

DRAWING LIST

ARCHITECTURAL

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CIVIL

22-148-CSP PRELIMINARY CIVIL PLAN



CAPITAL REGION HOUSING CORPORATION - VILLAGE ON THE GREEN

1132 & 1138 JOHNSON STREET, VICTORIA BC

ISSUED FOR: DELEGATED DEVELOPMENT PERMIT RESUBMISSION

NOVEMBER 25, 2024

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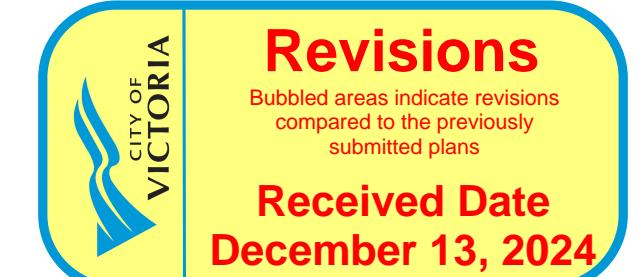
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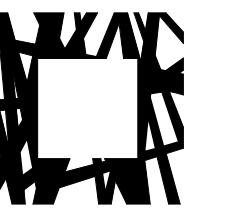
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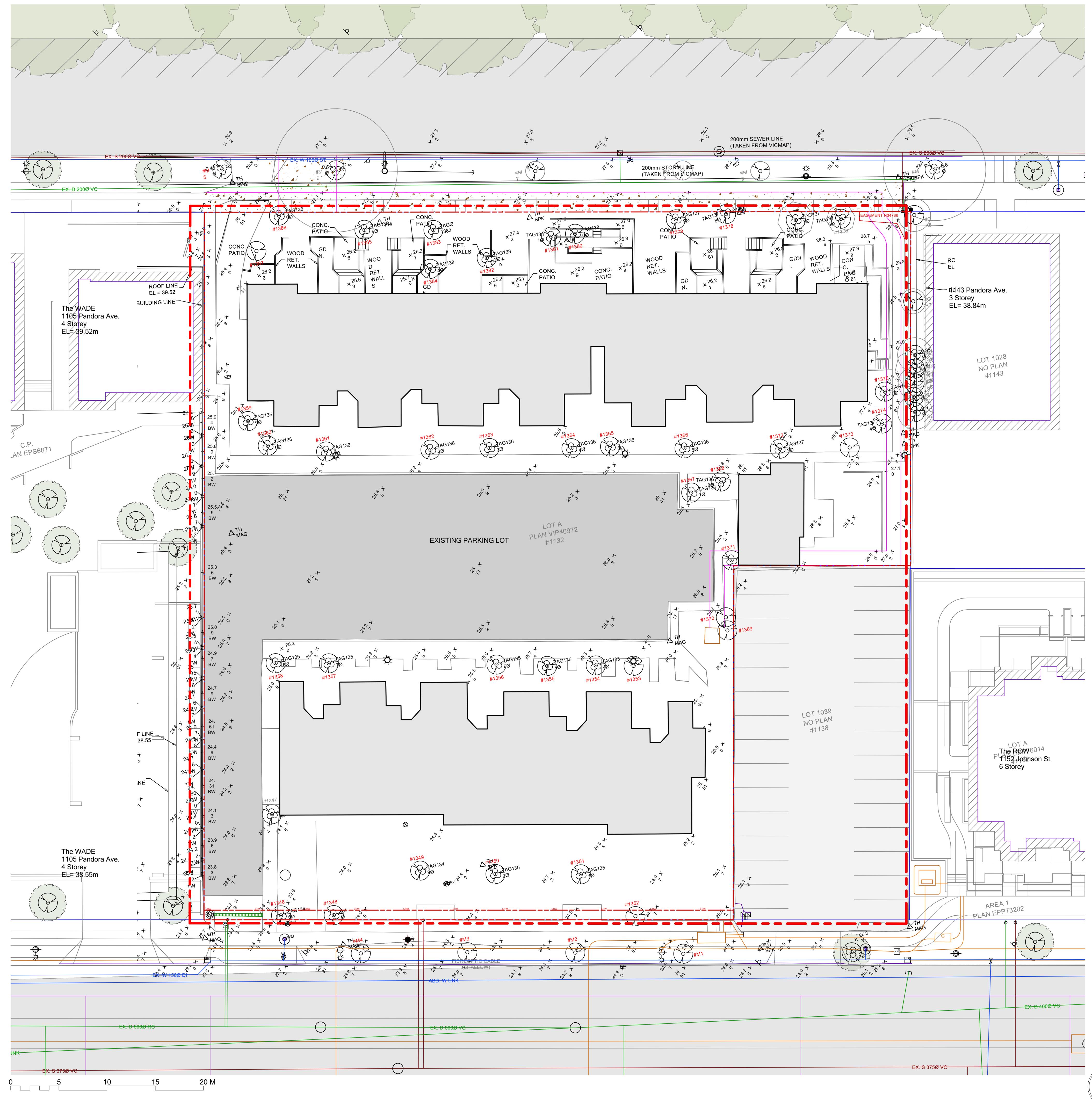


Capital Region Housing Corporation Village On The Green - Affordable Rental Housing

1132 & 1138 Johnson Street, Victoria BC



EXISTING SITE CONTEXT



EXISTING SITE PLAN

No Date Revised
C 2024-11-25 ISSUED FOR DDP RESUBMISSION
B 2024-11-06 ISSUED FOR 50% CD REVIEW
A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No Date Issued
Principal in charge PH Drawn By KL
Reviewed By PH/RD
Project number 2301
Sheet title

EXISTING SITE PLAN & CONTEXT

Sheet number A0.1
Sheet in set 1 Revision
File name 2301_CRHC Johnson St_CENTRAL.RVT
Plot date 2024 11 25

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Village On The Green -
Affordable Rental Housing**

CRHC
Capital Region Housing Corporation

1132 & 1138 Johnson Street, Victoria BC

FILE: X:\2233\Project\22301\23600\Site-001.DWG
FILE NUMBER: 22301-23600-V-SITE-001
Sheet: 022301-23600-V-SITE-001



LEGEND

Communication

- Guy Wire
- Power Pole
- Pole with Light
- Pole with Transformer
- Lamp Standard
- Spot Elevation
- Tree Deciduous - with Tag # or Diameter
- Tree Coniferous - with Tag # or Diameter
- Clean Out
- Manhole Sanitary
- Catch Basin
- Catch Basin (Double Side Inlet)
- Catch Basin (Side Inlet)
- Manhole Catch Basin
- Manhole Storm Drain
- Manhole Unknown
- Unknown Valve
- Fire Hydrant
- Water Meter
- Water Valve
- Irrigation Valve
- Sign Post

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Project number 2301

Sheet title

LEGAL SURVEY

Sheet number

File name 2301_CRHC Johnson St_CENTRAL.RVT

Plot date 2024 11 25

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3	8/15/2024	Additional Survey Added of 1138 Johnson and east Pandora	VE	RL	GO		
2	9/1/2023	Additional Survey Added	MD	GO			
1	4/28/2023	Additional Survey Added	MD	GO			
0	9/1/2021	Original Issue	VE	GO			
REV	DATE	DESCRIPTION	DRAF	APRV			
REVISIONS							

NOTES

1. Distances are in metres and decimal feet.

2. Parcels are defined by dimensions on the survey and existing Land Title Office records, being Plan 40972, EPP76014, and EPS6871.

3. This plan represents field surveys conducted on 2021-06-22, 2023-03-14, 2023-07-19, and 2024-07-25.

4. Coordinates are local ground. To convert to UTM zone 10 NAD83 (CSRS) multiply by the combined scale factor of 0.999607472 around a reference point at N 5363738.155m, E 473968.429m.

5. Elevations are in metres and referred to GCM 379800 (16-95), having an elevation of 26.151m.

6. Elevations are referenced to GCM 379800 (16-95).

7. Property Title Subject to: Easement N3478.

This document shall not be used to define property lines or property corners.

5 0 m 5 10 15 20

SCALE 1:250
UNLESS OTHERWISE NOTED

Original Drawing Size: (864mm x 560mm)

PLAN ID: 22301-23600-V-SITE-001

McElhanney
McElhanney Associates Land Surveying Ltd.
500 - 3960 Quadra Street,
Victoria BC V8X 4A3
Tel. 250 370 9221

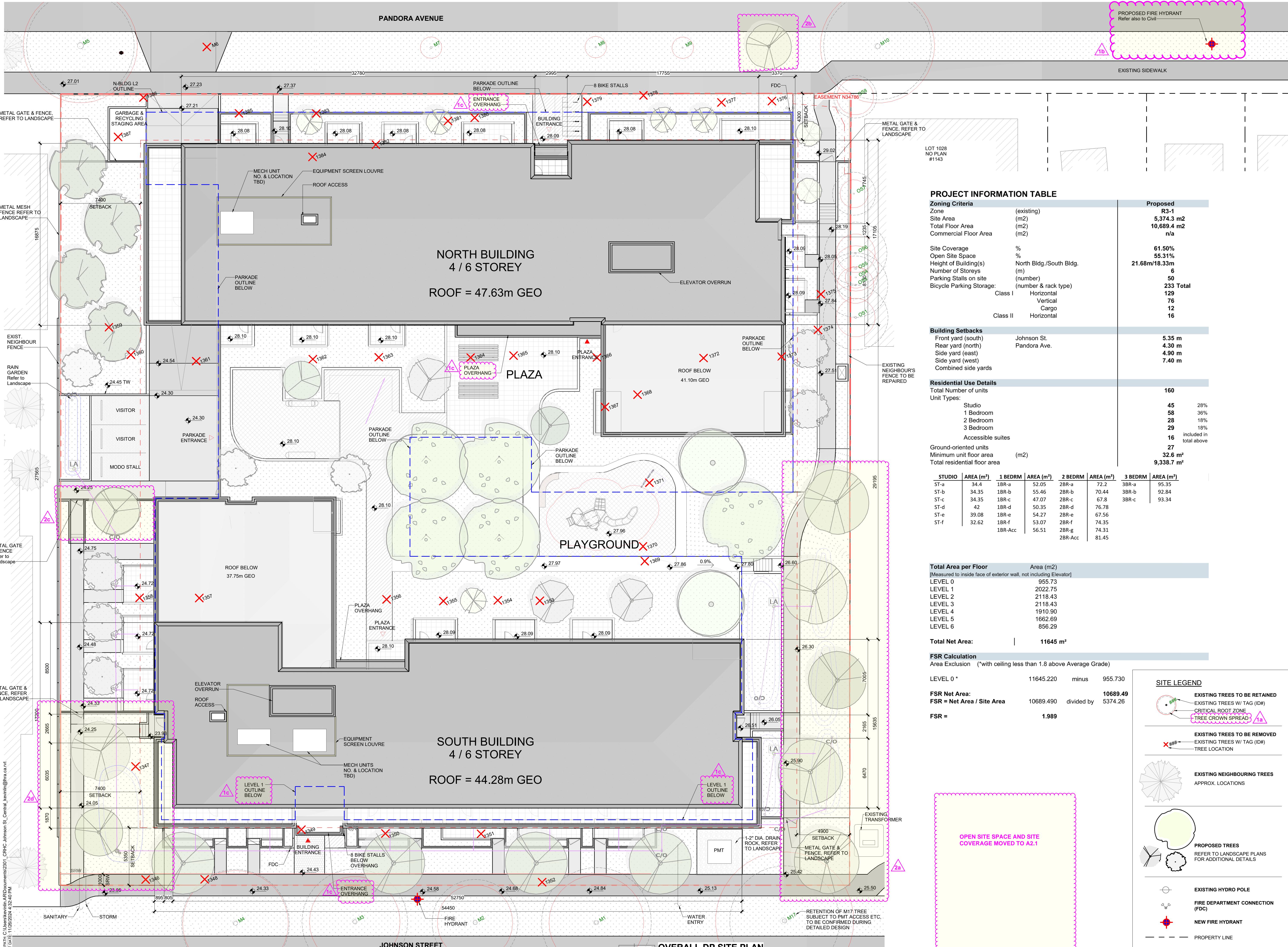
CAPITAL REGION HOUSING DISTRICT
SITE PLAN OF
VILLAGE ON THE GREEN
1132 and 1138 Johnson Street, Victoria, BC

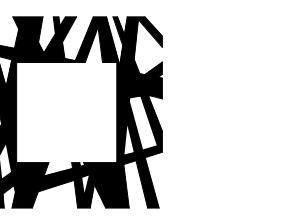
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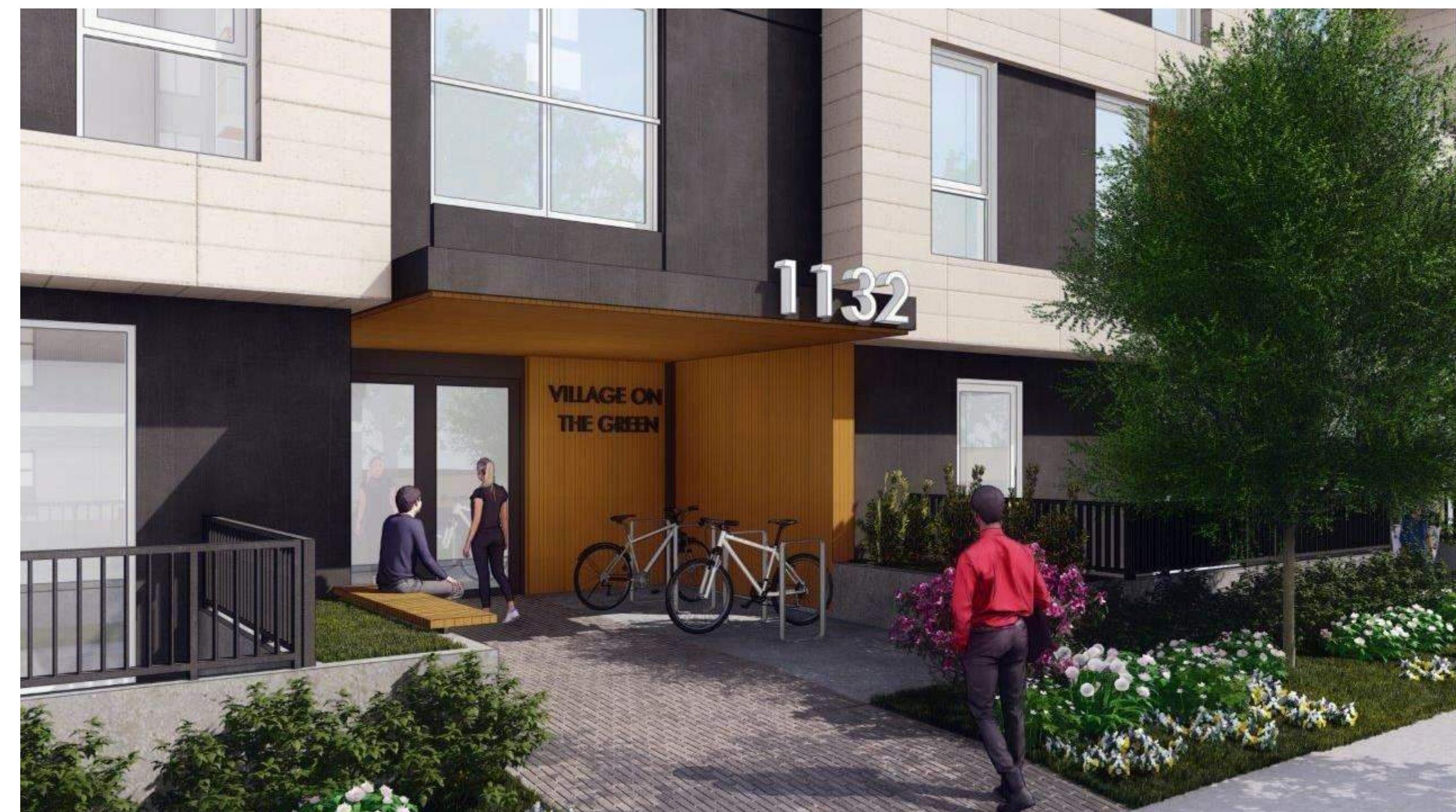
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3 A1.1 Johnson Street - Looking East



2 A1.1 Johnson Street - Entry View



1 A1.1 Johnson Street View - Looking West

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Village On The Green -
Affordable Rental Housing**

1132 & 1138 Johnson Street, Victoria BC

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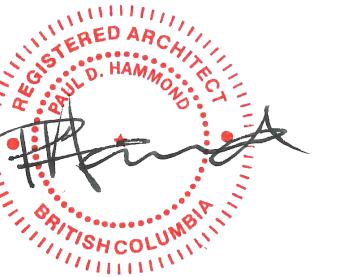
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PERSPECTIVES

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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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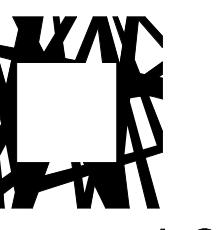
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File name 2301_CRHC Johnson St_CENTRAL.RVT

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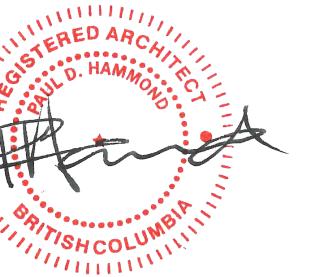


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4 A1.3
Courtyard View - Facing North-East



3 A1.3
Courtyard View - Facing South-East



2 A1.3
Courtyard View - Facing West



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1 A1.3
Aerial View

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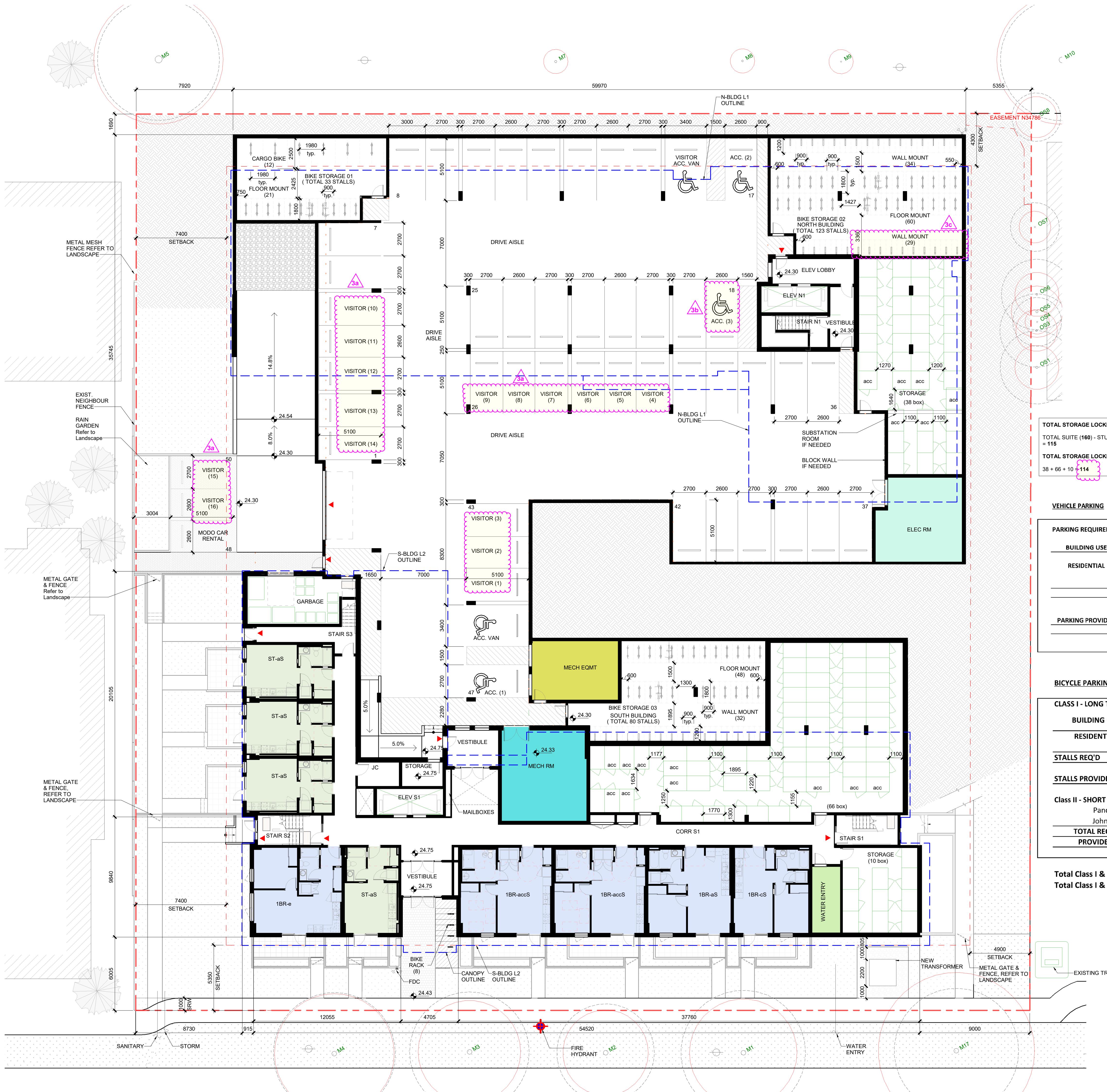
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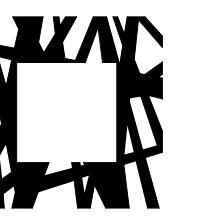
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FLOOR PLAN - P0 & P1	
Sheet number	A2.0
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File name	2301_CRHHC Johnson St_CENTRAL.RVT
Plot date	2024 11 25





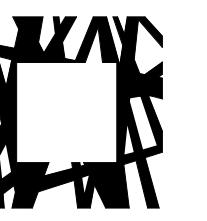
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PH	KL
Reviewed By	
PH/R	
ct number	2301

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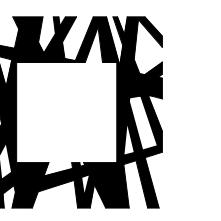
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Reviewed By PH/RD

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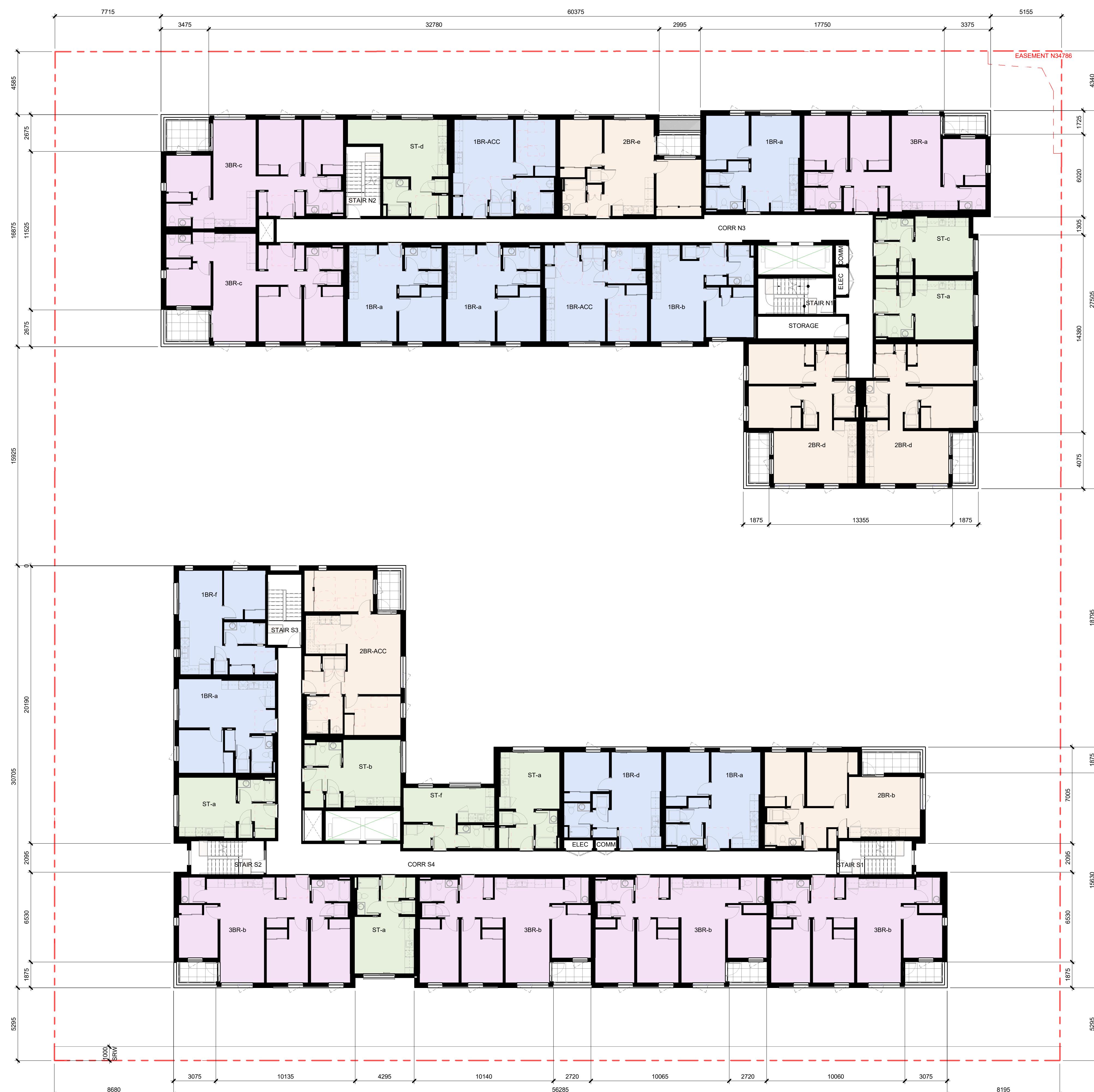
FLOOR PLAN - LEVEL 3

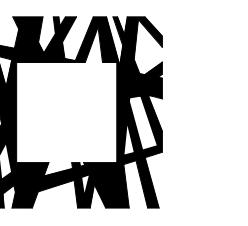
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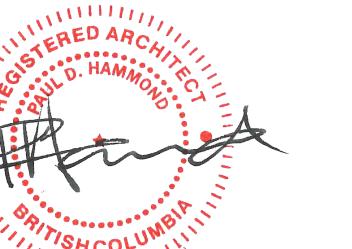


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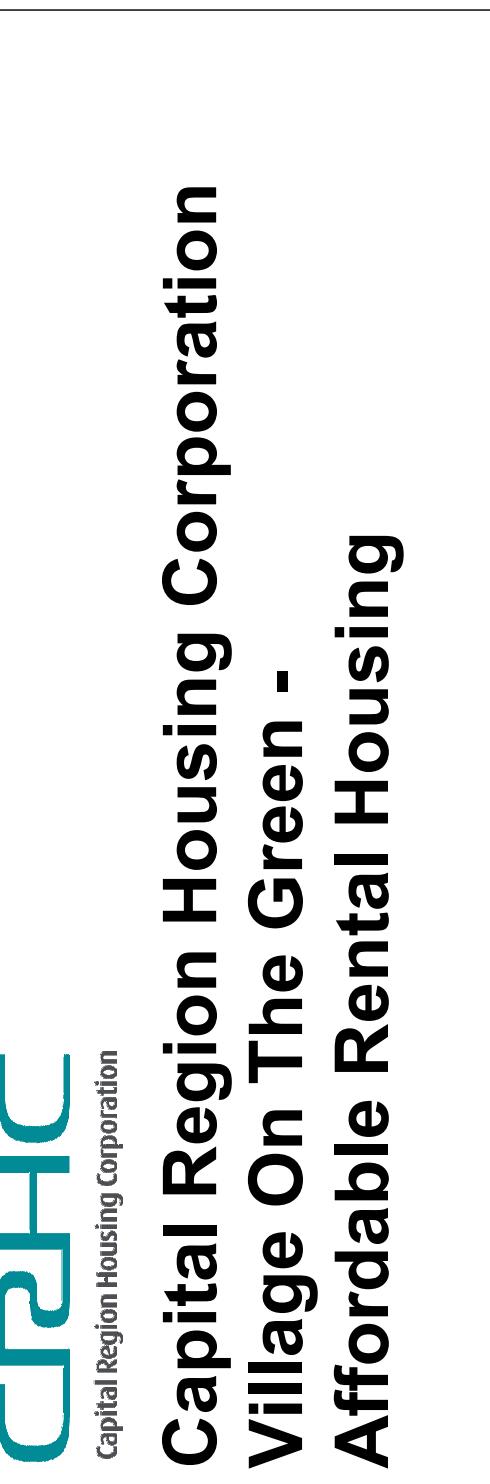
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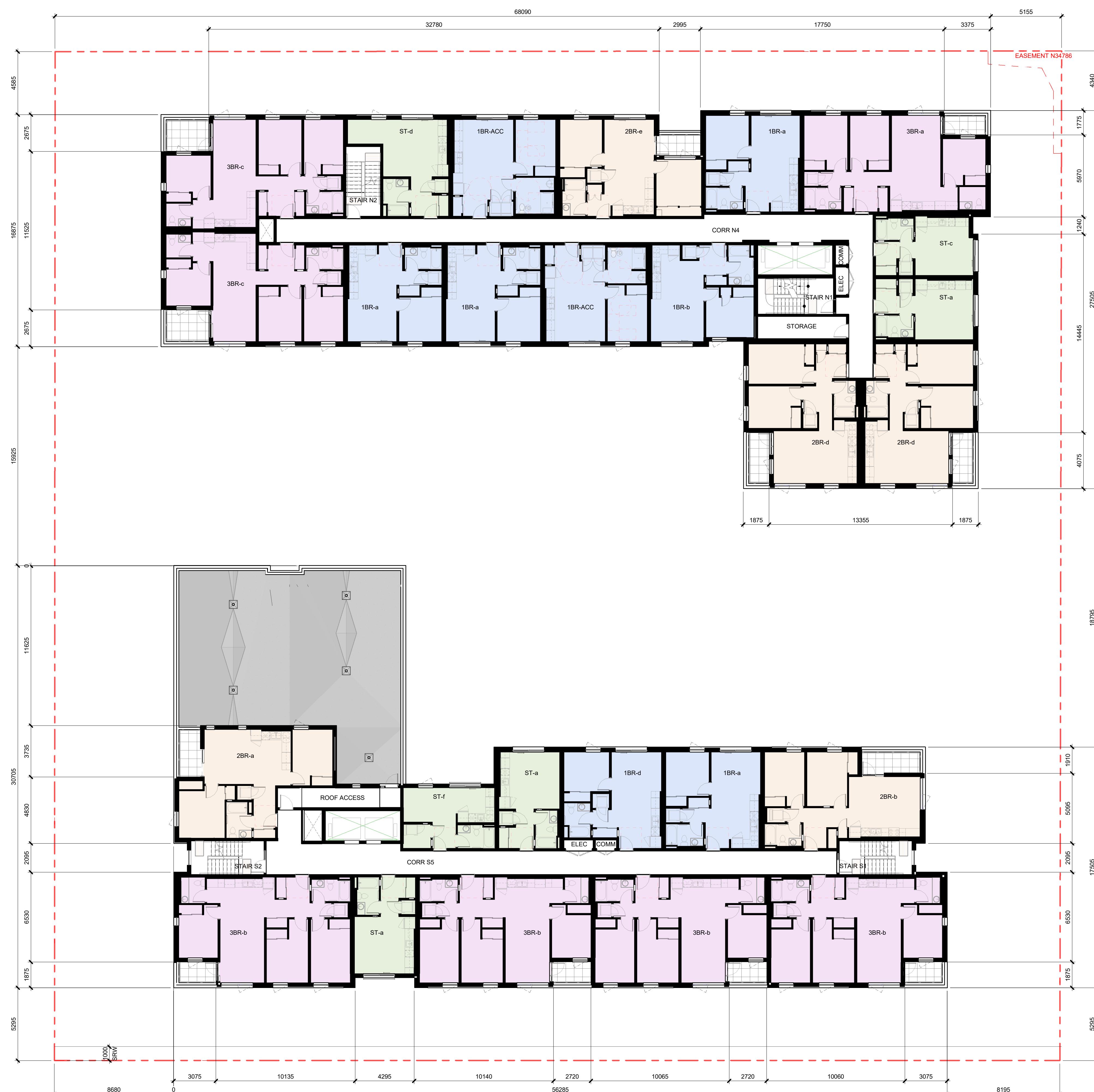
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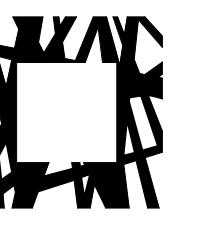
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FLOOR PLAN - LEVEL 4

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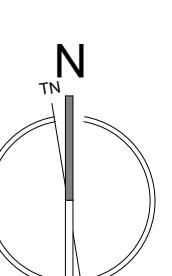
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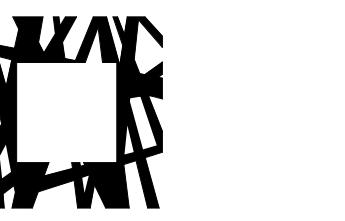
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FLOOR PLAN - LEVEL 5

Sheet number A.2.5
Sheet in set 1 Revision 1
File name 2301_CRH Johnson St_CENTRAL.RVT
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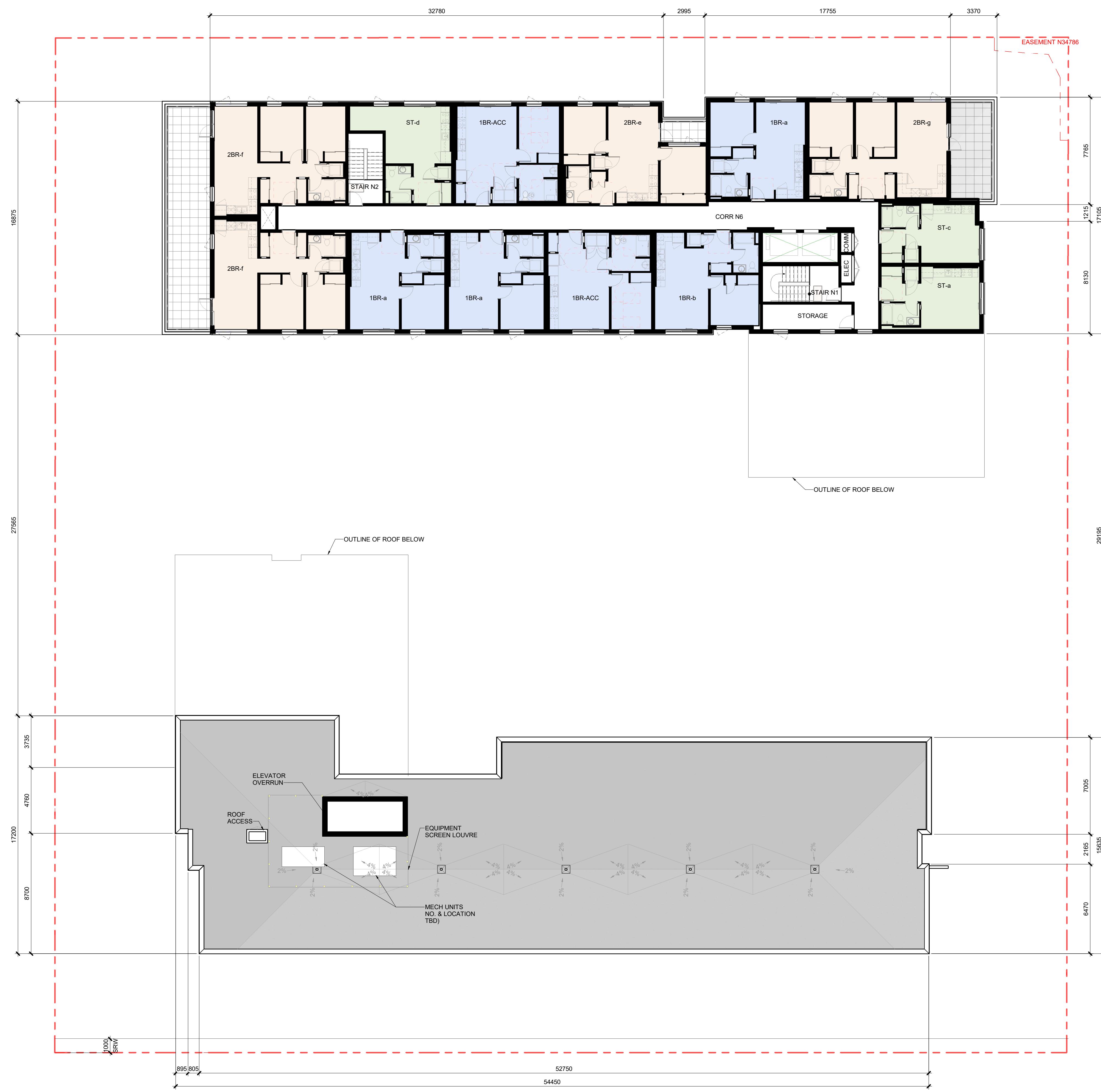
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FLOOR PLAN - LEVEL 6

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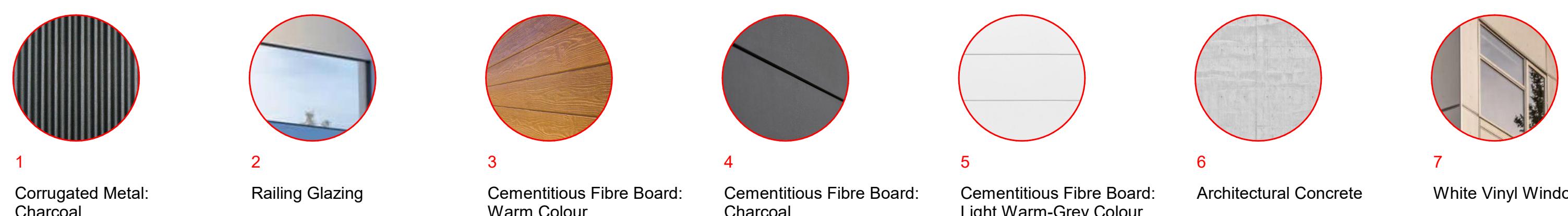


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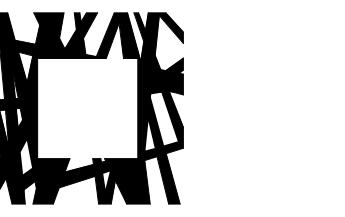


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CRHC
Capital Region Housing Corporation
**Village On The Green -
Affordable Rental Housing**
1132 & 1138 Johnson Street, Victoria BC

No Date Revised

C 2024-11-25 ISSUED FOR DDP RESUBMISSION
B 2024-11-06 ISSUED FOR 50% CD REVIEW
A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No Date Issued

Principal in charge PH Drawn By KL

Reviewed By PH

Project number 2301

Sheet title

Sheet number

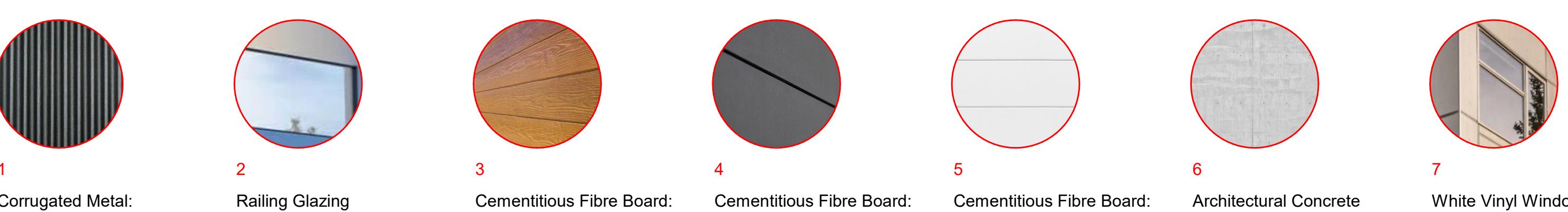
A4.1

Sheet in set 1 Revision

File name 2301_CRHC Johnson St_CENTRAL.RVT

Plot date 2024 11 25

BUILDING ELEVATIONS



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2 NORTH BLDG - SOUTH ELEVATION
A4.2 1 : 150



1 SOUTH BLDG - NORTH ELEVATION
A4.2 1 : 150

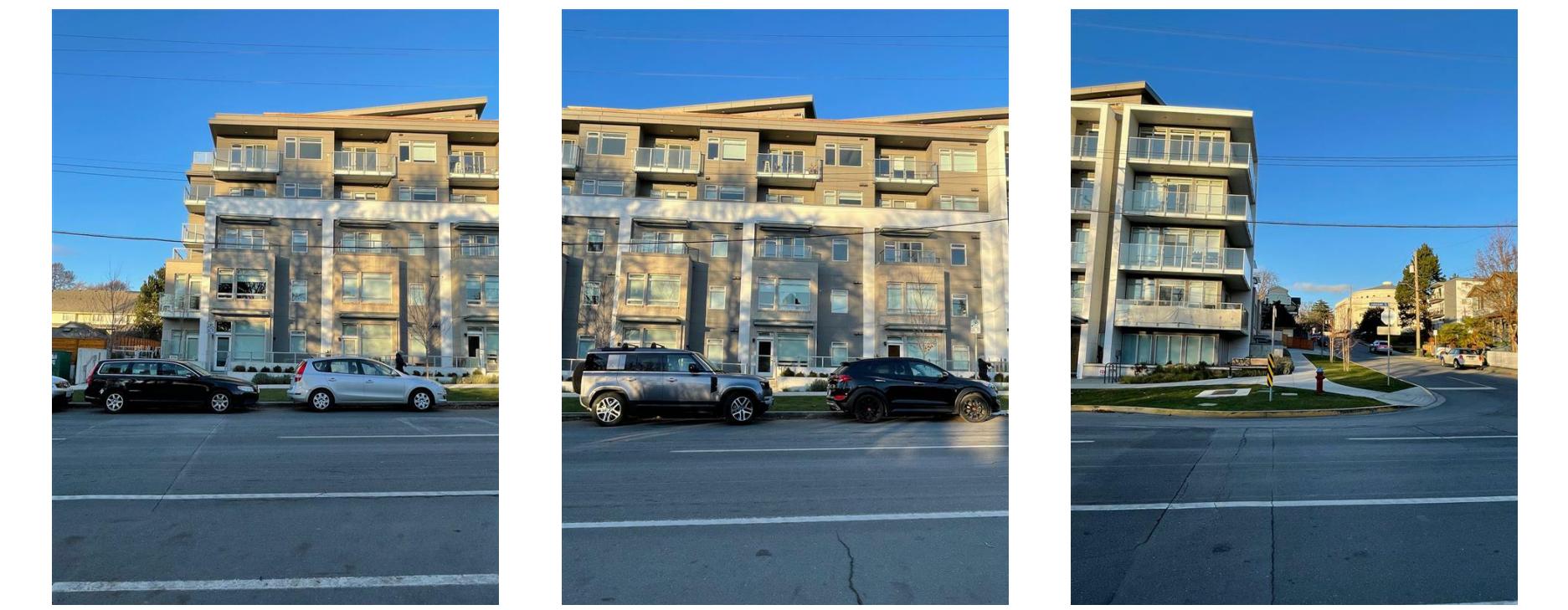
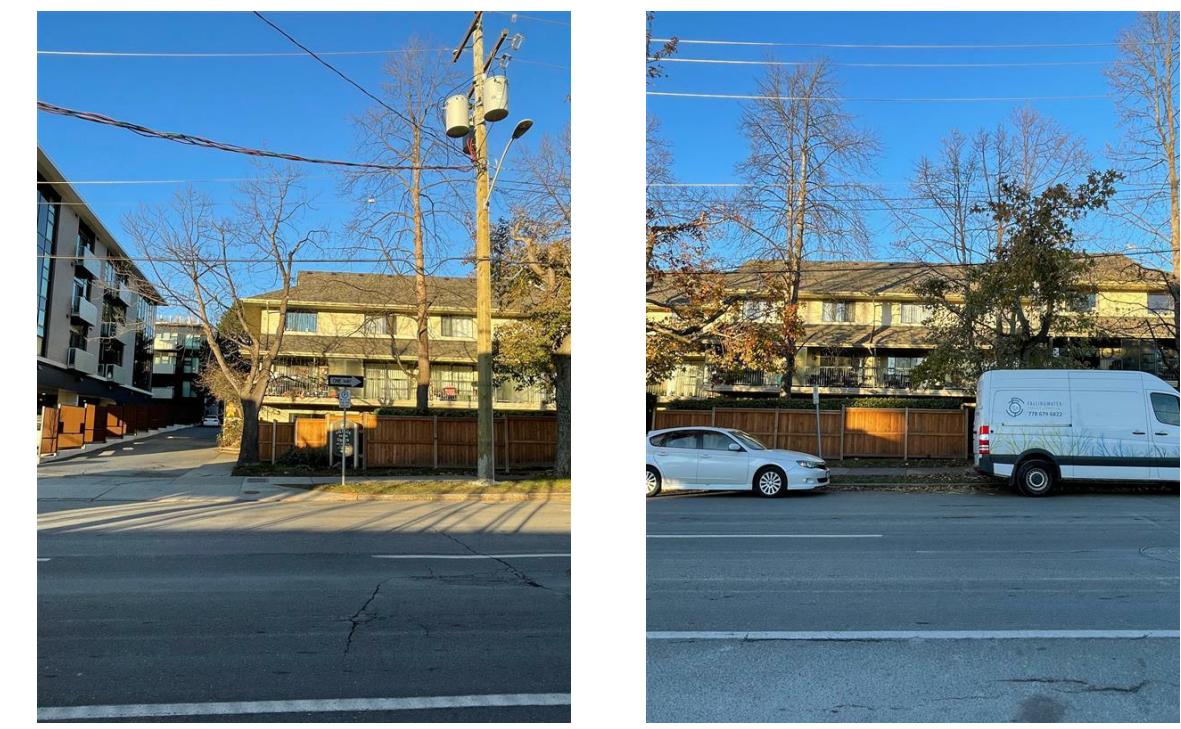
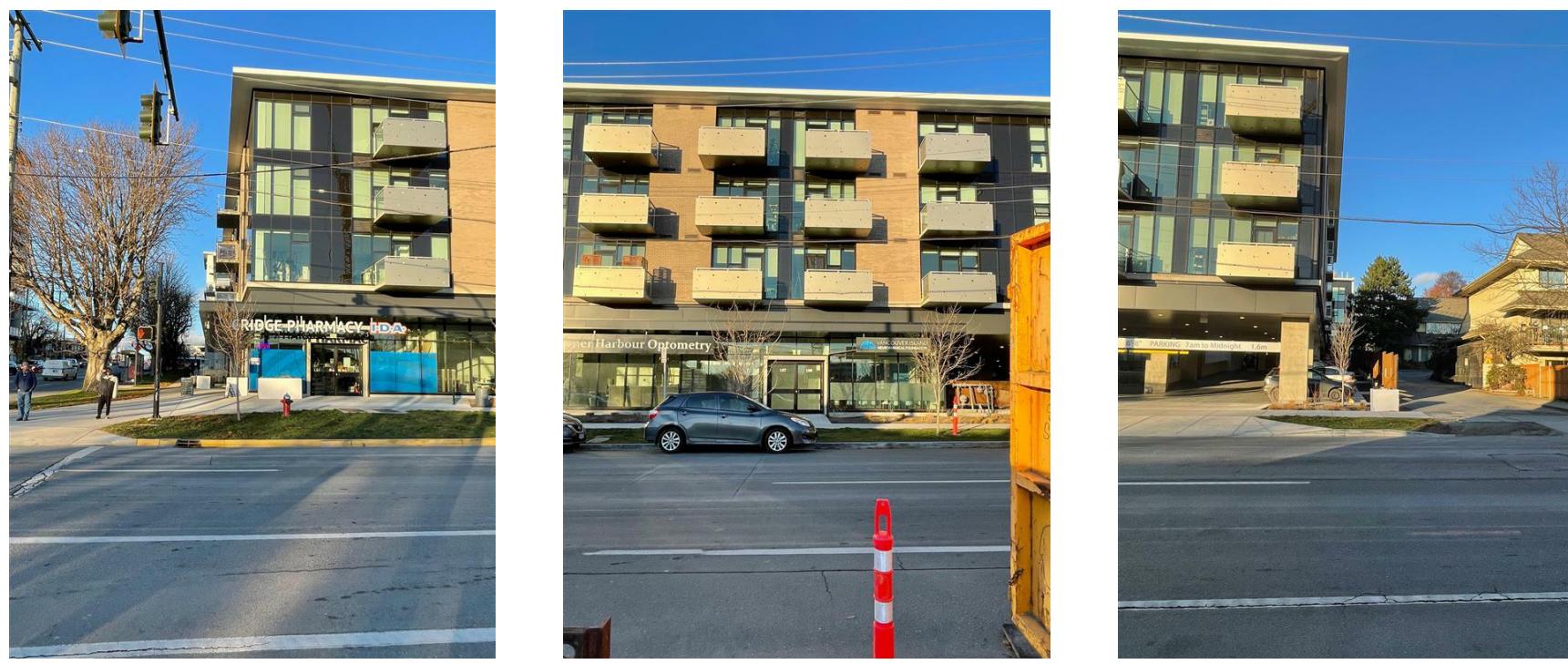


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Principal in charge PH Drawn By KL
Reviewed By PH
Project number 2301
Sheet title

BUILDING ELEVATIONS
Sheet number
A4.2
Sheet in set 1 Revision
File name 2301_CRHC Johnson St_CENTRAL.RVT
Plot date 2024 11 25

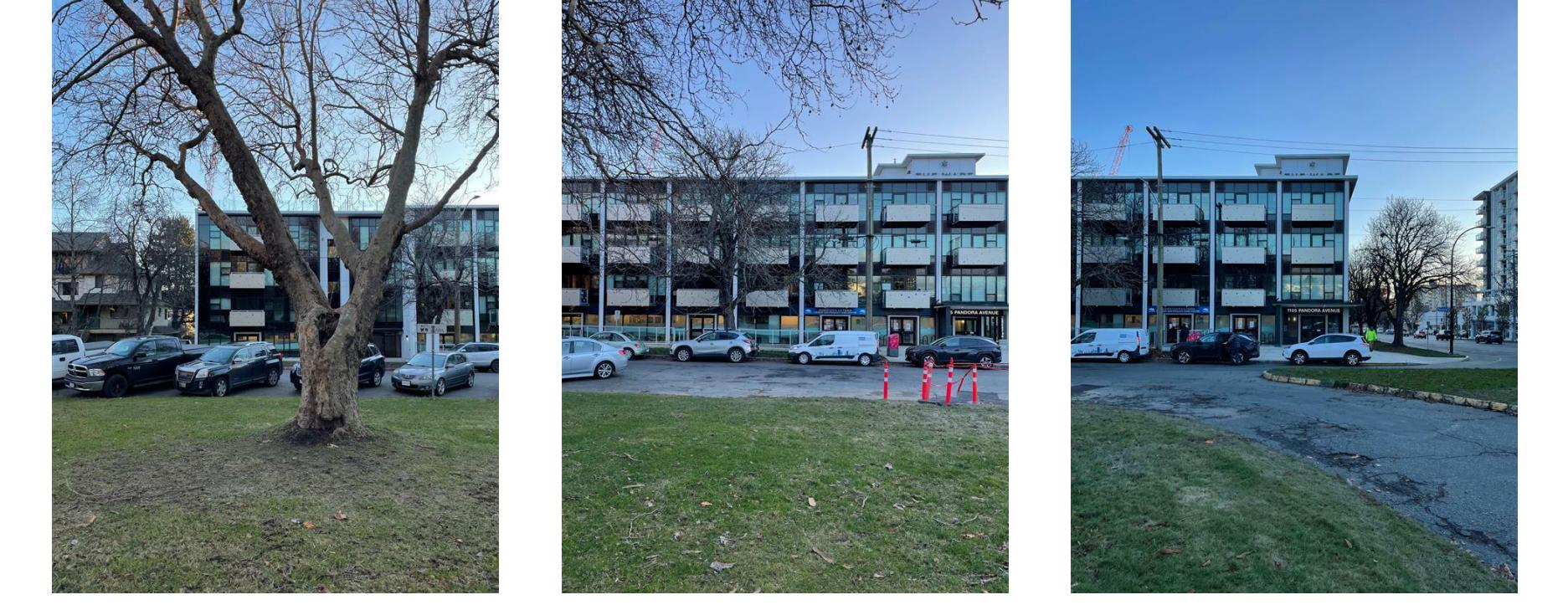
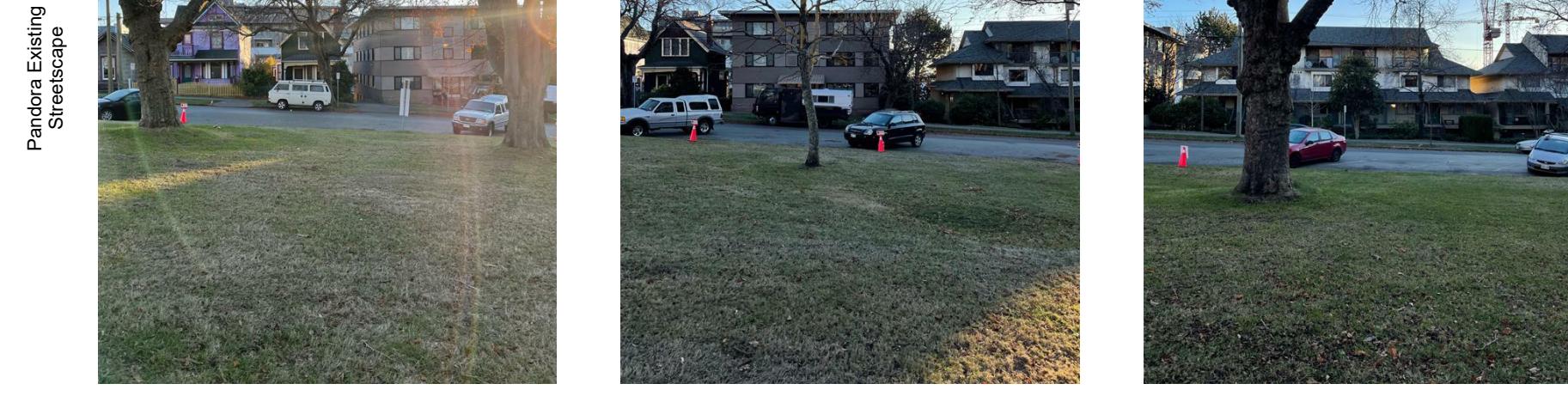


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Reviewed By PH
Project number 2301
Sheet title

STREET ELEVATIONS

A4.3

Sheet number
File name 2301_CRHC Johnson St_CENTRAL.RVT
Plot date 2024 11 25
Sheet in set 1 Revision
Revision

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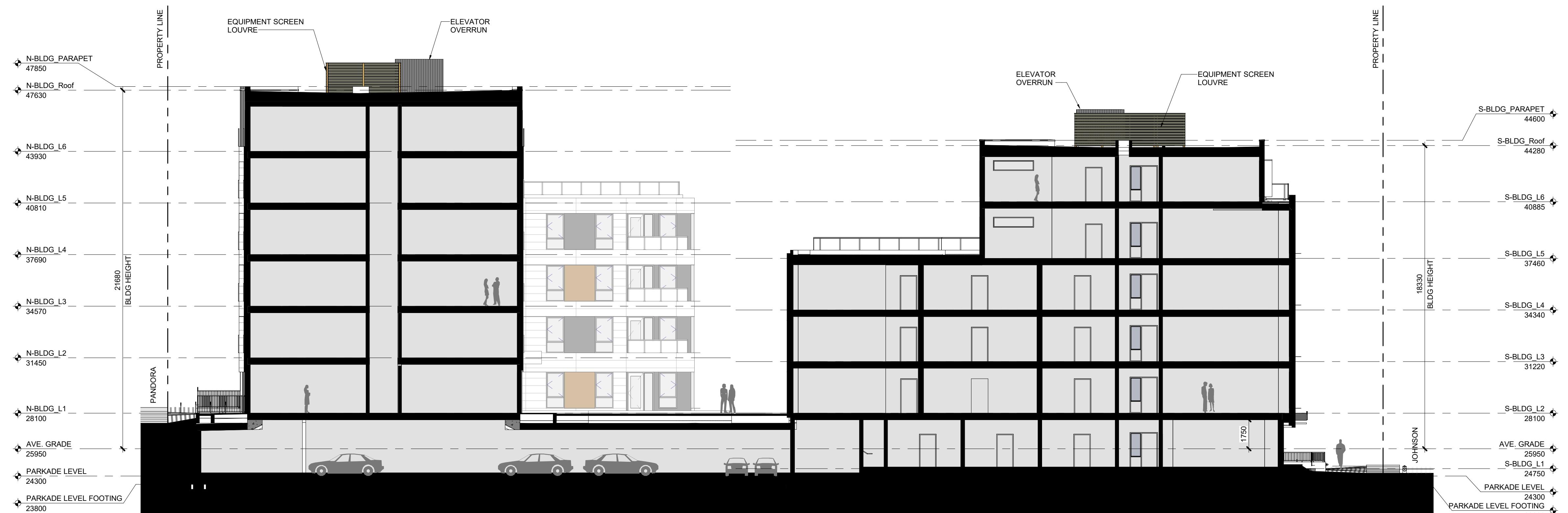
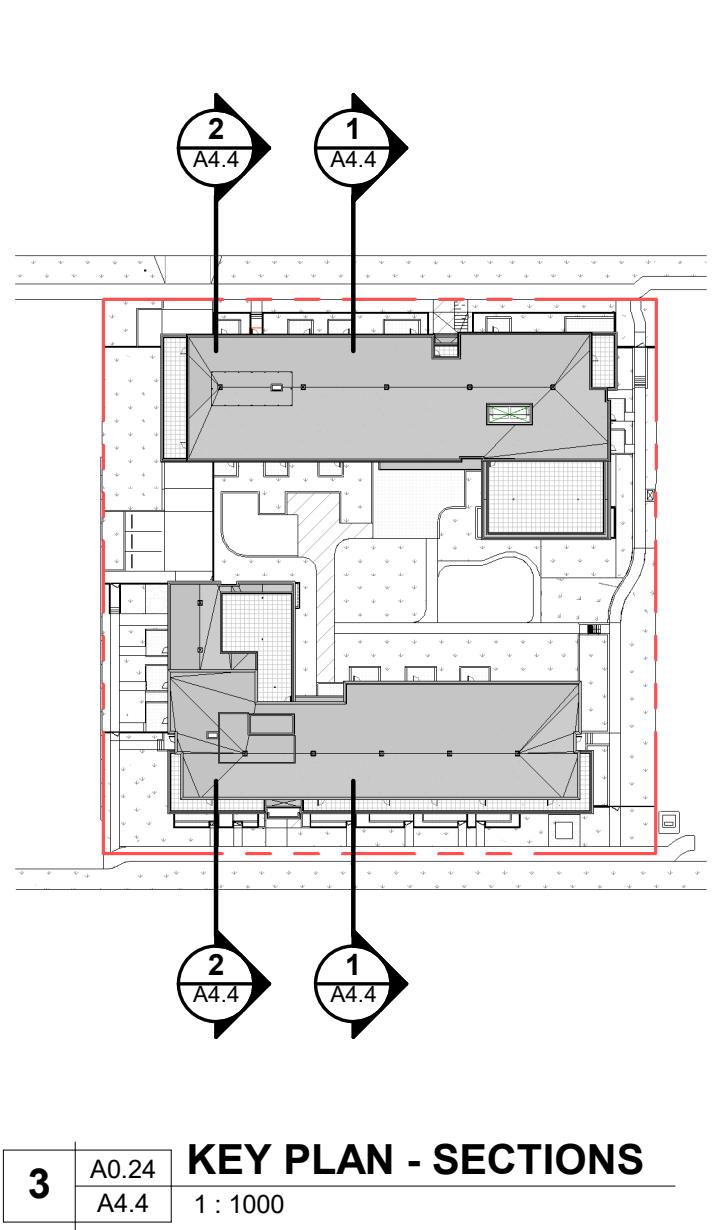
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1132 & 1138 Johnson Street, Victoria BC



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

1132 & 1138 Johnson Street, Victoria BC



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CRHC
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**Village On The Green -
Affordable Rental Housing**
1132 & 1138 Johnson Street, Victoria BC



WINTER SOLSTICE 3PM



FALL EQUINOX 3PM



SUMMER SOLSTICE 3PM



WINTER SOLSTICE 12NOON



FALL EQUINOX 12NOON



SUMMER SOLSTICE 12NOON



WINTER SOLSTICE 9AM



FALL EQUINOX 9AM



SUMMER SOLSTICE 9AM

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CRHHC
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Affordable Rental Housing**
1132 & 1138 Johnson Street, Victoria BC

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A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No Date Issued

Principal in charge PH Drawn By KL

Reviewed By PH

Project number 2301

Sheet title

MATERIALS BOARD

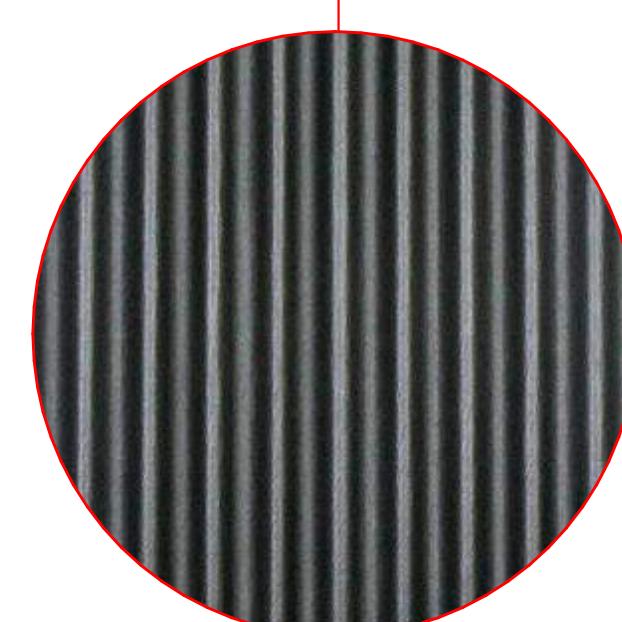
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A4.6

Sheet in set 1 Revision

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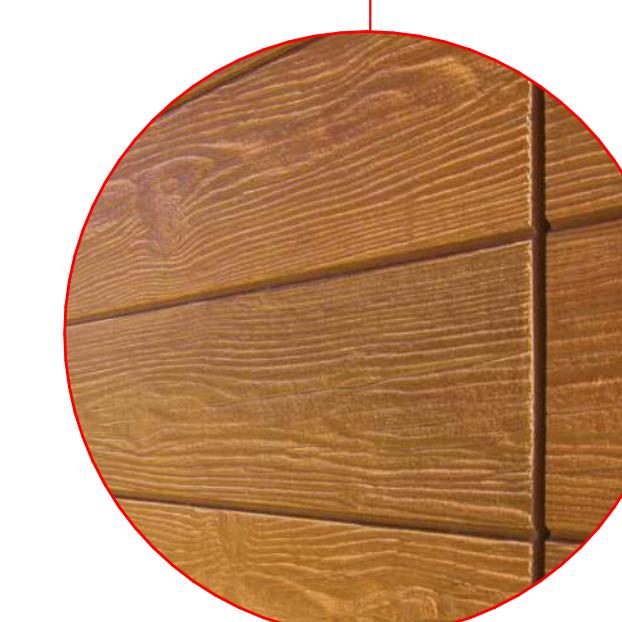
Plot date 2024 11 25



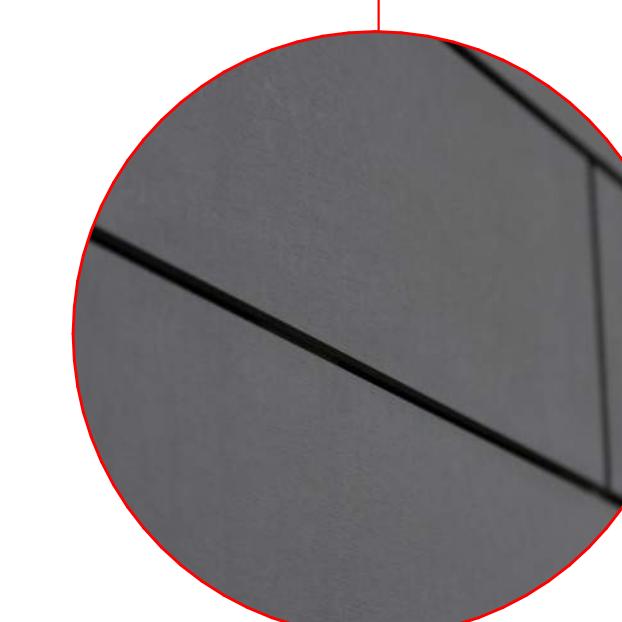
Corrugated Metal: Charcoal



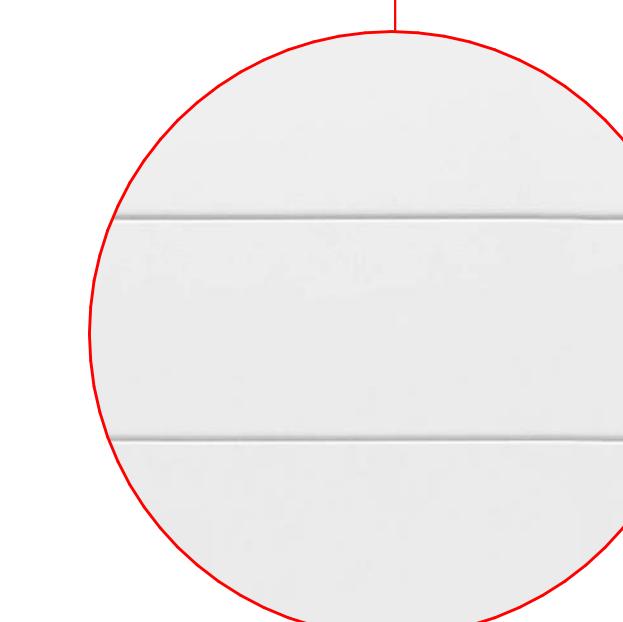
Railing Glazing



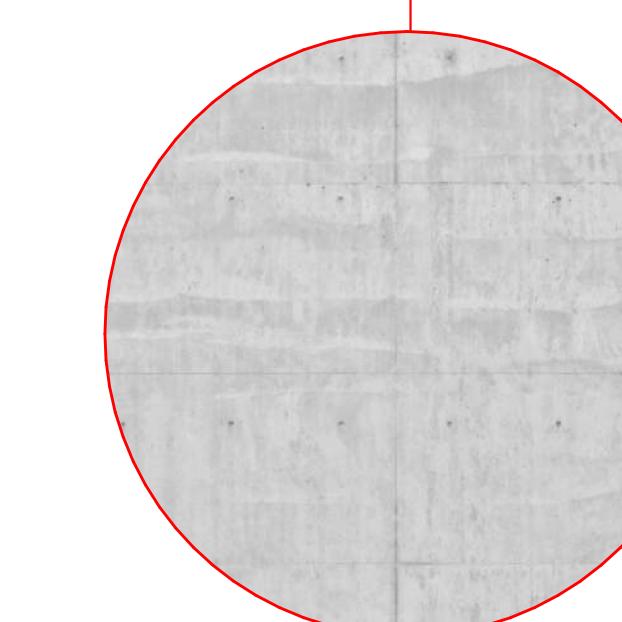
Cementitious Fibre Board:
Warm Colour



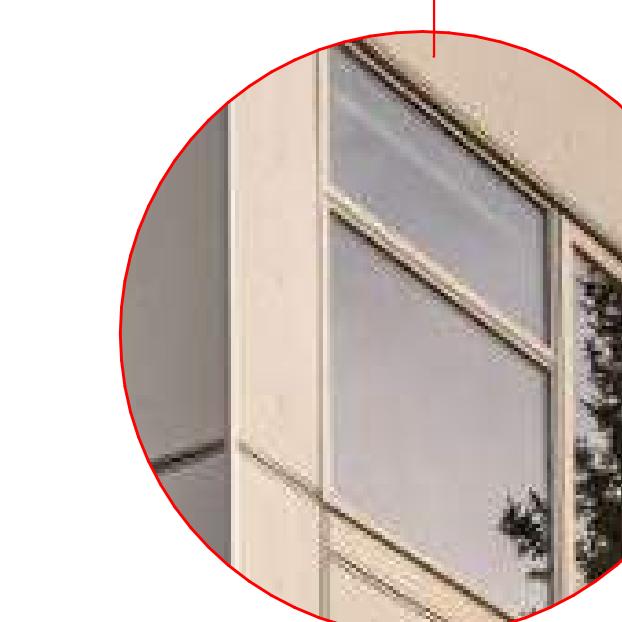
Cementitious Fibre Board:
Charcoal



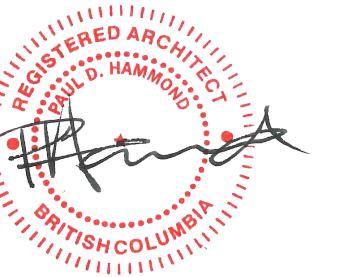
Cementitious Fibre Board:
Light Warm-Grey Colour



Architectural Concrete



White Vinyl Window



8 | S-BLDG_WEST FACE ELEVATION - CODE

WEST FACE
EXPOSED BUILDING FACE
513.31 m²
UNPROTECTED OPENINGS
133.6 m²
SETBACK DISTANCE: +/- 8.7 m
UNPROTECTED AREA ALLOWED 8m+: 94.6%
PERCENT UNPROTECTED OPENINGS: 26%



4 | N-BLDG_WEST FACE ELEVATION - CODE

WEST FACE
EXPOSED BUILDING FACE
256.89 m²
UNPROTECTED OPENINGS
65.21 m²
SETBACK DISTANCE: +/- 7.7 m
UNPROTECTED AREA ALLOWED 7.7m: 77.2%
PERCENT UNPROTECTED OPENINGS: 25%



7 | S-BLDG_NORTH FACE ELEVATION - CODE

NORTH FACE
EXPOSED BUILDING FACE
153.38 m²
UNPROTECTED OPENINGS
29.89 m²
SETBACK DISTANCE: +/- 8 m
UNPROTECTED AREA ALLOWED 8m+: 82%
PERCENT UNPROTECTED OPENINGS: 19%

NORTH FACE RECESSED
EXPOSED BUILDING FACE
655.78 m²
UNPROTECTED OPENINGS
204.37 m²
SETBACK DISTANCE: +/- 14.67 m
UNPROTECTED AREA ALLOWED 9m+: 100%
PERCENT UNPROTECTED OPENINGS: 30%



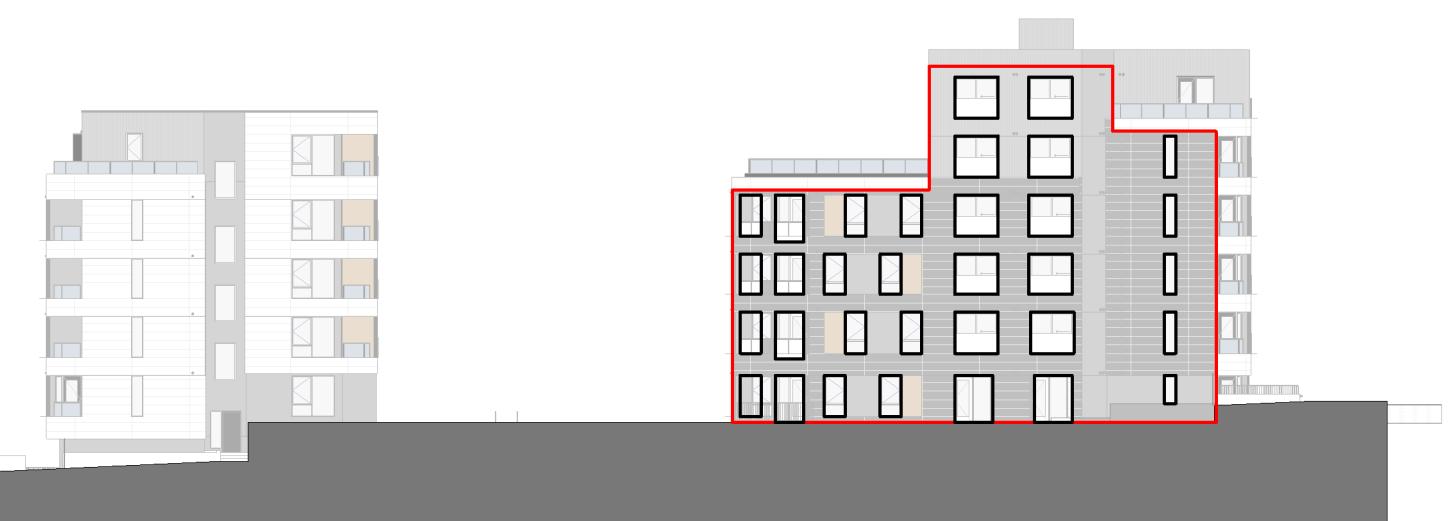
3 | N-BLDG_NORTH FACE ELEVATION - CODE

NORTH FACE
EXPOSED BUILDING FACE
1106.61 m²
UNPROTECTED OPENINGS
353.27 m²
SETBACK DISTANCE: +/- 16.6 m
UNPROTECTED AREA ALLOWED 9m+: 100%
PERCENT UNPROTECTED OPENINGS: 32%



6 | S-BLDG_EAST FACE ELEVATION - CODE

EAST FACE
EXPOSED BUILDING FACE
285.22 m²
UNPROTECTED OPENINGS
57.91 m²
SETBACK DISTANCE: +/- 8.2 m
UNPROTECTED AREA ALLOWED 8.2m: 85.6%
PERCENT UNPROTECTED OPENINGS: 20%



2 | N-BLDG_EAST FACE ELEVATION - CODE

EAST FACE
EXPOSED BUILDING FACE
287.5 m²
UNPROTECTED OPENINGS
109.98 m²
SETBACK DISTANCE: +/- 5.2 m
UNPROTECTED AREA ALLOWED 5.2m: 42.4%
PERCENT UNPROTECTED OPENINGS: 28%



5 | S-BLDG_SOUTH FACE ELEVATION - CODE

SOUTH FACE
EXPOSED BUILDING FACE
1053.37 m²
UNPROTECTED OPENINGS
319.41 m²
SETBACK DISTANCE: +/- 16.7 m
UNPROTECTED AREA ALLOWED 9m+: 100%
PERCENT UNPROTECTED OPENINGS: 30%



1 | N-BLDG_SOUTH FACE ELEVATION - CODE

SOUTH FACE
EXPOSED BUILDING FACE
209.87 m²
UNPROTECTED OPENINGS
59.57 m²
SETBACK DISTANCE: +/- 9.5 m
UNPROTECTED AREA ALLOWED 9m+: 100%
PERCENT UNPROTECTED OPENINGS: 28%

SOUTH RECESSED
PART 1
EXPOSED BUILDING FACE
512.5 m²
UNPROTECTED OPENINGS
160.07 m²
SETBACK DISTANCE: +/- 14.67 m
UNPROTECTED AREA ALLOWED 9m+: 100%
PERCENT UNPROTECTED OPENINGS: 31%

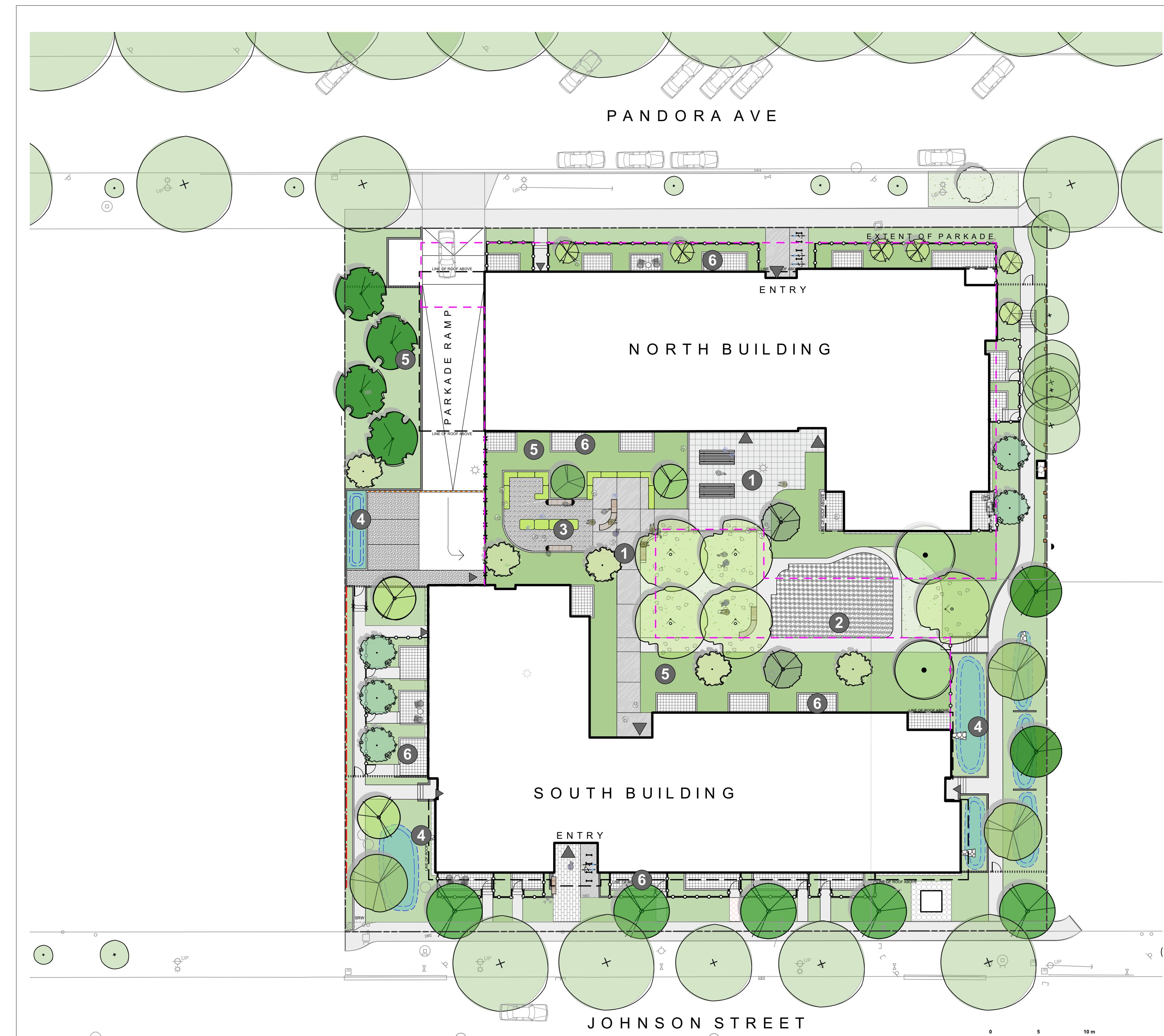
SOUTH RECESSED
PART 2
EXPOSED BUILDING FACE
311.63 m²
UNPROTECTED OPENINGS
101.28 m²
SETBACK DISTANCE: +/- 8.2 m
UNPROTECTED AREA ALLOWED 8.2: 85.6%
PERCENT UNPROTECTED OPENINGS: 33%

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



2 DDP Rev. 2024-11-25
1 Delegated DP 2024-09-19
No. Issued For Issue Date



client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 & 1138 Johnson St
Victoria, BC

sheet title
Cover

project no. 123.05
scale 1:250 @ 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 discrepancies 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 discrepancies 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 construction. 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 affect 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 completion 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 receive 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 vehicular 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-PR1.
7. 100mm diameter PVC Sleaving 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

SOFTSCAPE

SOFTSCAPE

Hardscape Surfaces		
Concrete - Type 1		Light broom finish, sawcut control joints
Concrete - Type 2		Light exposed finish with sawcut control joints
Concrete Unit Paving - On Slab		'Texada' Hydrapressed Slabs. 457 mm x 457 mm x 40 mm. Charcoal colour. Pattern: Stacked Bond. Supplier: Belgard Canada.
Aggregate Pathway		Pathways screenings.
Concrete Unit Paving - Patios		Standard 225 mm x 112.5 mm x 60 mm thick. Natural colour. Pattern: Running Bond. Supplier: Belgard Canada.
Safety Surfacing		Poured in Place Rubber or approved equivalent
Concrete Unit Paving - Parking Area		Standard 225 mm x 112.5 mm x 80 mm thick. Shadow colour. Pattern: 90 herringbone. Supplier: Belgard Canada.
Concrete Unit Paving - On Grade		Double Standard 225 mm x 225 mm x 60 mm thick. Natural colour. Pattern: Running Bond Supplier: Belgard Canada.

STEPS

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

WALLS / CURBS

Cast in Place Concrete Wall		25 MPa concrete wall, smooth-rubbed exposed faces.
Cast in Place Concrete Curb		

SITE FURNISHINGS

Bicycle Rack		2 bicycle capacity. immitte Bikeblock or Maglin Iconic 2300 series
Bench Type 1		Dry Storage Bench with wood seat 361 x 23" x 18" h. Green Theory Pill or approved equivalent
Bench Type 2		Two sided wood bench immitte Landscape Compact series LPC02 and LPC13 assembly or Maglin Ogden series
Bench Type 3		Convex wood bench immitte Landscape Compact series 2 x LPC11-e assembly or Maglin Ogden series
Picnic Table		Wood picnic table model TBD
Raised Vegetable Planter 1		17" x 24" w modular metal vegetable planter, lengths vary Sproutedbox Garden, or approved equivalent
Raised Vegetable Planter 2 (Accessible)		32" x 60" w x 60" l modular metal vegetable planter Sproutedbox Garden, or approved equivalent Provide voiding to meet structural requirements
Raised Planter		20" w modular metal planter Green Theory Rectangle or approved equivalent Provide voiding to meet structural requirements

RAILINGS, BARRIERS, FENCING

Metal fence - 1800 mm high		
Metal Picket Fence - 1100 mm high		
Metal Railing		Refer to Architect's drawings
Wood privacy fence		To match existing wood fence, adjacent property

SOFTSCAPE

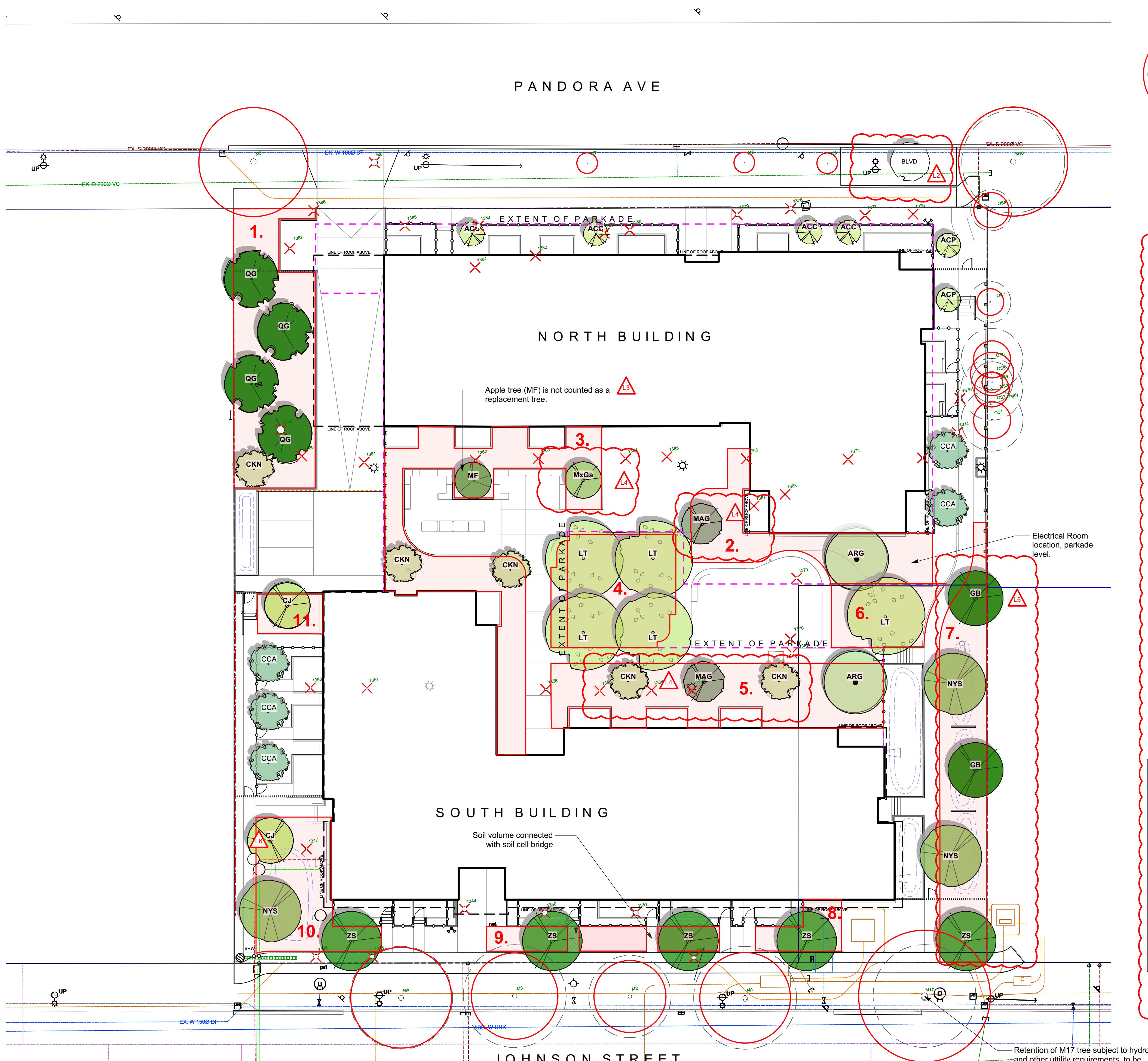
Shrub and Tree Planting Area - On Grade		2P growing medium, 450 mm depth
Shrub and Tree Planting Area - On Slab		1P growing medium, depth varies 600 mm for all tree locations.
Lawn Area (Sod)		1H growing medium, 150 mm depth
Rain Garden Area - On Grade		Rain Garden growing medium, 450 mm depth
Soil Cell Bridge		1X Silva Cell, or approved equivalent
Grass Grid		

LINE TYPE LEGEND

Property line	
Extent of Roof, above	<img alt="Extent of Roof, above

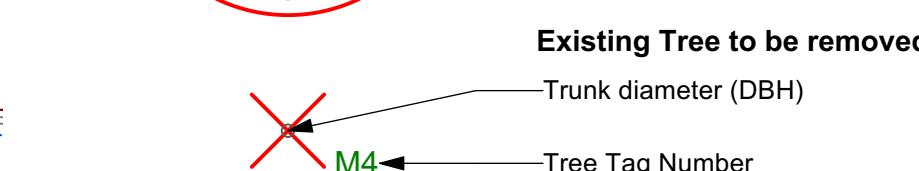
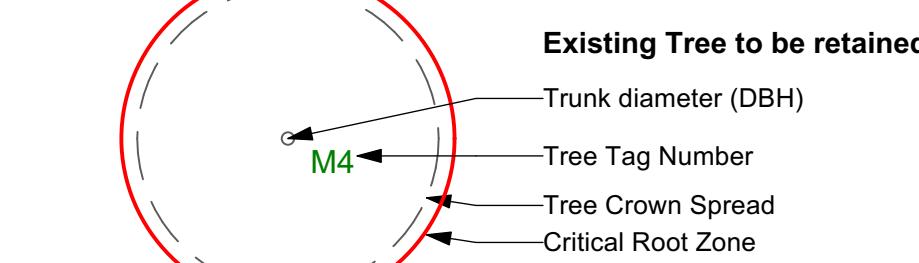


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EXISTING PLANT LEGEND

(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: 5370 sq m
Minimum # of Trees for Lot Area: 27

ONSITE Minimum replacement tree requirement

	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	24	1	24
2:1 Replacement Trees - Schedule E Part 2	6	0.5	3
Total Replacement Trees Proposed	27		

REPLACEMENT TREE SOIL VOLUME TABLE

Planting Area ID (= on slab)	Area (m ²)	Soil Volume Multiplier	REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m ³)			
			A. B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total
ONSITE									
1	200.0	1	200.0	1	4	6	0	120	126
2*	113.0	0.6	67.8		2	0	30	0	30
3*	191.6	0.6	115.0	4		24	0	0	24
4	128.2	1 & 0.6	122.0		4	0	0	120	120
5*	180.9	0.6	108.5	3	1	18	15	0	33
6	59.0	1	59.0		1	0	0	30	30
7	167.7	1	167.7		4	1	0	60	90
8	29.8	1	29.8		1	0	20	0	20
9	48.0	1	48.0		2	0	30	0	30
10	104.5	1	104.5		3	0	45	0	45
11	24.0	1	24.0		1	0	20	0	20
Total					8	14	10		



client
Capital Region Housing Corporation

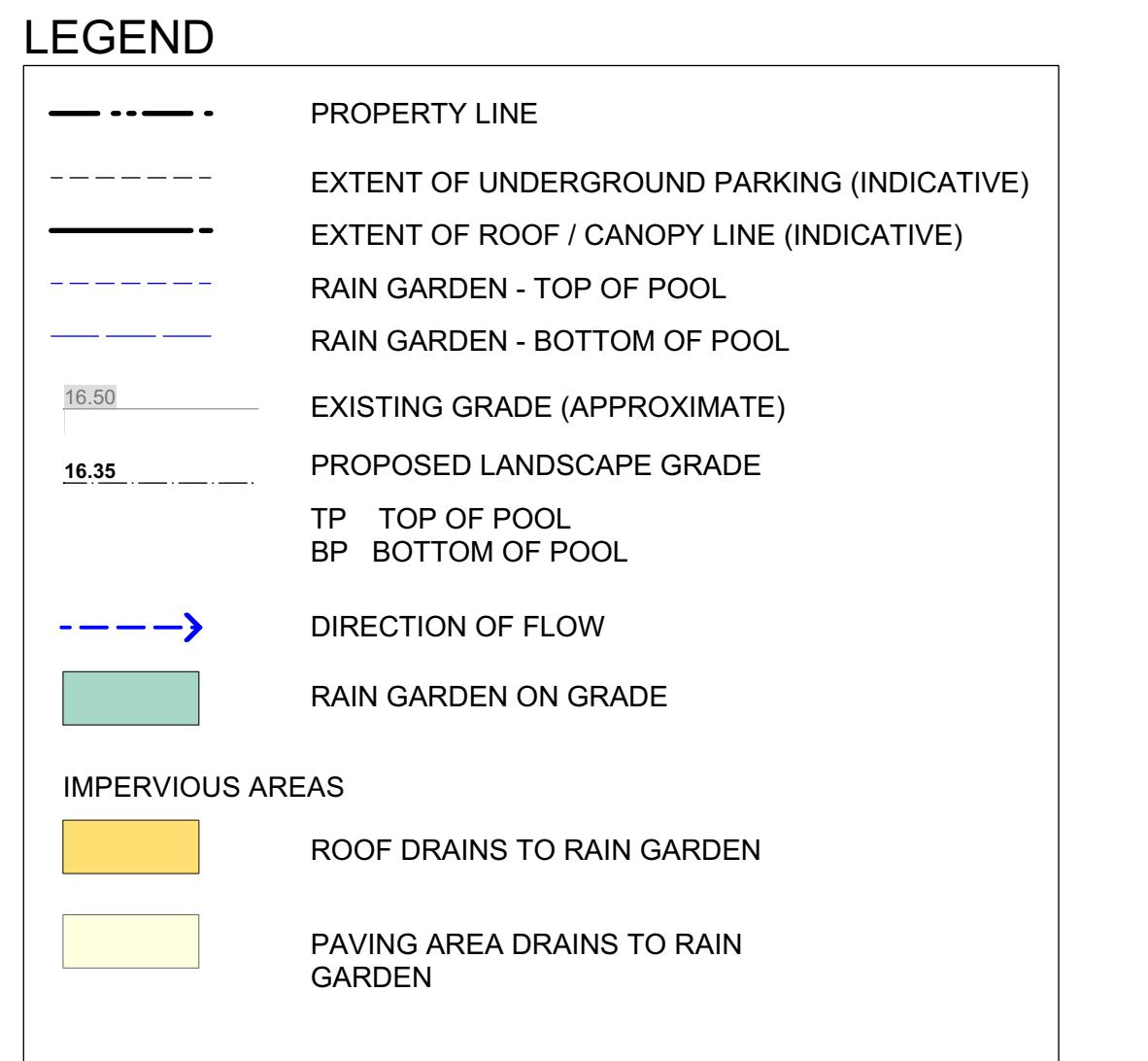
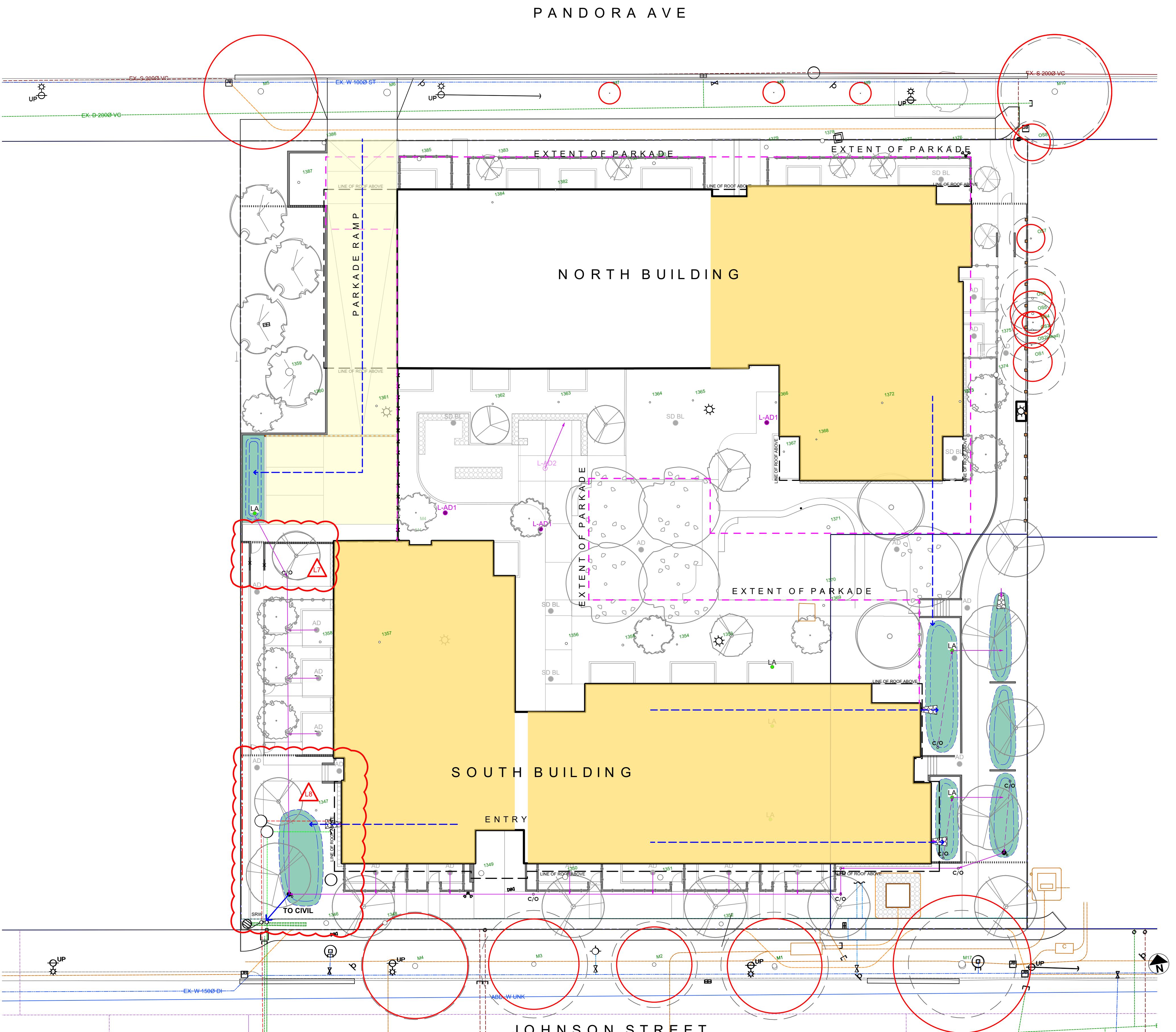
project
VILLAGE ON THE GREEN
1132 & 1138 Johnson St
Victoria, BC

sheet title

Tree Replacement

project no. 123.05
scale 1:200 @ 24"x36"
drawn by MDI
checked by SM
sheet no. 002

L0.02



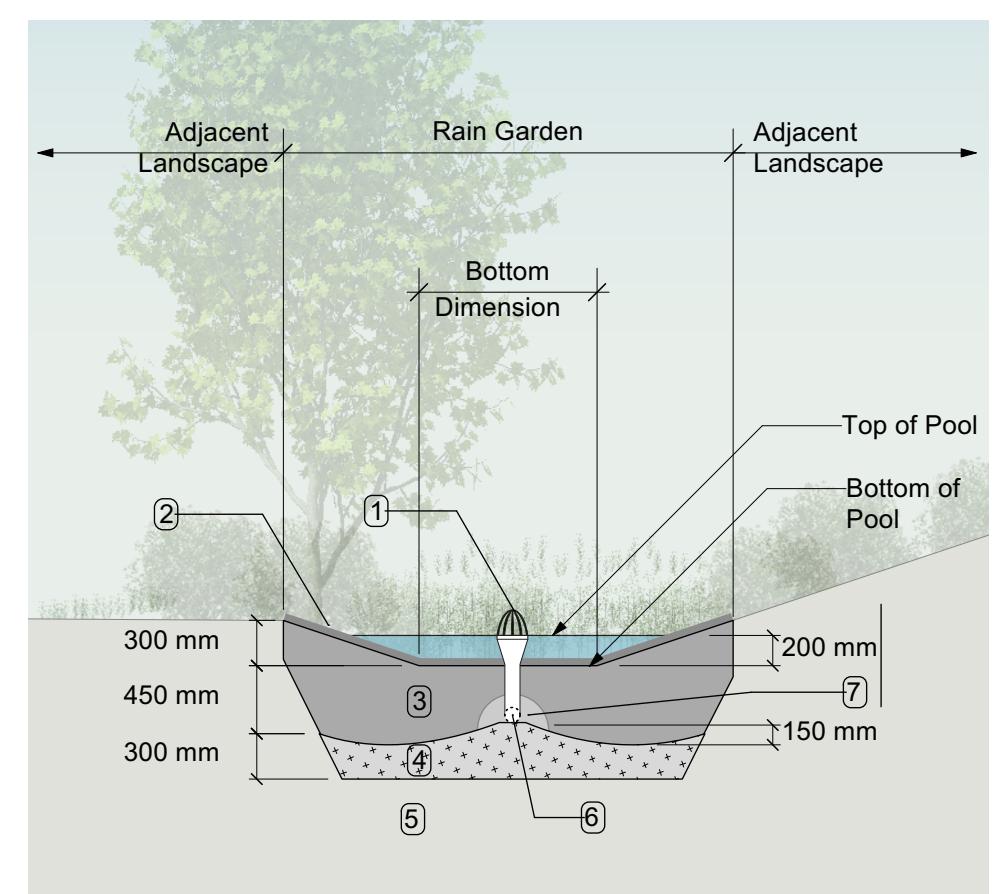
RAIN WATER MANAGEMENT NOTES

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

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



DDP Rev.	2024-11-25
Delegated DP	2024-09-19
Issued For	Issue Date

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MEMBER**

Scott Murdoch

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LANDSCAPE ARCHITECTS

Scott Murdoch

2024-11-26

Capital Region Housing Corporation

ect
LAGE ON THE GREEN
32 & 1138 Johnson St
Victoria, BC

tonia, BC

Stormwater Management

ect no.	123.05
	1:200 @ 24" x 36"
n by	MDI
ked by	SM
t no.	



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SITE LIGHTING

Inset Wall Light		
Landscape Bollard / Post mounted light		
Landscape Tree Uplight		

DDP Rev.	2024-11
Delegated DP	2024-09
Issued For	Issue D

Central Region Housing Corporation

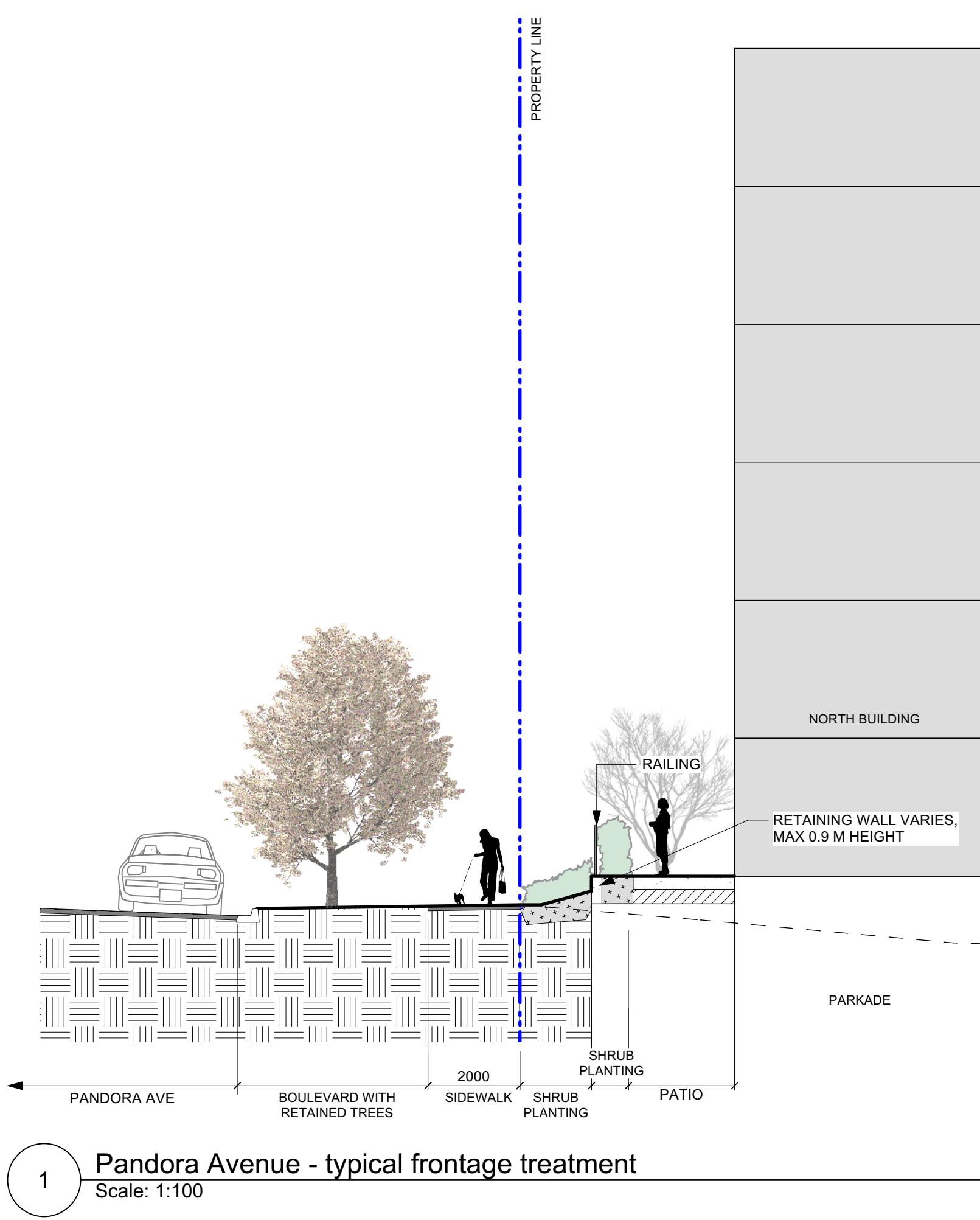
AGE ON THE GREEN
2 & 1138 Johnson St
Victoria, BC

oria, BC

Landscape Lighting Concept

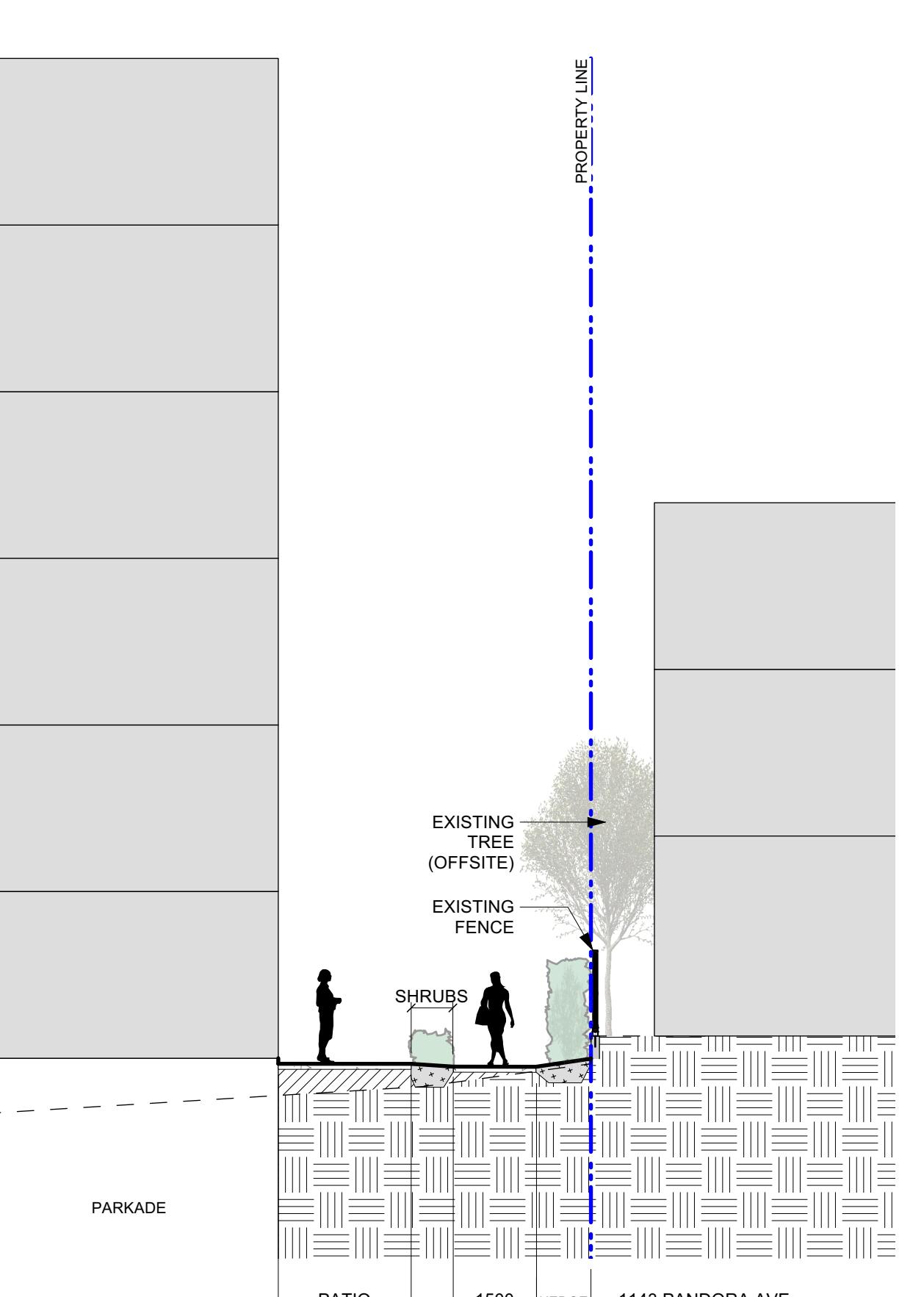
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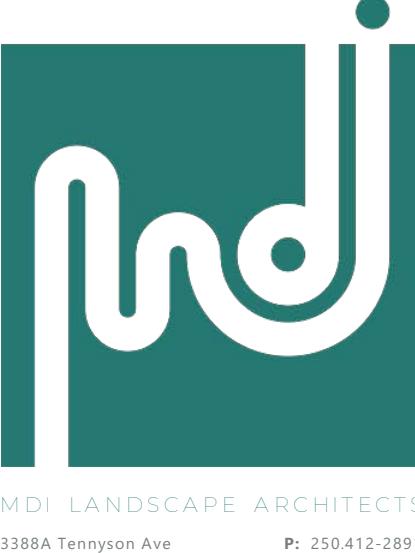
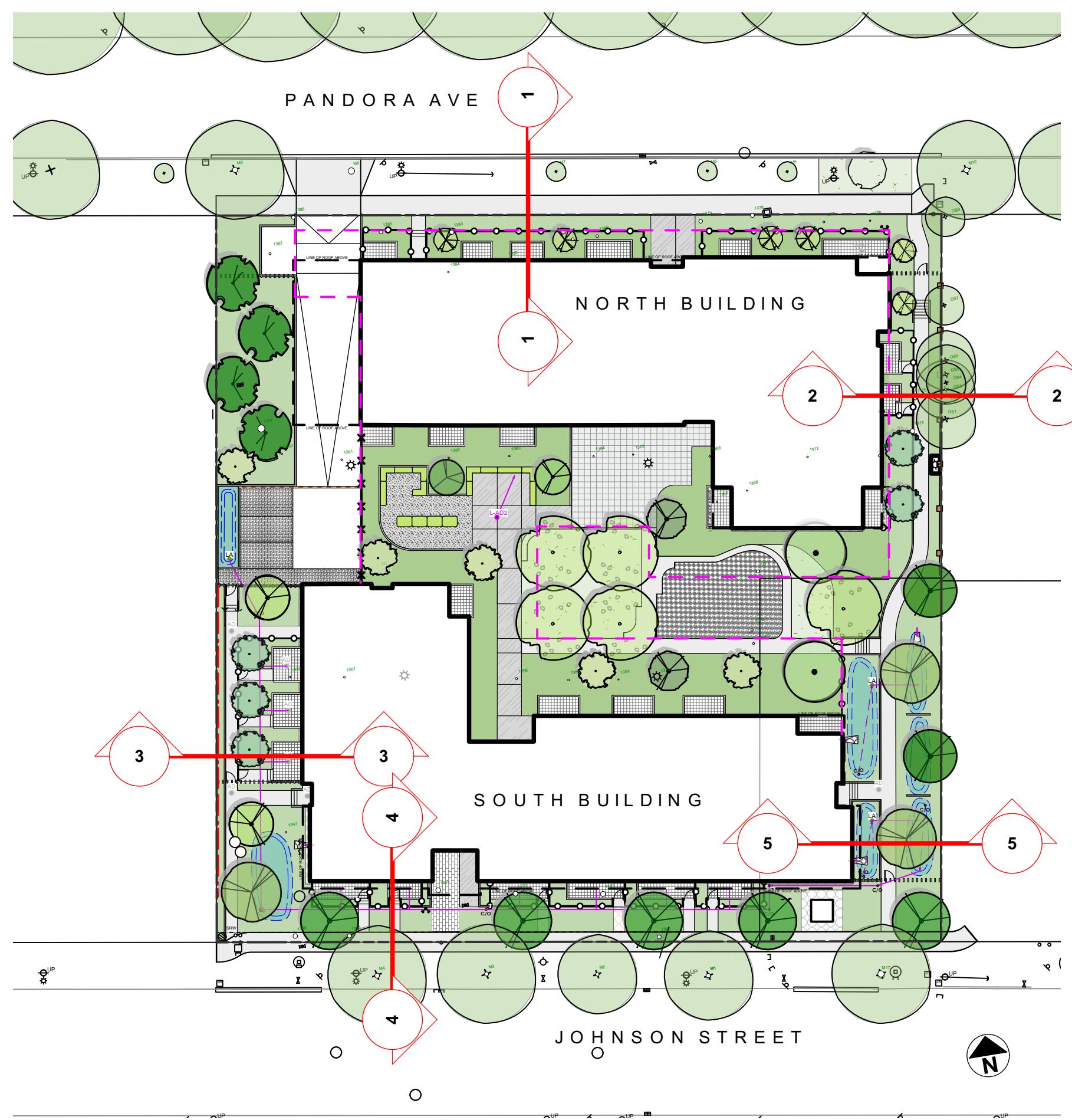
1 Pandora Avenue - typical frontage treatment

Scale: 1:100

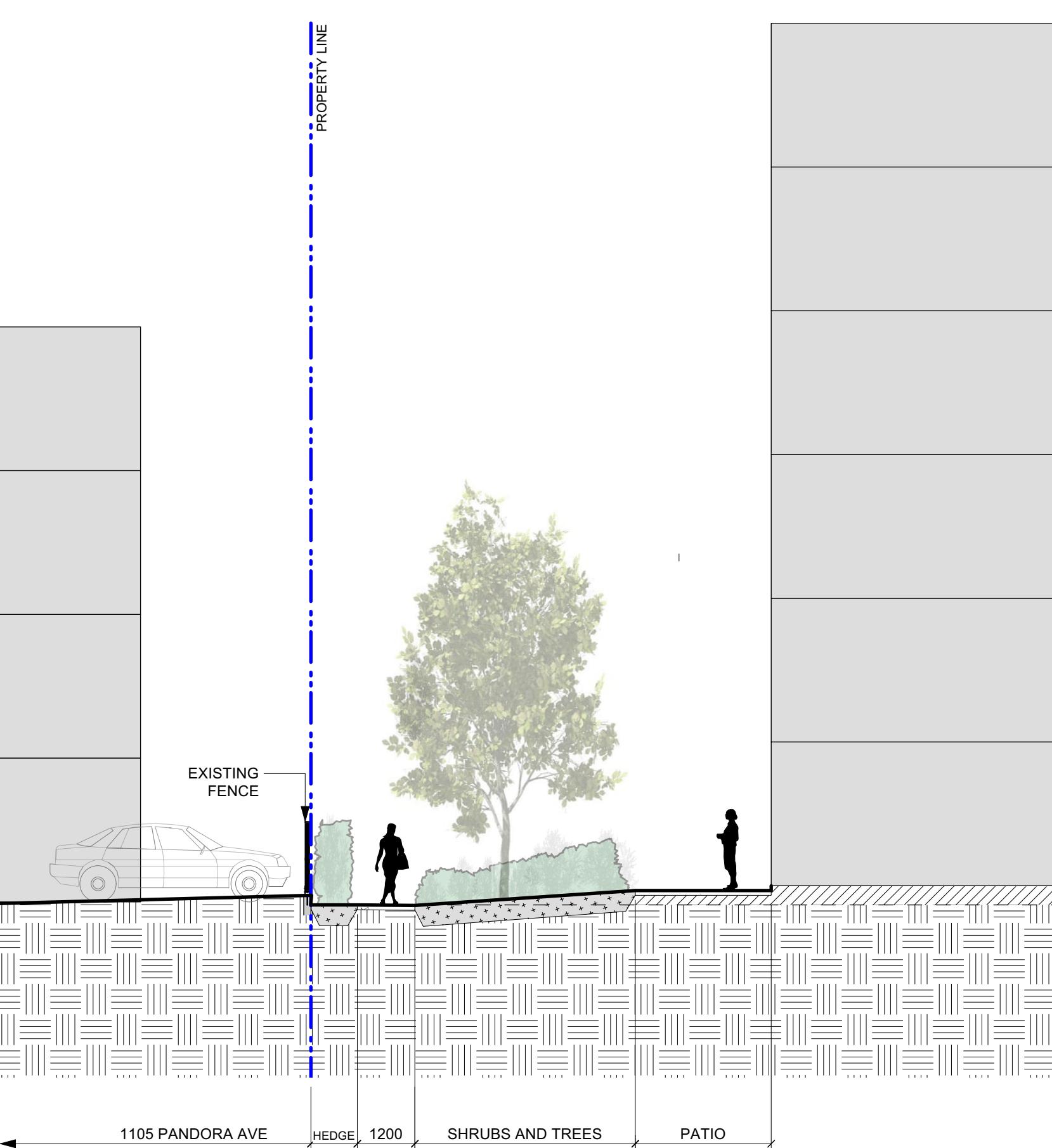


2 Section through Northeast property boundary @ patio

Scale: 1:100

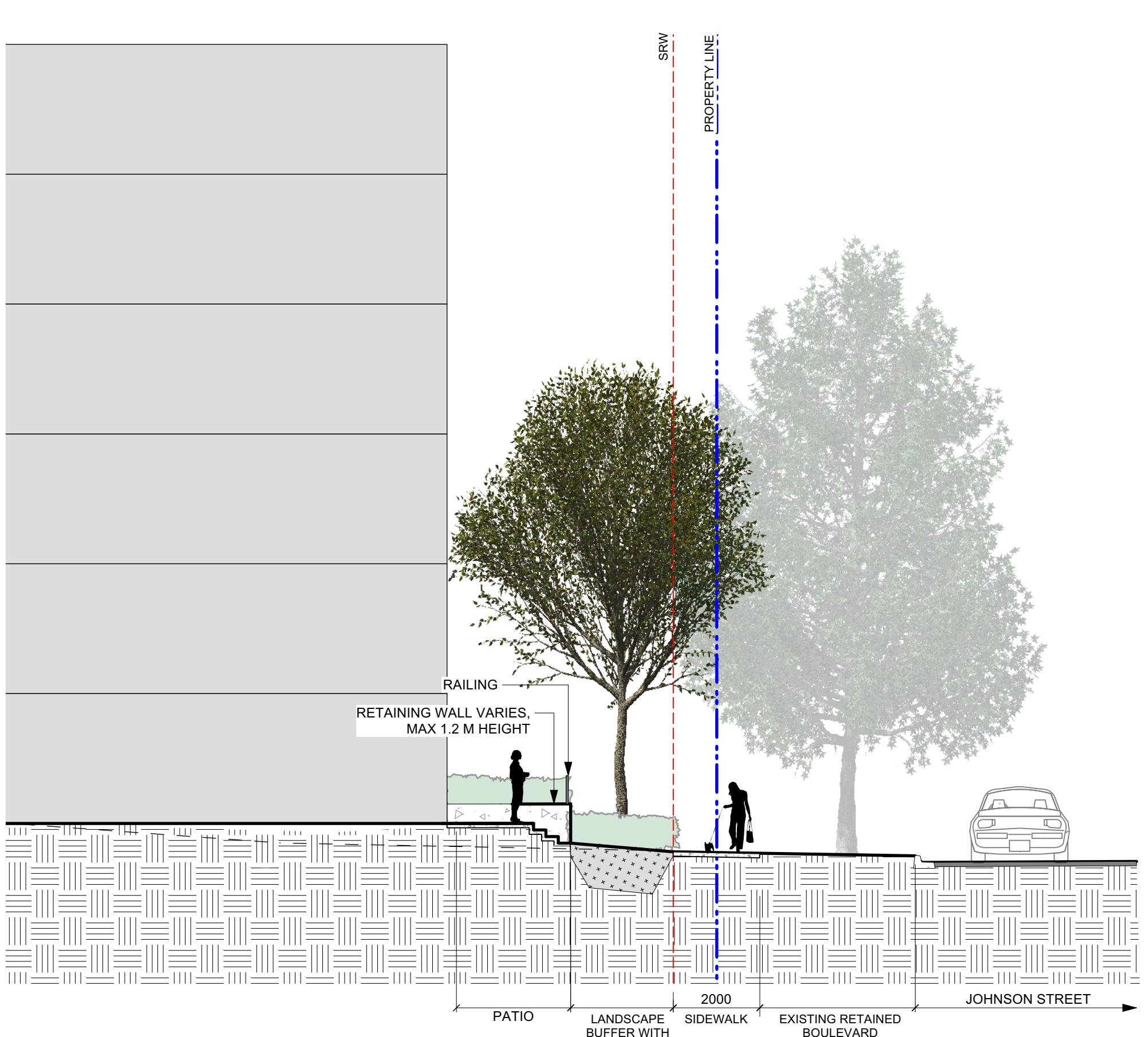


2	DDP Rev.	2024-11-25
1	Delegated DP	2024-09-19
No.	Issued For	Issue Date



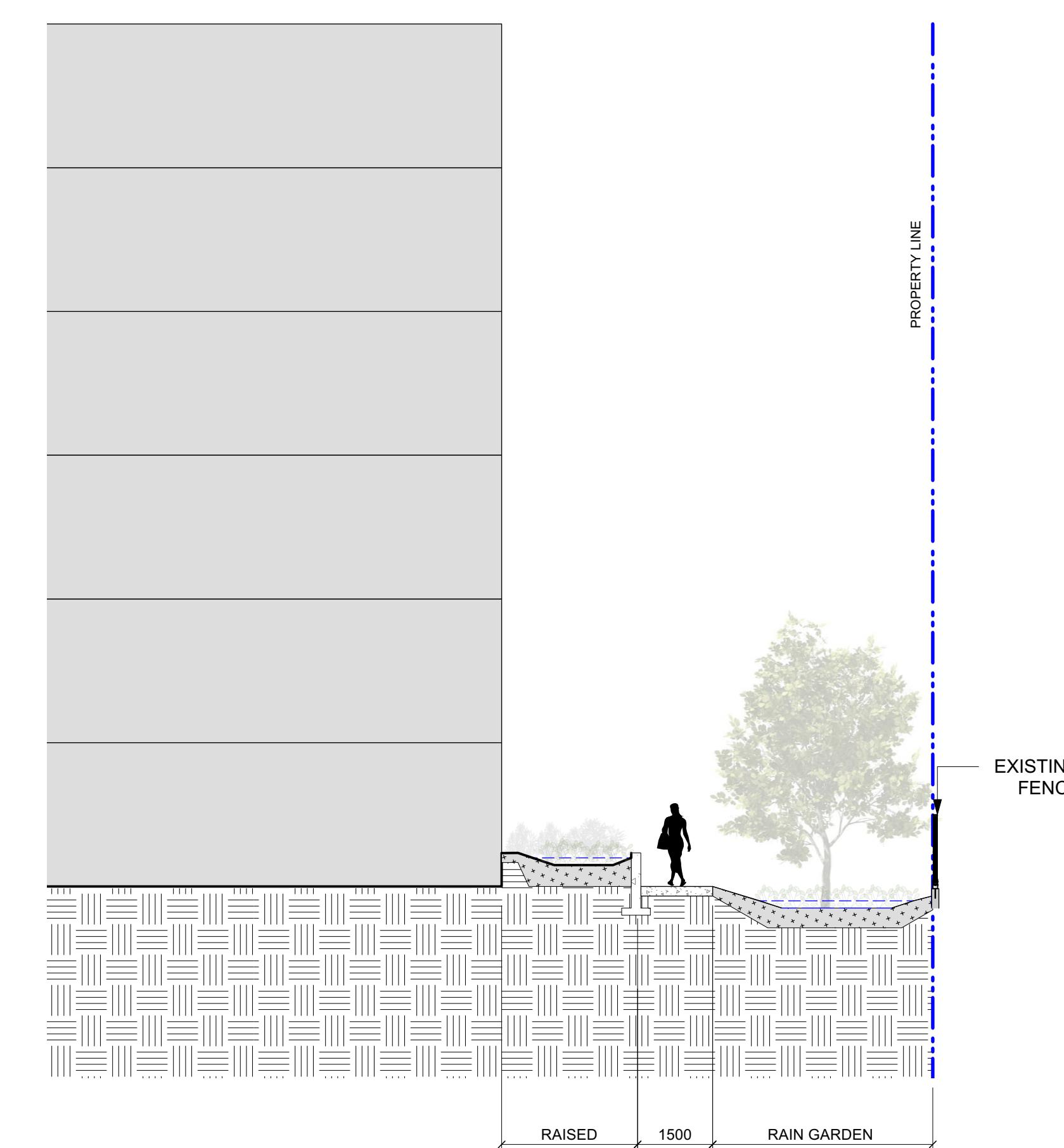
3 Section through Southwest property boundary @ patio

Scale: 1:100



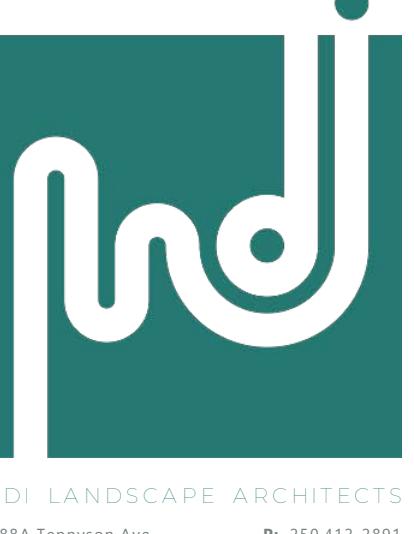
4 Johnson Street - typical frontage treatment

Scale: 1:100



5 Section through Southeast property boundary @ Rain Garden

Scale: 1:100



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GRADING LEGEND

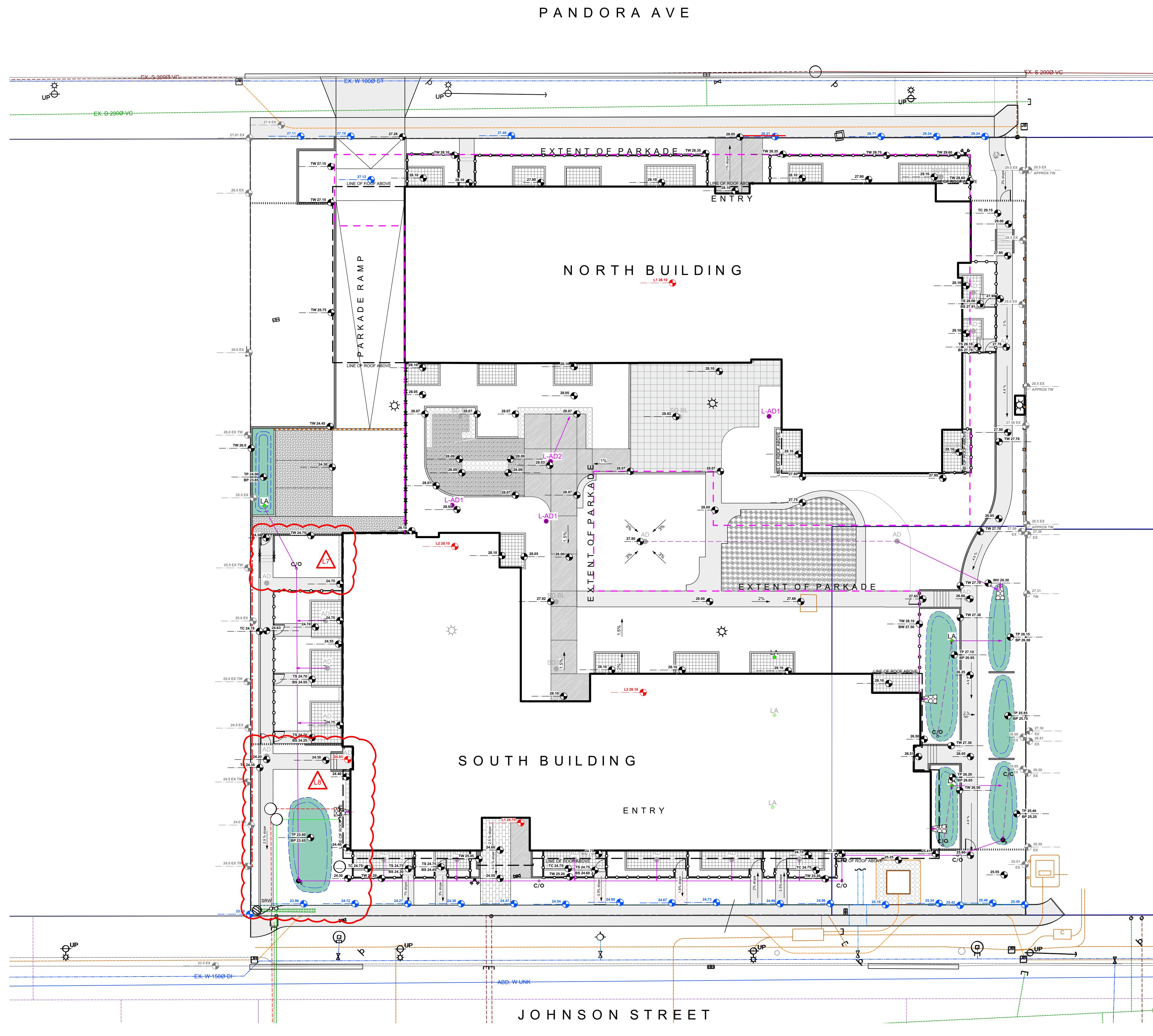
17.70	Existing Landscape Grade
17.70	Civil Grade, provided for reference only
16.90	Architectural grade, provided for reference only
17.70	Proposed Landscape Grade

TOW Top of Wall
BW Bottom of Wall
TOC Top of Curb
BC Bottom of Curb
TP Top of Pool

BP Bottom of Pool
TS Top of Stairs
BS Bottom of Stairs
HP High Point
LP Low Point

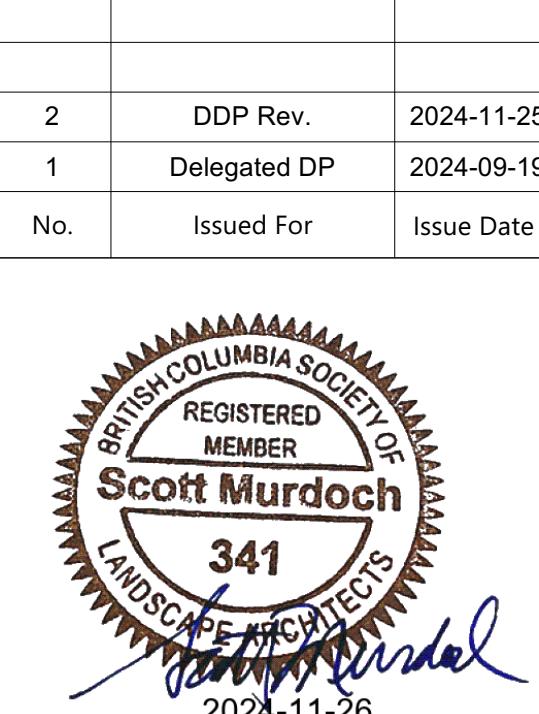
LANDSCAPE DRAINAGE LEGEND

	Perforated Underdrain
	Sched 40 PVC
	Gravel flow dissipator
	Clean out
	Rain Garden Overflow Drain. 8" DIA
	Hardscape Bilevel connection
	Rain Garden Overflow Drain with Catch Basin. 24" DIA
	Inspection Chamber in softscape @ slab drain
	Area Drain
	Trench Drain
	DRAINS BY OTHERS SD BL Mechanical Drains - bilevel (For Reference Only)



0 5 10 m
N

L2.00

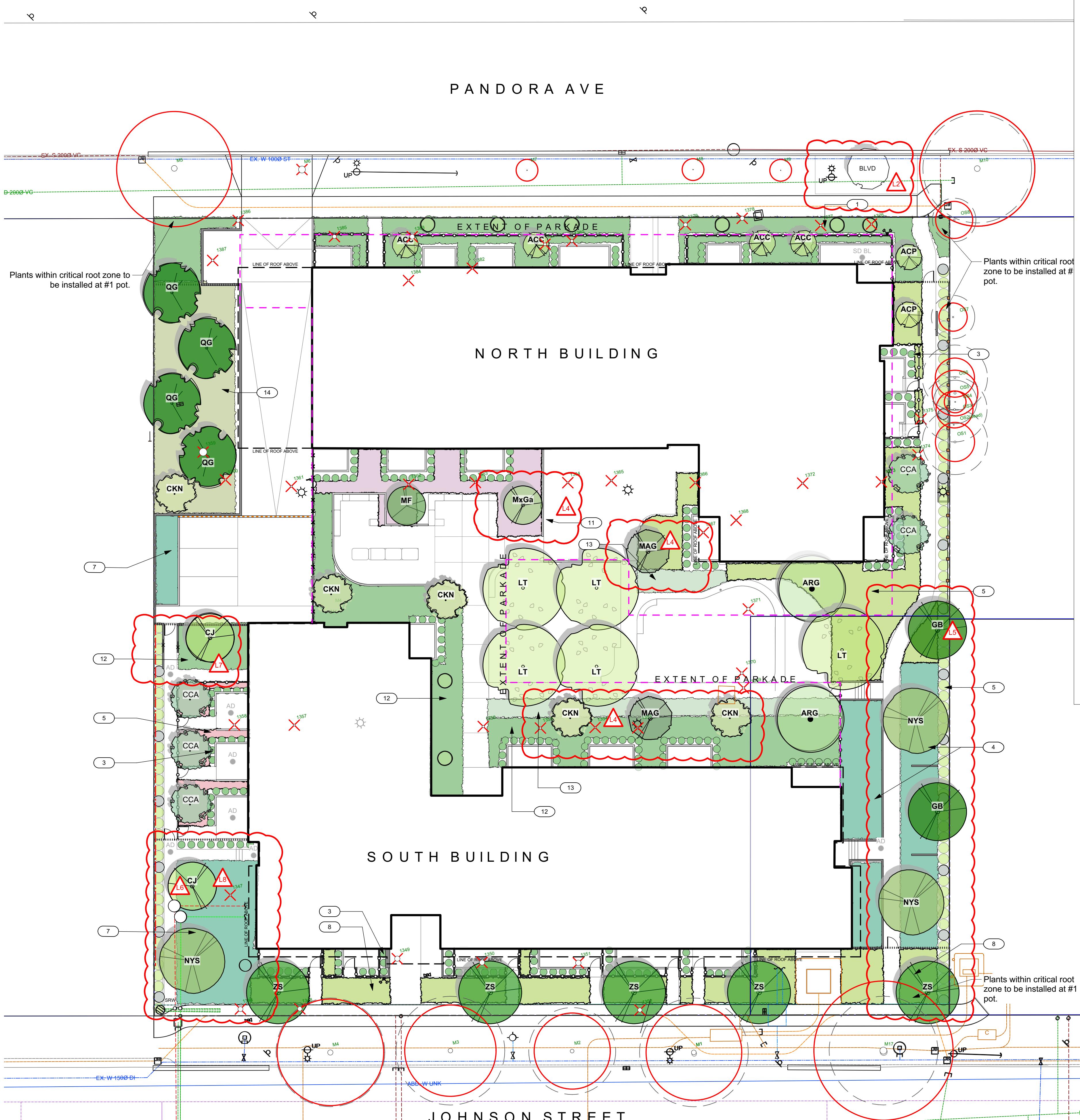


client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 & 1138 Johnson St
Victoria, BC

sheet title
Landscape Grading
- Overall

project no. 123.05
scale 1:200 @ 24" x 36"
drawn by MDI
checked by SM
sheet no.



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	2	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	2.4 m ht, 1.5 width	
ARG	2	Acer rubrum 'Autumn Glory'	Autumn Glory Red Maple	6.0cm cal, b&b	
BLVD	1	Boulevard Tree as per COV Parks	Boulevard Tree as per COV Parl	6.0 cm cal, b+b	
CJ	2	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b	
CCA	5	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b	P
CKN	7	Cornus x 'Venus'	White Flowering Dogwood	5.0cm cal, b&b	P
GB	2	Ginkgo biloba	Maidenhair Tree	7.0cm cal, b&b	
LT	5	Liriodendron tulipifera	Tuliptree	6.0cm cal, b&b	
MAG	2	Magnolia kobus	Kobus Magnolia	4.0cm cal, b&b	
MxGa	1	Magnolia x 'Galaxy'	Galaxy Magnolia	4.0cm cal, b&b	
MF	1	Malus domestica Fuji	Fuji Apple	#10 pot, Min 1.2m ht	P
NYS	3	Nyssa sylvatica	Fiji Apple	6.0 cm cal, b&b	E
QG	4	Quercus garryana	Garry Oak	4.0cm cal, b&b	
ZS	5	Zelkova serrata 'Green Vase'	Green Vase Zelkova	6.0cm cal, b&b	N
SHRUBS/FERNS/GRASSES/PERENNIALS:					
Achm	29	Achillea millefolium	Yarrow	#1 pot	P/N
Arc	137	Arcostaphylos uva-ursi	Kinnikinnick	#1 pot	N
Aff	60	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot	N
Ag	42	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot	
Brs	57	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#1 pot	P
Cg	63	Ceanothus gloriosus	Point Reyes Creeper	#1 pot	P
Ep	21	Echinacea purpurea	Purple Coneflower	#1 pot	P
Erl	96	Eriophyllum lanatum	Wooly Sunflower	#1 pot	N/P
Ec	67	Euphorbia characias 'Humpty Dumpty'	Dwarf Mediterranean Spurge	#1 pot	
Fibs	55	Fothergilla x intermedia 'Blue Shadow'	Blue Shadow Fothergilla	#3 pot	
Gsh	96	Gaultheria shallon	Salal	#1 pot	N
Hid	8	Hamamelis x intermedia 'Diane'	Hybrid Witch Hazel	#5 pot	P
Hto	82	Hebe topiaria	Topiari's hebe	#1 pot	
La	31	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot	P
Lm	31	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 pot	P
Ma	104	Mahonia aquifolium	Oregon Grape	#1 pot	N/P
Mar	159	Mahonia repens	Prostrate Oregon Grape	#1 pot	N/P
Nep	132	Nepeta x faassenii	Catmint	#1 pot	P
Ol	45	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot	P/E
PeLs	16	Petroskia 'Little Spire'	Dwarf Russian Sage	#1 pot	P
Pm	74	Polystichum munitum	Sword Fern	#1 pot	N
Rhc	42	Rhododendron catawbiense	Catawba Rhododendron	#3 pot	P
Rs	32	Ribes sanguineum	Red Flowering Currant	#3 pot	N/P
Rn	25	Rosa nutkana	Nootka Rose	#1 pot	N/P
Rrt	5	Rosa rugosa 'Thereses Bugnet'	Therese Bugnet Rose	#1 pot	P
Rof	19	Rosmarinus officinalis	Rosemary	#1 pot	P/E
Slo	21	Salvia officinalis	Culinary Sage	#1 pot	P/E
Stp	21	Salvia officinalis 'purpurascens'	Purple Sage	Sp3	P/E
Sa	125	Symphoricarpos alba	Snowberry	#1 pot	N
Ssu	23	Sympotrichum Subspicatum	Douglas' Aster	Sp3	N/P
Tax	227	Taxus x media	Hybrid Yew	#3 pot	
Tpc	56	Thymus praecox 'Coccineus'	Red Creeping Thyme	Sp3	P/E
Vsb	8	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot	P/E
Vo	166	Vaccinium ovatum	Evergreen Huckleberry	#1 pot	N
RAIN GARDEN PLANTS:					
Anl	31	Anemone leiosomania	Pheasant's Tail Grass	#1 pot	
Co	305	Carex obnupta	Slough Sedge	#1 pot	N
Csm	22	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot	
Csk	48	Cornus sericea 'Kelseyi'	Dwarf Red-twigged Dogwood	#1 pot	
Jcg	255	Juncus 'Carmen's Grey'	Soft Common Rush	#1 pot	
Lim	174	Linaria muscari	Lily turf	#1 pot	
Lp	22	Loniceria pileata	Privet Honeysuckle	#2 pot	
Msl	14	Miscanthus sinensis 'Little Kittens'	Dwarf Maiden Grass	#1 pot	
Tbr	32	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot	

PLANTING PALLETTE NOTES

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

project no. 123.05
scale 1:200 @ 24" x 36"
drawn by MDI
checked by SM
sheet no. L3.01

client Capital Region Housing Corporation
project VILLAGE ON THE GREEN 1132 & 1138 Johnson St Victoria, BC
sheet title Planting Plan
2 DDP Rev. 2024-11-25
1 Delegated DP 2024-09-19
No. Issued For Issue Date
2024-11-26

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LANDSCAPE ARCHITECTS
2024-11-26



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The diagram illustrates a tree planting and support system. It features a tree with a dense canopy of branches. Two vertical tree stakes are positioned on either side of the trunk, with horizontal tree ties connecting them to the trunk at different heights. The tree is set within a circular area of mulch. Below ground, the root ball is surrounded by growing medium, which is tamped down to prevent settling. The planting area is built on a subgrade of native topsoil, with a layer of subgrade/native topsoil at the bottom. A plan view in the top right corner shows the circular arrangement of the tree ties around the trunk.

PLAN VIEW

Tree stake
Prevailing
Tree ties

Tree tie
Tree stake
Tree
Watering saucer
Mulch

Growing medium
Tamp growing medium below root ball to prevent settling

Scarfify native topsoil
Subgrade/native topsoil

600
100
150
450
100
150
150
150

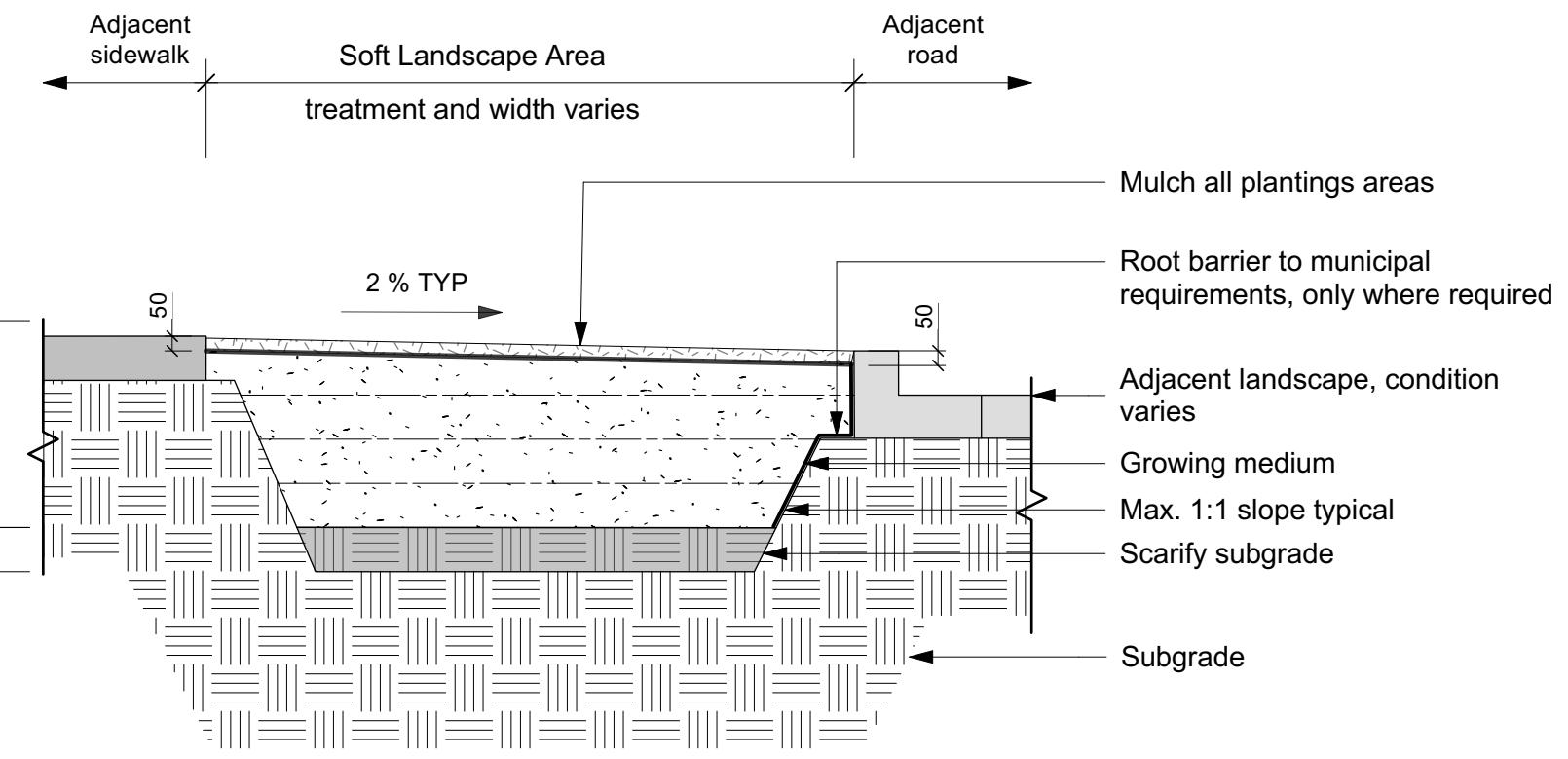
Tree Planting Detail on Grade

Scale: 1:25

This technical diagram illustrates a tree support system installed on a slab roof. The system includes a tree, a watering saucer, a 2000 x 2000 mm root barrier, mulch, growing medium, and a 300 x 300 x 100 mm wood block. The tree is secured to a wood block on the slab with tree ties. The plan view shows the tree's canopy and the placement of tree ties at 120-degree angles. A dimension line indicates a height of 600 min. Labels with leader lines identify the components: 'Tree', 'Tree tie', 'Watering saucer', '2000 x 2000 mm root barrier', 'Mulch', 'Growing medium', 'Tree tie secured to wood block', '300 x 300 x 100 mm wood block', 'On slab roof assembly (by c)', and 'Tamp growing medium below root ball to prevent settling'. The 'Prevailing wind' is indicated by an arrow pointing towards the tree.

Tree Planting Detail on Slab

2 Scan



This diagram illustrates the cross-section of a typical boulevard treatment. At the top, a horizontal line represents the ground surface, with labels for 'Adjacent sidewalk' on the left, 'Soft Landscape Area' in the center, and 'Adjacent road' on the right. Below this, a double-headed arrow spans the 'Soft Landscape Area' with the text 'treatment and width varies'. The main cross-section shows a layered construction. At the top is a thin layer of 'Growing medium' (50 mm thick). Below it is a 'Root barrier' (50 mm thick). The 'Subgrade' is shown as a textured area. A slope indicator shows a 2% typical (TYP) grade. A vertical dimension line on the left indicates a total height of 150 mm, with a note 'Varies See Plan' pointing to the top of the growing medium layer. A note 'Scarify subgrade' points to the subgrade area. To the right, a note 'Max. 1:1 slope typical' points to the slope transition. A note 'Adjacent landscape, condition varies' points to the right side of the root barrier. A note 'Mulch all plantings areas' points to the top right. A note 'Root barrier to municipal requirements, only where required' points to the right side of the root barrier. A note 'Adjacent sidewalk' points to the left side of the root barrier.

5 Typical Boulevard Treatment

5

The diagram illustrates a shrub planting design. At the top, two vertical lines indicate dimensions: '1/2 Size at maturity or 400 min.' on the left and 'Size at maturity' on the right. Below these lines is a shrub with a dense canopy of oval leaves. A horizontal line extends from the right side of the shrub, labeled 'Shrub Size at maturity'. The shrub is planted in a rectangular depression in the ground. The depression is filled with soil layers: a top layer labeled 'Mulch', followed by a layer labeled 'Adjacent landscape condition varies', then a layer labeled 'Max. 1:1 slope type', and a bottom layer labeled 'Scarify subgrade'. The entire depression is surrounded by a textured ground surface labeled 'Subgrade/native to'. On the left side of the depression, vertical dimensions are shown: a total height of 450, a depth of 150, and a width of 50. The bottom of the depression is marked with a dotted pattern.

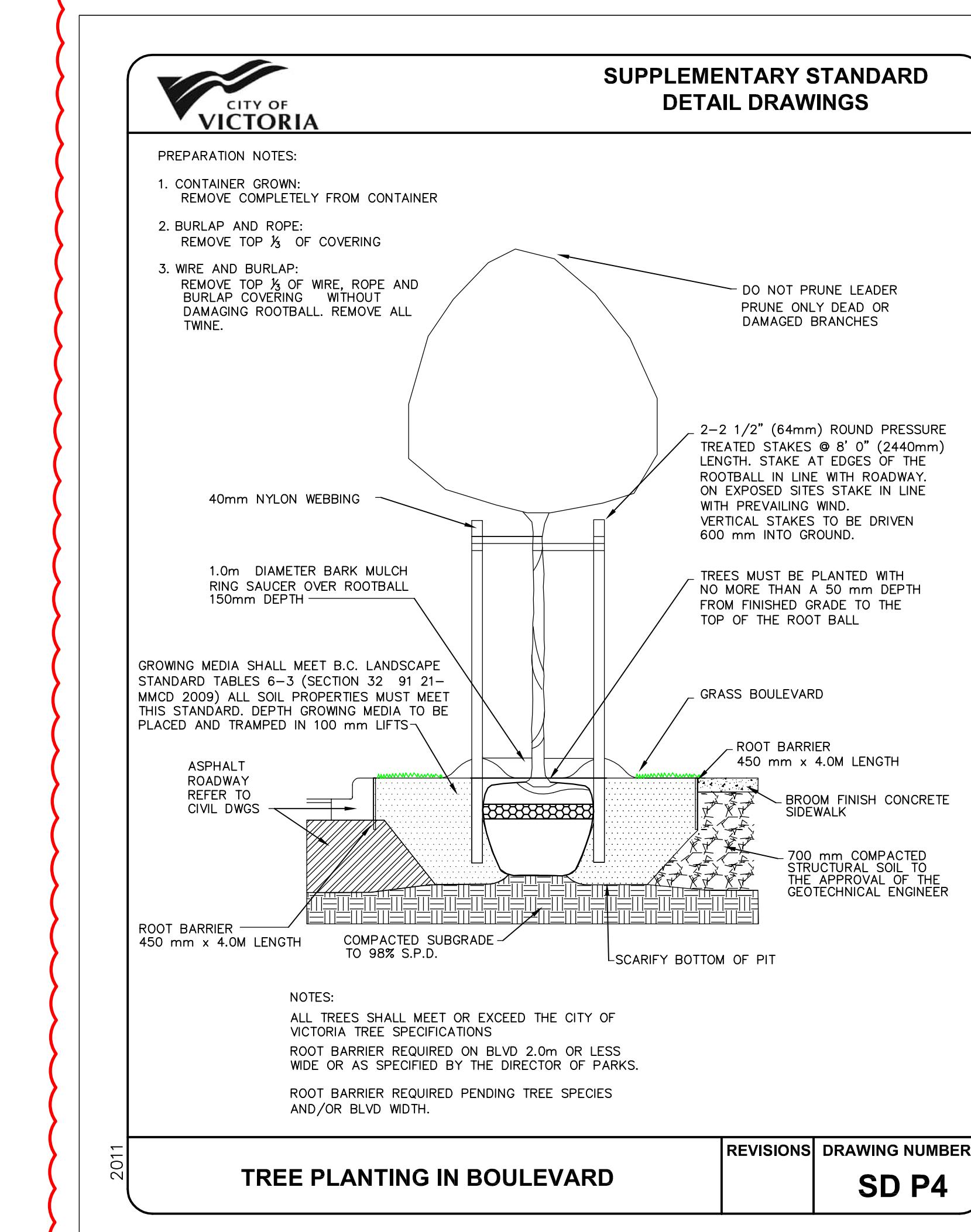
Shrub Planting Area

3 Scale: 1:25

The diagram illustrates two stages of plant growth in a pot, showing the relationship between the plant's size and the soil volume it occupies. The plant is depicted with green, oval-shaped leaves and a central stem. The left side of the diagram shows the plant at '1/2 Size at maturity', and the right side shows it at 'Size at maturity'. The soil is represented by a grid pattern, and the pots are shown with a dotted pattern. A vertical line labeled '300 average' indicates the height of the soil level. The diagram shows that as the plant grows, it occupies more soil volume, particularly in the lower layers. An arrow points to the right, indicating the progression from half-size to full size. The label 'Existing native soil' is located at the bottom right.

4 Shrub Planting Area in Tree Protection Zone
Scale: 1:25

Scale: 1:2



Tree Planting in Boulevard - City of Victoria

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

NOTE: PROVIDE SOIL VOLUME TO MEET CITY OF VICTORIA
REPLACEMENT TREE REQUIREMENTS FOR MEDIUM TREE.

NOTES:

1. APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCD 32 91 21 TABLE 3.
2. FOR CURB, SIDEWALK, ASPHALT, DUCT AND ROAD BASE, REFER TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
3. APPROVED SUBGRADE TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
4. SOD OR SEED, AS SPECIFIED TO MMCD AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
5. SOD NOT TO BE REINFORCED WITH MESH.

2011

SOD SEED DETAIL

REVISIONS

DRAWING NUMBER:

SD P3

7 Lawn Area in Boulevard - City of Victoria Scale: NTS

project no.	123.05
scale	AS NOTED @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	

