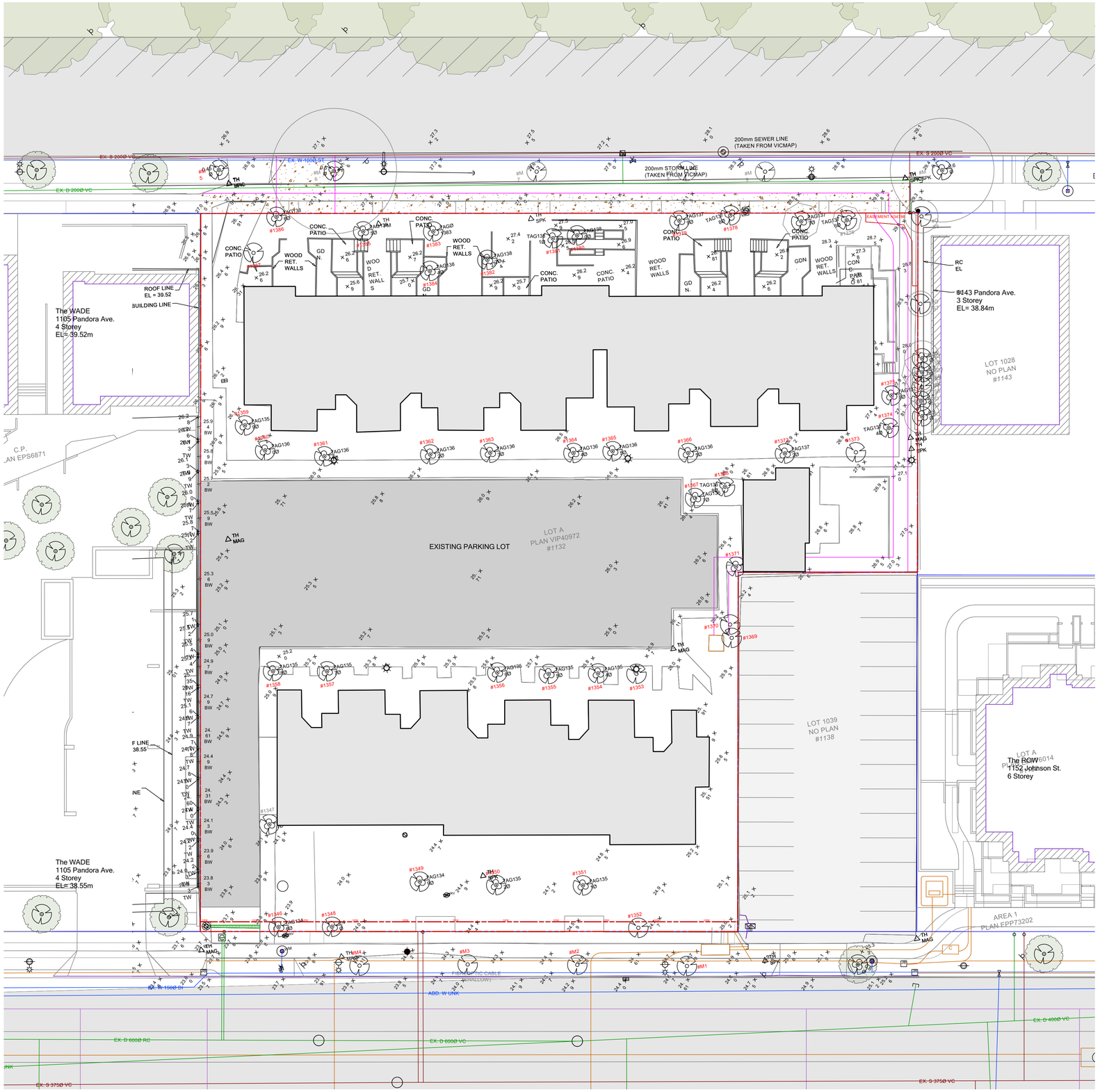
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1132 Johnson Street, Victoria BC



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Drawn By

Date 2023-01-09

Reviewed By PH

Project number 2301

Sheet Title

EXISTING SITE PLAN AND CONTEXT

Sheet number

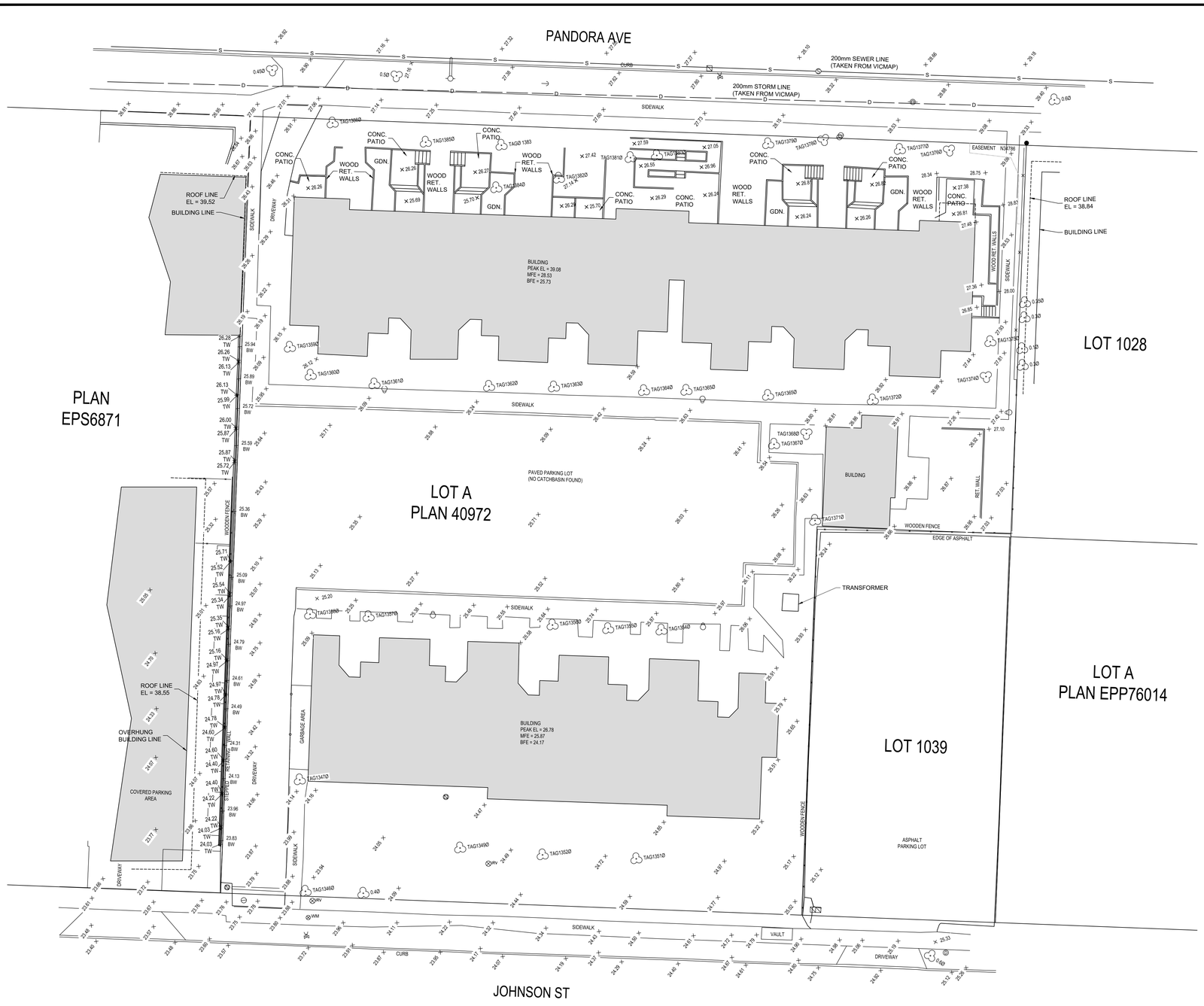
A0.1

Sheets in set: 43

Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17



LEGEND

	TREE - CONIFEROUS
	TREE - DECIDUOUS
RV	VALVE - IRRIGATION
	VALVE - WATER
	CATCH BASIN (TOP INLET)
	MANHOLE-CATCH BASIN
H	FIRE HYDRANT
	CLEAN-OUT
	MANHOLE - SANITARY
	(POLE) YARD LAMP
	POLE WITH LIGHT
	POLE WITH TRANSFORMER
	GUY WIRE
GDN.	GARDEN

NOTE:
ALL INFORMATION ON THIS DRAWING WAS PREPARED BY:
McElhanney
APRIL 28, 2023
LHRa DOES NOT REPRESENT THE ACCURACY OF THIS INFORMATION AND IS INCLUDED HERE SOLELY FOR REFERENCE.

NOTES:

1. DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED
2. THE SURVEY IS ON A LOCAL GROUND SYSTEM AND WERE DERIVED FROM DUAL FREQUENCY GPS DIFFERENTIAL CARRIER PHASE OBSERVATIONS.
3. ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CVD28GVRO USING
4. THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED INITIALLY ON 2021-06-22, WITH INFILL SURVEY COMPLETED 2023-03-14 & 2023-07-19.
5. CONTOUR INTERVAL IS 0.5m.

Rev	Date	Description	Drawn	Surv.	App'd
2	2023-09-01	ADDITIONAL SURVEY ADDED	MD	TB	
1	2023-04-28	ADDITIONAL SURVEY ADDED	MD	TB	GQ
0	2021-09-01	ORIGINAL ISSUE	VE	JR	GQ

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ORIGINAL DWG SIZE: ANSI D (22" x 34")

0 1:200 10

McElhanney

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Approved Sealed

CRHC

VILLAGE ON THE GREEN
TOPOGRAPHIC SURVEY
SITE PLAN
VICTORIA BC

Drawing No.
V-0 SK

Project Number 2241-21529-00
Rev. 2

LOW
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300-1590 CEDAR HILL CROSS ROAD
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Village On The Green -
Affordable Rental Housing

1132 Johnson Street, Victoria BC

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No	Date	Issued
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O	2023-11-06	REZONING / DDP RESUBMISSION
K	2023-07-24	REZONING / DDP

Project Manager — Drawn By
Date 2023-01-09 — Reviewed By PH
Project number 2301 — Scale AS NOTED

Sheet Title

LEGAL SURVEY

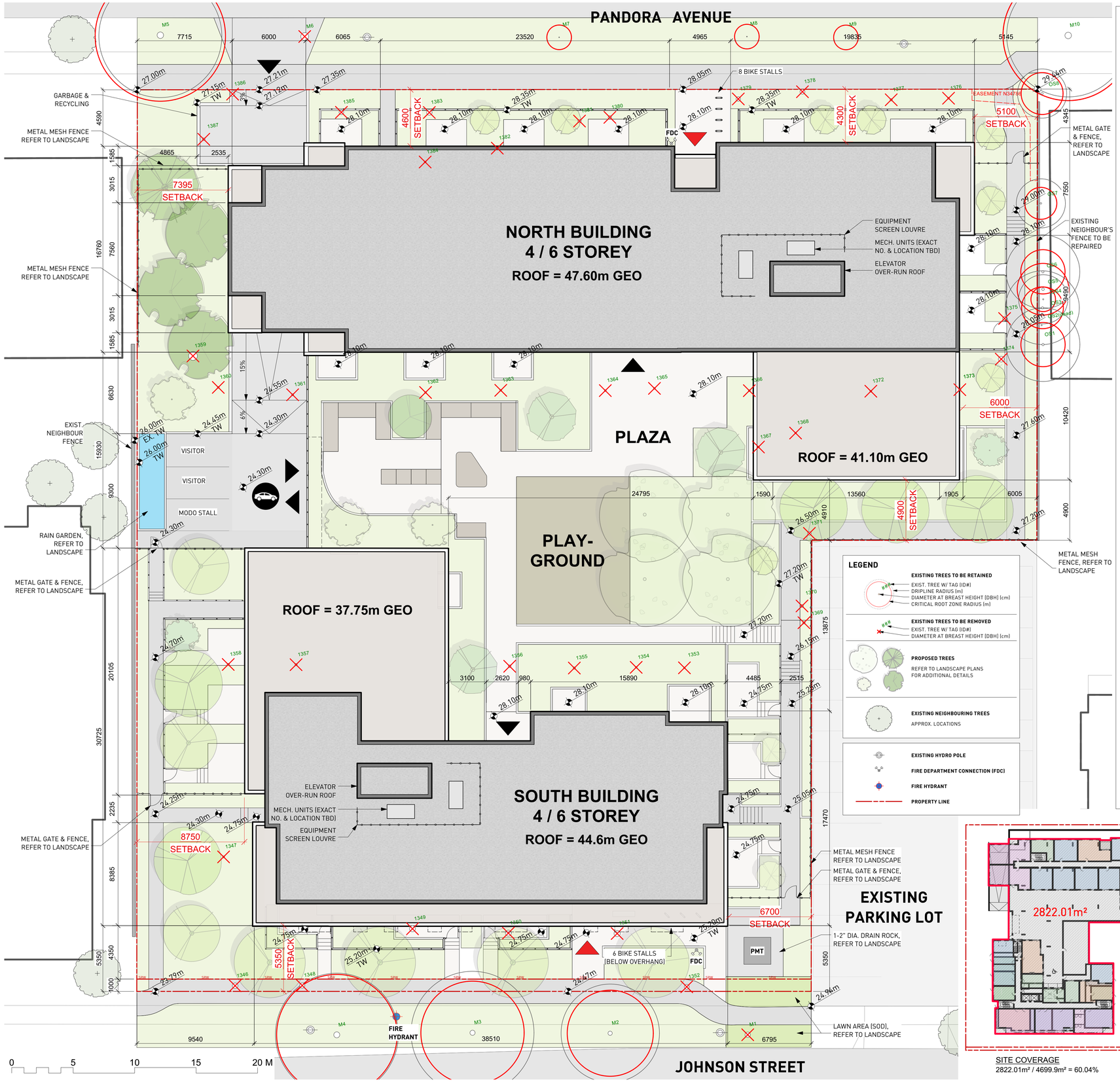
Sheet number

A0.2

Sheets in set: 43 — Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17



PROJECT INFORMATION TABLE

Zoning Criteria		Proposed
Zone	(existing)	R3-1
Site Area	(m2)	4,699.9 m2
Total Floor Area	(m2)	9,353.6 m2
Commercial Floor Area	(m2)	n/a
Site Coverage	%	60.04%
Open Site Space	%	53.80%
Height of Building(s)	North Bldg./South Bldg.	21.68m/18.33m
Number of Storeys	(m)	6
Parking Stalls on site	(number)	43
Bicycle Parking Storage:	(number & rack type)	205 Total
Class I	Horizontal	126
	Vertical	46
	Cargo	17
Class II	Horizontal	14

Building Setbacks		
Front yard (south)	Johnson St.	5.35 m
Rear yard (north)	Pandora Ave.	4.30 / 4.60 m
Side yard (east)		4.90 / 5.10 / 6.70 m
Side yard (west)		7.40 / 8.75 m
Combined side yards		

Residential Use Details			
Total Number of units		140	
Unit Types:			
Studio		40	29%
1 Bedroom		47	34%
2 Bedroom		28	20%
3 Bedroom		25	18%
Accessible suites		14 inc'd	
Ground-oriented units		26	
Minimum unit floor area	(m2)	34.0 m2	
Total residential floor area		8,194.8 m2	

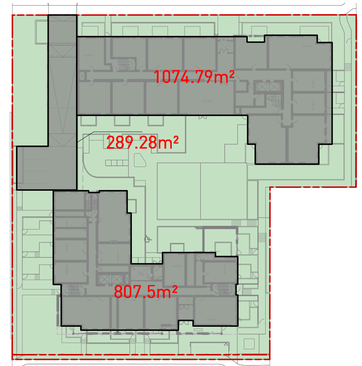
SUITE AREAS

STUDIO	AREA (m²)	1 BEDRM	AREA (m²)	2 BEDRM	AREA (m²)	3 BEDRM	AREA (m²)
ST a	34.03	1BR a	51.21	2BR a	71.6	3BR a	96.22
ST b	39.36	1BR b	52.53	2BRb	70.39	3BR b	91.72
ST c	34.3	1BR c	52.55	2BR c	68.77	3BR c	90.72
ST d	40.08	1BR d	56.4	2BR d	73.89		
ST e	43.28	1BR e	54.18	2BR e	68.25		
		1BR-Acc	55.27	2BR f	65.45		
				2BR g	77.54		
				2BR h	77.52		
				2BR-Acc	73.48		

Total Area per Floor	Area (m2) - (Elevator)		Net Area
LEVEL 0	607.54	-11.74	596
LEVEL 1	1792.38	-23.48	1769
LEVEL 2	1871.87	-23.48	1848
LEVEL 3	1871.26	-23.48	1848
LEVEL 4	1650.70	-23.48	1627
LEVEL 5	1427.38	-23.48	1404
LEVEL 6	875.37	-11.74	864
Total Net Area:			**9956 m2**

FSR Calculation			
Area Exclusion (*with ceiling less than 1.8 above Average Grade)			
LEVEL 0 *	9955.62	- 595.8	
FSR Net Area:			**9359.82 m2**
FSR = Net Area / Site Area	9359.82	/ 4699.94	
FSR =			**2.0**

SITE COVERAGE
2822.01m² / 4699.9m² = 60.04%



OPEN SITE SPACE
2528.33m² / 4699.9m² = 53.80%

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Village On The Green - Affordable Rental Housing

1132 Johnson Street, Victoria BC

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Sheet Title

SITE PLAN

Sheet number

A0.3

Sheets in set: 43 — Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17



3 A1.1 Aerial View



2 A1.1 Johnson Street View - Looking West



1 A1.1 Main Entry - Johnson St.

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Sheet Title

RENDERS
JOHNSON ST.
SOUTH BLDG.

Sheet number

A1.1

Sheets in set: 43 — Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17



3 A1.2 Pandora Street - North-West Corner



2 A1.2 Main Entrance @ Pandora Street



1 A1.2 Pandora Street: North-East Corner

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Date 2023-01-09
Reviewed By PH
Project number 2301

Sheet Title

RENDERS
PANDORA ST.
NORTH BLDG.

Sheet number

A1.2

Sheets in set: 43
Revision
File name 2301_CRHC VOG_Housing_231110.vwxp
Plot date 2024-01-17



4 A1.3 Courtyard View - Facing North-East



3 A1.3 Courtyard View - Facing South-East



2 A1.3 Aerial View



1 A1.3 Street View at Pandora Looking East

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Project number 2301

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RENDERS
COURTYARD/PLAZA

Sheet number

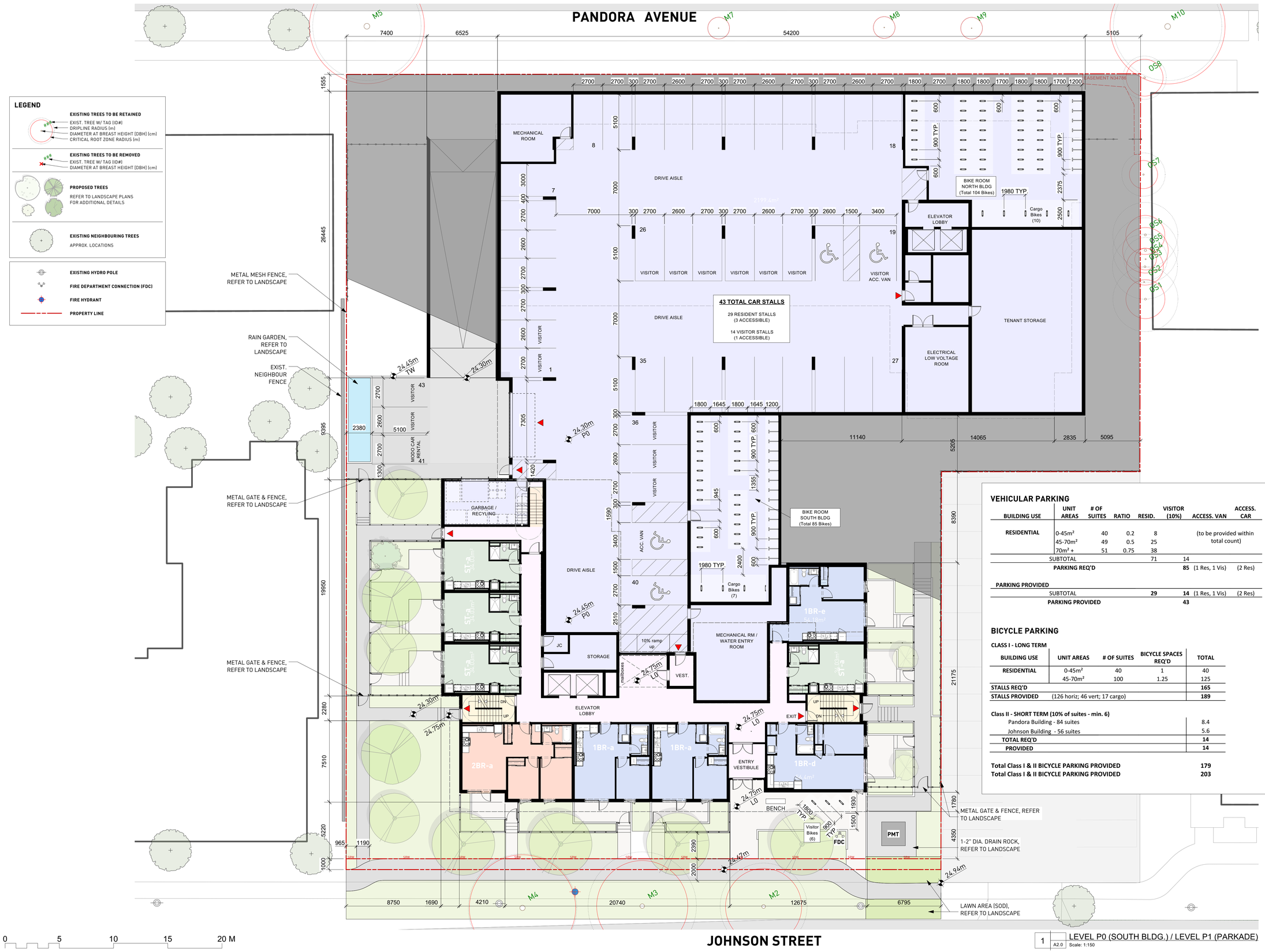
A1.3

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Revision

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Plot date 2024-01-17



VEHICULAR PARKING

BUILDING USE	UNIT AREAS	# OF SUITES	RATIO	RESID.	VISITOR (10%)	ACCESS. VAN	ACCESS. CAR
RESIDENTIAL	0-45m²	40	0.2	8		(to be provided within total count)	
	45-70m²	49	0.5	25			
	70m² +	51	0.75	38			
SUBTOTAL				71	14		
PARKING REQ'D					85	(1 Res, 1 Vis)	(2 Res)
PARKING PROVIDED							
SUBTOTAL				29	14	(1 Res, 1 Vis)	(2 Res)
PARKING PROVIDED					43		

BICYCLE PARKING

CLASS I - LONG TERM

BUILDING USE	UNIT AREAS	# OF SUITES	BICYCLE SPACES REQ'D	TOTAL
RESIDENTIAL	0-45m²	40	1	40
	45-70m²	100	1.25	125
STALLS REQ'D				165
STALLS PROVIDED	(126 horiz; 46 vert; 17 cargo)			189

Class II - SHORT TERM (10% of suites - min. 6)

Pandora Building - 84 suites	8.4
Johnson Building - 56 suites	5.6
TOTAL REQ'D	14
PROVIDED	14
Total Class I & II BICYCLE PARKING PROVIDED	179
Total Class I & II BICYCLE PARKING PROVIDED	203

1 LEVEL P0 (SOUTH BLDG.) / LEVEL P1 (PARKADE)
A2.0 Scale: 1:150

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Date: 2023-01-09 | Reviewed By: PH

Project number: 2301

Sheet Title

FLOOR PLAN - P0 & P1

Sheet number

A2.0

Sheets in set: 43 | Revision

File name: 2301_CRHC VOG_Housing_231110.vwxp

Plot date: 2024-01-17



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Sheet Title

FLOOR PLAN - LEVEL 1

Sheet number

A2.1

Sheets in set: 43 — Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

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Sheet Title

FLOOR PLAN - LEVEL 2

Sheet number

A2.2

Sheets in set: 43 — Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17

PANDORA AVENUE



0 5 10 15 20 M

1 LEVEL L3
A2.3 Scale: 1:150

N

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C	2024-01-17	REZONING / DDP RESUBMISSION 2
O	2023-11-06	REZONING / DDP RESUBMISSION
K	2023-07-24	REZONING / DDP

No	Date	Issued

Project Manager — Drawn By

Date 2023-01-09 — Reviewed By PH

Project number 2301

Sheet Title

FLOOR PLAN - LEVEL 3

Sheet number

A2.3

Sheets in set: 43 — Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17



1 A2.4 LEVEL L4
Scale: 1:150

N

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No	Date	Issued

Project Manager

Drawn By

Date 2023-01-09

Reviewed By PH

Project number 2301

Sheet Title

FLOOR PLAN - LEVEL 4

Sheet number

A2.4

Sheets in set: 43

Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17



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Project number 2301

Sheet Title

FLOOR PLAN - LEVEL 5

Sheet number

A2.5

Sheets in set: 43 — Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17



1 A2.6 LEVEL L6
Scale: 1:150

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Project number 2301

Sheet Title

FLOOR PLAN - LEVEL 6

Sheet number

A2.6

Sheets in set: 43

Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17

PANDORA AVENUE



0 5 10 15 20 M

JOHNSON STREET

1 A2.7 LEVEL L6
Scale: 1:150

N

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No	Date	Issued

Project Manager
Drawn By
Date 2023-01-09
Reviewed By PH
Project number 2301

Sheet Title

ROOF PLAN

Sheet number

A2.7

Sheets in set: 43
Revision
File name 2301_CRHC VOG_Housing_231110.vwxp
Plot date 2024-01-17



2 A4.0 JOHNSON ST. ELEVATION - SOUTH
Scale: 1:150



1 A4.0 PANDORA AVE. ELEVATION - NORTH
Scale: 1:150

MATERIAL BOARD LEGEND



1 Corrugated Metal: Charcoal

2 Railing Glazing

3 Cementatcious Fiber Board: Warm Colour

4 Cementatcious Fiber Board: Charcoal

5 Cementatcious Fiber Board: Warm-Grey Colour

6 Architectural Concrete

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Project number 2301

Sheet Title

BUILDING ELEVATIONS

Sheet number

A4.0

Sheets in set: 43 — Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17



2 A4.1 EAST ELEVATION
Scale: 1:150



1 A4.1 WEST ELEVATION
Scale: 1:150

MATERIAL BOARD LEGEND

1 Corrugated Metal: Charcoal

2 Railing Glazing

3 Cementatcious Fiber Board: Warm Colour

4 Cementatcious Fiber Board: Charcoal

5 Cementatcious Fiber Board: Warm-Grey Colour

6 Architectural Concrete

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Sheet Title

BUILDING ELEVATIONS

Sheet number

A4.1

Sheets in set: 43 — Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17



2 A4.2 NORTH BUILDING - SOUTH ELEVATION
Scale: 1:150



1 A4.2 SOUTH BUILDING - NORTH ELEVATION
Scale: 1:150

MATERIAL BOARD LEGEND



1 Corrugated Metal: Charcoal

2 Railing Glazing

3 Cementatcious Fiber Board: Warm Colour

4 Cementatcious Fiber Board: Charcoal

5 Cementatcious Fiber Board: Warm-Grey Colour

6 Architectural Concrete

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Date 2023-01-09
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Project number 2301
Sheet Title

BUILDING ELEVATIONS

Sheet number

A4.2

Sheets in set: 43
Revision
File name 2301_CRHC VOG_Housing_231110.vwxp
Plot date 2024-01-17

Johnson Existing Streetscape



Pandora Existing Streetscape





1 A4.3 JOHNSON ST. STREET ELEVATION - SOUTH
Scale: 1:300



2 A4.3 PANDORA AVE. STREET ELEVATION - NORTH
Scale: 1:300

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Project number 2301

Sheet Title

STREET ELEVATIONS

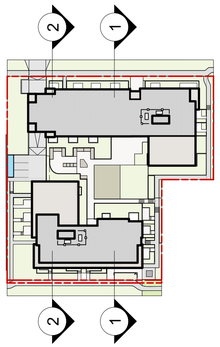
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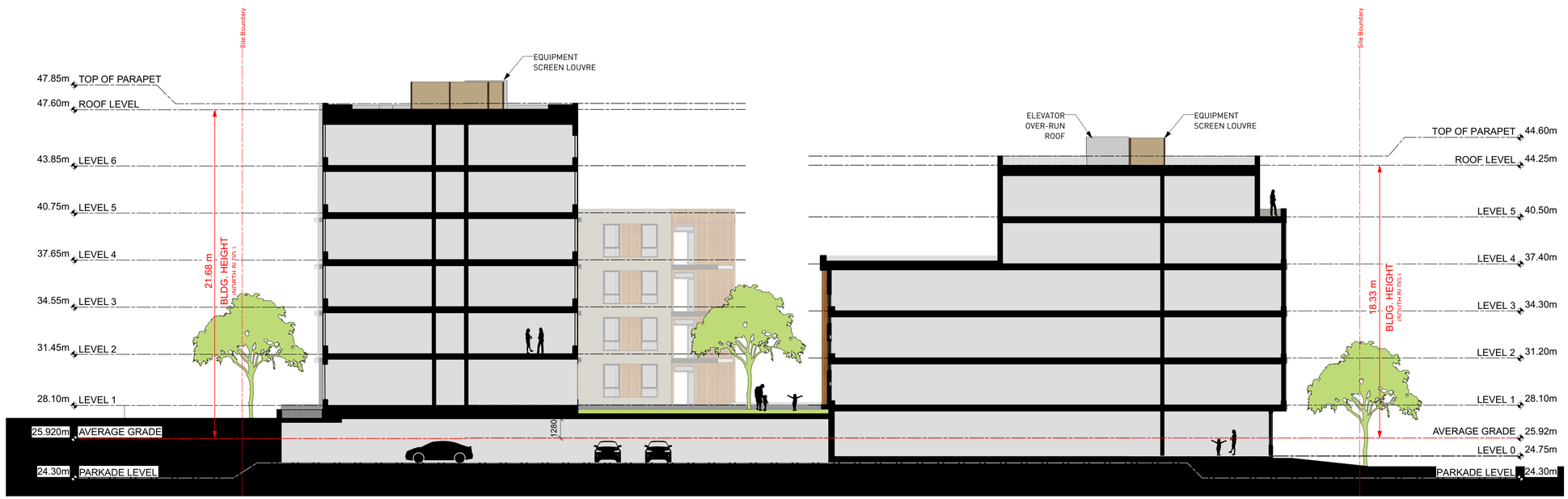
Sheets in set: 43 — Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17



3 KEY PLAN - SECTIONS
A4.4 Scale: 1:1000



2 BUILDING SECTION 3 - VIEW EAST
Scale: 1:150



1 BUILDING SECTION 2 - VIEW EAST
Scale: 1:150

0 5 10 15 20 M

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BUILDING SECTIONS

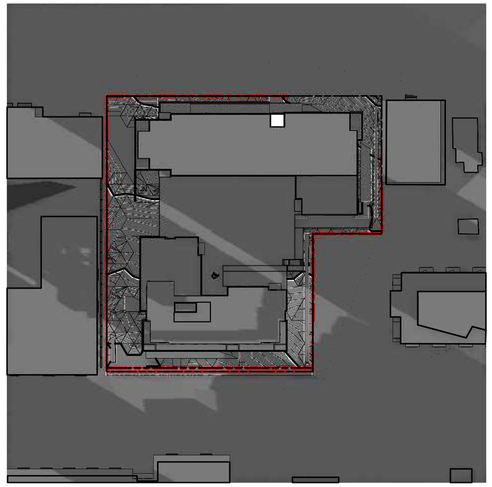
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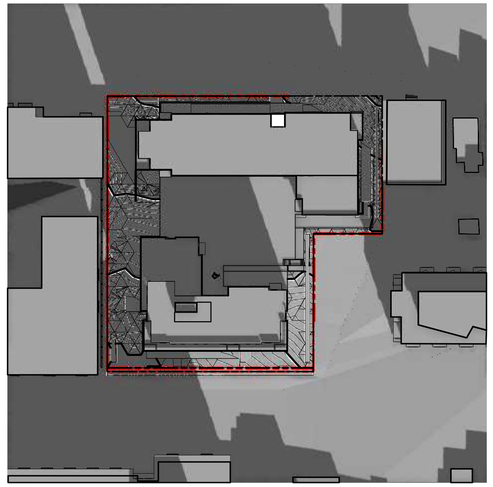
Sheets in set: 43 — Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

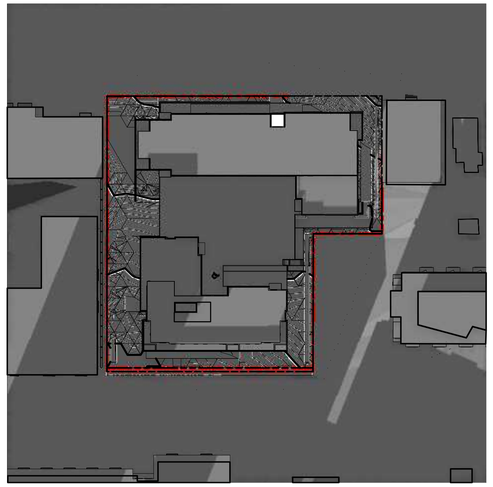
Plot date 2024-01-17



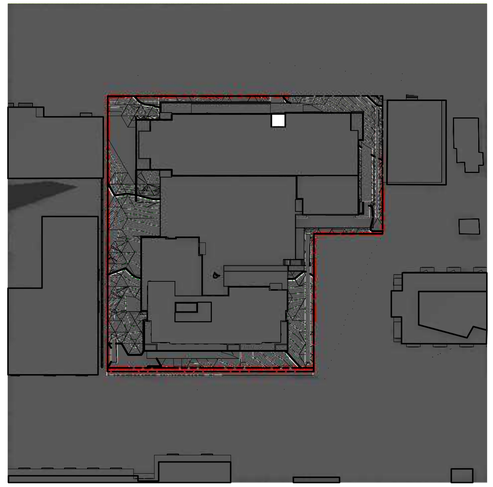
1 A4.5 December 21 - 9AM
Scale: 1:750



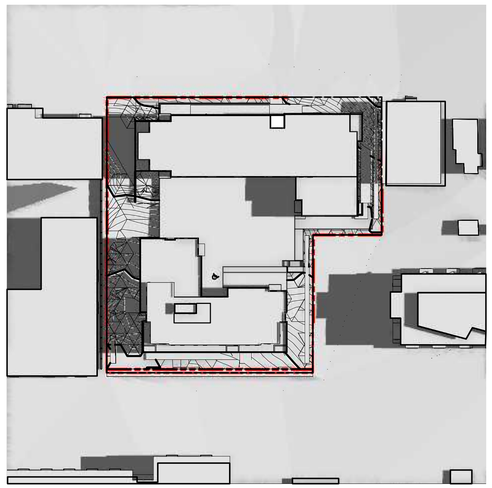
2 A4.5 December 21 - 12PM
Scale: 1:750



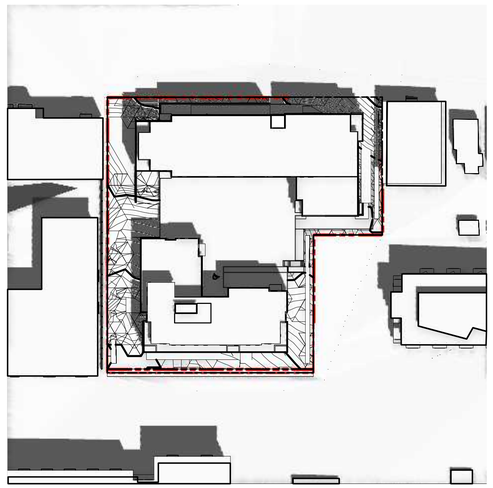
3 A4.5 December 21 - 3PM
Scale: 1:750



4 A4.5 December 21 - 5PM
Scale: 1:750



8 A4.5 June 21 - 9AM
Scale: 1:750



7 A4.5 June 21 - 12PM
Scale: 1:750



6 A4.5 June 21 - 3PM
Scale: 1:750



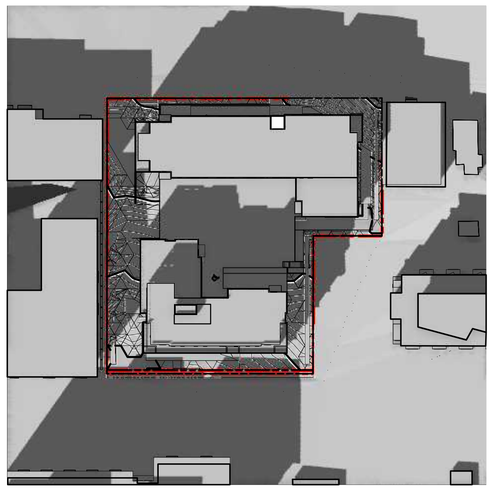
5 A4.5 June 21 - 5PM
Scale: 1:750



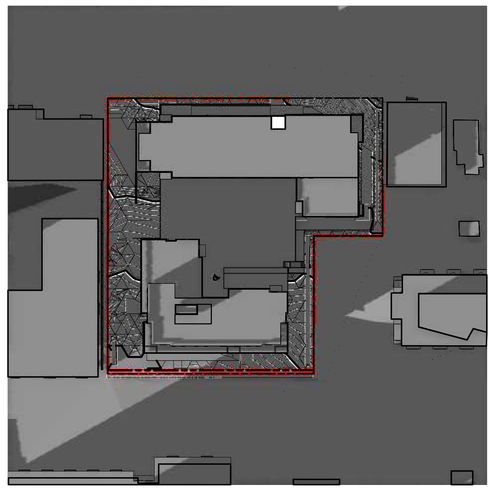
9 A4.5 September 21 - 9AM
Scale: 1:750



10 A4.5 September 21 - 12PM
Scale: 1:750



11 A4.5 September 21 - 3PM
Scale: 1:750



12 A4.5 September 21- 5PM
Scale: 1:750

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No	Date	Issued

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Date 2023-01-09

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Project number 2301

Sheet Title

SUN STUDY

Sheet number

A4.5

Sheets in set: 43

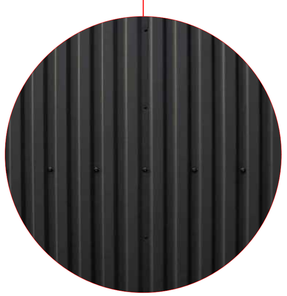
Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

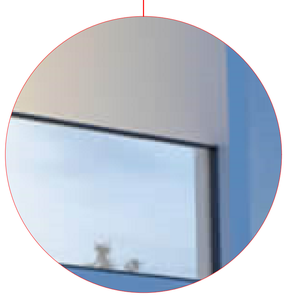
Plot date 2024-01-17

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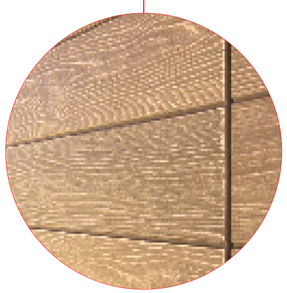




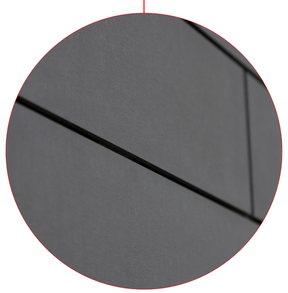
Corrugated Metal: Charcoal



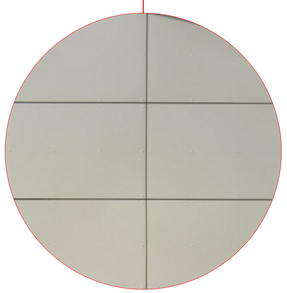
Railing Glazing



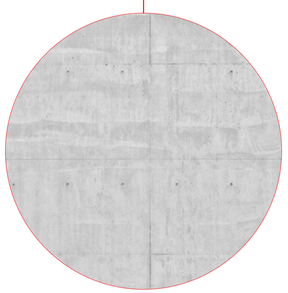
Cementacious Fiber Board:
Warm Colour



Cementatious Fiber Board:
Charcoal



Cementatious Fiber Board:
Warm-Grey Colour



Architectural Concrete

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Sheet Title

MATERIALS BOARD

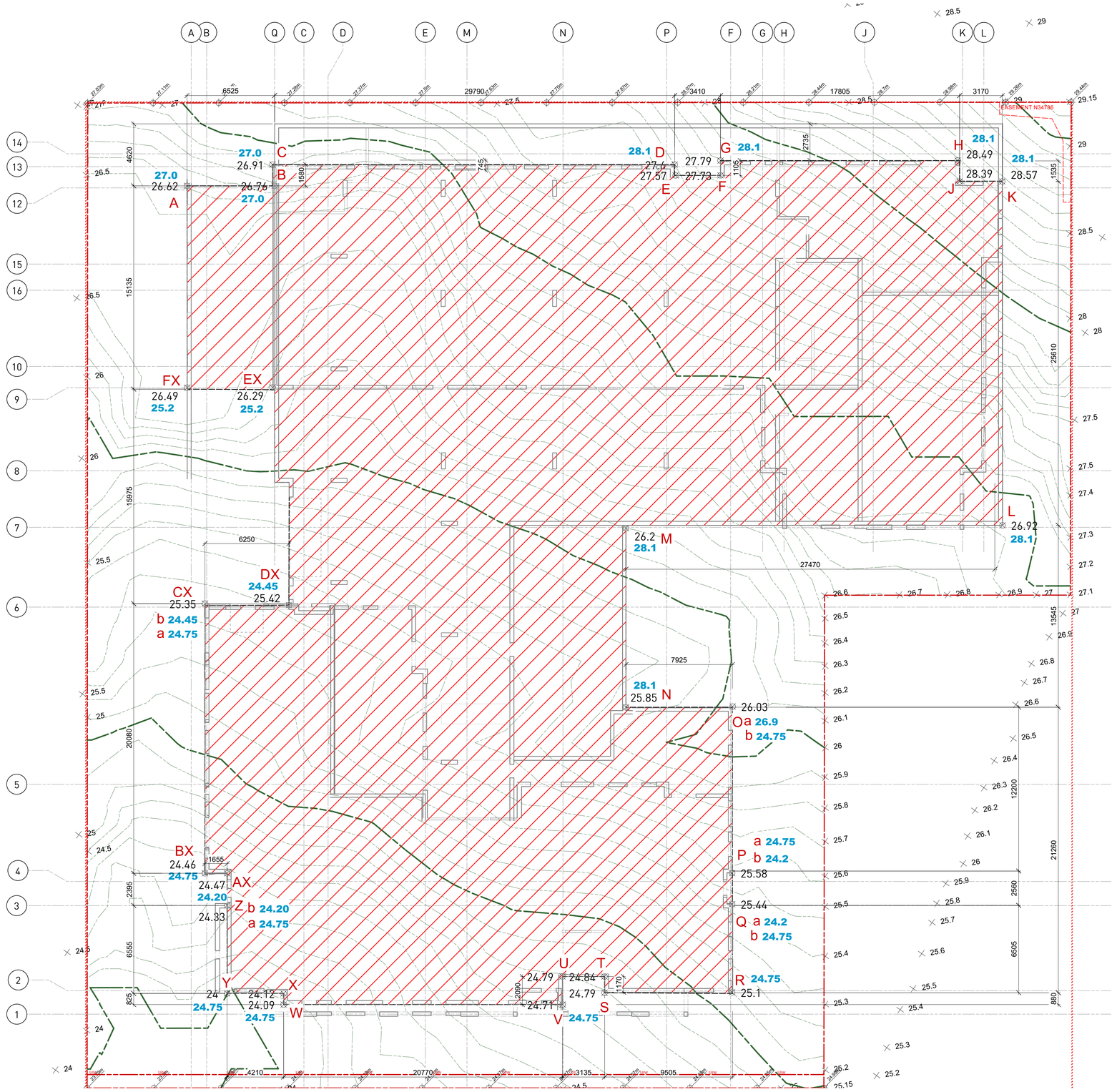
Sheet number

A4.6

Sheets in set: 43 — Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17



1 A5.1 SITE CONTOURS & BUILDING OUTLINE DATA POINTS
Scale: 1:150

NOTE:
GRADES AT THE NORTH HAVE BEEN INTERPOLATED TO REFLECT THE NATURAL GRADES

2301_CRHC VOG - 1132 JOHNSON STREET
1-Nov-23

L1	27.95 m	PANDORA ST
L0	24.75 m	JOHNSON ST
P1-r	27.5 m	PARKADE ROOF
P1	24.3 m	UG PARKADE

Grade Points(m. - Geodedic)				Average Height					Distance	Calculation
	Existing	Proposed		a	+	b	/2 =			d x avg height
A	26.62	27.00	A TO B	(26.62	+	26.76	) /2 = 26.69		6.525	174.15
B	26.76	27.00	B TO C	(26.76	+	26.91	) /2 = 26.84		1.580	42.40
C	26.91	27.00	C TO D	(26.91	+	27.60	) /2 = 27.26		29.790	811.93
D	27.60	28.10	D TO E	(27.60	+	27.57	) /2 = 27.59		0.745	20.55
E	27.57	28.10	E TO F	(27.57	+	27.73	) /2 = 27.65		3.410	94.29
F	27.73	28.10	F TO G	(27.73	+	27.79	) /2 = 27.76		1.105	30.67
G	27.79	28.10	G TO H	(27.79	+	28.10	) /2 = 27.95		17.805	497.56
H	28.49	28.10	H TO J	(28.10	+	28.10	) /2 = 28.10		1.535	43.13
J	28.39	28.10	J TO K	(28.10	+	28.10	) /2 = 28.10		3.170	89.08
K	28.57	28.10	K TO L	(28.10	+	26.92	) /2 = 27.51		25.610	704.53
L	26.92	28.10	L TO M	(26.92	+	26.20	) /2 = 26.56		27.470	729.60
M	26.20	28.10	M TO N	(26.20	+	25.85	) /2 = 26.03		13.545	352.51
N	25.85	28.10	N TO Oa	(25.85	+	26.03	) /2 = 25.94		7.925	205.57
Oa	26.03	26.90	Oa TO Ob	(26.03	+	24.75	) /2 = 25.39		0.010	0.25
Ob	26.03	24.75	Ob to Pa	(24.75	+	24.75	) /2 = 24.75		12.200	301.95
Pa	25.58	24.75	Pa to Pb	(24.75	+	24.20	) /2 = 24.48		0.010	0.24
Pb	25.58	24.20	Pb to Qa	(24.20	+	24.20	) /2 = 24.20		2.560	61.95
Qa	25.44	24.20	Qa to Qb	(24.20	+	24.75	) /2 = 24.48		0.010	0.24
Qb	25.44	24.75	Qb to R	(24.75	+	24.75	) /2 = 24.75		6.505	161.00
R	25.10	24.75	R to S	(24.75	+	24.75	) /2 = 24.75		9.505	235.25
S	24.79	24.75	S to T	(24.75	+	24.75	) /2 = 24.75		1.170	28.96
T	24.84	24.75	T to U	(24.75	+	24.75	) /2 = 24.75		3.350	82.91
U	24.79	24.75	U to V	(24.75	+	24.71	) /2 = 24.73		2.090	51.69
V	24.71	24.75	V to W	(24.71	+	24.09	) /2 = 24.40		20.770	506.79
W	24.09	24.75	W to X	(24.09	+	24.12	) /2 = 24.11		0.825	19.89
X	24.12	24.75	X to Y	(24.12	+	24.00	) /2 = 24.06		4.210	101.29
Y	24.00	24.75	Y to Z	(24.00	+	24.33	) /2 = 24.17		6.555	158.40
Za	24.33	24.75	Za TO Zb	(24.33	+	24.20	) /2 = 24.27		0.010	0.24
Zb	24.33	24.20	Zb TO AX	(24.20	+	24.20	) /2 = 24.20		2.395	57.96
AX	24.47	24.20	AX to BX	(24.20	+	24.20	) /2 = 24.20		1.655	40.05
BXa	24.46	24.20	BX to Cxa	(24.20	+	24.46	) /2 = 24.33		0.010	0.24
BXb	24.46	24.75	BX to Cxa	(24.46	+	24.75	) /2 = 24.61		20.080	494.07
CXa	25.35	24.75	CXa to CXb	(24.75	+	24.45	) /2 = 24.60		0.010	0.25
CXb	25.35	24.45	CXb to DXa	(24.45	+	24.45	) /2 = 24.45		6.250	152.81
DX	25.42	24.45	DXb to EX	(24.45	+	25.20	) /2 = 24.83		15.975	396.58
EX	26.29	25.20	AX to BX	(25.20	+	25.20	) /2 = 25.20		6.525	164.43
FX	26.49	25.20	Ex to A	(25.20	+	26.62	) /2 = 25.91		15.135	392.15
									278.030	7205.58

7205.58 / 278.03
Average Grade: = **25.92** m

2 A5.1 AVERAGE GRADE DATA POINTS
Scale: 1:200

LOW HAMMOND ROWE ARCHITECTS
300-1590 CEDAR HILL CROSS ROAD
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REGISTERED ARCHITECT PHILIP D. HAMMOND BRITISH COLUMBIA

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Capital Region Housing Corporation
Village On The Green - Affordable Rental Housing

1132 Johnson Street, Victoria BC

No	Date	Revised
C	2024-01-17	REZONING / DDP RESUBMISSION 2
O	2023-11-06	REZONING / DDP RESUBMISSION
K	2023-07-24	REZONING / DDP

No	Date	Issued

Project Manager — Drawn By

Date 2023-01-09 — Reviewed By PH

Project number 2301

Sheet Title

AVERAGE GRADE CALCULATIONS

Sheet number

A5.1

Sheets in set: 43 — Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17

ELEVATION 1

SETBACK DISTANCE: ±7.40m
UNPROTECTED AREA ALLOWED: 7m+ = 66%
BUILDING FACE AREA: 314.34m²
UNPROTECTED AREA: 43.09m²
PERCENT UNPROTECTED OPENINGS: 13.70%

ELEVATION 2

SETBACK DISTANCE: ±12.40m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 127.02m²
UNPROTECTED AREA: 31.59m²
PERCENT UNPROTECTED OPENINGS: 24.87%

ELEVATION 3

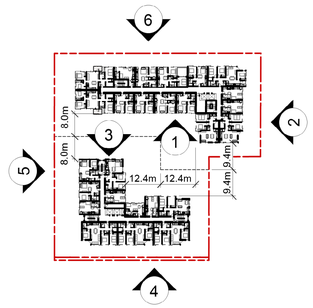
SETBACK DISTANCE: ±8.75m
UNPROTECTED AREA ALLOWED: 8m+ = 82%
BUILDING FACE AREA: 485.59m²
UNPROTECTED AREA: 132.34m²
PERCENT UNPROTECTED OPENINGS: 27.25%

ELEVATION 4

SETBACK DISTANCE: ±13.81m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 76.36m²
UNPROTECTED AREA: 17.59m²
PERCENT UNPROTECTED OPENINGS: 23.03%



5 A5.2 CODE ELEVATION WEST
Scale: 1:400



KEY PLAN
Scale: 1:1000

ELEVATION

SETBACK DISTANCE: ±14.5m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 725.68m²
UNPROTECTED AREA: 215.80m²
PERCENT UNPROTECTED OPENINGS: 29.73%



4 A5.2 CODE ELEVATION SOUTH
Scale: 1:400

ELEVATION 1

SETBACK DISTANCE: ±9.40m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 432.73m²
UNPROTECTED AREA: 128.75m²
PERCEN UNPROTECTED OPENINGS: 29.75%

ELEVATION 2

SETBACK DISTANCE: ±8.0m
UNPROTECTED AREA ALLOWED: 8m+ = 82%
BUILDING FACE AREA: 147.41m²
UNPROTECTED AREA: 41.58m²
PERCENT UNPROTECTED OPENINGS: 28.20%



3 A5.2 CODE ELEVATION - S. BUILDING - NORTH VIEW
Scale: 1:400

ELEVATION 1

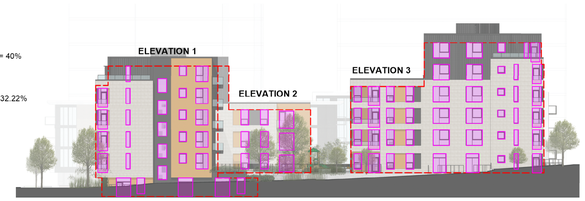
SETBACK DISTANCE: ±6.70m
UNPROTECTED AREA ALLOWED: 6m+ = 52%
BUILDING FACE AREA: 328.45m²
UNPROTECTED AREA: 80.78m²
PERCENT UNPROTECTED OPENINGS: 24.59%

ELEVATION 2

SETBACK DISTANCE: ±12.40m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 127.42m²
UNPROTECTED AREA: 29.66m²
PERCENT UNPROTECTED OPENINGS: 23.27%

ELEVATION 3

SETBACK DISTANCE: ±5.10m
UNPROTECTED AREA ALLOWED: 5m+ = 40%
BUILDING FACE AREA: 441.03m²
UNPROTECTED AREA: 142.11m²
PERCENT UNPROTECTED OPENINGS: 32.22%



2 A5.2 CODE ELEVATION - EAST
Scale: 1:400

ELEVATION

SETBACK DISTANCE: ±16.5m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 1094.61m²
UNPROTECTED AREA: 359.12m²
PERCENT UNPROTECTED OPENINGS: 32.80%



6 A5.2 CODE ELEVATION NORTH
Scale: 1:400

ELEVATION 1

SETBACK DISTANCE: ±8.0m
UNPROTECTED AREA ALLOWED: 7m+ = 82%
BUILDING FACE AREA: 859.22m²
UNPROTECTED AREA: 275.78m²
PERCENT UNPROTECTED OPENINGS: 32.09%

ELEVATION 2

SETBACK DISTANCE: ±9.40m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 210.16m²
UNPROTECTED AREA: 60.02m²
PERCENT UNPROTECTED OPENINGS: 28.56%



1 A5.2 CODE ELEVATION - N. BUILDING - SOUTH VIEW
Scale: 1:400

LOW
HAMMOND
ROWE
ARCHITECTS

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Capital Region Housing Corporation
Village On The Green - Affordable Rental Housing

1132 Johnson Street, Victoria BC

No	Date	Revised

No	Date	Issued
C	2024-01-17	REZONING / DDP RESUBMISSION 2
O	2023-11-06	REZONING / DDP RESUBMISSION
K	2023-07-24	REZONING / DDP

Project Manager — Drawn By

Date 2023-01-09 — Reviewed By PH

Project number 2301

Sheet Title

BUILDING CODE ANALYSIS

Sheet number

A5.2

Sheets in set 43 — Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

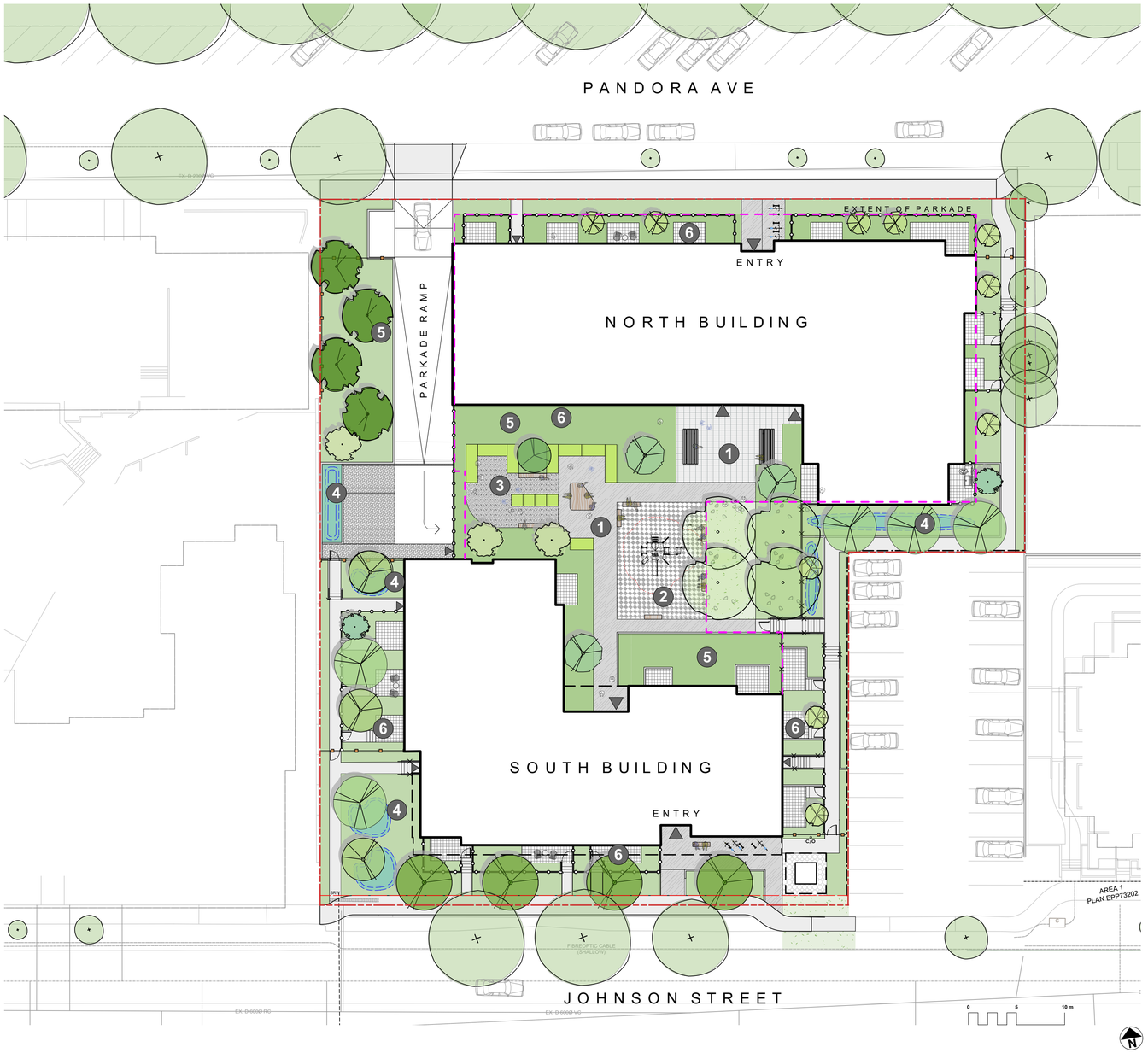
Plot date 2024-01-17

Capital Region Housing Corporation

Village on the Green

Affordable Rental Housing

Victoria, BC



EXISTING TREES

PROPOSED TREES

1 AMENITY SPACE




2 PLAY SPACE




3 VEGETABLE GARDENS



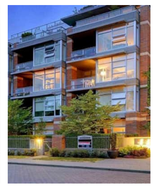

4 RAIN GARDENS




5 NATIVE AND POLLINATOR PLANTS



6 PRIVATE PATIO

3	DDP Revision - R2	2024-01-15
2	DDP Rev	2023-11-06
1	DDP	2023-07-25
rev no	description	date

MDI Landscape Architects

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Phone: 250.412-2891
Fax: 250.412-2892

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341

2024-01-15

2024-01-15

client

Capital Region Housing Corporation

project

VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title

Cover

project no.	123.05
scale	1:250 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
3	**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 proceeding with construction.
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

1. 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 response.
5. 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.

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. Utilities - 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.
7. 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.
9. 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.
13. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

1. Refer to Landscape Specifications for growing medium properties by soil type.
2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
3. 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.
5. 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 noted on this sheet.
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 line.

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.

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.

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 Bylaw".
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.
7. 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. Parks inspection is required to turf installation. 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. Final inspection of turf shall be conducted once the turf has knit, mowed at least twice to a height of 2.5 inches and no surface soil is visible.
4. Required Parks inspections for seed and sod boulevard:
   1. Inspection of excavated and scarified subgrade prior to backfill.
   2. Inspection of installed, rolled and prepared growing media 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.
5. 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.

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

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BM	BENCHMARK
BC	BOTTOM OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
CONT	CONTINUOUS
CU M	CUBIC METRE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FT	FOOT (FEET)
FTG	FOOTING
GA	GAUGE
GEN	GENERAL
GR	GRADE ELEVATION
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
JT	JOINT
LF	LINEAR FEET
LP	LOW POINT
M	METRE
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETRE
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PE	POLYURETHANE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCE(D)
REQ'D	REQUIRE(D)
REV	REVISION
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SD	STORM DRAIN
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ M	SQUARE METRE
ST	STORM SEWER
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TF	TOP OF FOOTING
TH	THICK
TOPO	TOPOGRAPHY
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VOL	VOLUME
W	WITH
W/O	WITHOUT
WT	WEIGHT
WL	WATER LEVEL
WWF	WELDED WIRE FRAME
YD	YARD
@	AT

LINE TYPE LEGEND

- Property line
- Right of Way
- SPEA
- RAR Setback
- Extent of Existing Treeline
- Extent of Roof, above
- Extent of Parkade, below
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Proposed Contour Line, 0.5m interval
- Existing Contour Line, 0.5m interval

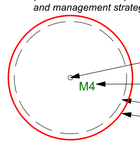
UNDERGROUND UTILITIES

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

EXISTING		PROPOSED
	Storm drain	
	Sewer	
	Water	
	Electrical	
	Gas	
	Hydro Tel	

EXISTING PLANT LEGEND

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



Existing Tree to be retained

- Trunk diameter (DBH)
- Tree Tag Number
- Tree Crown Spread
- Critical Root Zone



Existing Tree to be removed

- Trunk diameter (DBH)
- Tree Tag Number

GRADING LEGEND

- 17.70 — Existing Landscape Grade
- 17.70 Civil — Civil Grade, provided for reference only
- 16.90 Arch — Architectural grade, provided for reference only
- 17.70 — 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

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

rev no	description	date
3	DDP Revision - R2	2024-01-15
2	DDP Rev	2023-11-06
1	DDP	2023-07-25

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REGISTERED MEMBER
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2024-01-15

2024-01-15

client

Capital Region Housing Corporation

project

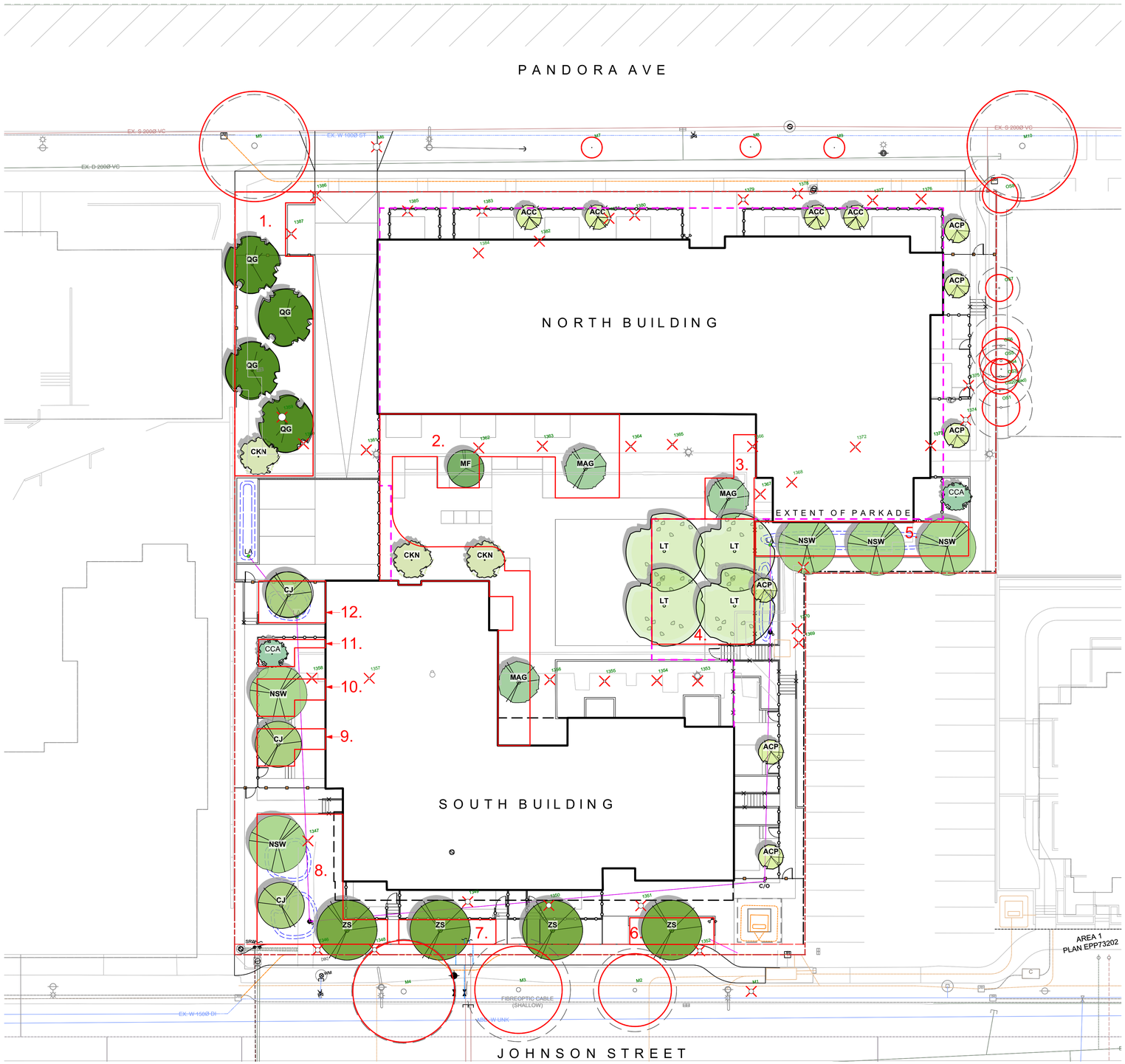
VILLAGE ON THE GREEN

1132 Johnson Street
Victoria, BC

sheet title

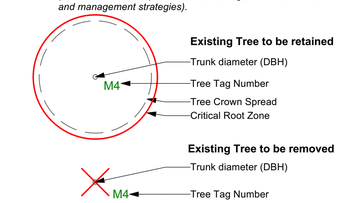
General Information Sheet

project no.	123.05
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	3
sheet no.	L0.01



EXISTING PLANT LEGEND

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



REPLACEMENT TREE SUMMARY

Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

Lot Area: 4700 sq m

Minimum # of Trees for Lot Area: 24

ONSITE Minimum replacement tree requirement	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	22	1	22
2:1 Replacement Trees - Schedule E Part 2	5	0.5	2
Total Replacement Trees Proposed			**24**

REPLACEMENT TREE SOIL VOLUME TABLE

Planting Area ID (*= on slab)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	REPLACEMENT TREES PROPOSED B. Small	C. Medium	D. Large	SOIL VOLUME REQUIRED (m3) E. Small	F. Medium	G. Large	Total
ONSITE										
1	191.0	1	**191.0**	1		4	8	0	120	**128**
2*	230.0	0.6	**138.0**	3	2		18	30		**48**
3*	27.0	0.6	**16.2**		1			20		**20**
4	120.0	1	**120.0**			4			120	**120**
5	67.0	1	**67.0**		3			45		**45**
6	21.0	1	**21.0**		1			20		**20**
7	23.0	1	**23.0**		1			20		**20**
8	113.5	1	**113.5**		3			45		**45**
9	20.0	1	**20.0**		1			20		**20**
10	20.0	1	**20.0**		1			20		**20**
11	11.3	1	**11.3**	1			8			**8**
12	21.0	1	**21.0**		1			20		**20**
Total				**5**	**14**	**8**				

PROPOSED TREE LIST

Sym	Qty	Botanical Name	Schd. Size	Common Name
ACC	4	Acer circinatum	2.4 m ht, 1.5 width	Vine Maple
ACP	6	Acer circinatum 'Pacific Fire'	2.4 m ht, 1.5 width	Pacific Fire Vine Maple
CJ	3	Cercidiphyllum japonicum	5.0cm cal, b&b	Katsura Tree
CCA	2	Cercis canadensis	5.0cm cal, b&b	Eastern Redbud
CKN	3	Cornus x 'Venus'	5.0cm cal, b&b	White Flowering Dogwood
LT	4	Liriodendron tulipifera	6.0cm cal, b&b	Tuliptree
MAG	3	Magnolia kobus	4.0cm cal, b&b	Kobus Magnolia
MF	1	Malus domestica Fuji	#10 pot, Min 1.2m ht	Fuji Apple
NSW	5	Nyssa sylvatica 'Wildfire'	6.0cm cal, b&b	Tupelo
QG	4	Quercus garryana	4.0cm cal, b&b	Garry Oak
ZS	4	Zelkova serrata	6.0cm cal, b&b	Japanese Zelkova
	0			

rev no	description	date
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Capital Region Housing Corporation

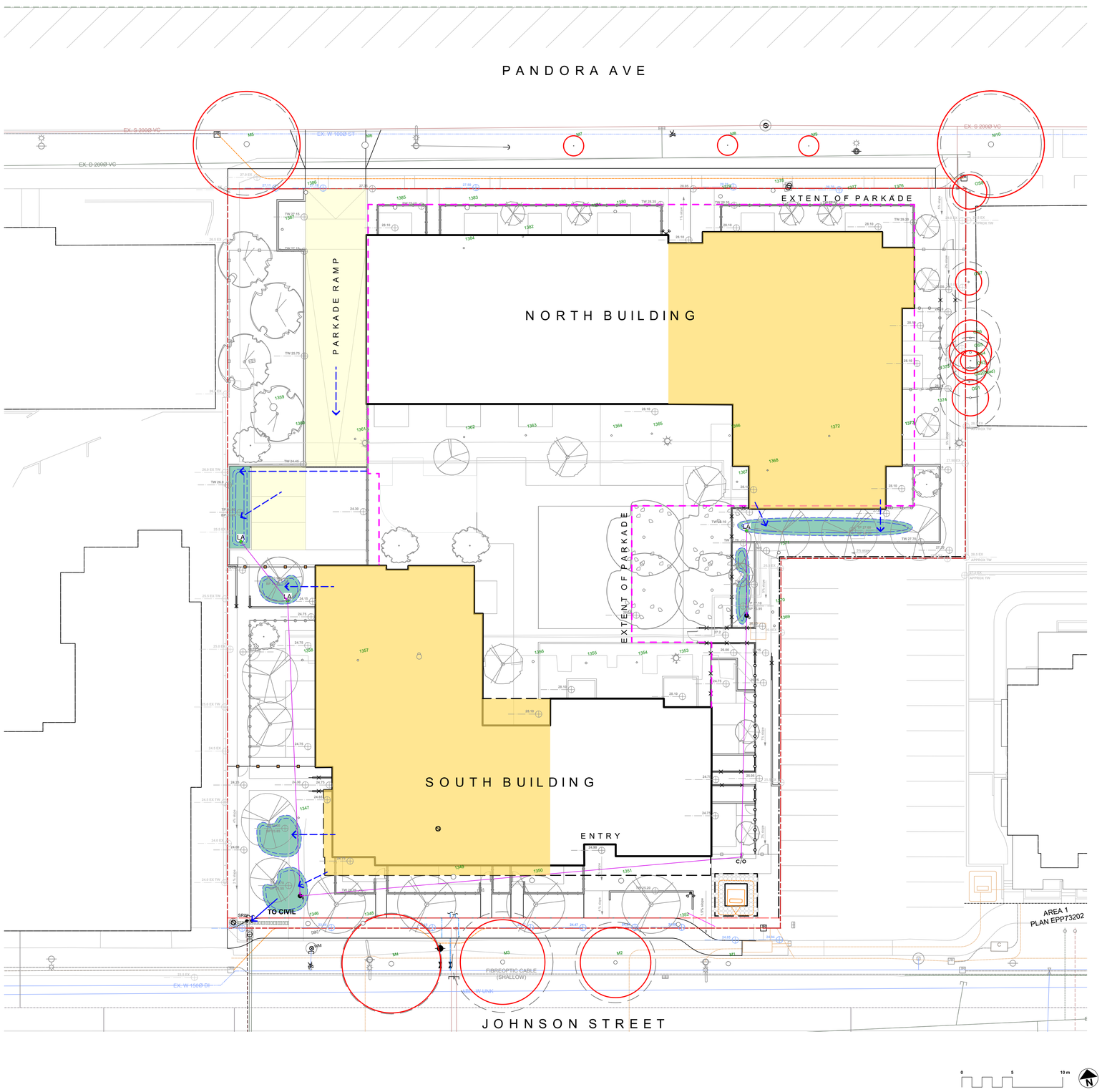
project

VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title

Tree Replacement

project no.	123.05
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	3
sheet no.	**L0.02**



LEGEND

- PROPERTY LINE
- EXTENT OF UNDERGROUND PARKING (INDICATIVE)
- EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- 16.50 EXISTING GRADE (APPROXIMATE)
- 16.35 PROPOSED LANDSCAPE GRADE
  TP TOP OF POOL
  BP BOTTOM OF POOL
- DIRECTION OF FLOW
- RAIN GARDEN ON GRADE

IMPERVIOUS AREAS

- ROOF DRAINS TO RAIN GARDEN
- PAVING AREA DRAINS TO RAIN GARDEN

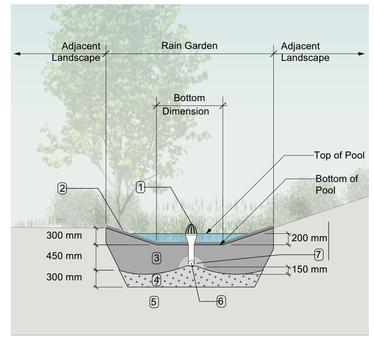
RAIN WATER MANAGEMENT NOTES

Water collected from building roofs flow to the rain gardens located throughout the site.

Rain gardens are integrated building landscapes and are designed to capture, slow flows, and treat runoff from roadways.

Rain gardens will be designed with underdrains and a high-capacity overflow drain that will be connected to the onsite piped drainage system.

The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area, to meet or exceed City of Victoria Green Stormwater Infrastructure Guidelines.



RAIN GARDEN MATERIALS

1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50 -70 mm depth
3. Bio-retention growing medium, 450 mm depth
4. Scarified/tilled subgrade, 300 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50

rev no	description	date
3	DDP Revision - R2	2024-01-15
2	DDP Rev	2023-11-06
1	DDP	2023-07-25

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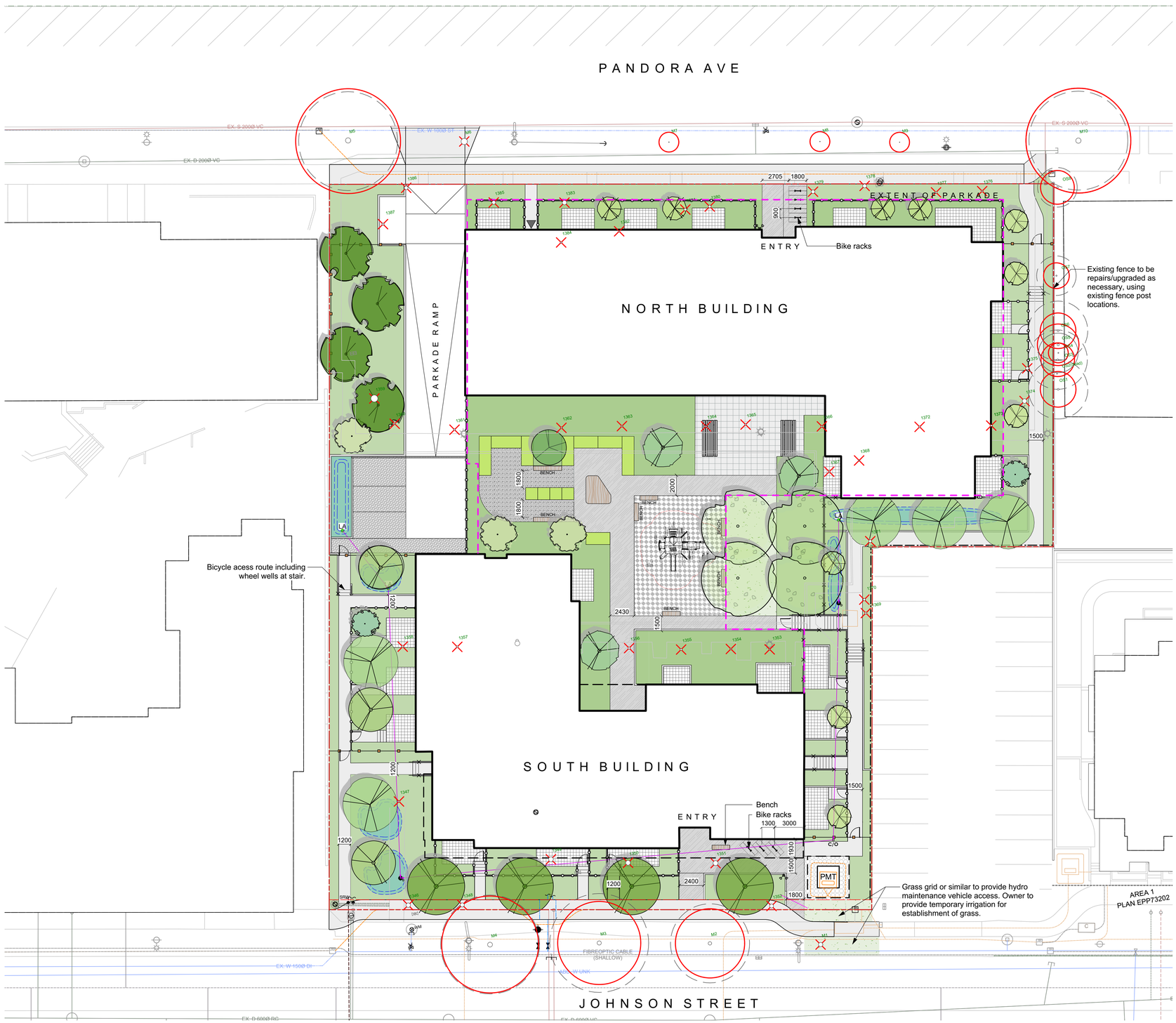
2024-01-15

client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Stormwater Management

project no.	123.05
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	3
sheet no.	**L0.03**



1.0 PAVEMENTS, RAMPS, CURBS

1.1	Concrete - Type 1		Light broom finish, sawcut control joints
1.2	Concrete - Type 2		Light exposed finish with sawcut control joints
1.3	Concrete Unit Paving - On Slab		'Texada' Hydrapressed Slabs. 457 mm x 457 mm x 40 mm. Charcoal colour. Pattern: Stacked Bond. Supplier: Belgard Canada.
1.4	Aggregate Pathway		Pathways screenings.
1.5	Concrete Unit Paving - Patios		Standard 225 mm x 112.5 mm x 80 mm thick. Natural colour. Pattern: 90 herringbone. Supplier: Belgard Canada.
1.6	Safety Surfacing		Poured in Place Rubber or approved equivalent

2.0 STEPS

2.1	Steps Type 1		Comes with hand rails as per BCBC.

3.0 SITE WALLS / EMBANKMENTS

3.1	Cast in Place Concrete Wall		25 MPa concrete wall, smooth-rubbed expoces faces.

4.0 SITE FURNISHINGS

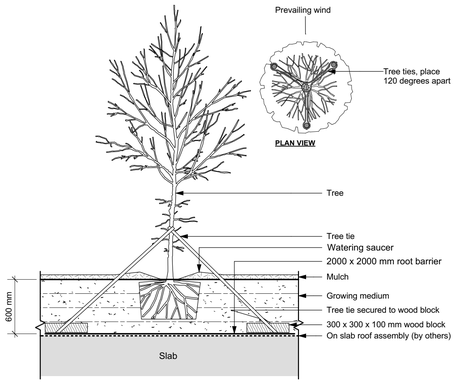
4.1	Bicycle Rack		
4.2	Bench Type 1		Bench with wood seat
4.3	Bench Type 2		Custom wood bench
4.4	Picnic Table		

5.0 RAILINGS, BARRIERS, FENCING

5.1	Metal Mesh fence - 1800 mm high		Shown offset from property line for clarity.
5.2	Metal Picket Fence - 1100 mm high		
5.3	Metal Railing		
5.3	Metal Mesh fence - 1800 mm high		Bottom 600 mm to be opaque, shown offset from property line for clarity.

7.0 PLANTING AND LANDSCAPE

7.1	Shrub and Tree Planting Area - On Grade		2P growing medium, 450 mm depth
7.2	Shrub and Tree Planting Area - On Slab		1P growing medium, depth varies 600 mm for all tree locations.
7.3	Lawn Area (Sod)		1H growing medium, 150 mm depth
7.4	Rain Garden Area - On Grade		Rain Garden growing medium, 450 mm depth



1 Tree Planting Detail on Slab
Scale: 1:30

rev no	description	date
3	DDP Revision - R2	2024-01-15
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project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Landscape Materials

project no.	123.05
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	3
sheet no.	**L1.01**

PANDORA AVE

EXTENT OF PARKADE

ENTRY

NORTH BUILDING

PARKADE RAMP

SOUTH BUILDING

ENTRY

JOHNSON STREET

AREA 1
PLAN EPP73202

EX. S 200Ø VC

EX. D 200Ø VC

EX. W 100Ø DI

EX. S 200Ø VC

FIBREOPTIC CABLE
(SHALLOW)

EX. W UNK

EX. W 150Ø DI

C/O

0 5 10 m

N

SITE LIGHTING

Inset Wall Light		
Landscape Bollard / Post mounted light		

rev no	description	date
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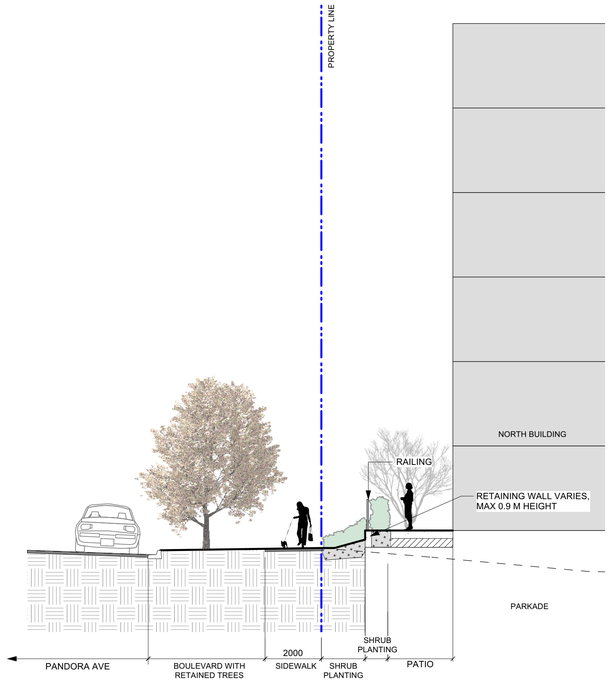
2024-01-15

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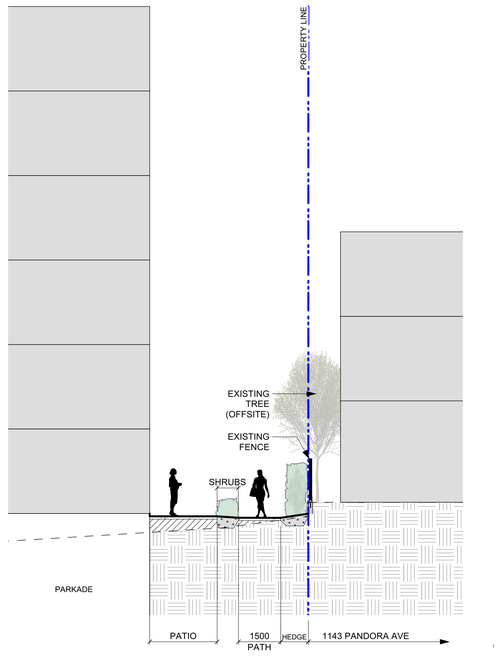
project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Landscape Lighting Concept

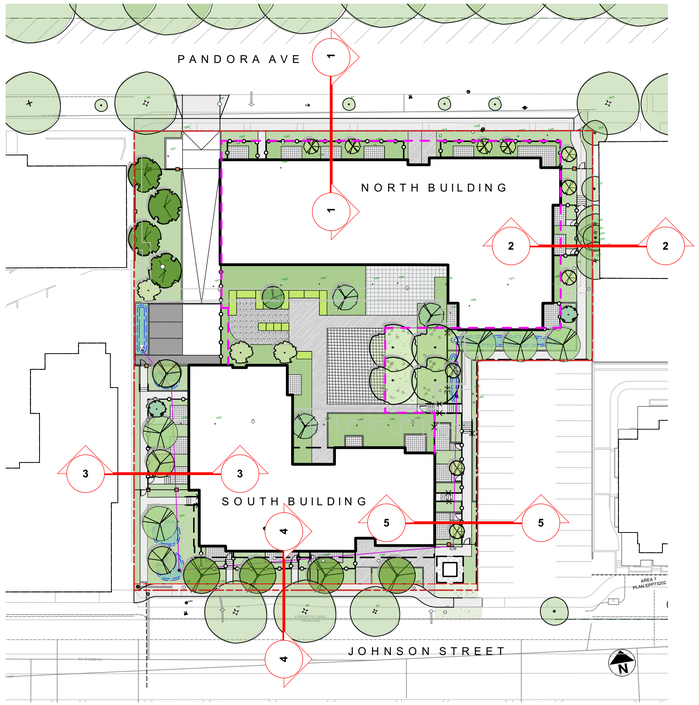
project no.	123.05
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revision no.	3
sheet no.	**L1.02**

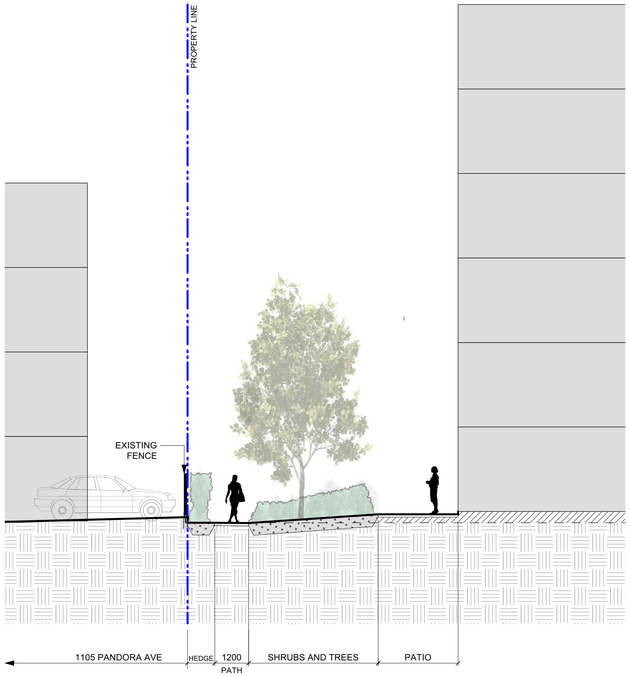


1 Pandora Avenue - typical frontage treatment
Scale: 1:100

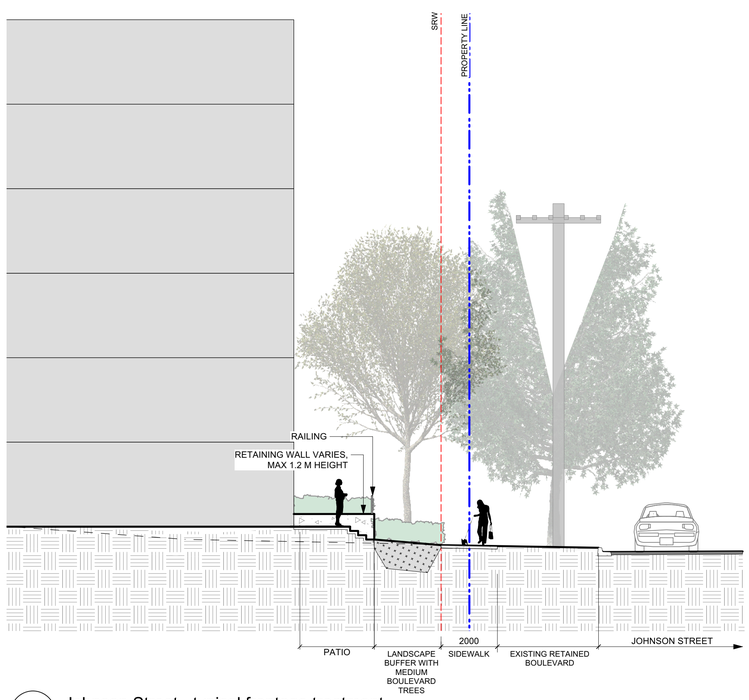


2 Section through Northeast property boundary @ patio
Scale: 1:100

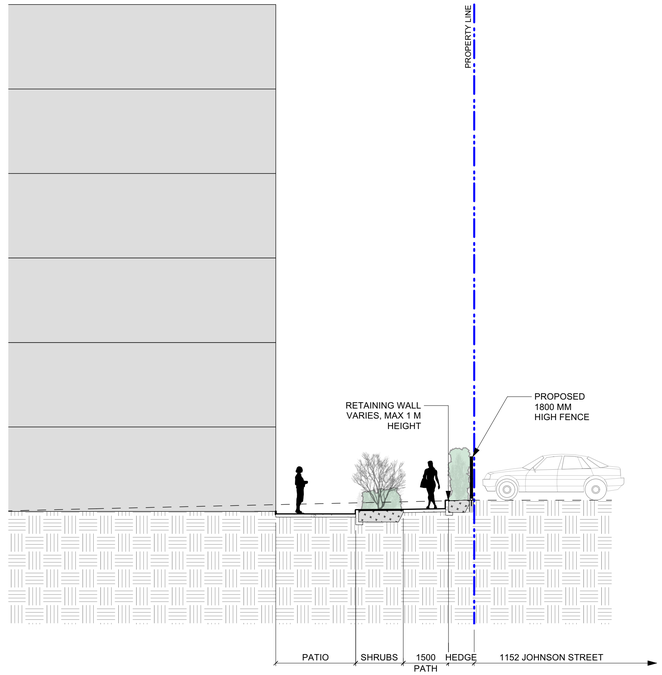




3 Section through Southwest property boundary @ patio
Scale: 1:100



4 Johnson Street - typical frontage treatment
Scale: 1:100



5 Section through Southeast property boundary @ patio
Scale: 1:100

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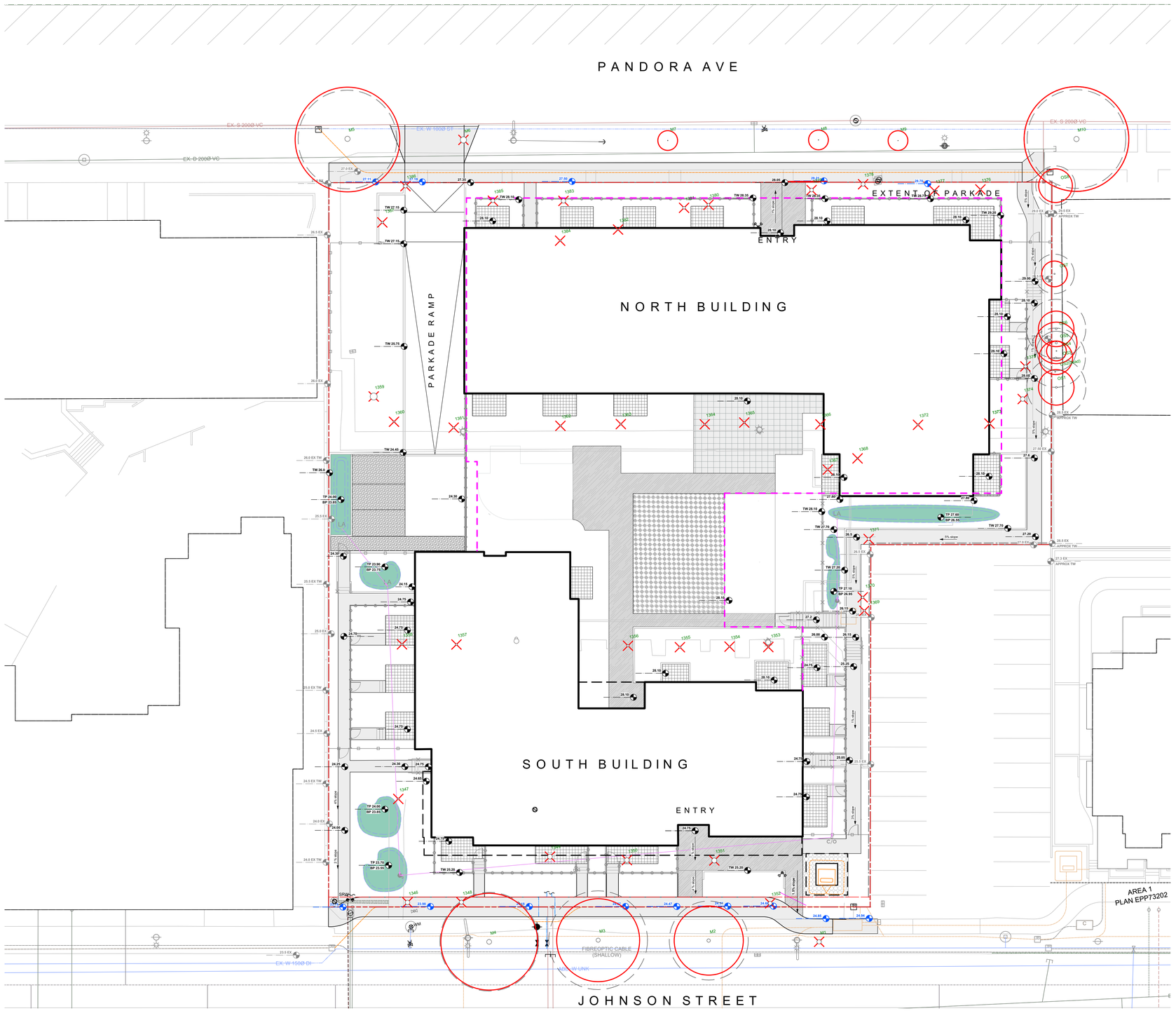
2024-01-15

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Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Landscape Sections

project no.	123.05
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	3
sheet no.	**L1.03**



GRADING LEGEND

17.70	Existing Landscape Grade
17.70 Civil	Civil Grade, provided for reference only
16.90 Arch	Architectural grade, provided for reference only
17.70	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

rev no	description	date
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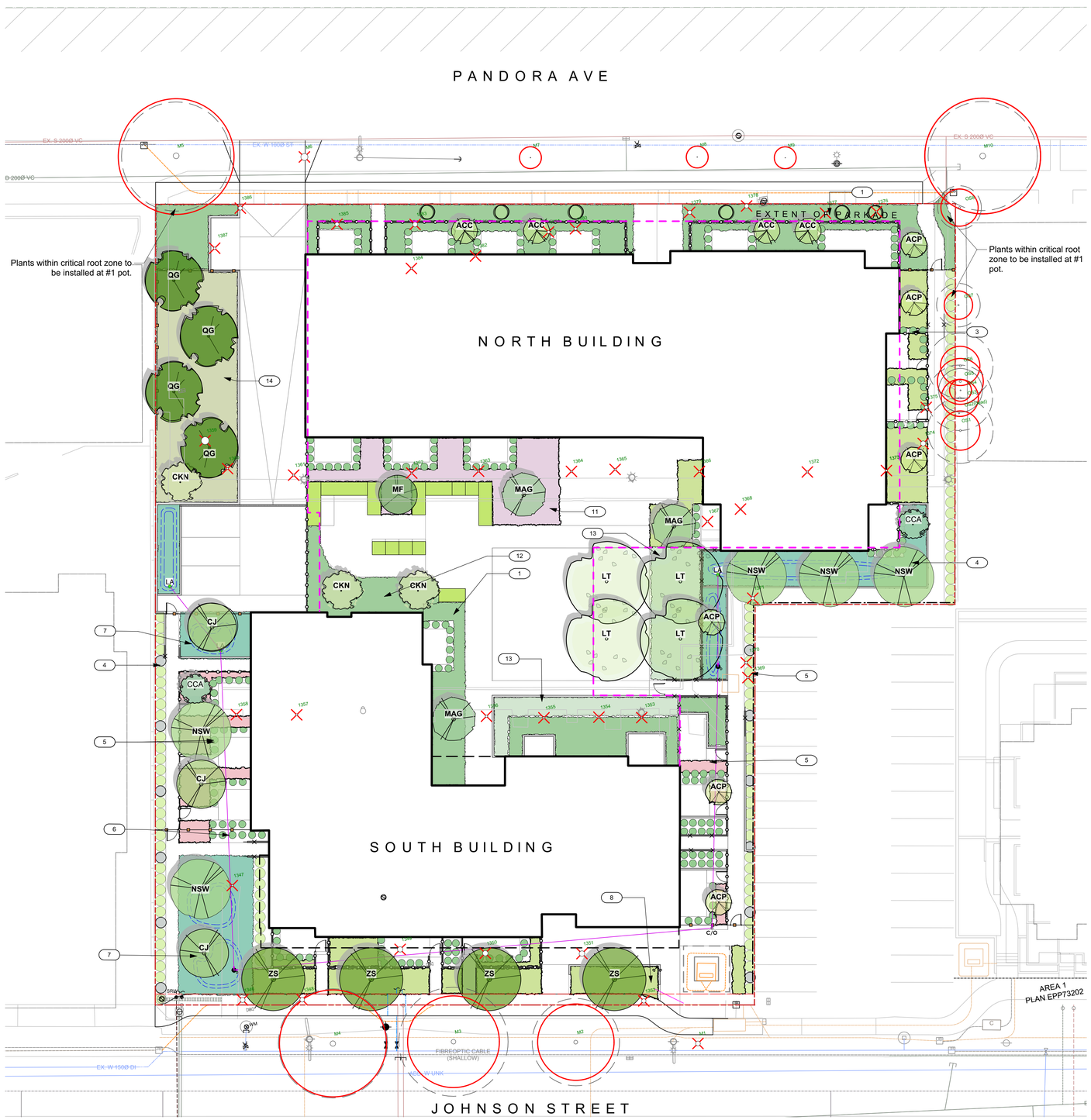
2024-01-15

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project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Landscape Grading

project no.	123.05
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	3
sheet no.	**L2.01**



PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing	N/P/E
TREES:					
ACC	4	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width	N
ACP	6	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	2.4 m ht, 1.5 width	
CJ	3	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b	
CCA	2	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b	P
CKN	3	Cornus x 'Venus'	White Flowering Dogwood	5.0cm cal, b&b	P
LT	4	Liriodendron tulipifera	Tuliptree	6.0cm cal, b&b	
MAG	3	Magnolia kobus	Kobus Magnolia	4.0cm cal, b&b	P
MF	1	Malus domestica Fuji	Fuji Apple	#10 pot, Min 1.2m ht	E
NSW	5	Nyssa sylvatica 'Wildfire'	Tupelo	6.0cm cal, b&b	
QG	4	Quercus garryana	Garry Oak	4.0cm cal, b&b	N
ZS	4	Zelkova serrata	Japanese Zelkova	6.0cm cal, b&b	
SHRUBS/FERNS/GRASSES/PERENNIALS:					
Achm	39	Achillea millefolium	Yarrow	Sp3	P/N
Aal	24	Adiantum aleutium	Western Maidenhair Fern	#1 pot	N
Arc	62	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	N
Aff	49	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot	N
Ag	25	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot	P
Brs	38	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#1 pot	P
Cg	42	Ceanothus gloriosus	Point Reyes Creeper	#1 pot	P
Ep	29	Echinacea purpurea	Purple Coneflower	Sp3	P
Epr	45	Epimedium x rubrum	Barrenwort	#1 pot	P
Erl	44	Eriophyllum lanatum	Wooly Sunflower	#1 pot	P
Ec	43	Euphorbia characias 'Humpty Dumpty'	Dwarf Mediterranean Spurge	#1 pot	
Fibs	36	Fothergilla x intermedia 'Blue Shadow'	Blue Shadow Fothergilla	#3 pot	P
Gsh	44	Gaultheria shallon	Salal	#1 pot	N/P/E
Hid	6	Hamamelis ' intermedia 'Diane'	Hybrid Witch Hazel	#5 pot	P
Hto	75	Hebe topiaria	Topiarist's hebe	#1 pot	
La	36	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot	P
Lm	36	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 pot	P
Ma	113	Mahonia aquifolium	Oregon Grape	#1 pot	N/P
Mar	115	Mahonia repens	Prostrate Oregon Grape	#1 pot	N/P
Nep	102	Nepeta x faassenii	Catmint	Sp3	P
Ol	52	Origanum laevigatum 'Herrenhausen'	Garden Oregano	Sp3	E
Oo	35	Oxalis oregana	Redwood Sorrel	Sp3	N
PeLS	23	Perovskia 'Little Spire'	Dwarf Russian Sage	Sp3	P
Pm	61	Polystichum munitum	Sword Fern	#1 pot	P/E
Rhc	27	Rhododendron catawbiense	Catawba Rhododendron	#3 pot	N
Rs	18	Ribes sanguineum	Red Flowering Currant	#3 pot	N/P
Rn	17	Rosa nutkana	Nootka Rose	#1 pot	N/P
Rrt	17	Rosa rugosa 'Therese Bugnet'	Therese Bugnet Rose	#1 pot	P
Rof	21	Rosmarinus officinalis	Rosemary	#1 pot	P/E
Slo	24	Salvia officinalis	Culinary Sage	#1 pot	P/E
Stp	24	Salvia officinalis 'purpurascens'	Purple Sage	Sp3	P/E
Smr	22	Smilacina racemosa	Silkyleaf Woodwaxen	#1 pot	N
Sa	127	Symphoricarpos alba	Snowberry	#1 pot	N
Tax	207	Taxus spp	Hybrid Yew	#3 pot	
Tpc	64	Thymus praecox 'Coccineus'	Red Creeping Thyme	Sp3	P
Vsb	29	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot	P/E
Vo	106	Vaccinium ovatum	Evergreen Huckleberry	#1 pot	N/P/E
RAIN GARDEN PLANTS:					
Anl	36	Anemanthele lessoniana	Pheasant's Tail Grass	#1 pot	
Co	238	Carex obnupta	Slough Sedge	#1 pot	N
Csm	25	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot	
Csk	28	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot	
Jcg	208	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3	
Lim	133	Liriope muscari	Lily turf	#1 pot	
Lp	25	Lonicera pileata	Privet Honeysuckle	#2 pot	
Msl	16	Miscanthus sinensis 'Little Kittens'	Dwarf Maiden Grass	#1 pot	
Tbr	19	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot	

PLANTING PALLETTE NOTES

1. Pandora frontage planting: Rhododendrons, Sword and Lady Fern, Evergreen Huckleberry, Fothergilla, Witch Hazel.
2. Native and adaptive plantings, part shade. Includes Oregon Grape Holly, Salal, Wooly Sunflower, Red Flowering Currant.
3. Hedging around private patios. Yew species.
4. Tiered rain garden plantings. Soft Common Rush, Slough Sedge, Dwarf Red Twig Dogwood, Creeping Yew, Lily Turf.
5. Mixed Native hedging. Oregon Grape, Red Flowering Currant.
6. Perennial pollinators. Russian Sage, Catmint, Echinacea, Aster.
7. Sunny rain garden. Soft Common Rush, Dwarf Maiden Grass, Midwinter Fire Dogwood, Lily Turf.
8. Johnson Street frontage. Brachyglottis, Catmint, Dwarf Mediterranean Spurge, Point Reyes Creeper, Hebe.
9. Drought tolerant low hedge. Warty Barberry.
10. Raised planters, planted by residents.
11. Herb and pollinator plantings. Rosemary, Sage, Lavender, Oregano, Thyme.
12. Native and adaptive plantings shade. Sword, Maidenhair, and Lady Ferns; Prostrate Oregon Grape, Solomon's Seal, Barrenwort, Sorrel.
13. Berry plantings. Evergreen Huckleberry, blueberry.
14. Garry Oak understory along parkade ramp. Snowberry and Nootka Rose.

rev no	description	date
3	DDP Revision - R2	2024-01-15
2	DDP Rev	2023-11-06
1	DDP	2023-07-25

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BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341

2024-01-15

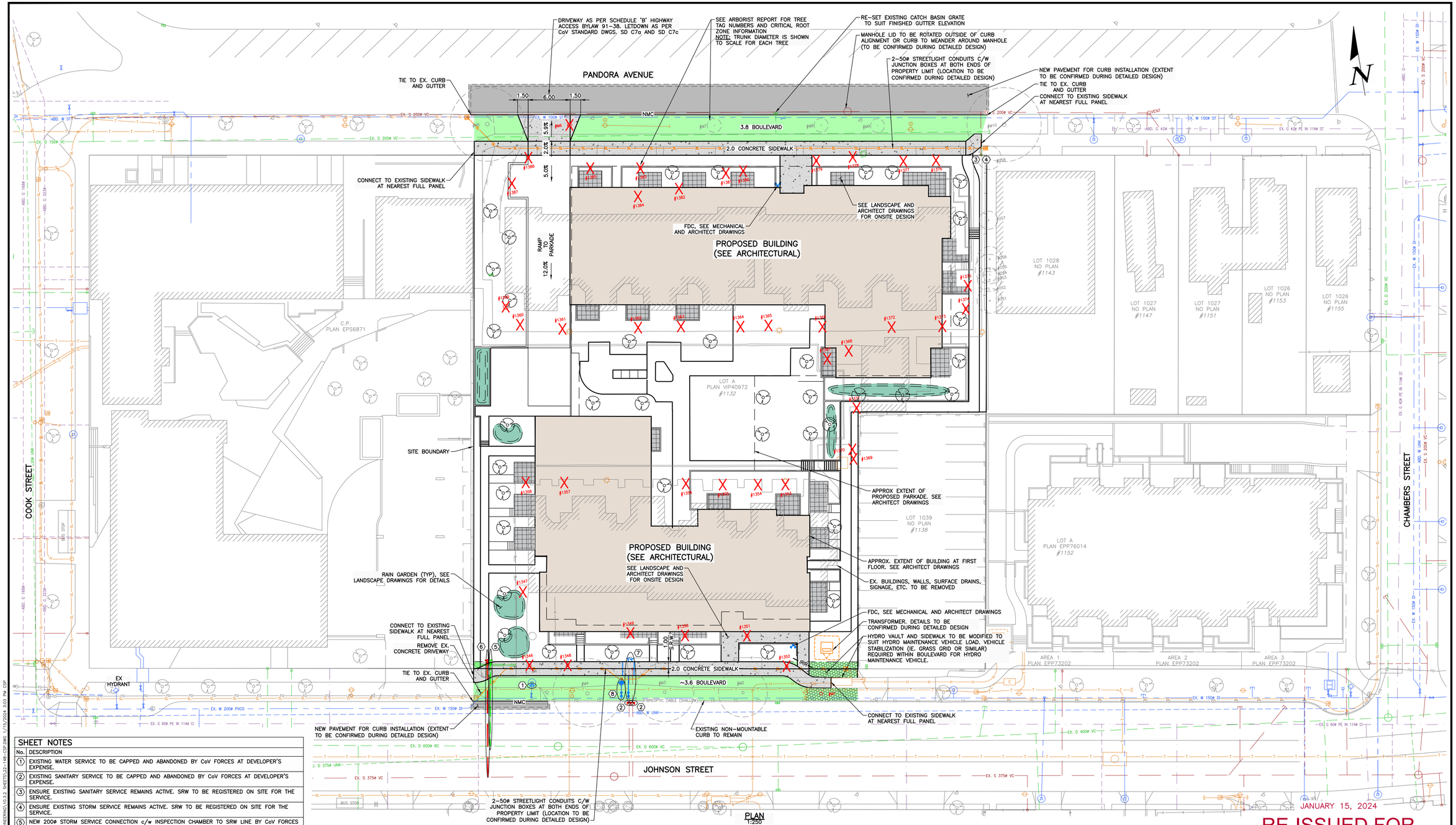
2024-01-15

client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Planting Plan

project no.	123.05
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	3
sheet no.	**L3.01**



PLAN
1:250

SHEET NOTES

No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
2	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
3	ENSURE EXISTING SANITARY SERVICE REMAINS ACTIVE. SRW TO BE REGISTERED ON SITE FOR THE SERVICE.
4	ENSURE EXISTING STORM SERVICE REMAINS ACTIVE. SRW TO BE REGISTERED ON SITE FOR THE SERVICE.
5	NEW 200ø STORM SERVICE CONNECTION c/w INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
6	NEW 150ø SANITARY SERVICE CONNECTION c/w INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
7	NEW 100ø DOMESTIC WATER SERVICE CONNECTION AND 150ø FIRE WATER SERVICE CONNECTION c/w METER VAULT (PER CoV DWG. SD W2f) BY CoV FORCES AT DEVELOPERS EXPENSE.
8	NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPERS EXPENSE.

○ # EXISTING TREE TO REMAIN, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT)

X # EXISTING TREE TO BE REMOVED, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT)

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.

PLAN NOTES:
1) FOR BUILDING INFORMATION, SEE DRAWINGS BY LOW HAMMOND ROWE ARCHITECTS.
2) FOR LANDSCAPING, SEE DRAWINGS BY MDI LANDSCAPE ARCHITECTS.
3) UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
4) FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
5) ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
6) BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
7) ONSITE WALKWAYS, WALLS, BENCHES, BICYCLE STALLS AND OTHER LANDSCAPE FEATURES NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

JANUARY 15, 2024

RE-ISSUED FOR DELEGATED DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

1:250 0 5 15m

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NO.	DATE	BY	ISSUED
3	2024-01-15	ND	RE-ISSUED FOR DELEGATED DEVELOPMENT PERMIT
2	2023-11-06	ND	RE-ISSUED FOR DELEGATED DEVELOPMENT PERMIT
1	2023-07-25	ND	ISSUED FOR DELEGATED DEVELOPMENT PERMIT

NO.	DATE	BY	REVISIONS

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3 PH (250) 370-9221

SEAL
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
N. C. DUNCOP
43315
2024-01-15

PROJECT:
VILLAGE ON THE GREEN
VICTORIA, BC

TITLE:
PRELIMINARY CIVIL PLAN

SCALE HORIZ: 1:250	VERT: N/A
PROJECT NO. 22-148	ISSUED/REVISION 3
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 22-148-CSP	

A:\2241\CIVIL\PROJECTS\2241-22148-00 VILLAGE ON THE GREEN\100 DRAWINGS\10.3 ENGINEERING\10.3.2 SHEETS\22-148-CSP.DWG 1/15/2024 3:03 PM CSP