#### **Architectural Drawings**

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A002 Survey

A010 Site Plan

A011 Average Grade Calcs A012 Limiting Distance Calculations

A201 Plan - Parkade

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A402 Elevations A421 Sections

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#### **Landscape Drawings**

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Stormwater Management Landscape Materials

L2.01 Landscape Grading & Drainage

L3.01 Planting

#### **Civil Drawings**

C01 Conceptual Site Servicing Plan



## MHS\_ALSTON FAMILY RENTAL HOUSING

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

## ISSUED FOR: REZONING AND DEVELOPMENT PERMIT RESUBMISSION

MAY 14, 2025



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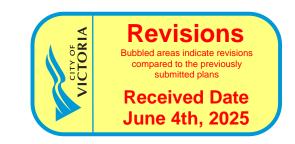
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**MDI Landscape Architects Inc.** 3388A Tennyson Avenue Victoria, BC, V8Z 3P6

Leigh Campbell leigh@mdidesign.ca 250-412-2891



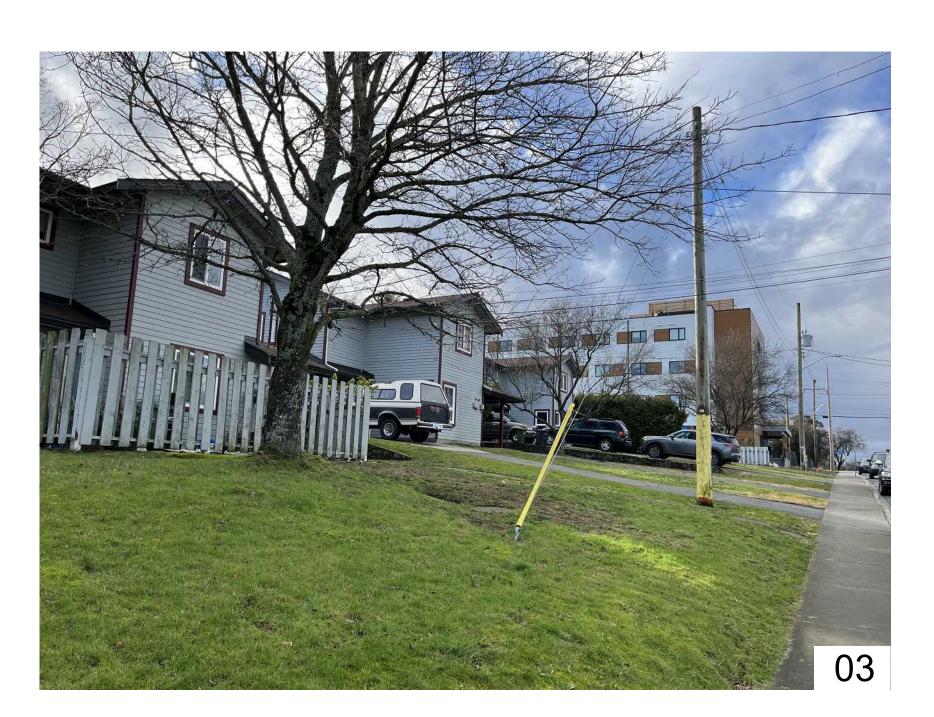


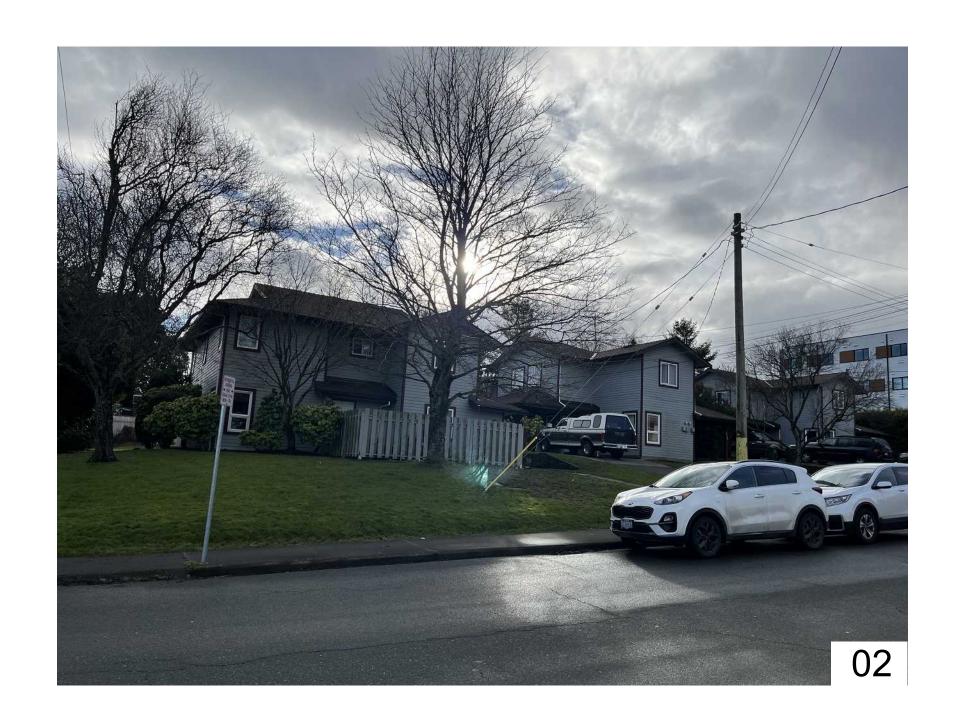




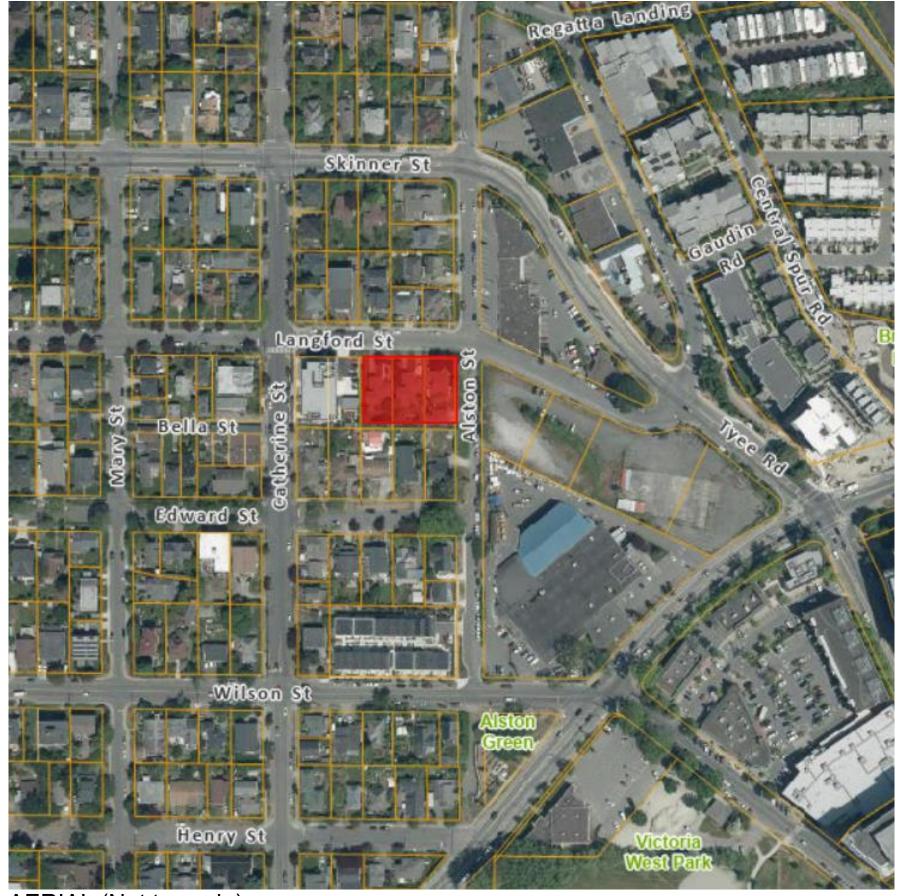












AERIAL (Not to scale)



CONTEXT PLAN (Not to scale)



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RENTAL

MHS\_ALSTON I HOUSING

AMILY

2 2025-05-14 ISSUED FOR RESUBMISSION

Context Plan

A001

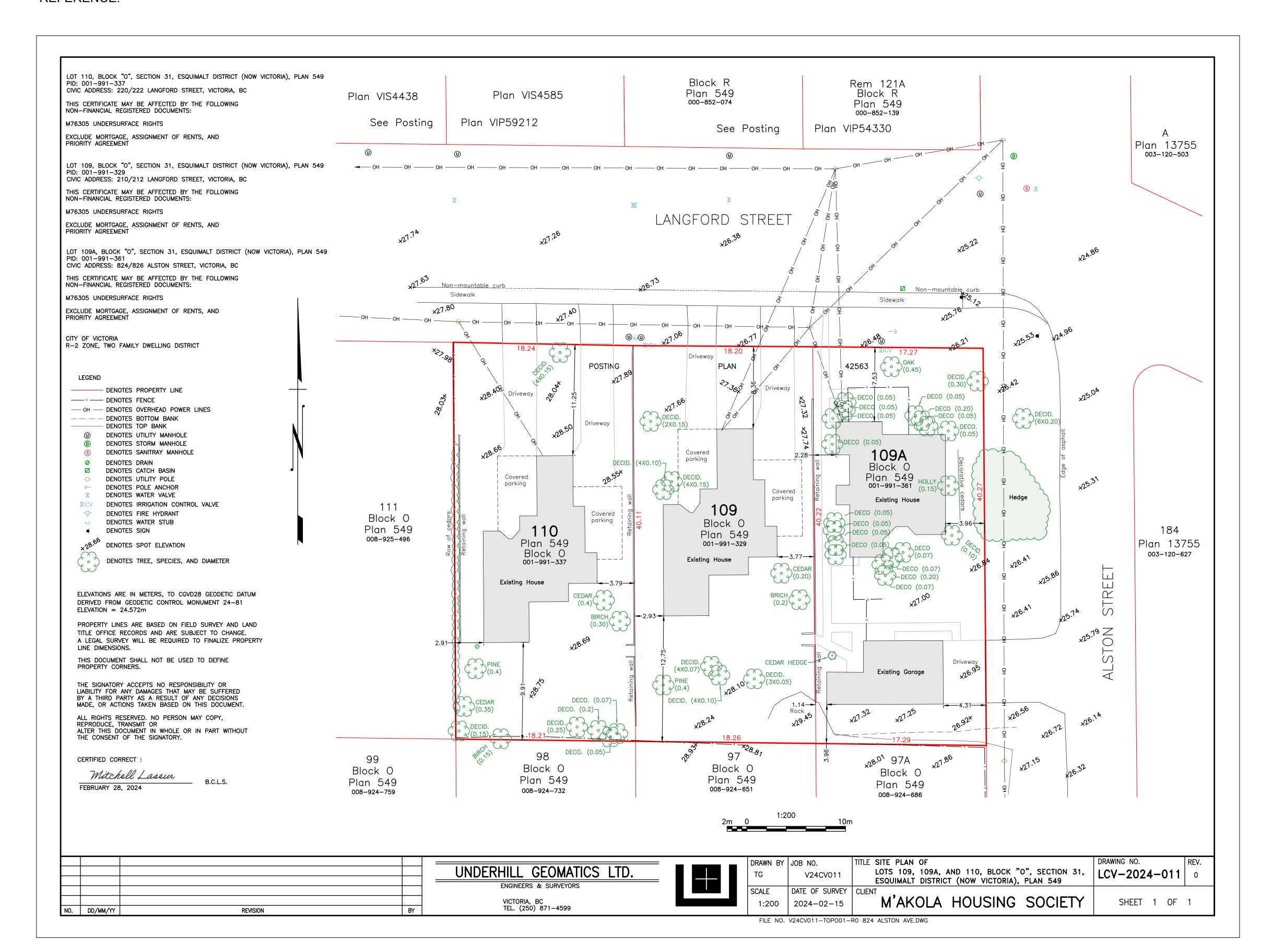
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# HS\_ALSTON FAMILY RENT OUSING

2 2025-05-14 ISSUED FOR RESUBMISSION

1 2025-01-17 ISSUED FOR REZONING/DP

No Date Issued

Principal in charge Drawn By

Reviewed By

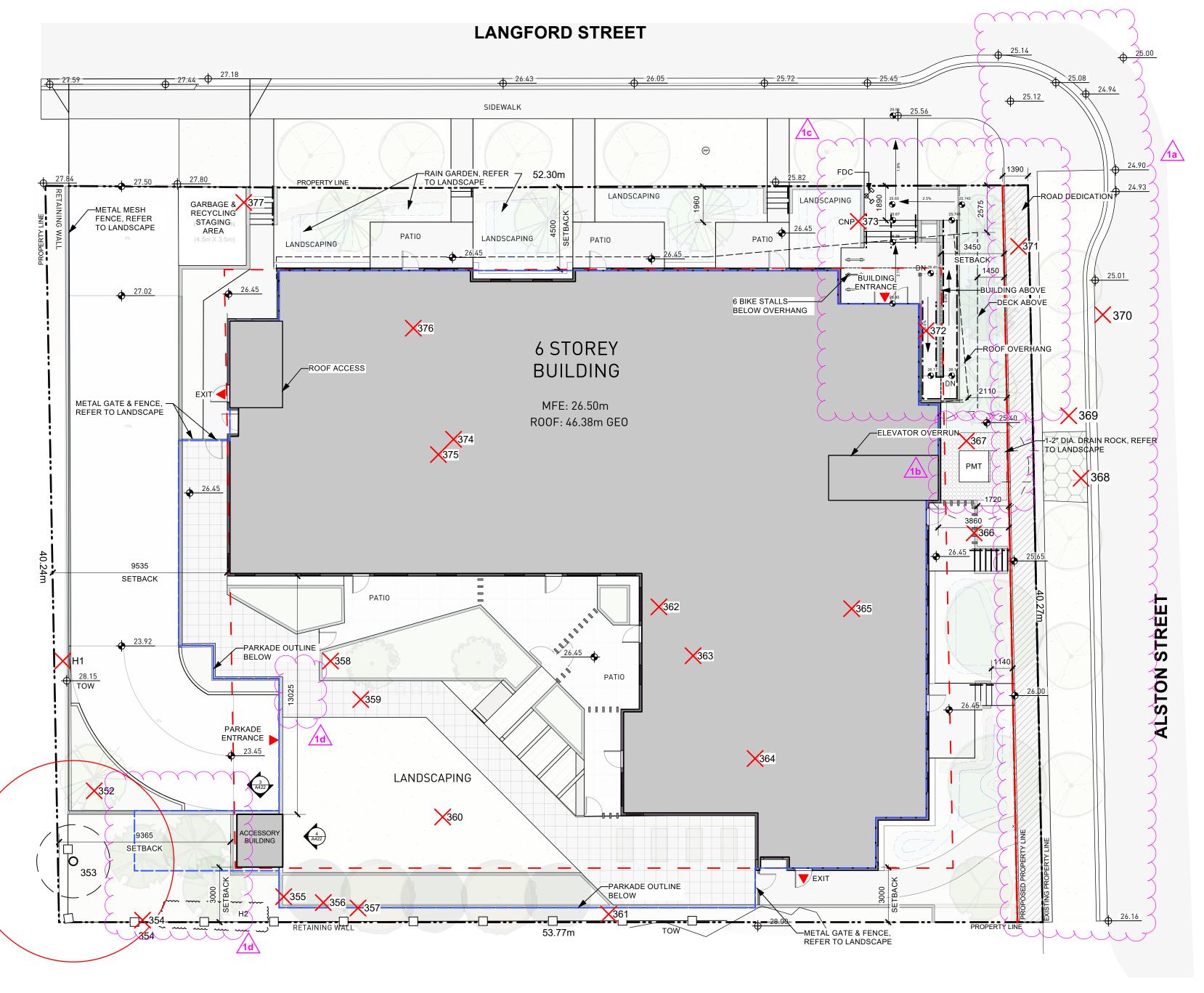
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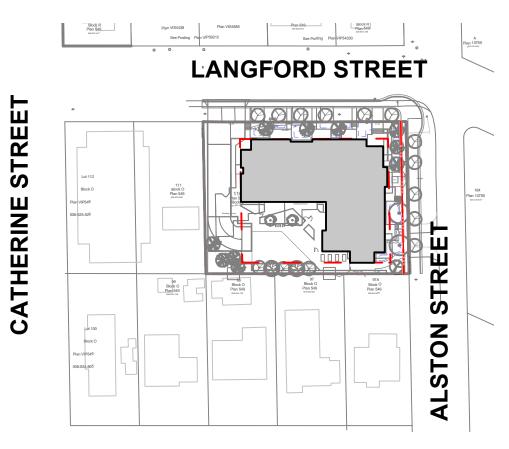
Survey

A002

File name 2402\_MHS Family Housing\_DP REV2 - 25.04.28.vwx



2 SITE PLAN A010 Scale: 1:150



**CONTEXT PLAN** 

PROJECT DATA	MHS Alston F	amily H	ousing							Duning at No.	0.4
ZONING:	Current	F	R2 Two Family	Dwelling Distr	rict					Project No.	24.
LEGAL:	220 Langford 210 Langford 824 Alston	L	OT 110 BLOC OT 109 BLOC OT 109A BLO	K O SECTIO	N 31 VICTO	RIA PLAI	VIP549	9			
SITE AREA:	220 Langford 210 Langford 824 Alston		734.3 m <sup>2</sup> 735.9 m <sup>2</sup> 694.3 m <sup>2</sup>			7,904 sf 7,921 sf 7,473 sf					
	624 AISIUTI	_	2,164.5 m <sup>2</sup>			3,299 sf					
ZONING REQUIREMENT	гѕ		R2 Current		ite Specific)						
MIN. LOT SIZE:			555.0 m2		2,109 m2						
MIN. LOT FRONTAGE:			n/a		n/a m mir	n.					
MIN. LOT WIDTH:			15.00 m		n/a m						
LOT COVERAGE:			40 %		44.2 %						
DENSITY (FSR):			0.50 to 1		2.4:1						
OPEN SPACE:			30.00 %		47.10 %						
SETBACKS:		Front Rear erior Side erior Side	7.5 m 10.7 m 3.5 m 1.5 m		4.5 m 3 m 3.4 m 9.5 m						
MAX HEIGHT:			7.6 m		20.0 m			1ain Buildir	ng Height		
PARKING:	Residential	I W	o Storeys	0	22.0 m 0.20 spaces p 0.50 spaces p 0.75 spaces p	er dwellin	g unit 45-	im2 70m2			
BICYCLE PARKING:	Residential			L 1 space per d 25 spaces per					Short Term s or 0.10 per o s or 0.10 per o	lwelling unit	
PROPOSED		CD (	Site Specific)						Acccessor	v Building	
LOT SIZE:			2,109 m2							, , ,	
LOT FRONTAGE:			52.30 m								
LOT COVERAGE:			44.2 %								
DENSITY (FSR):	<u> </u>		2.4								
			47.1 % 4.5 m						Rear Yard	100%	
OPEN SPACE: SETBACKS:		Front							Rear Interior Side	3 m 9.3 m	
OPEN SPACE: SETBACKS:		Front Rear erior Side erior Side	3 m 3.4 m 9.5 m								
		Rear erior Side	3 m 3.4 m	6 storeys - Elevator Ov	Main Buildinç verrun	g Height				2.6 m	
SETBACKS:	Inte	Rear erior Side	3 m 3.4 m 9.5 m	Elevator Ov	verrun	g Height					
SETBACKS: BUILDING HEIGHT:	PARKADE	Rear erior Side	3 m 3.4 m 9.5 m	Total 1,280.8 m 1,280.8 m 841.5 m	verrun  n²  n²  n²	g Height					
SETBACKS: BUILDING HEIGHT:	PARKADE S Level 1 Level 2 Level 3	Rear erior Side erior Side	3 m 3.4 m 9.5 m	Total 1,280.8 m 1,280.8 m 841.5 m 841.5 m 854.7 m	verrun  n²  n²  n²  n²  n²  n²  n²	g Height					
SETBACKS: BUILDING HEIGHT:	PARKADE  S Level 1 Level 2 Level 3 Level 4 Level 5	Rear erior Side erior Side	3 m 3.4 m 9.5 m	Total 1,280.8 m 1,280.8 m 841.5 m 841.5 m 854.7 m 854.7 m	n² n² n² n² n² n² n² n² n²	g Height					
SETBACKS: BUILDING HEIGHT:	PARKADE  S Level 1 Level 2 Level 3 Level 4 Level 5 Level 6	Rear erior Side erior Side	3 m 3.4 m 9.5 m	Total 1,280.8 m 1,280.8 m 841.5 m 841.5 m 854.7 m	n²	g Height		Acces	sory Bldg. Flo	2.6 m	8 m2
SETBACKS: BUILDING HEIGHT:	PARKADE S Level 1 Level 2 Level 3 Level 4 Level 5 Level 6 S Unit Type	Rear erior Side erior Side Sub-Total	3 m 3.4 m 9.5 m 20.0 m 22.0 m	Total 1,280.8 m 1,280.8 m 841.5 m 841.5 m 854.7 m 854.7 m 854.7 m 854.7 m 854.7 m	n²	2 L	3 L4	L5	L6	2.6 m por Area	8 m2
SETBACKS:  BUILDING HEIGHT:  GROSS FLOOR AREA:	PARKADE  S Level 1 Level 2 Level 3 Level 4 Level 5 Level 6  ST (Adaptable) 1 BR (Adaptable) 1 BR + Den (Adapta	Rear serior Side erior Side  Sub-Total  Total  [able]	3 m 3.4 m 9.5 m 20.0 m 22.0 m 22.0 m 22.0 m	Total 1,280.8 m 1,280.8 m 841.5 m 841.5 m 854.7 m 854.7 m 854.7 m 854.7 m 854.7 m	n² 1 1 3 0 (0)	2 L 1 :	2 2 3 3 0 1	<b>L5</b> 2 3 1	<b>L6</b> 1 0 1	2.6 m  Total Units  9 15 3	8 m2
SETBACKS:  BUILDING HEIGHT:  GROSS FLOOR AREA:	PARKADE  S Level 1 Level 2 Level 3 Level 4 Level 5 Level 6  S  Unit Type ST (Adaptable) 1 BR (Adaptable) 1 BR + Den (Adapta 1 BR + Den (Access 2 BR (Adaptable)	Rear erior Side erior Side  Sub-Total  Total  Lable)  Sible)	3 m 3.4 m 9.5 m 20.0 m 22.0 m 22.0 m 22.0 m	Total 1,280.8 m 1,280.8 m 841.5 m 841.5 m 854.7 m 854.7 m 854.7 m 854.7 m 854.7 m	N	2 L 1 : 3 : 3 : 1 : 1 :	2 2 3 3 0 1 1 0	L5 2 3 1 0	L6 1 0 1 0	2.6 m  Total Units  9 15 3 3 5	8 m2
SETBACKS:  BUILDING HEIGHT:  GROSS FLOOR AREA:	PARKADE  S Level 1 Level 2 Level 3 Level 4 Level 5 Level 6  ST (Adaptable) 1 BR (Adaptable) 1 BR + Den (Adaptalable) 1 BR + Den (Accessing the part of	Rear erior Side erior Side  Sub-Total  Total  Lable)  Sible)	3 m 3.4 m 9.5 m 20.0 m 22.0 m 22.0 m Jnit Area 38 m <sup>2</sup> 52 m <sup>2</sup> 70 m <sup>2</sup> 70 m <sup>2</sup>	Total 1,280.8 m 1,280.8 m 841.5 m 841.5 m 854.7 m 854.7 m 854.7 m 854.7 m 854.7 m	n² 1 1 1 1	2 L 1 ::33 ::30 (011	2 2 3 3 0 1 1 0 1 1 1 1	2 3 1 0	L6 1 0 1 0	2.6 m  Total Units  9 15 3 3	8 m2
SETBACKS:  BUILDING HEIGHT:  GROSS FLOOR AREA:	PARKADE  S Level 1 Level 2 Level 3 Level 5 Level 6  ST (Adaptable) 1 BR (Adaptable) 1 BR + Den (Adapta 1 BR + Den (Adapta 3 BR (Adaptable) 2 BR + Den (Adapta 3 BR (Adaptable)	Rear erior Side erior Side  Sub-Total  Total  Lable)  Sible)	3 m 3.4 m 9.5 m 20.0 m 22.0 m 22.0 m 22.0 m 22.0 m	Total 1,280.8 m 1,280.8 m 841.5 m 841.5 m 854.7 m 854.7 m 854.7 m 854.7 m 854.7 m	rerrun  n² 1 1 1 1	2 L1 :: 33 :: 30 :: 11 :: 11 :: 11 :: 11	2 2 3 3 0 1 1 0 1 1 1 1	2 3 1 0 1 1 1	L6 1 0 1 0 0 1 2	2.6 m  2.6 m  Total Units 9 15 3 3 5 6 7	8 m2
SETBACKS:  BUILDING HEIGHT:  GROSS FLOOR AREA:  SUITE BREAKDOWN:	PARKADE  S Level 1 Level 2 Level 3 Level 4 Level 5 Level 6  ST (Adaptable) 1 BR (Adaptable) 1 BR + Den (Access 2 BR (Adaptable) 2 BR + Den (Adapta 3 BR (Adaptable) 4 BR (Adaptable) 4 BR (Adaptable)	Rear erior Side erior	3 m 3.4 m 9.5 m  20.0 m 22.0 m  22.0 m  22.0 m  22.0 m  21.0 m  22.0 m  22.0 m	Total 1,280.8 m 1,280.8 m 841.5 m 841.5 m 854.7 m 854.7 m 854.7 m 854.7 m 854.7 m 854.7 m 875.069.2 m 6,350.0 m	n² 1 1 3 0 0 1 1 1 1 9 9	2 L 1 :: 3 :: 1 :: 1 :: 1 :: 1 :: 1 :: 1 ::	2 2 3 3 0 1 1 0 1 1 1 1 1 1 1	2 3 1 0 1 1 1	L6 1 0 1 0 1 2 2	2.6 m  Total Units  9 15 3 3 5 6 7 7	8 m2
SETBACKS:  BUILDING HEIGHT:  GROSS FLOOR AREA:	PARKADE  S Level 1 Level 2 Level 3 Level 5 Level 6  ST (Adaptable) 1 BR (Adaptable) 1 BR + Den (Adapta 1 BR + Den (Adapta 3 BR (Adaptable) 2 BR + Den (Adapta 3 BR (Adaptable)	Rear erior Side erior	3 m 3.4 m 9.5 m 20.0 m 22.0 m 22.0 m 38 m <sup>2</sup> 52 m <sup>2</sup> 70 m <sup>2</sup> 70 m <sup>2</sup> 75 m <sup>2</sup> 85 m <sup>2</sup> 100 m <sup>2</sup> 110 m <sup>2</sup>	Total 1,280.8 m 1,280.8 m 841.5 m 841.5 m 854.7 m 854.7 m 854.7 m 854.7 m 854.7 m 875,069.2 m 6,350.0 m  Sub Total	verrun  n² 1 1 1 1	2 L 1 :: 3 :: 0 :: 1 :: 1 :: 1 :: 1 :: 1 :: 1 :: 1	2 2 3 3 0 1 1 0 1 1 1 1 1 1 1	2 3 1 0 1 1 1	L6 1 0 1 0 1 2 2	2.6 m  Total Units  9 15 3 3 5 6 7 7	8 m2



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# RENTAL

AMILY

MHS\_ALSTON | HOUSING

2 2025-05-14 ISSUED FOR RESUBMISSION 1 2025-01-17 ISSUED FOR REZONING/DP

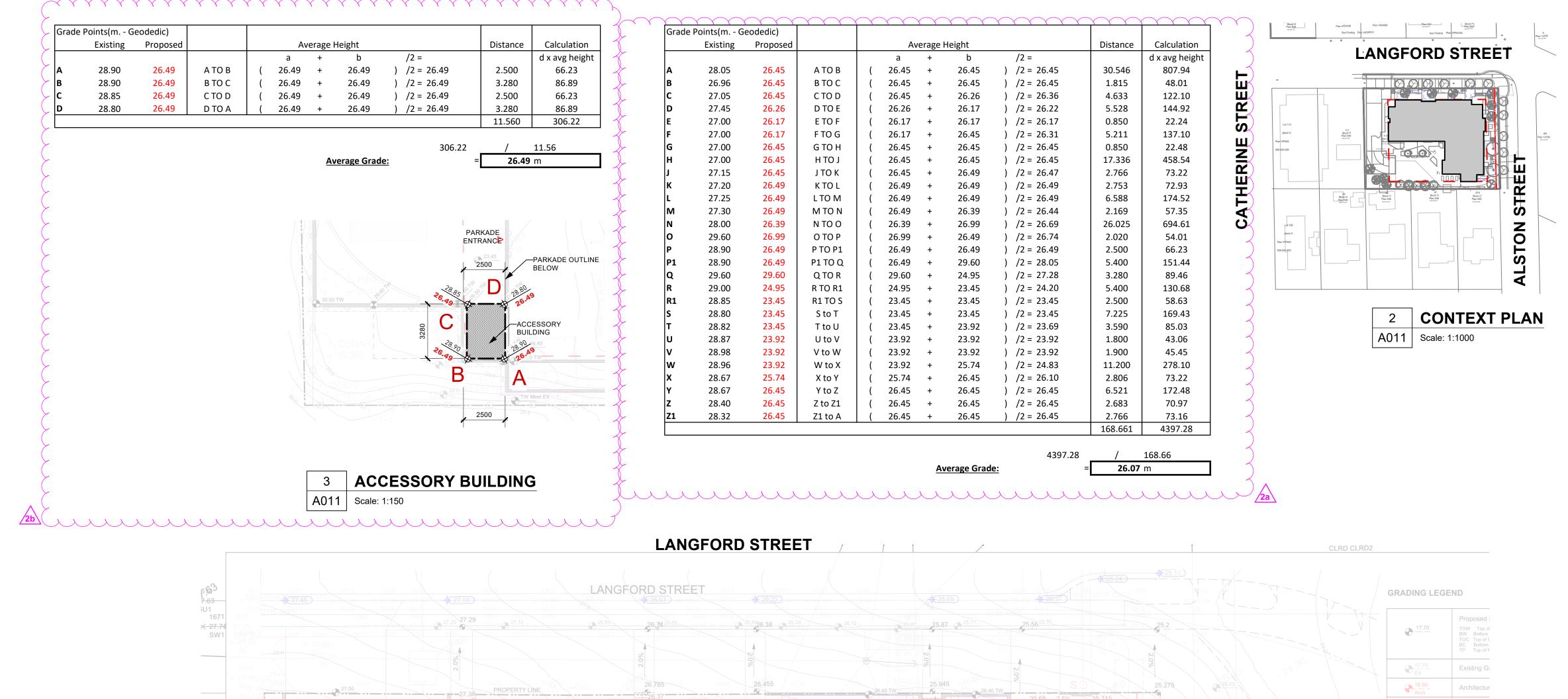
Principal in charge Project number 24.02

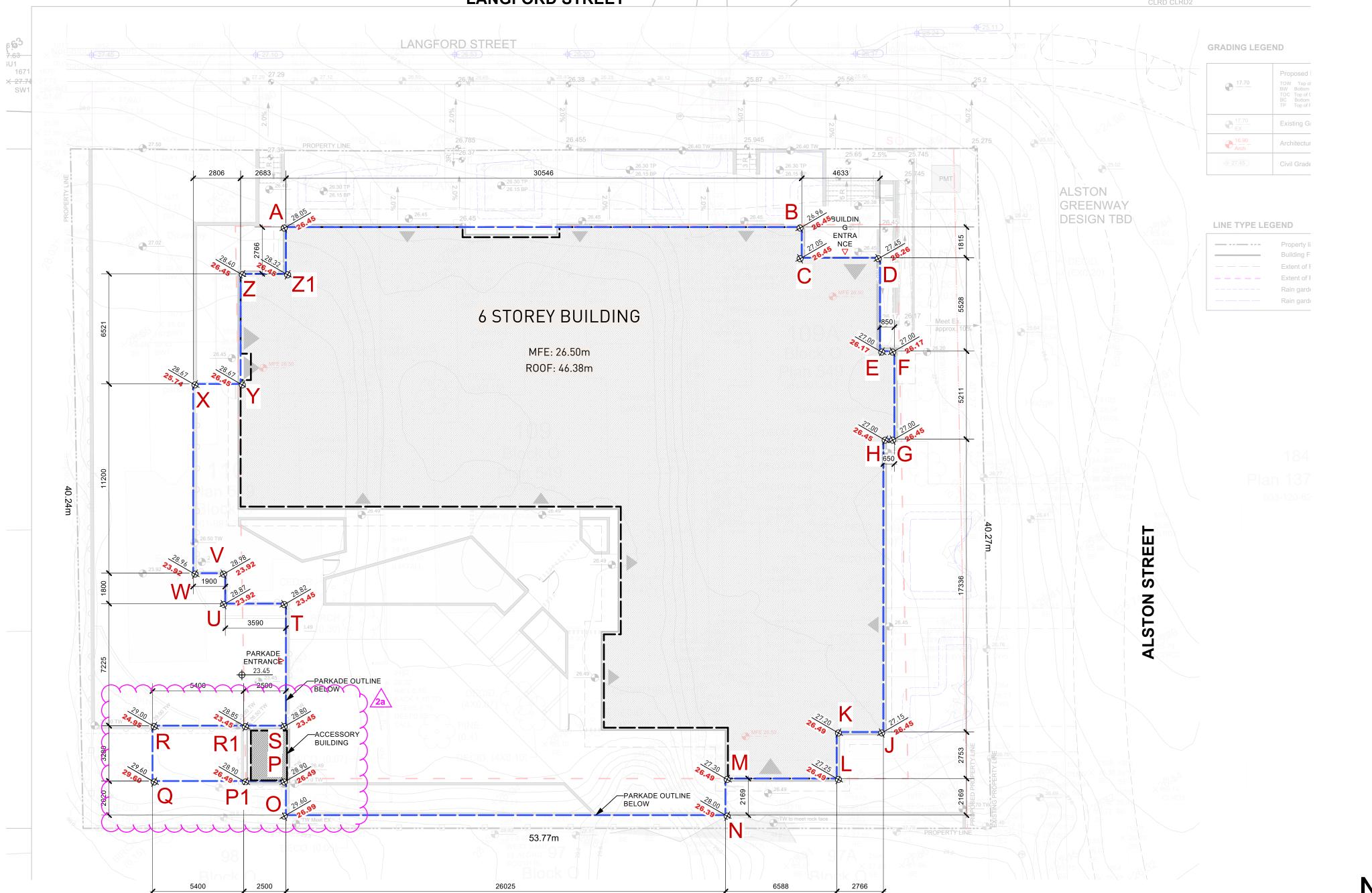
Site Plan

Sheet number

A010







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RENTAL

AMILY

MHS\_ALSTHOUSING

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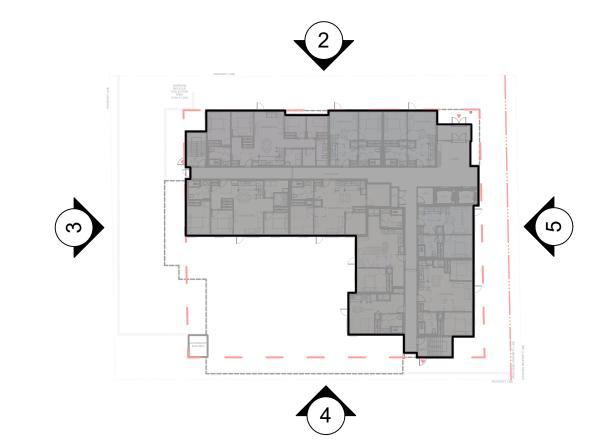
Principal in charge Project number 24.02

Average Grade Calcs

A011

1 SITE PLAN

A011 Scale: 1:150



1 KEY PLAN - ELEVATIONS A012 Scale: 1:500

NOTE:

PERCENTAGES FOR UNPROTECTED OPENINGS PER BCBC TABLE 3.2.3.1.-D

#### **ELEVATION 1**

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

#### **ELEVATION 2**

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

#### **ELEVATION 3**

SETBACK DISTANCE:	14.43 m
UNPROTECTED % ALLOWED:	100.00 %
BUILDING FACE AREA:	59.81 sqm
UNPROTECTED AREA ALLOWED:	59.81 sqm
UNPROTECTED AREA:	13.91 sqm
PERCENT UNPROTECTED OPENINGS:	23.26 %

#### **ELEVATION 4**

BACK DISTANCE:	12.74	m
PROTECTED % ALLOWED:	61.80	%
LDING FACE AREA:	194.16	sqm
PROTECTED AREA ALLOWED:	119.99	sqm
PROTECTED AREA:	34.18	sqm
CENT UNPROTECTED OPENINGS:	17.60	%
	BACK DISTANCE: PROTECTED % ALLOWED: LDING FACE AREA: PROTECTED AREA ALLOWED: PROTECTED AREA: CENT UNPROTECTED OPENINGS:	PROTECTED % ALLOWED: 61.80 LDING FACE AREA: 194.16 PROTECTED AREA ALLOWED: 119.99 PROTECTED AREA: 34.18

#### **ELEVATION 5**

SETBACK DISTANO	CE:	12.46	m
UNPROTECTED %	ALLOWED:	100.00	%
BUILDING FACE A	REA:	31.03	sqm
UNPROTECTED AF	REA ALLOWED:	31.03	sqm
UNPROTECTED AF	REA:	28.49	sqm
PERCENT UNPRO	TECTED OPENINGS:	91.81	%
			•

### **ELEVATION 1**

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

#### **ELEVATION 2**

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

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

#### ELEVATION A

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

#### **ELEVATION 5**

SETBACK DISTANCE:	30.95 m
UNPROTECTED % ALLOWED:	100.00 %
BUILDING FACE AREA:	109.58 sqm
UNPROTECTED AREA ALLOWED:	109.58 sqm
UNPROTECTED AREA:	33.35 sqm
PERCENT LINEROTECTED OPENINGS:	30 43 %



ELEVATION 4 ELEVATION 5

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

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

UNPROTECTED AREA ALLOWED:	82.29 sqm
UNPROTECTED AREA:	1.99 sqm
PERCENT UNPROTECTED OPENINGS:	2.00 %
ELEVATION 3	

ELEVATION 4	
SETBACK DISTANCE:	32.13 m
UNPROTECTED % ALLOWED:	100.00 %
BUILDING FACE AREA:	136.74 sqm
UNPROTECTED AREA ALLOWED:	136.74 sqm
UNPROTECTED AREA:	46.06 sqm

## 3 CODE ELEVATION - WEST VIEW A012 Scale: 1:200

**ELEVATION 3** 

**ELEVATION 1** 

**ELEVATION 2** 

#### **ELEVATION 1**

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

#### **ELEVATION 2**

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

#### **ELEVATION 3**

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

**ELEVATION 1** 

SETBACK DISTANCE:	16.48 m
UNPROTECTED % ALLOWED:	100.00 %
BUILDING FACE AREA:	31.64 sqm
UNPROTECTED AREA ALLOWED:	31.64 sqm
UNPROTECTED AREA:	24.20 sqm
PERCENT UNPROTECTED OPENINGS:	76.49 %

#### **ELEVATION 2**

SETBACK DISTANCE:	14.53 m
UNPROTECTED % ALLOWED:	78.36 %
BUILDING FACE AREA:	268.74 sqm
UNPROTECTED AREA ALLOWED:	210.57 sqm
UNPROTECTED AREA:	91.51 sqm
PERCENT UNPROTECTED OPENINGS:	34.05 %

#### **ELEVATION 3**

SETBACK DISTANCE:	15.18 m
UNPROTECTED % ALLOWED:	84.37 %
BUILDING FACE AREA:	208.89 sqm
UNPROTECTED AREA ALLOWED:	176.24 sqm
UNPROTECTED AREA:	53.17 sqm
PERCENT UNPROTECTED OPENINGS:	25.45 %

#### **ELEVATION 4**

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

#### **ELEVATION 5**

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



4 CODE ELEVATION - SOUTH VIEW
A012 Scale: 1:200



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



HAMMOND ROWE ARCHITECTS

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# **RENTAL** AMILY MHS\_ALSTON HOUSING

2 2025-05-14 ISSUED FOR RESUBMISSION

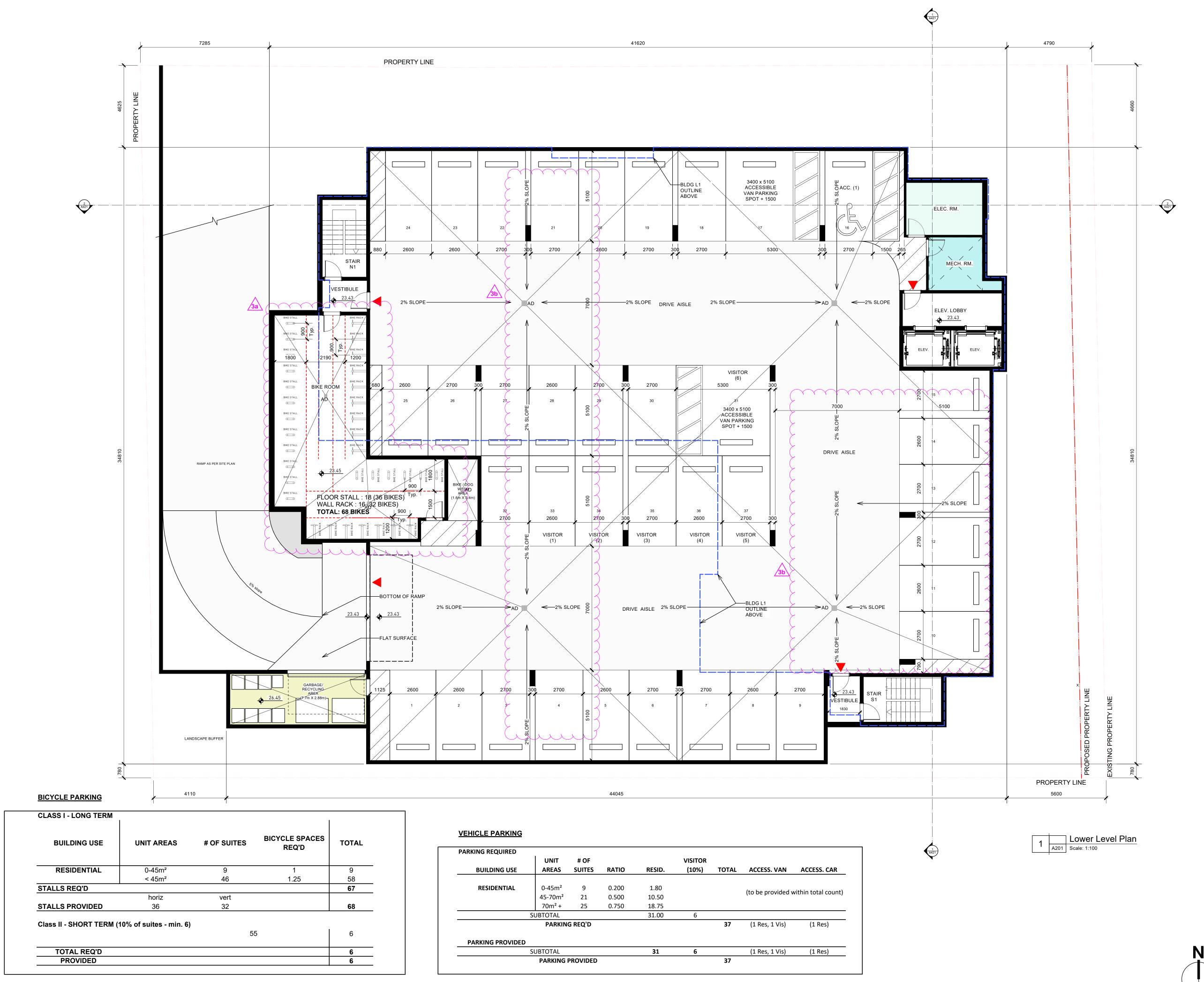
1 2025-01-17 ISSUED FOR REZONING/DP Principal in charge

Project number 24.02

Limiting Distance Calculations

Sheet number A012

Plot date 230303



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HOUSING SOCIET

MHS\_ALSTON FAMILY REHOUSING

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Principal in charge Drawn By

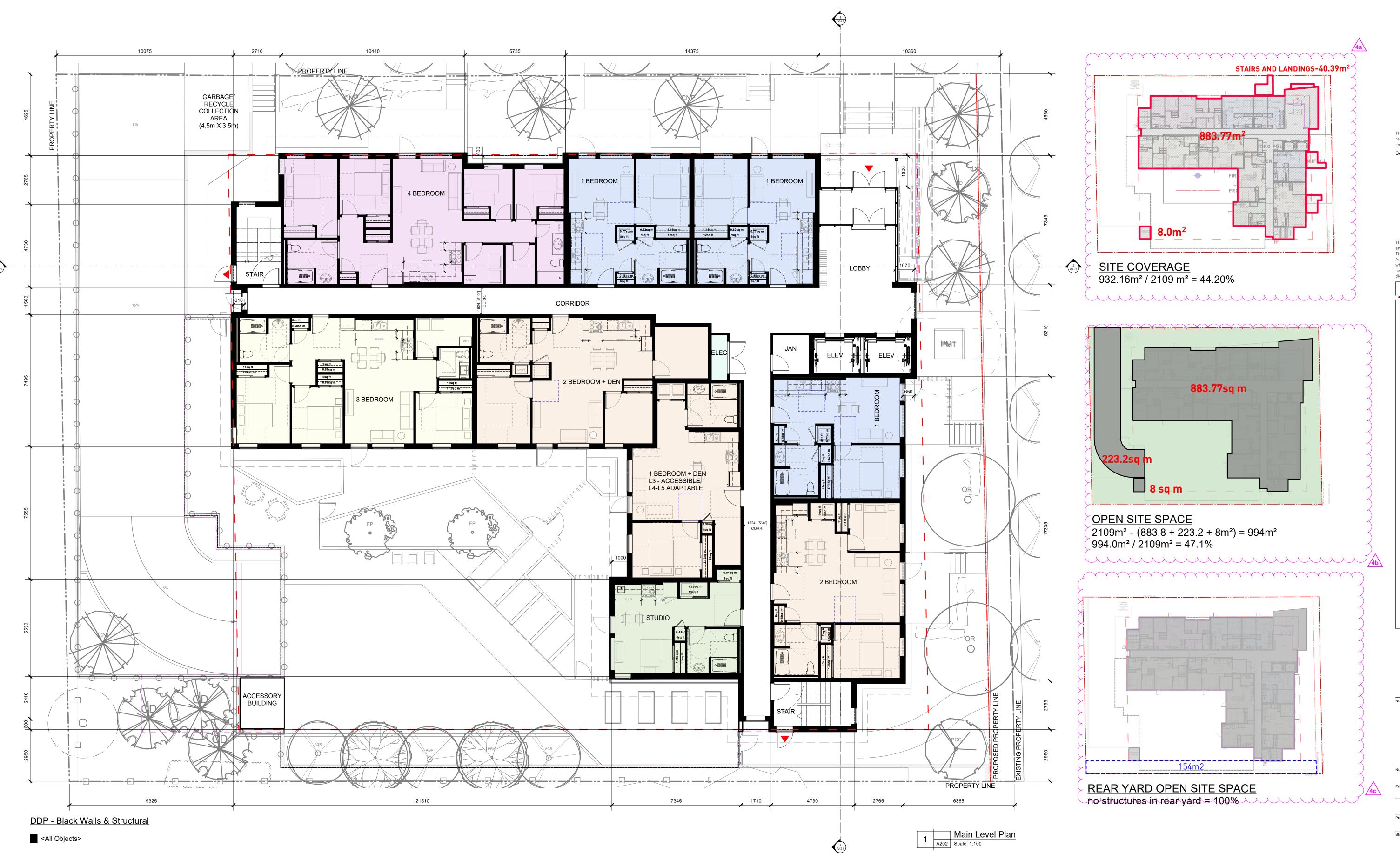
Reviewed By

Project number 24.02

Plan - Parkade

Sheet number





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MHS\_ALSTON I HOUSING

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Project number 24.02

Plan - Main Level



Plot date 230303

A202



DDP - Black Walls & Structural

<All Objects>



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MHS\_ALSTON HOUSING

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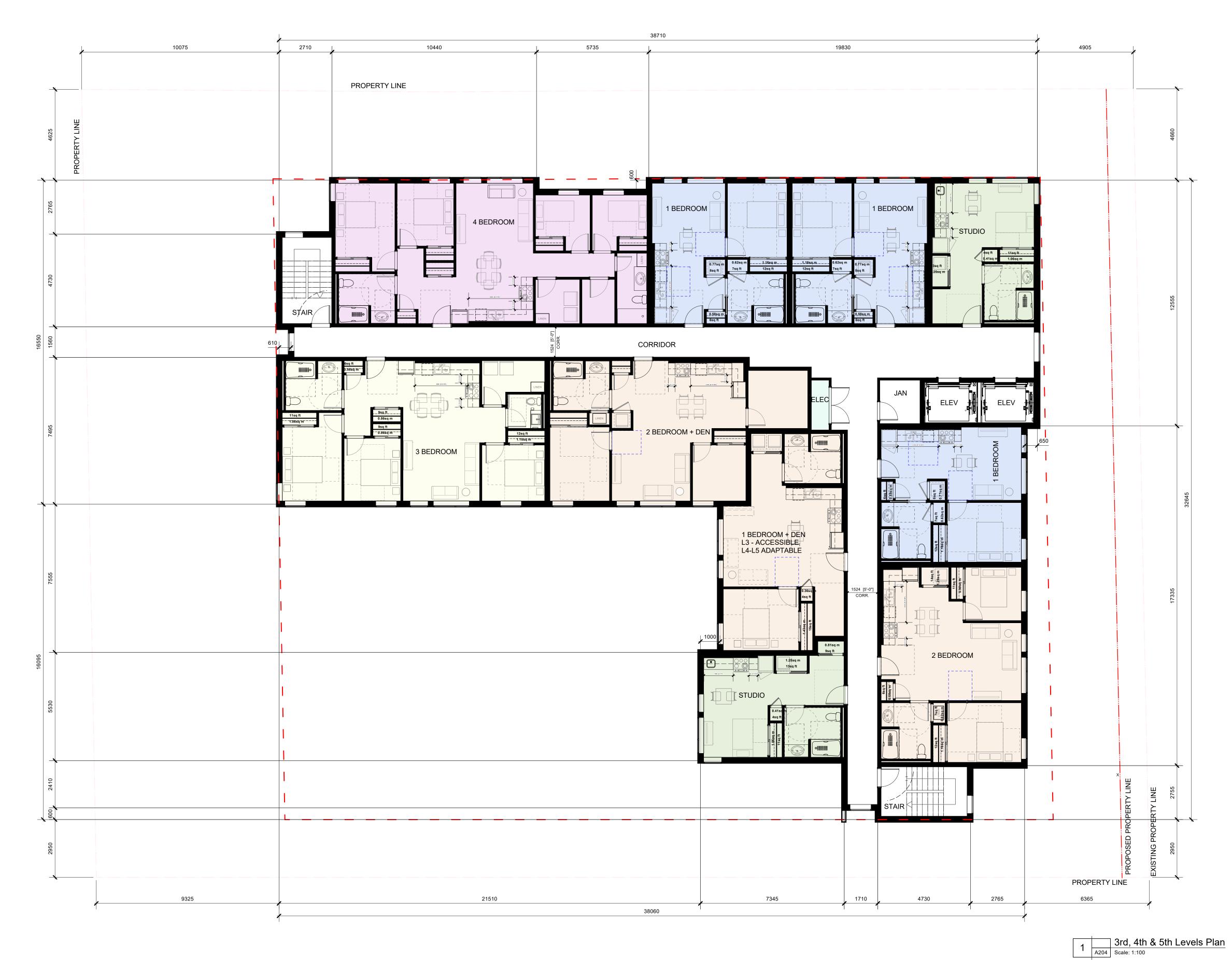
Principal in charge

Project number 24.02

Plan - 2nd Level



File name 2402\_MHS Family Housing\_DP REV2 - 25.04.28.vwx



DDP - Black Walls & Structural

<All Objects>



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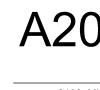
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Principal in charge

Project number 24.02

Plan - 3rd,4th & 5th Levels





DDP - Black Walls & Structural

<All Objects>



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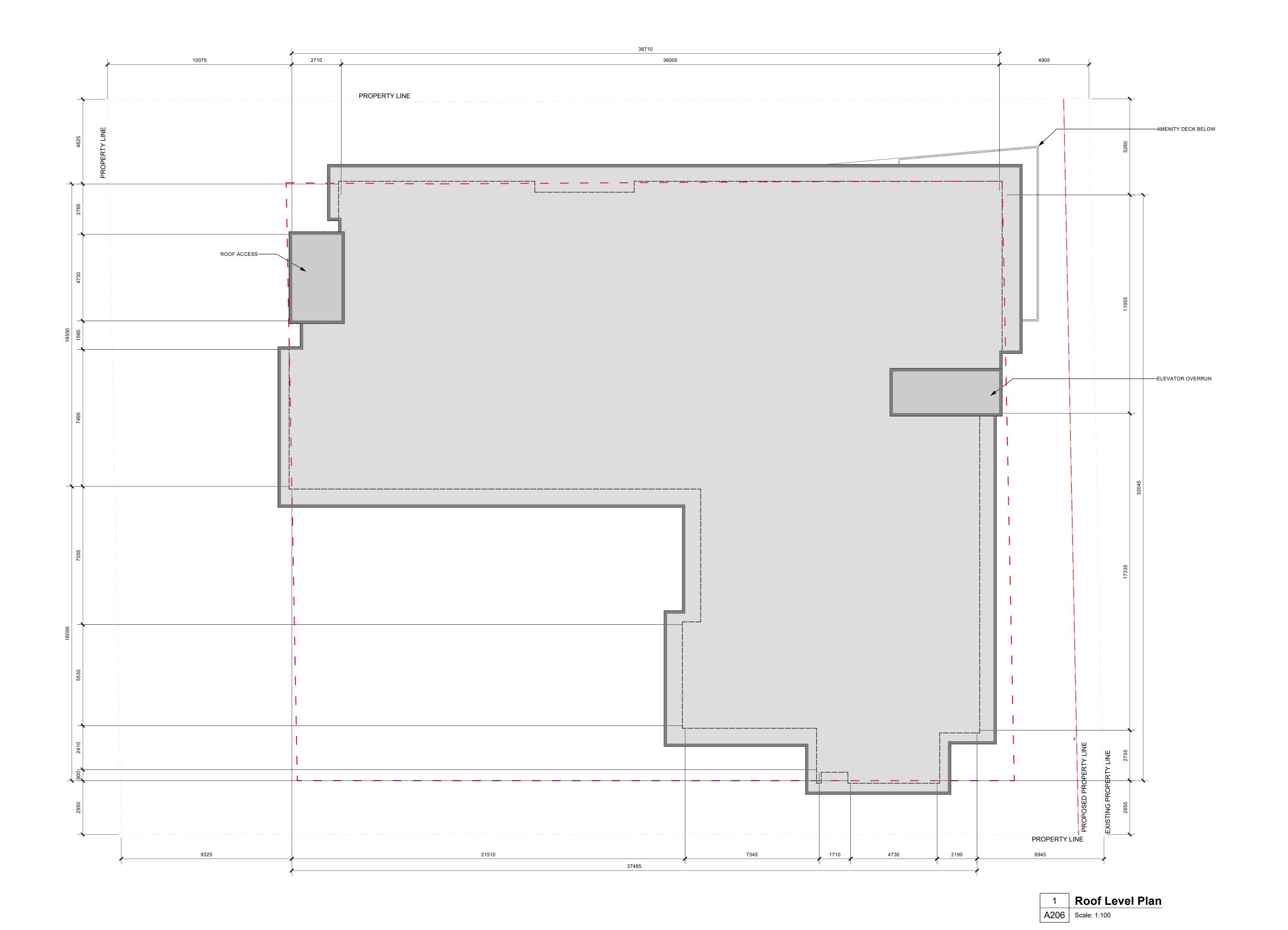
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Principal in charge

Project number 24.02

Plan - 6th Level





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Project number 24.02

Plan - Roof Level



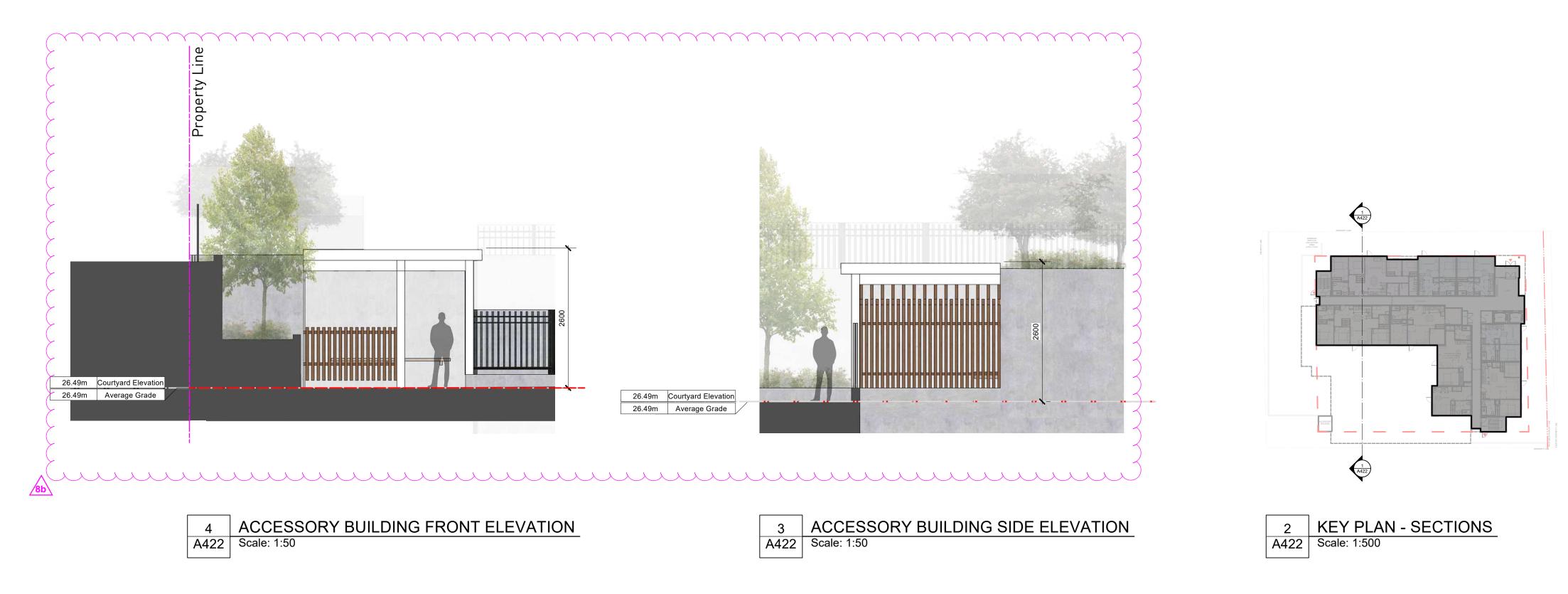
















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WHAKOLA HOUSING SOCIETY

Jend Street

AMILY

MHS\_ALSTON HOUSING 824 Alston Street | 210 Langford Street | 220 Langford

Date Revised

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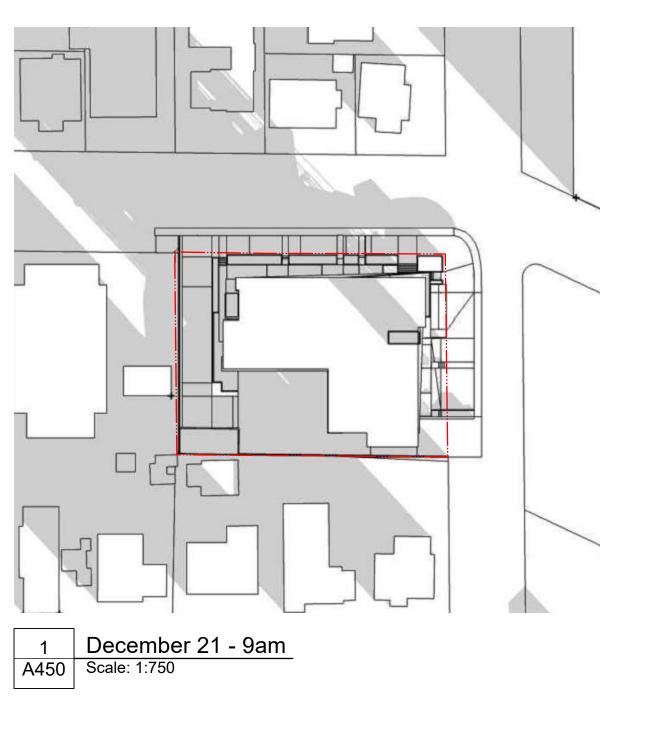
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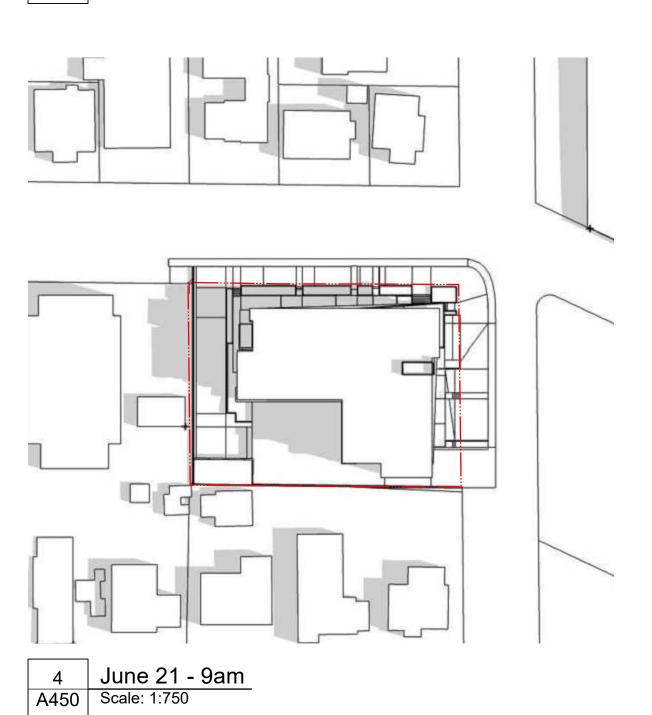
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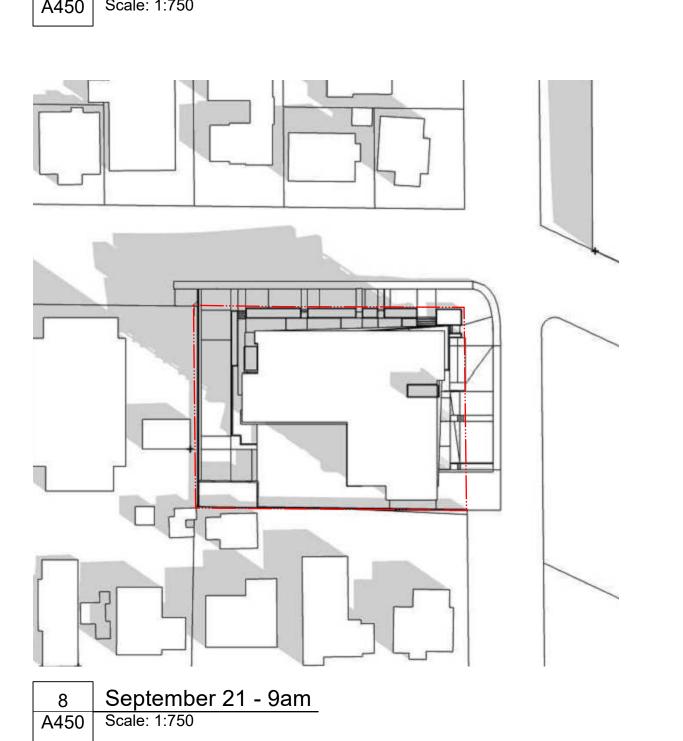
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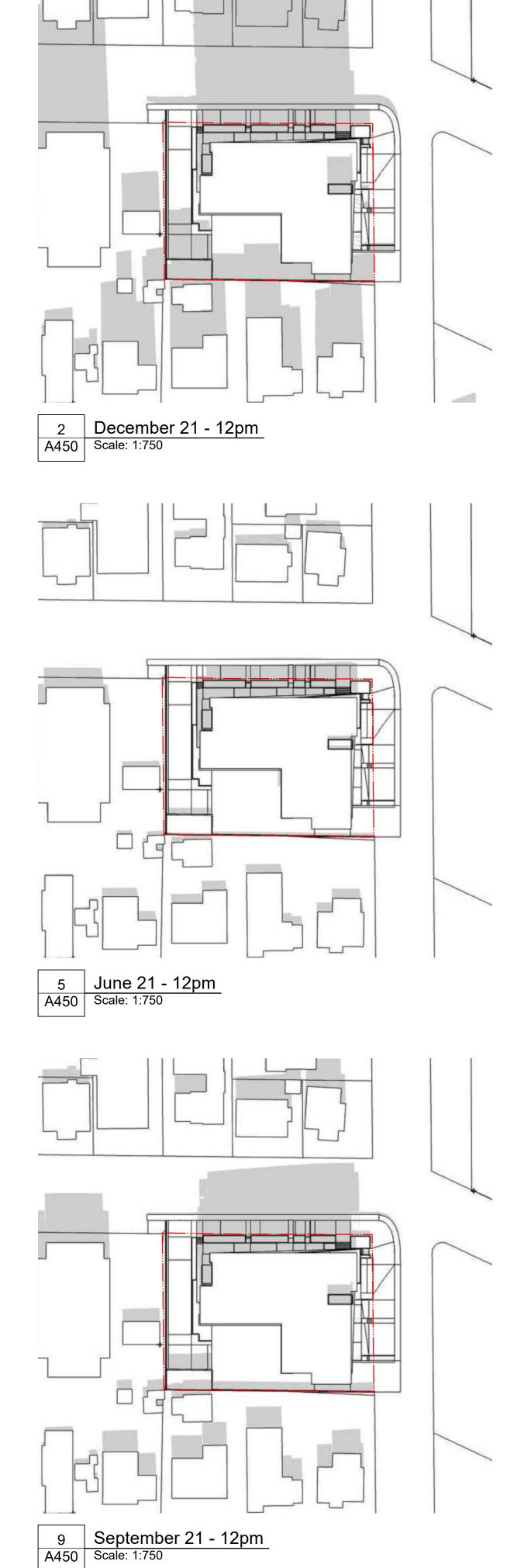
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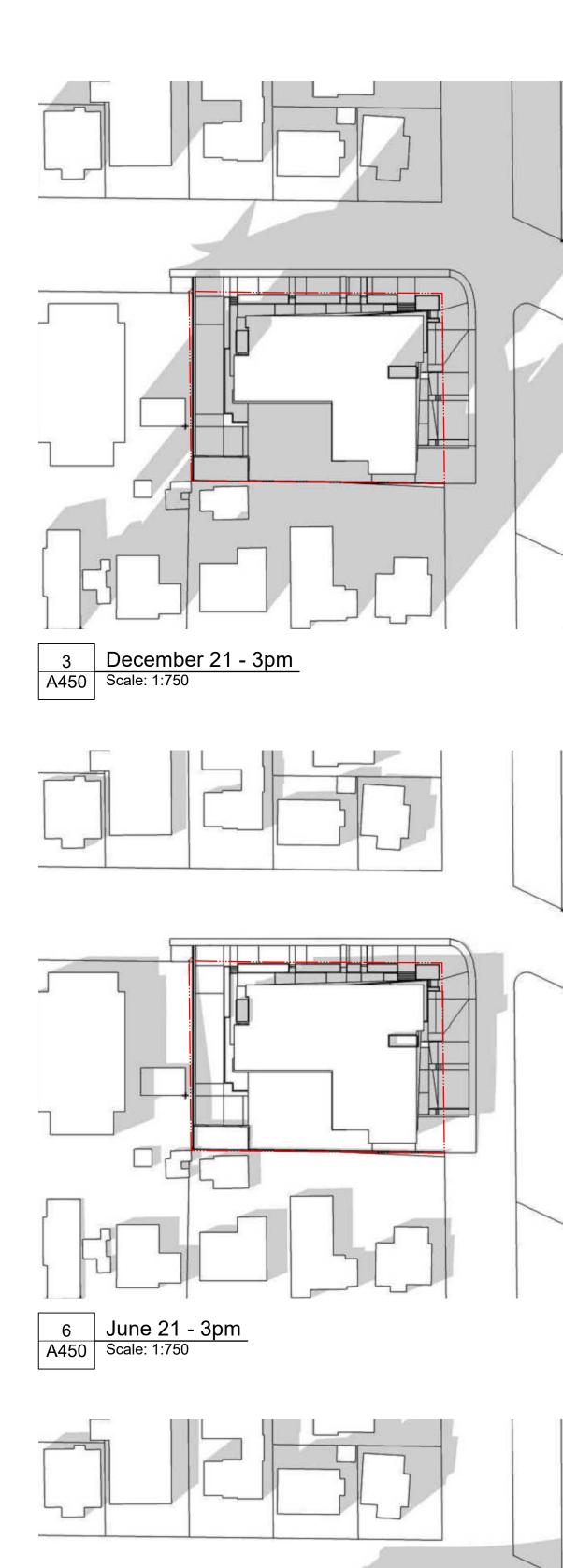
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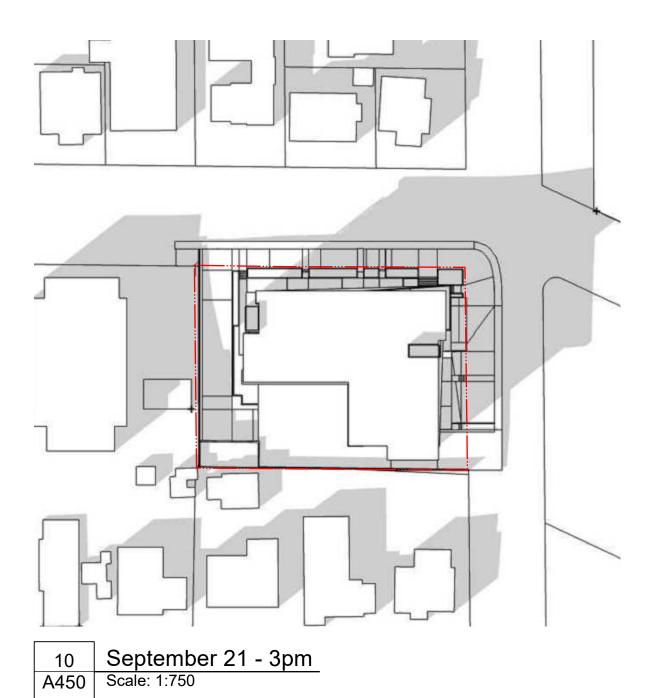


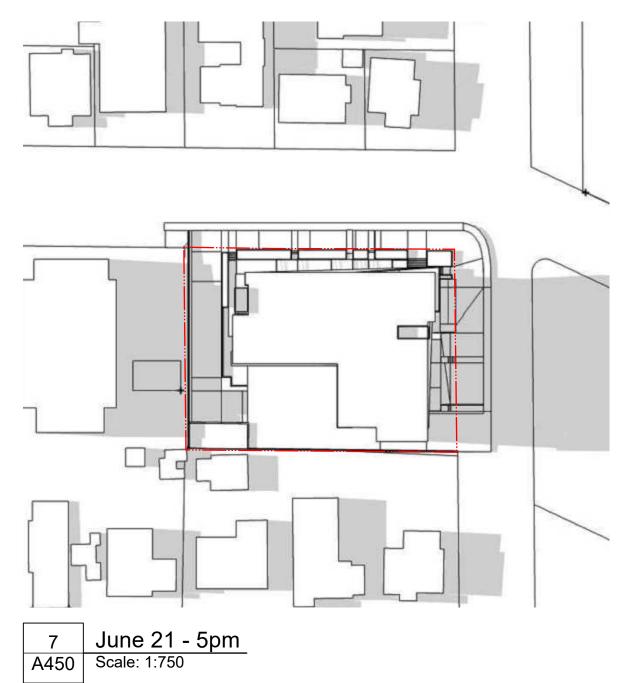


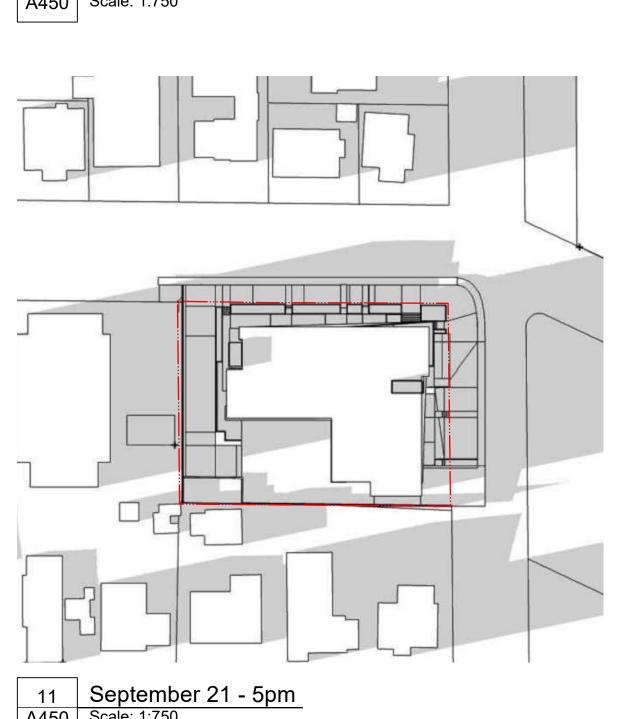












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RENTAL AMILY

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Principal in charge

Project number 24.02

Sun Study

Sheet number





Charcoal Cementitious Panel



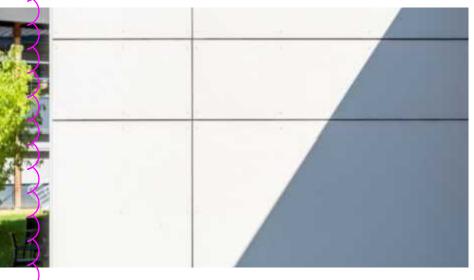
Red Ochre Cementitious Panel



Wood Grain Vertical Metal Siding



White Cementitious Panel



Anodized Aluminium Charcoal Fencing



Architectural Concrete



Aluminium Window Frames







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MHS\_ALSTON HOUSING

Materials Board

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HOUSING SOCIETY

AMILY

MHS\_ALSTON HOUSING

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Perspectives

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MHS\_ALSTON FAMILY RENTAL

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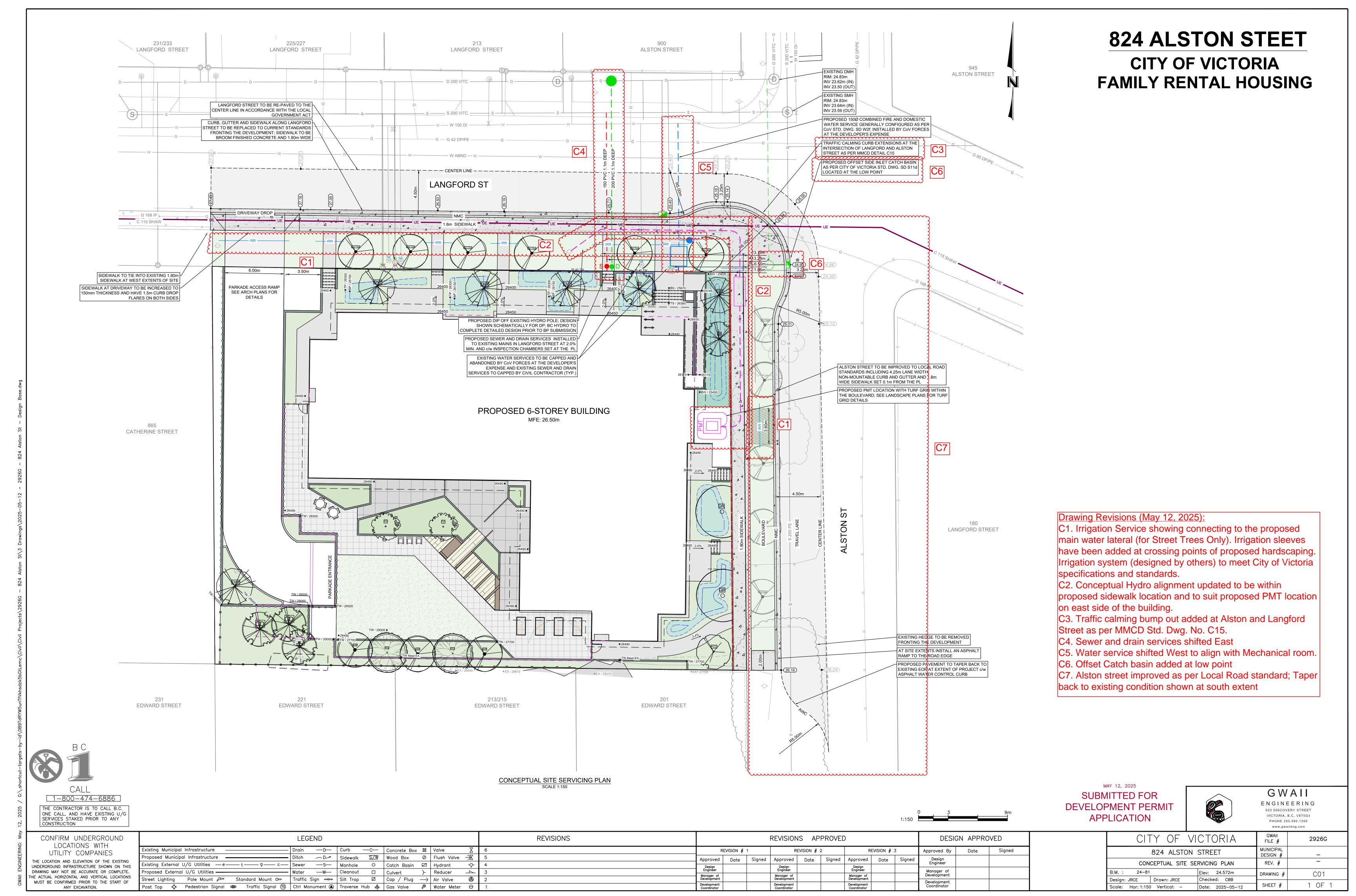
Project number 24.02

Perspectives & Street Elevations

Sheet number

A503

File name 2402\_MHS Family Housing\_DP REV2 - 25.04.28.vwx



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

M'akola Housing Society

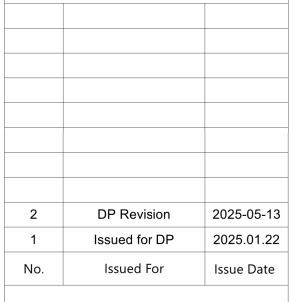
## MHS ALSTON

Victoria, BC





NOTFORCONSTRUCTION





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

project
MHS Alston
824 Alston St / 210, 220

Langford St.

Cover

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

#### **GENERAL NOTES**

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

#### TREE RETENTION AND REMOVAL NOTES

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

#### **SITE GRADING AND DRAINAGE NOTES**

All elevations are in meters.

proceeding with construction.

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

contact Landscape Architect on how to proceed in each instance.

#### ON SITE IRRIGATION NOTES

- 1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
- 2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
- 3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
- 4. 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.

#### Refer to electrical drawings for electrical service.

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

#### **GROWING MEDIUM NOTES**

- 1. Refer to Landscape Specifications for growing medium properties by soil type.
- Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of
- Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
- 4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the
- 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
- 2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
- 3. Written dimensions take precedence over scale. Do not scale drawings.
- 4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
- 5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre

#### **GENERAL PLANTING NOTES**

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

#### **ON-SLAB TREE PLANTING NOTES**

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

#### **PAVING NOTES**

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

#### WARRANTY AND MAINTENANCE NOTES

- 1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
- 2. Refer to Landscape Specifications for Maintenance Period following Acceptance.
- 3. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the
- 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.

Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.

5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

#### **OFF SITE IRRIGATION NOTES**

- 1. All boulevard irrigation work, including required inspections, shall comply to "City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision
- 2. The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042. Irrigation Inspections required for all sleeving, open trench mainline and lateral lines, system operation, controller, backflow preventer (incl. inspection tag and testing report). Call CoV Parks 250-361-0600 min. 2 days in advance to arrange for irrigation inspections.
- 3. Design/build drawings for boulevard Irrigation drawings must be submitted to Parks Division and
- Landscape Architect for review and approval minimum 30 days prior to installation work 4. Boulevard irrigation point of connection to be 25 mm service from existing water connection on, refer to Civil drawings for location. Separate water meter and timer/controller, to be provided at point of
- connection. Timer/controller for boulevard areas must be readily accessible to municipal staff. 5. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
- 6. Boulevard Irrigation electric zone valves to be RainBird PGA, except tree drip valves: Rainbird Low Flow Control Zone Kit w/ PR Filter; XCZLF-100-PRF 1.
- 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. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
- 3. A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.

#### **OFF-SITE HORTICULTURE INSPECTIONS REQUIRED**

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

#### **LIST OF ABBREVIATIONS**

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

#### **HIGH POINT** HEIGHT INSIDE DIAMETER INVERT FLEVATION INCH(ES) INCLUDE(D) LINEAR FEET LOW POINT METRE

MFR

MIN MISC

NOM

NTS

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

TOP OF WALL

TYPICAL

VOLUME

WITHOUT

WEIGHT

WATER LEVEL

WELDED WIRE FRAME

**VARIES** 

WITH

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

TW

TYP

VOL

W/O

WWF

ΥD

#### **LINE TYPE LEGEND**

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

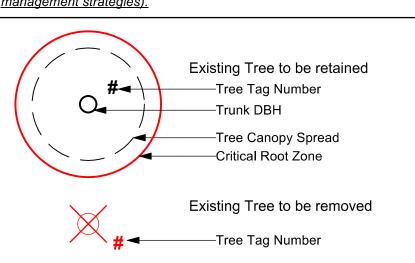
#### UNDERGROUND UTILITIES

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

EXISTING		PROPOSED
	Storm Drain Sewer Water Electrical	
	Gas Hydro Tel	

#### **EXISTING TREE LEGEND**

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



#### CDADING LEGEND

GRADING LEGEND		
<b>⊕</b> 26.85	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	
⊕ EX / 26.85	Existing Grade	
<b>→</b> 26.85	Architectural grade, for reference only	
27.45	Civil Grade, for reference only	
—— RВ —— RВ	Root Barrier	

#### SOFTSCAPE Planting Area -Tree & Shrub -On Grade -450mm Depth -Shrub Growing Medium. Planting Area -Tree & Shrub -On Slab

MATERIALS LEGEND

HARDSCAPE SURFACES

Municipal Sidewalk

(for reference only)

(for reference only)

Concrete Paving

control joints.

Wood Deck

Flush Curb

Retaining Wall - Concrete

Landscape Boulder

Key 1/3 of base into grade

Stairs with Handrail

Ramp with Handrail

-600mm Depth

1000mm Depth

Turf - Seed

-Type 2L

-Type 2L

Turf - Sod

Turf - Grid

Wood Privacy Screen 1800 mm height.

**FENCING & RAILS** 

—O—— |

SITE FURNISHINGS

Growing Medium

Refer to Architectural

Fence - Wood

1800 mm height.

Bike Rack

Raised Garden Bed

Movable Furniture

ustom wood play house and trellis

Play houses

-Type 1P growing medium

-Rain Garden Growing Medium.

**Gravel Maintenance Edge** 

-300 mm Depth, 450 mm Width

-CORE Grass 60-40 or Approved Equal

Fence - Metal Picket Guardrail

1800mm height, wood to match privacy

-40mm Depth Grid over 150mm Depth 60-40

-Max gravel size 25mm (1").

Planting Area -Rain Garden -On Grade

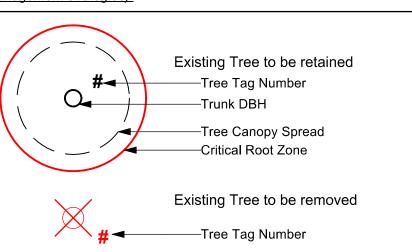
-200mm Depth, 1000mm depth at tree pits.

To meet BCBC requirements

To meet BCBC requirements

600mm diameter minimum, no sharp edges.

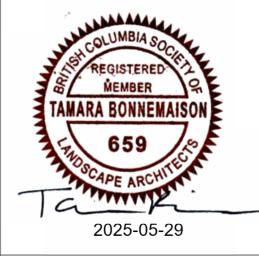
STEPS, RAMPS, CURBS, WALLS



<b>\$\phi\$</b> 26.85	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		
⊕ EX / 26.85	Existing Grade		
<b>→</b> 26.85	Architectural grade, for reference only		
27.45	Civil Grade, for reference only		
	Root Barrier		

Asphalt Paving - Road / Drive Aisle / Parking Cast in place, light broom finish. Sawcut MDI LANDSCAPE ARCHITECTS Unit Paver On Slab - Natural Colour 50mm thickness Texeda Slab on pedestals Victoria BC V87 3P6 F. admin@mdidesign.c Unit Paver On Slab - Charcoal Colour 50mm thickness Texeda Slab on pedestals.

> DP Revision 2025-05-13 2 Issued for DP 2025.01.22 **Issued For** No. Issue Date



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

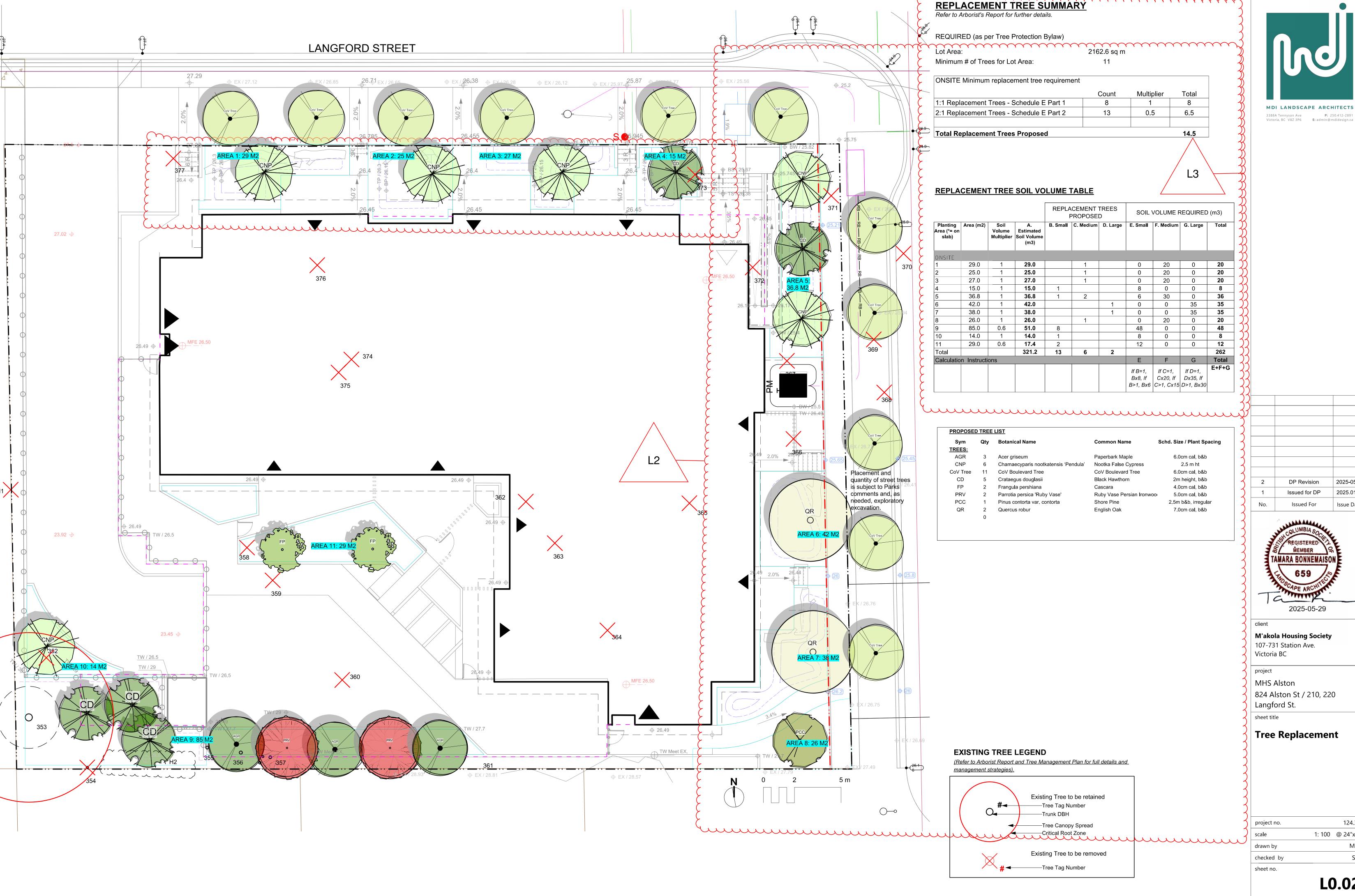
project MHS Alston 824 Alston St / 210, 220 Langford St.

sheet title

General Information Sheet

project no 124.34 scale n/a @ 24"x36" MDI drawn by checked by sheet no. L0.01

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.





DP Revision

Issued for DP

**Issued For** 

MEMBER

2025-05-29

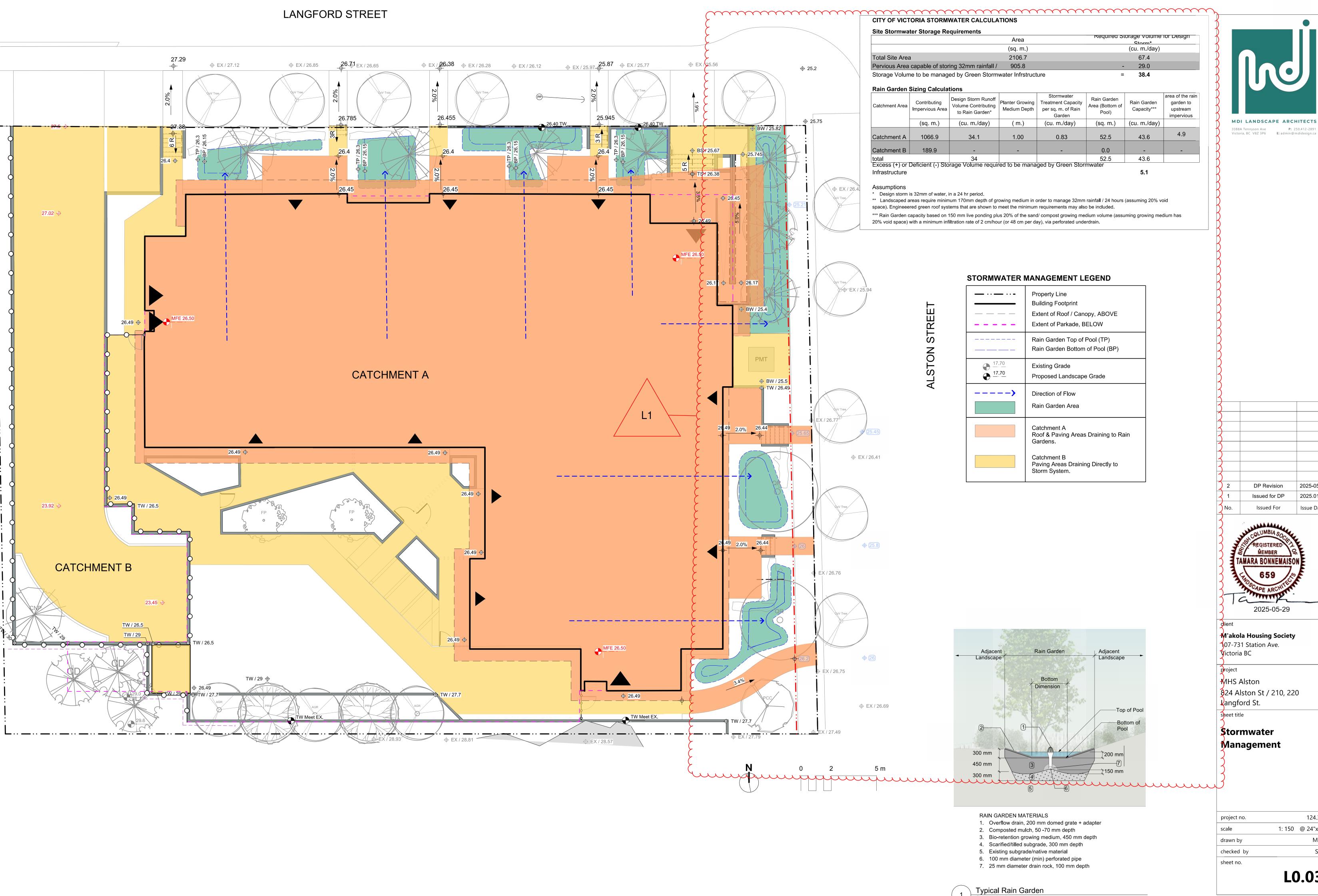
2025.01.22

Issue Date

124.34

1: 100 @ 24"x36"

L0.02





Typical Rain Garden Scale: 1:50

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

DP Revision

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**Issued For** 

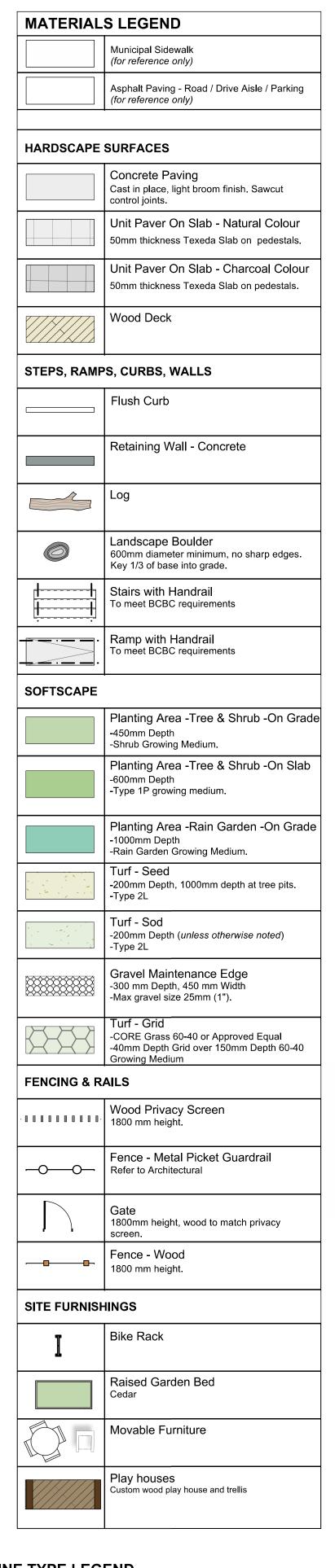
MEMBER

2025-05-29

2025.01.22

Issue Date





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

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

MDI LANDSCAPE ARCHITECTS

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

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**Issued For** 

MEMBER

TAMARA BONNEMAISO

2025-05-29

M'akola Housing Society

824 Alston St / 210, 220

107-731 Station Ave.

Victoria BC

MHS Alston

Langford St.

Landscape

Materials

sheet title

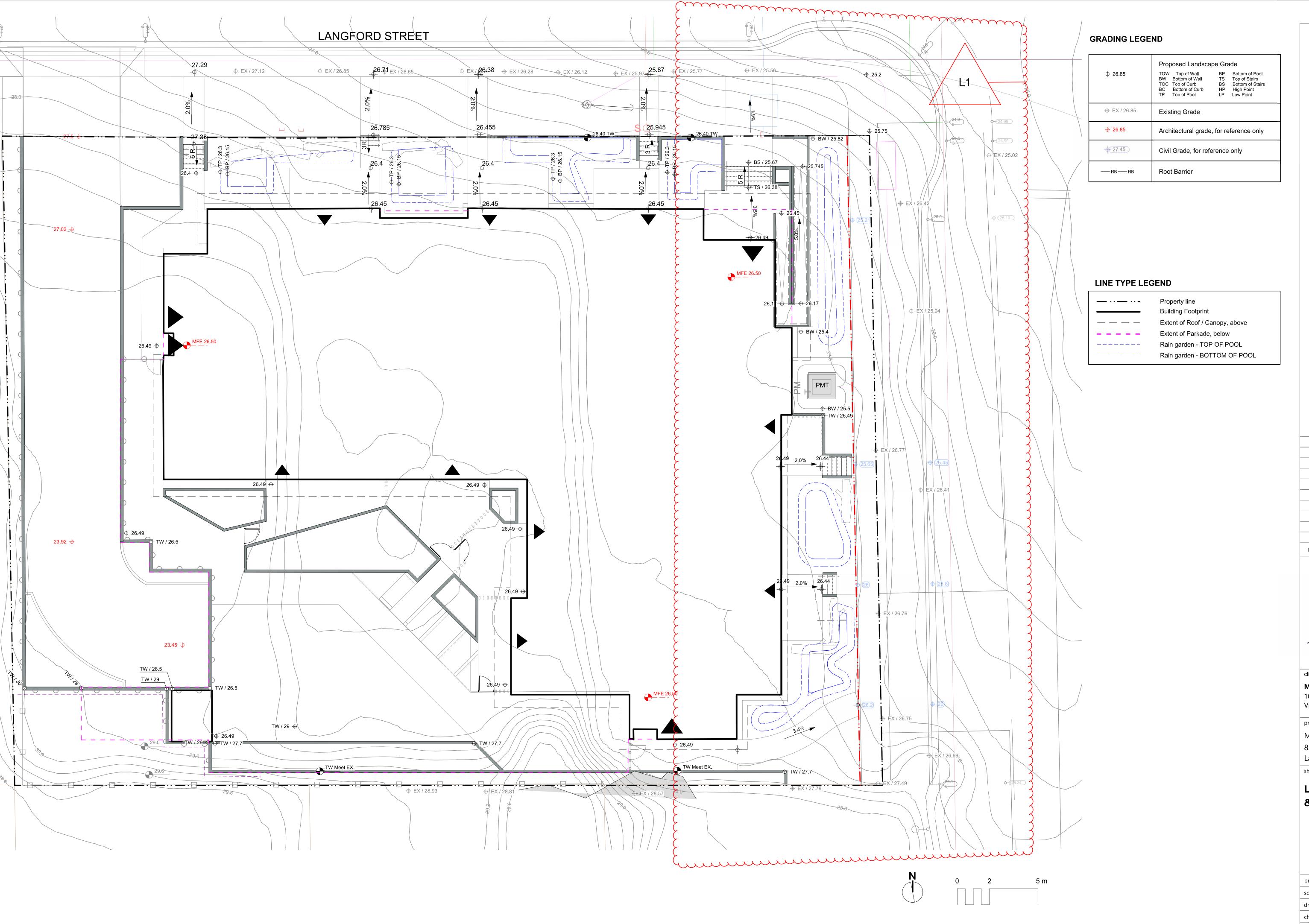
project

2025-05-13

2025.01.22

Issue Date

L1.01





2	DP Revision	2025-05-13
1	Issued for DP	2025.01.22
No.	Issued For	Issue Date



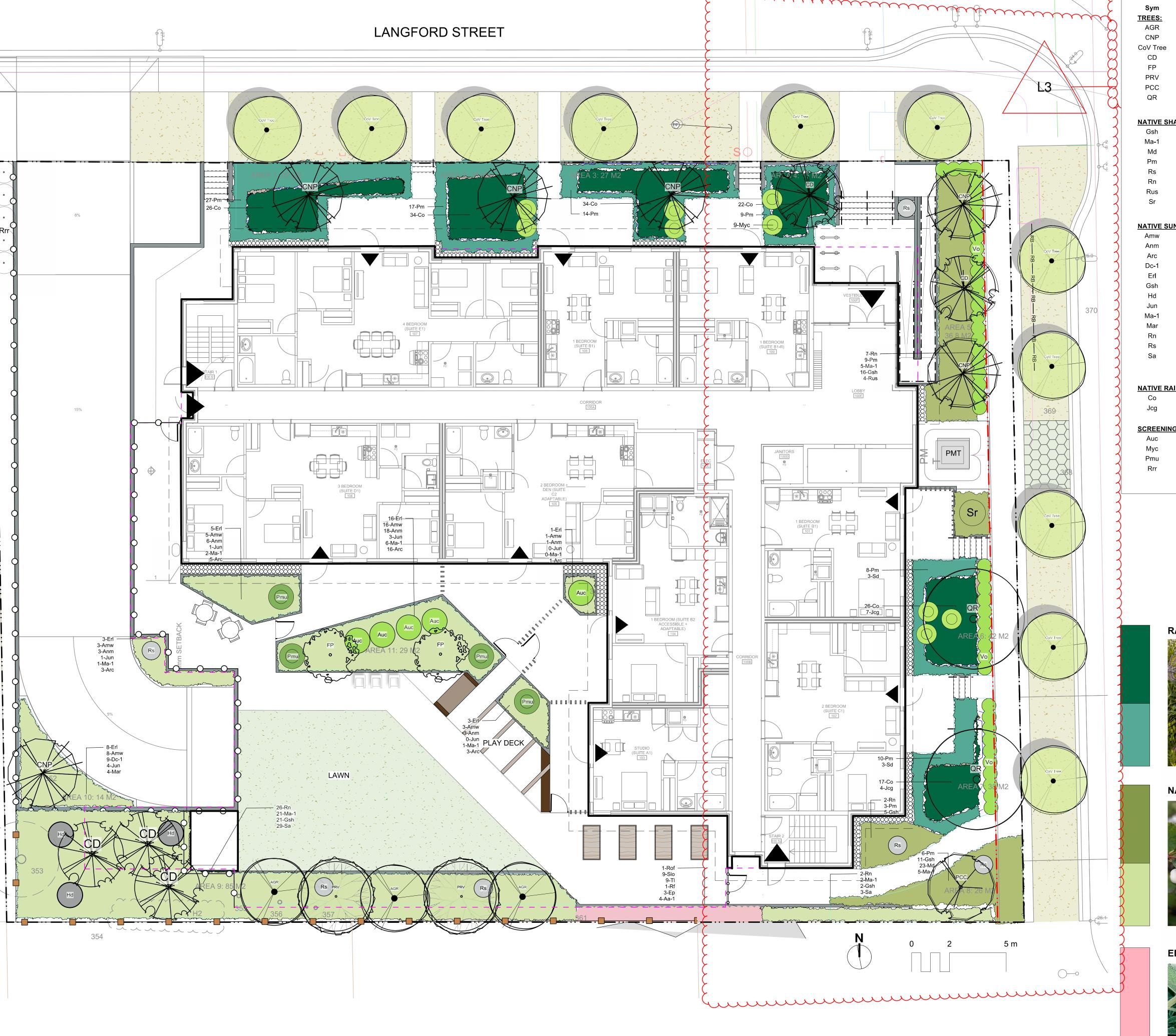
M'akola Housing Society
107-731 Station Ave.
Victoria BC

project
MHS Alston
824 Alston St / 210, 220

Langford St.

Landscape Grading & Drainage

	L2	2.01
sheet no.		
checked by		SM
drawn by		MDI
scale	1: 100	@ 24"x36"
project no.		124.34





Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spa
REES:				
AGR	3	Acer griseum	Paperbark Maple	6.0cm cal, b&b
CNP	6	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
oV Tree	11	CoV Boulevard Tree	CoV Boulevard Tree	6.0cm cal, b&b
CD	5	Crataegus douglasii	Black Hawthorn	2m height, b&b
FP	2	Frangula pershiana	Cascara	4.0cm cal, b&b
PRV	2	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwoo	5.0cm cal, b&b
PCC	1	Pinus contorta var. contorta	Shore Pine	2.5m b&b, irregula
QR	2	Quercus robur	English Oak	7.0cm cal, b&b
	0			

NATIVE SHADE PLANTS

HAE 2	HADE P	LANIS		
Gsh	35	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
/la-1	11	Mahonia aquifolium	Oregon Grape	#2 pot
Md	23	Maianthemum dilatatum	False lily of the valley	Sp3, 30cm o.c.
Pm	19	Polystichum munitum	Sword Fern	#1 pot
Rs	3	Ribes sanguineum	Red Flowering Currant	#3 pot
Rn	10	Rosa nutkana	Nootka Rose	#1 pot
Rus	5	Rubus spectabilis	Salmonberry	#1 pot
Sr	1	Sambucus racemosa	European Red Elder	#5 pot

NATIVE SUN PLANTS

MATIVE 3	UN FLAI	<u> </u>		
Amw	36	Achillea millefolium	White yarrow	#1 pot
Anm	31	Anaphalis marjaritacea	Pearly everlasting	#1 pot
Arc	28	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 60 cm O.C.
Dc-1	9	Deschampsia cespitosa	Tufted Hair Grass	plugs 500 mm spacing OC
Erl	36	Eriophyllum lanatum	Wooly Sunflower	#1 pot
Gsh	23	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Hd	3	Holodiscus discolor	Oceanspray	#2 pot
Jun	9	Juniperus communis 'Mondap'	Alpine Carpet Juniper	#1 pot
Ma-1	33	Mahonia aquifolium	Oregon Grape	#2 pot
Mar	4	Mahonia repens	Prostrate Oregon Grape	#1 pot
Rn	28	Rosa nutkana	Nootka Rose	#1 pot
Rs	3	Ribes sanguineum	Red Flowering Currant	#3 pot
Sa	32	Symphoricarpos alba	Snowberry	#1 pot
	_			

NATIVE RAIN GARDEN PLANTS

Со	159	Carex obnupta	Slough Sedge	#1 p
Jcg	11	Juncus 'Carmen's Grey'	Soft Common Rush	SpS

**SCREENING PLANTS** 

Auc	5	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	#5 pot
Мус	9	Myrica californica	Pacific Wax Myrtle	#3 pot
Pmu	4	Pinus mugo mugo	Dwarf Mugo Pine	#5 pot
Rrr	5	Rosa rugosa 'Roseraie de l'Hay'	Roseraie de l'Hay Rose	#5 pot

#### RAIN GARDENS - SEDGES, FERNS, DOUGLAS SPIRAEA



#### NATIVE, LOW MAINTENANCE SHRUBS







#### **EDIBLE HERBS**









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M'akola Housing Society

107-731 Station Ave. Victoria BC project

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

sheet title

Planting

project no.	124.34
scale	1: 100 @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	
	L3.01