

DRAWING LIST

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CIVIL

22-148-CSP PRELIMINARY CIVIL PLAN

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CIVIL

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JULY 26th, 2023

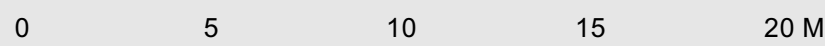
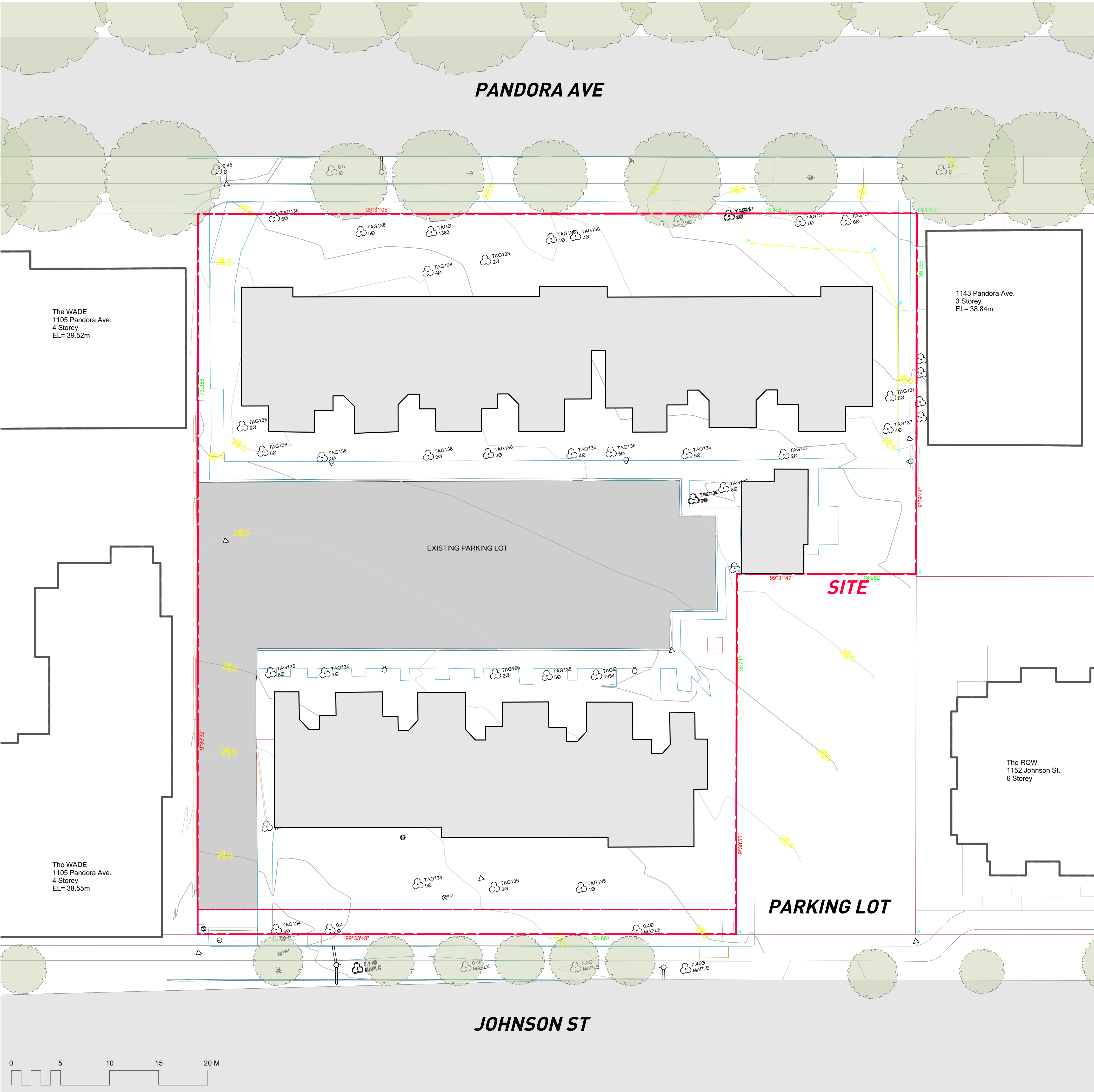
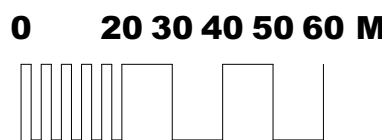
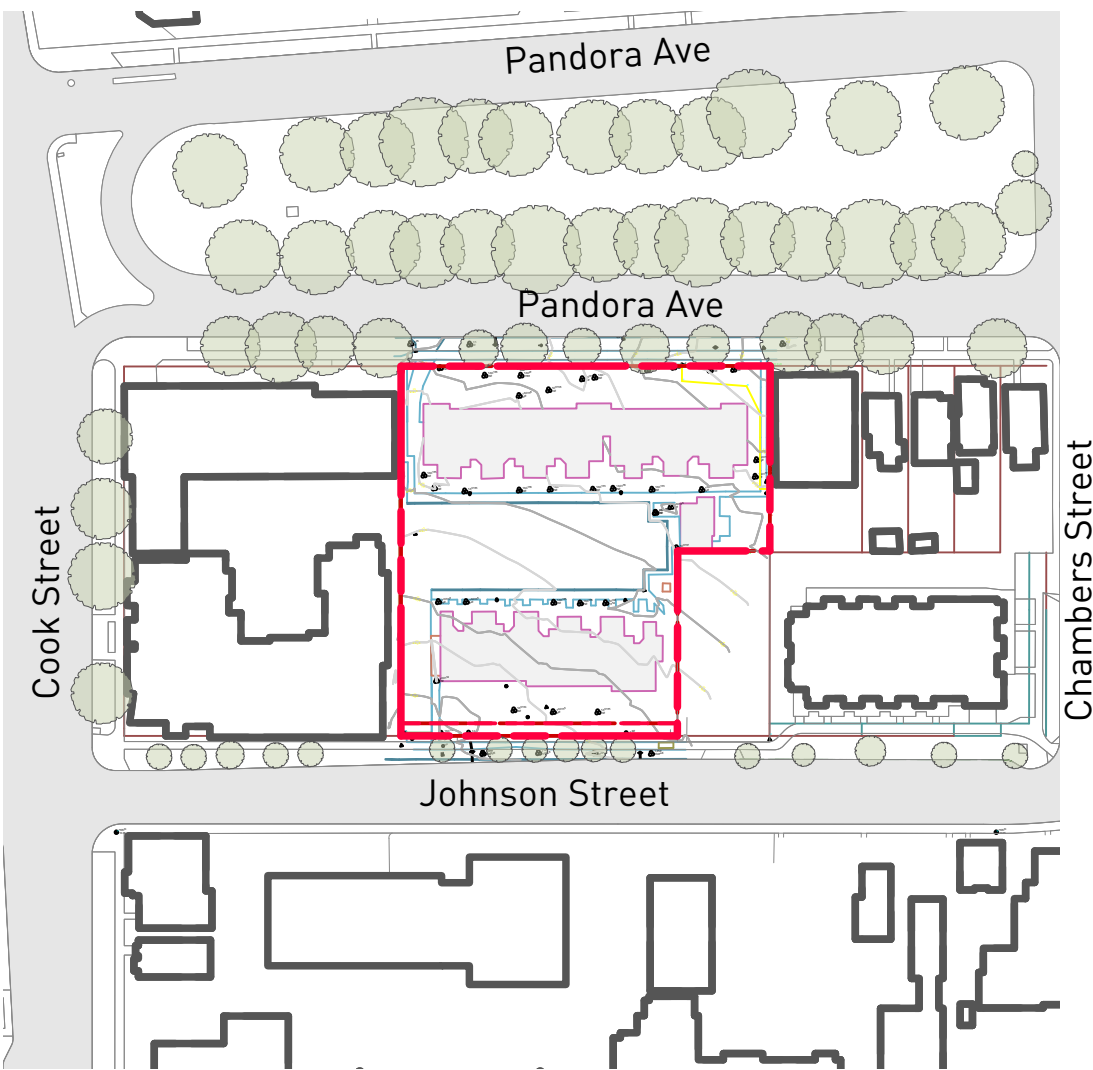


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VILLAGE ON THE GREEN
Affordable Rental Housing
1132 Johnson Street, Victoria BC



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

1132 Johnson Street, Victoria BC

No Date Revised

K 2023-07-26 DELEGATED DP SUBMISSION

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

Existing Site Plan &
Context

Sheet number

A0.1

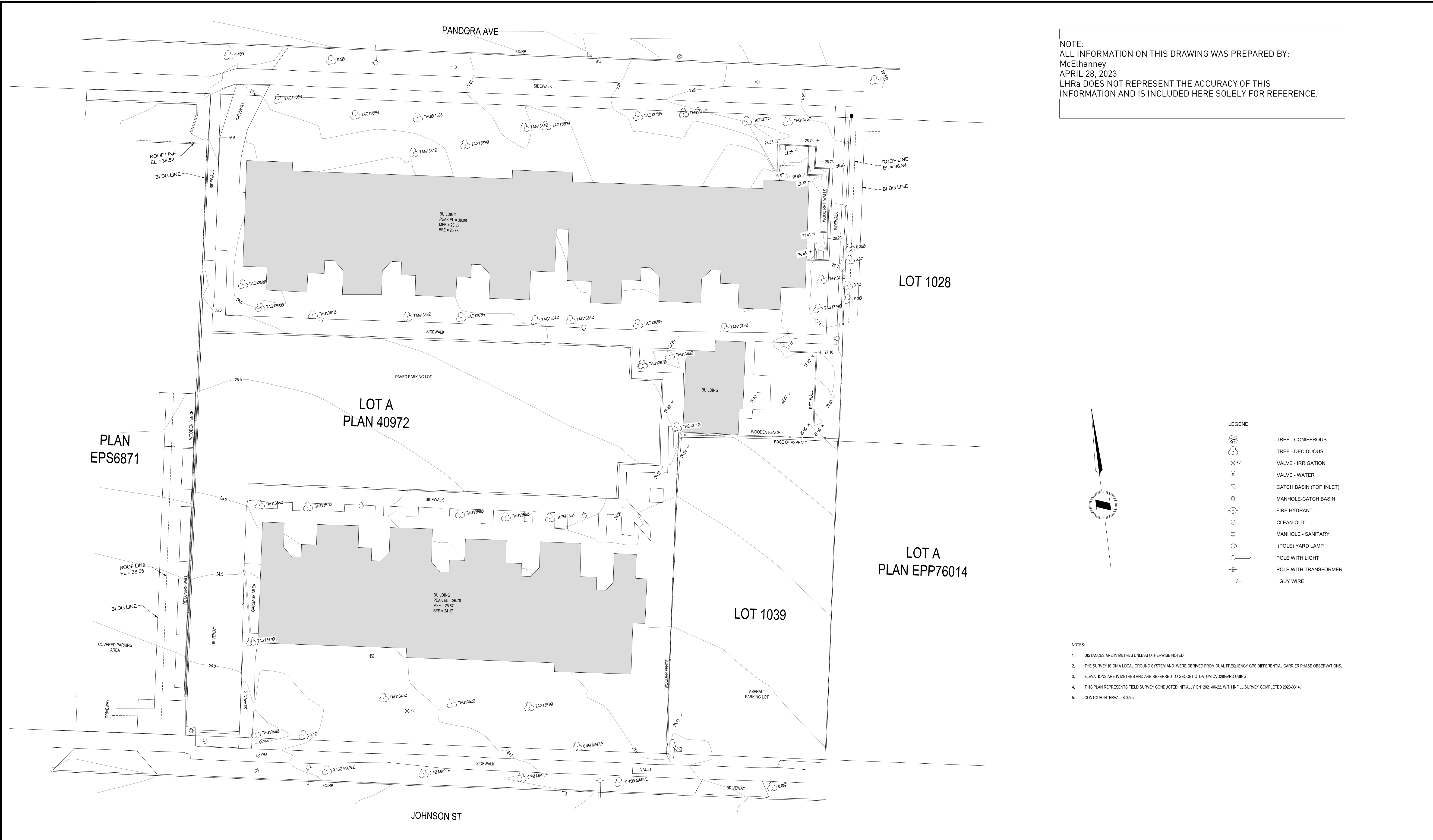
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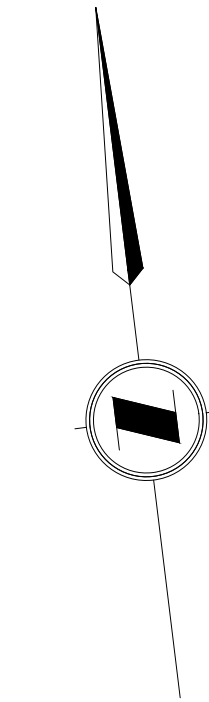
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DATE: 2023-05-01, 13:36 FILE: \\capitol\AL\CD\2241\Survey\Projects\210240 CRHC Village on the Green Development\Project\100 DRAWINGS\CD\10240-00-V-1 SK.dwg
MCElhanney\ANSI-D-2017-06-29



NOTE:
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McElhanney
APRIL 28, 2023
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- LEGEND
- TREE - CONIFEROUS
 - TREE - DECIDUOUS
 - VALVE - IRRIGATION
 - VALVE - WATER
 - CATCH BASIN (TOP INLET)
 - MANHOLE-CATCH BASIN
 - FIRE HYDRANT
 - CLEAN-OUT
 - MANHOLE - SANITARY
 - (POLE) YARD LAMP
 - POLE WITH LIGHT
 - POLE WITH TRANSFORMER
 - GUY WIRE

- NOTES:
- DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED
 - THE SURVEY IS ON A LOCAL GROUND SYSTEM AND WERE DERIVED FROM DUAL FREQUENCY GPS DIFFERENTIAL CARRIER PHASE OBSERVATIONS.
 - ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CVD280VND USING
 - THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED INITIALLY ON 2021-06-22, WITH INFILL SURVEY COMPLETED 2023-03-14.
 - CONTOUR INTERVAL IS 0.5m.

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

LOW HAMMOND ROWE ARCHITECTS

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Village On The Green -
Affordable Rental Housing

1132 Johnson Street, Victoria BC

No	Date	Revised			
K	2023-07-26	DELEGATED DP SUBMISSION			
No	Date	Issued			
Project Manager			Drawn By		
Date	2023-01-09	Reviewed By	PH		
Project number	2301	Scale	1:1		
Sheet Title					
LEGAL SURVEY					
Sheet number					
Revision					

A0.2

Sheets in set: 49

File name: 2301_CRHC VOG_Housing_230724.vwxp

Plot date: 2023-07-25

CRHC

VILLAGE ON THE GREEN
TOPOGRAPHIC SURVEY
SITE PLAN
VICTORIA BC

Approved Sealed

McElhanney

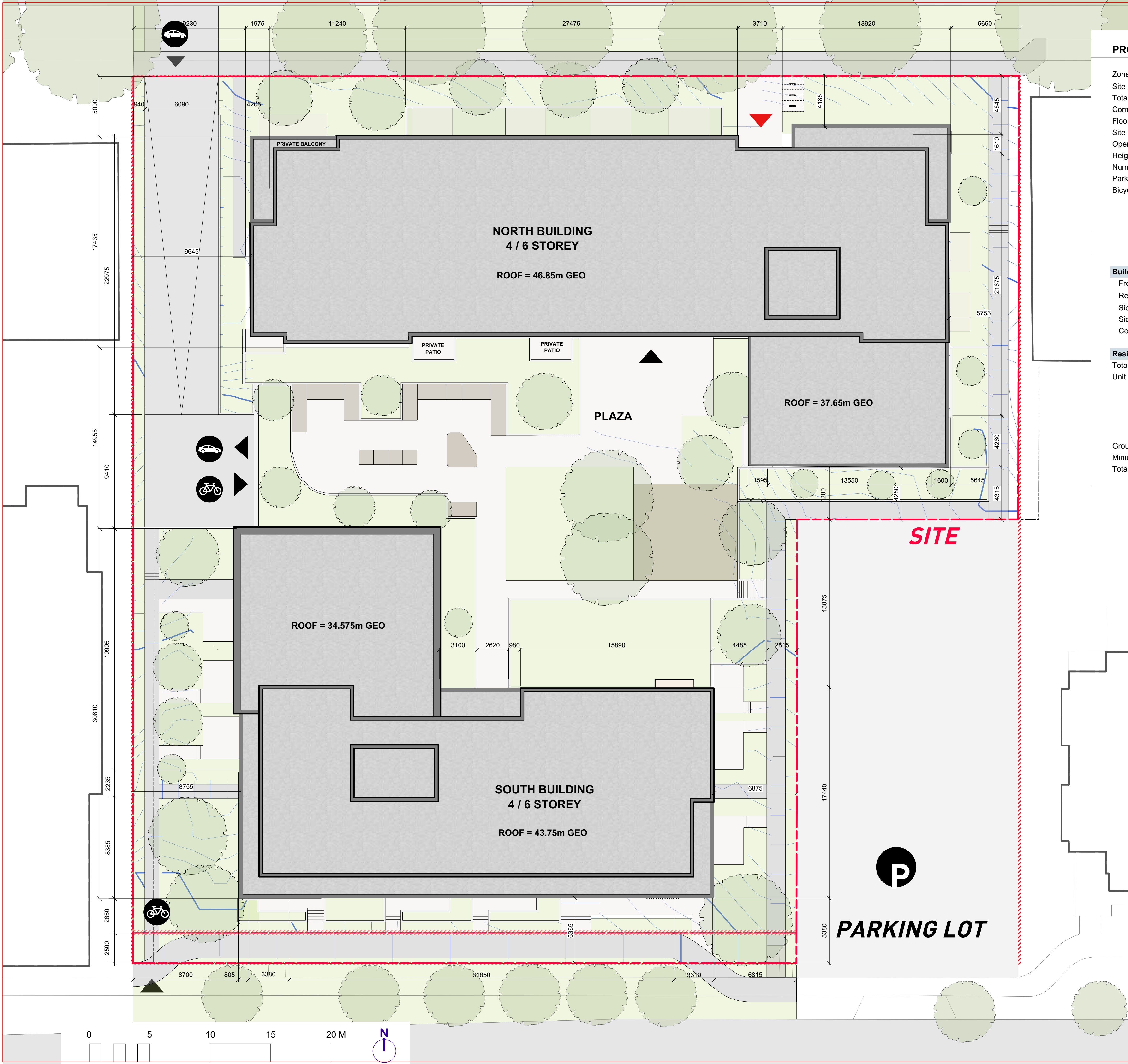
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3960 Quadra Street
Victoria BC
Canada V8X 4A3
T 250 370 9221

Drawing No.

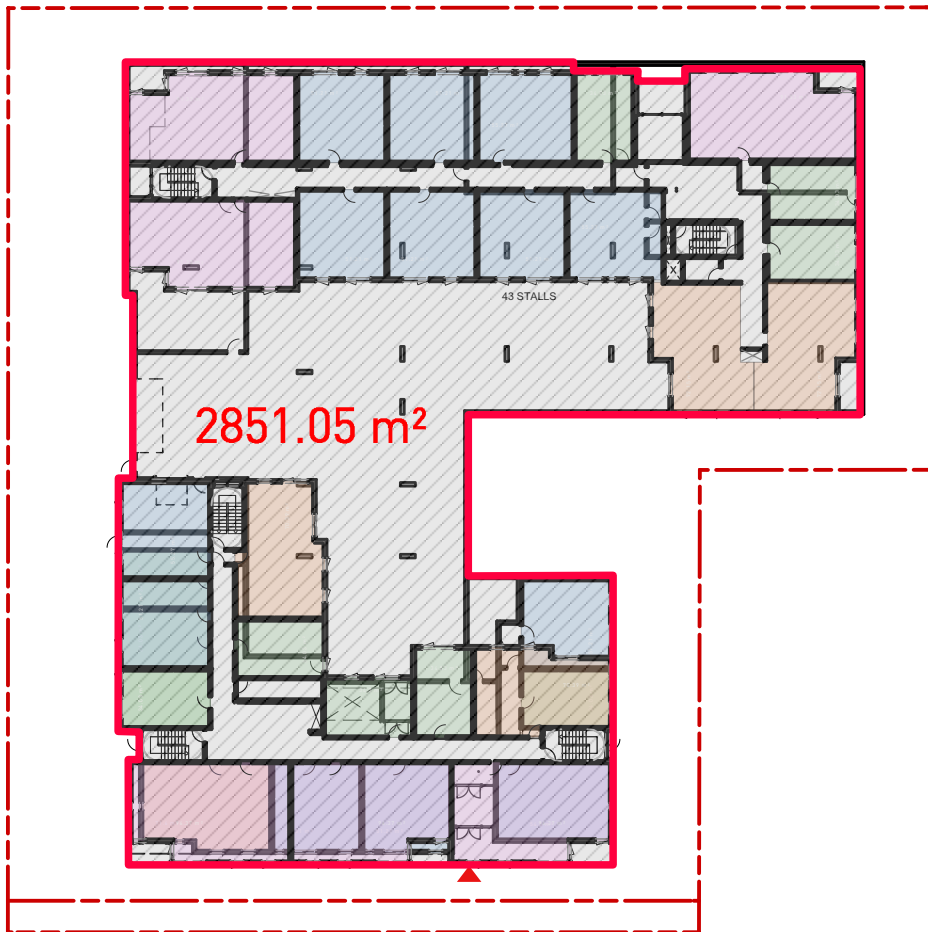
V-0 SK

Project Number
2241-21529-00

Rev.
1

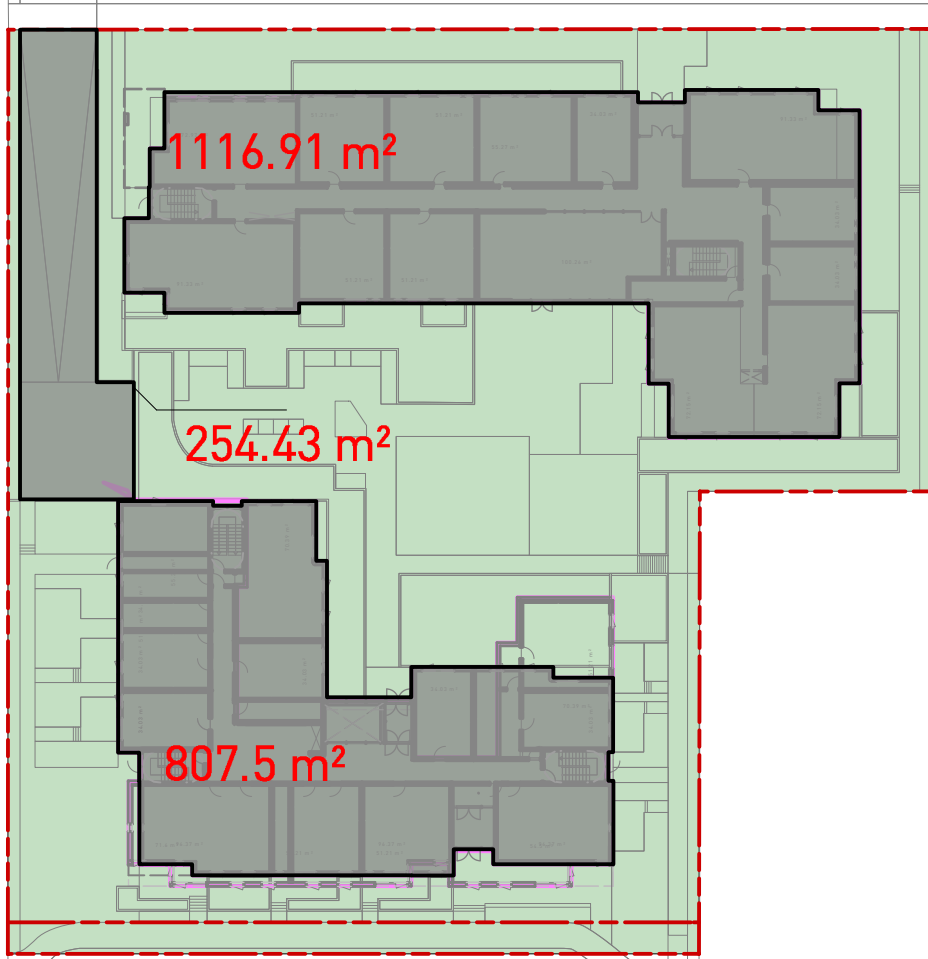


PROJECT INFORMATION TABLE			
Zone	(existing)		R3-1
Site Area	(m2)		4,699.9 m2
Total Floor Area	(m2)		10,103.9 m2
Commercial Floor Area	(m2)		n/a
Floor Space Ratio (FSR)			2.0 :1
Site Coverage	%		60.7%
Open Site Space	%		53.6%
Height of Building(s)	North Bld'g/South Bld'g		21.5m / 18.5m
Number of Storeys	(m)		6
Parking Stalls on site	(number)		43
Bicycle Parking Storage:	(number & rack type)		195 Total
	Class I	Horizontal	
		Vertical	
		Cargo	12
	Class II	Horizontal	14
Building Setbacks			
Front yard (south)	Johnson St.		5.3 / 4.2 m
Rear yard (north)	Pandora Ave.		4.1 m
Side yard (east)			6.8 / 5.6 m
Side yard (west)			8.7 / 9.7 m
Combined side yards			
Residential Use Details			
Total Number of units			140
Unit Types:			
Studio			39
1 Bedroom			52
2 Bedroom			24
3 Bedroom			25
Accessible suites			15 inc'd
Ground-oriented units			12
Miniumum unit floor area	(m2)		34.0 m2
Total residential floor area			8,110.6 m2



SITE COVERAGE

2851.05m² / 4699.9m² = 60.66%



OPEN SITE SPACE

2521.06m² / 4699.9m² = 53.6%



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Affordable Rental Housing

1132 Johnson Street, Victoria BC

No Date Revised

K 2023-07-26 DELEGATED DP SUBMISSION

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

SITE - PLAN

Sheet number

A0.3

Sheets in set: 49

Revision

File name 2301_CRHC VOG_Housing_230724.vwxp

Plot date 2023-07-25



4 South-East Aerial View - From Johnson St.



3 South-East View - From Johnson St.



2 West View - Courtyard Planters / Seating



1 Aerial East View - Courtyard



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1132 Johnson Street, Victoria BC

No	Date	Revised
K	2023-07-26	DELEGATED DP SUBMISSION
No	Date	Issued
Project Manager	Drawn By	
Date	2023-01-09	Reviewed By PH
Project number	2301	Scale 1:1
Sheet Title		

PERSPECTIVES

Sheet number	Revision	
A1.1	49	
File name	2301_CRHC VOG_Housing_230724.vwxp	
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4 North-East Corner View - Pandora St.



3 View South-West - Thru Courtyard



2 West Side View - Into Courtyard



1 North-West Corner View - Pandora Ave.



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No	Date	Issued
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Project Manager	Drawn By
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Date	2023-01-09	Reviewed By	PH
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Project number	2301	Scale	1:1
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Sheet Title

PERSPECTIVES

Sheet number

A1.2

Sheets in set	49	Revision
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File name	2301_CRHC VOG_Housing_230724.vwxp
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Plot date	2023-07-25
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Village On The Green -
Affordable Rental Housing**

1132 Johnson Street, Victoria BC

No	Date	Revised
K 2023-07-26 DELEGATED DP SUBMISSION		
No	Date	Issued
Project Manager		
Drawn By		
Date	2023-01-09	Revised By
Project number		PH
2301		
Sheet Title		

FLOOR PLAN - P0 & P1

Sheet number

A2.0

Sheets in set:	49	Revision
File name	2301_CRHC VOG_Housing_230724.vwxp	
Plot date	2023-07-26	



1		LEVEL P0 (SOUTH BLD'G) / LEVEL P1 (PARKADE)
	A2.0	Scale: 1:150



0 5 10 15 20 M

1 LEVEL L1
A2.1 Scale: 1:150

JOHNSON STREET

PANDORA AVENUE



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No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

FLOOR PLAN - LEVEL 1

Sheet number

A2.1

Sheets in set: 49 Revision

File name 2301_CRHC VOG_Housing_230724.vwxp

Plot date 2023-07-26



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Village On The Green -
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No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

FLOOR PLAN - LEVEL 2

Sheet number

A2.2

Sheets in set: 49 Revision

File name 2301_CRHC VOG_Housing_230724.vwxp

Plot date 2023-07-26



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Village On The Green -
Affordable Rental Housing**

1132 Johnson Street, Victoria BC

No Date Revised

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No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

FLOOR PLAN - LEVEL 3

Sheet number

A2.3

Sheets in set: 49 Revision

File name 2301_CRHC VOG_Housing_230724_vwexp

Plot date 2023-07-26



1 LEVEL L4
A2.4 Scale: 1:150



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1132 Johnson Street, Victoria BC

No Date Revised

K 2023-07-26 DELEGATED DP SUBMISSION
J 2023-07-18 Revise L4 Layout - North Building
I 2023-06-22 CoV PRELIMINARY DP REVIEW

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

FLOOR PLAN - LEVEL 4

Sheet number

A2.4

Sheets in set: 49 Revision

File name 2301_CRHC VOG_Housing_230724.vwxp

Plot date 2023-07-26



2 LEVEL L5
A2.5 Scale: 1:150



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Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

FLOOR PLAN - LEVEL 5

Sheet number

A2.5

Sheets in set: 49 Revision

File name 2301_CRHC VOG_Housing_230724.vwxp

Plot date 2023-07-26





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



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



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Sheet Title		

BUILDING ELEVATIONS

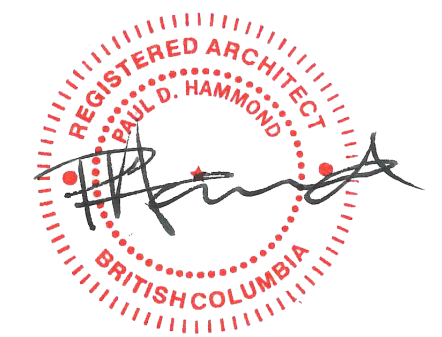
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Plot date	2023-07-25	



1 EAST ELEVATION
A4.1 Scale: 1:150



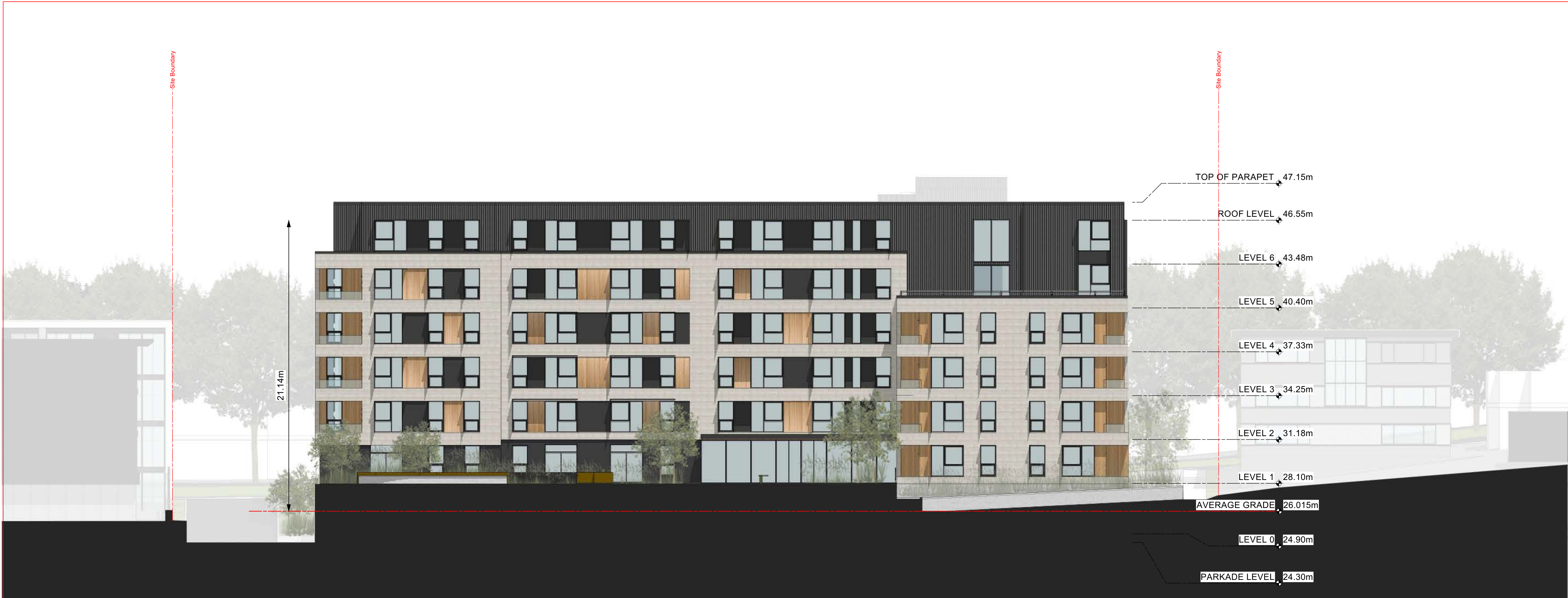
2 WEST ELEVATION
A4.1 Scale: 1:150



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Sheet Title	BUILDING ELEVATIONS	



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



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



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Village On The Green -
Affordable Rental Housing**

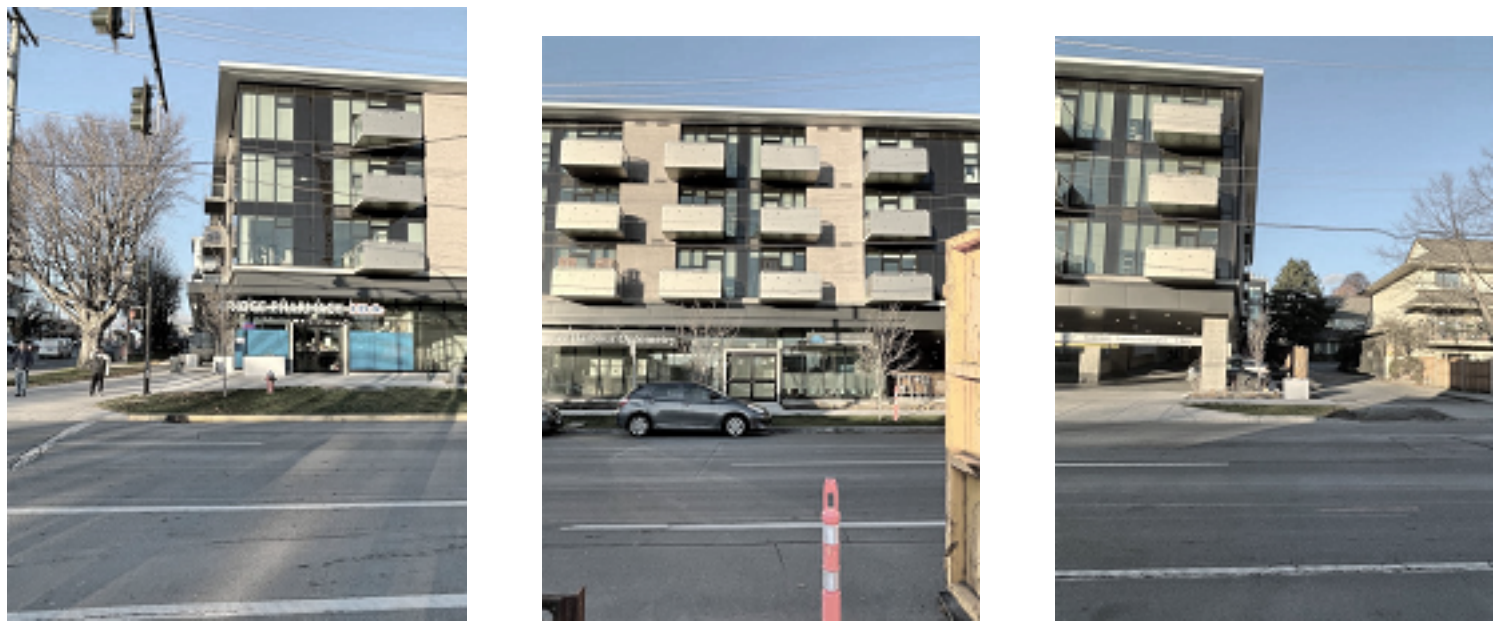
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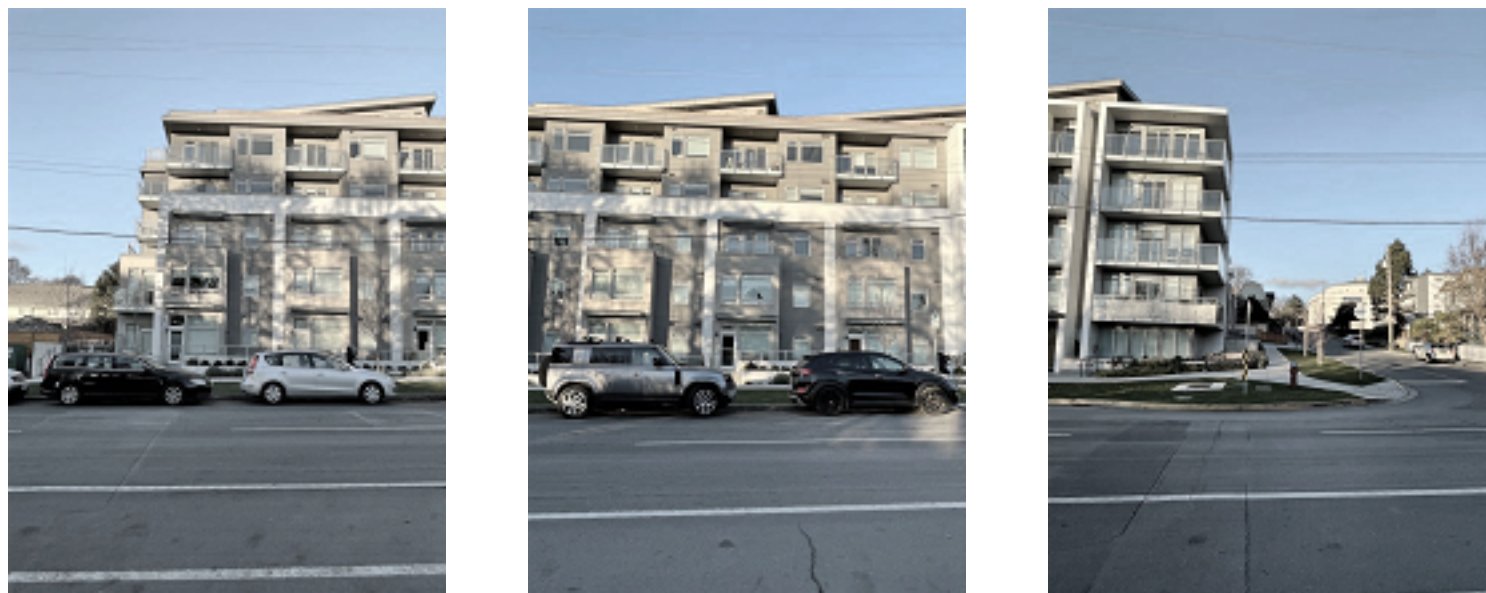
BUILDING ELEVATIONS

Sheet number	A4.2	
Sheets in set:	49	Revision
File name	2301_CRHC VOG_Housing_230724.vwxp	
Plot date	2023-07-25	

Johnson Existing Streetscape



Pandora Existing Streetscape



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



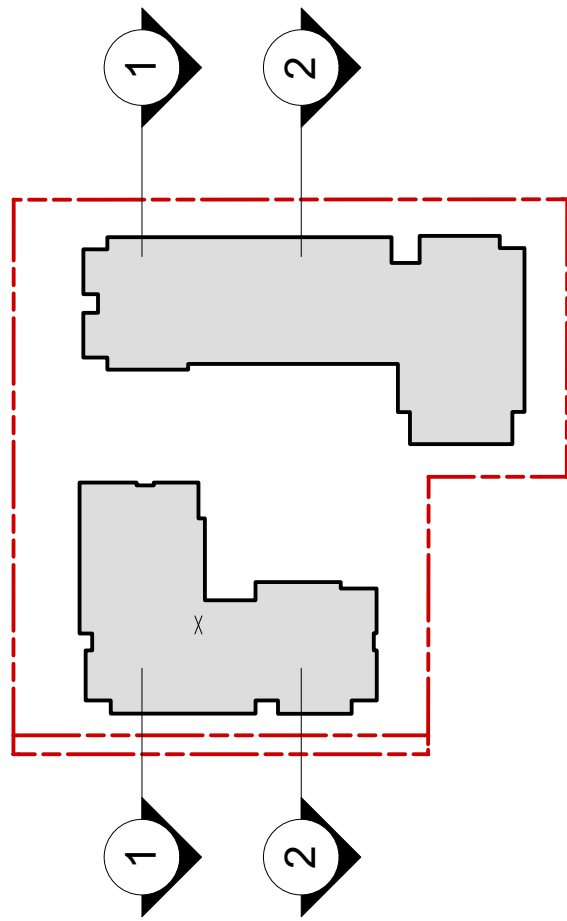
2 PANDORA AVE. STREET ELEVATION - NORTH
A4.3 Scale: 1:300



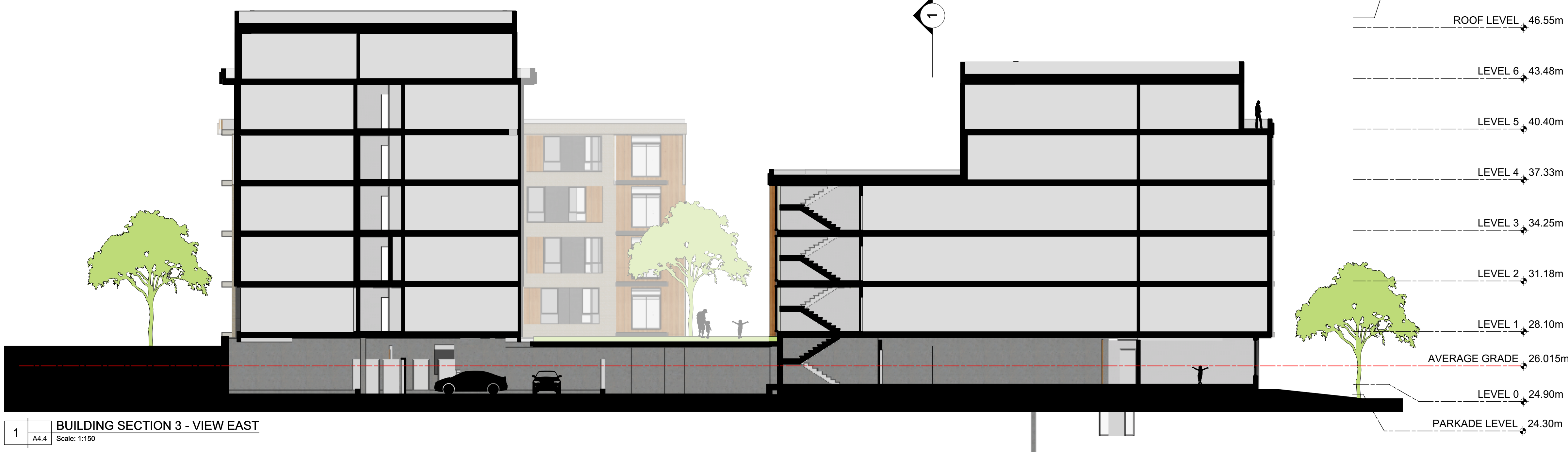
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STREET ELEVATIONS

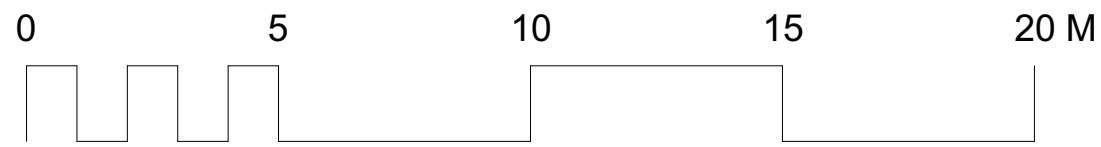
Sheet number	A4.3	
Sheets in set:	49	Revision
File name	2301_CRHC VOG_Housing_230724.vwxp	
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4 KEY PLAN - SECTIONS
A4.4 Scale: 1:1000



1 BUILDING SECTION 3 - VIEW EAST
A4.4 Scale: 1:150



2 BUILDING SECTION 2 - VIEW EAST
A4.4 Scale: 1:150



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

1132 Johnson Street, Victoria BC

No Date Revised

K 2023-07-26 DELEGATED DP SUBMISSION

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

BUILDING SECTIONS

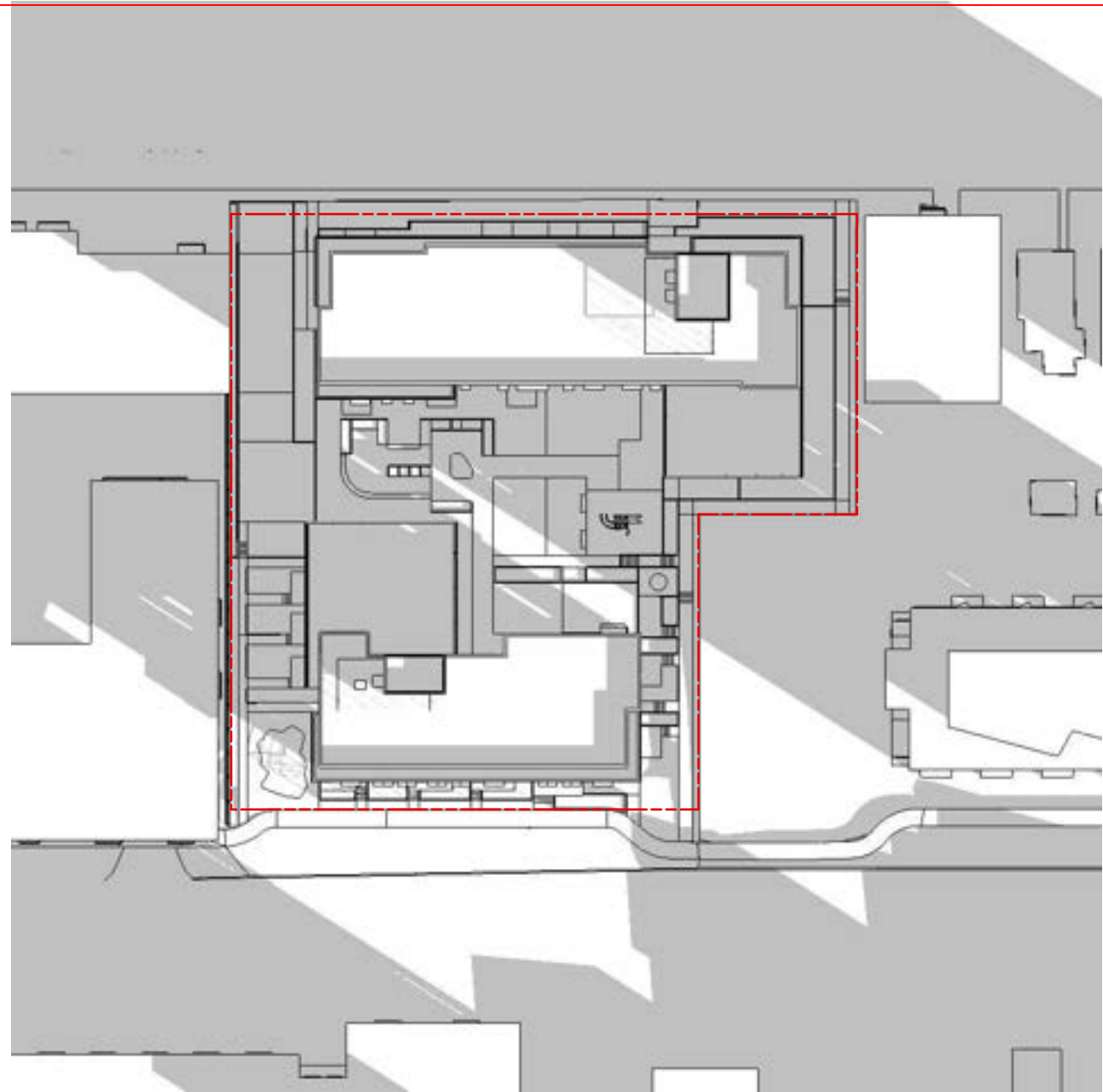
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A4.4

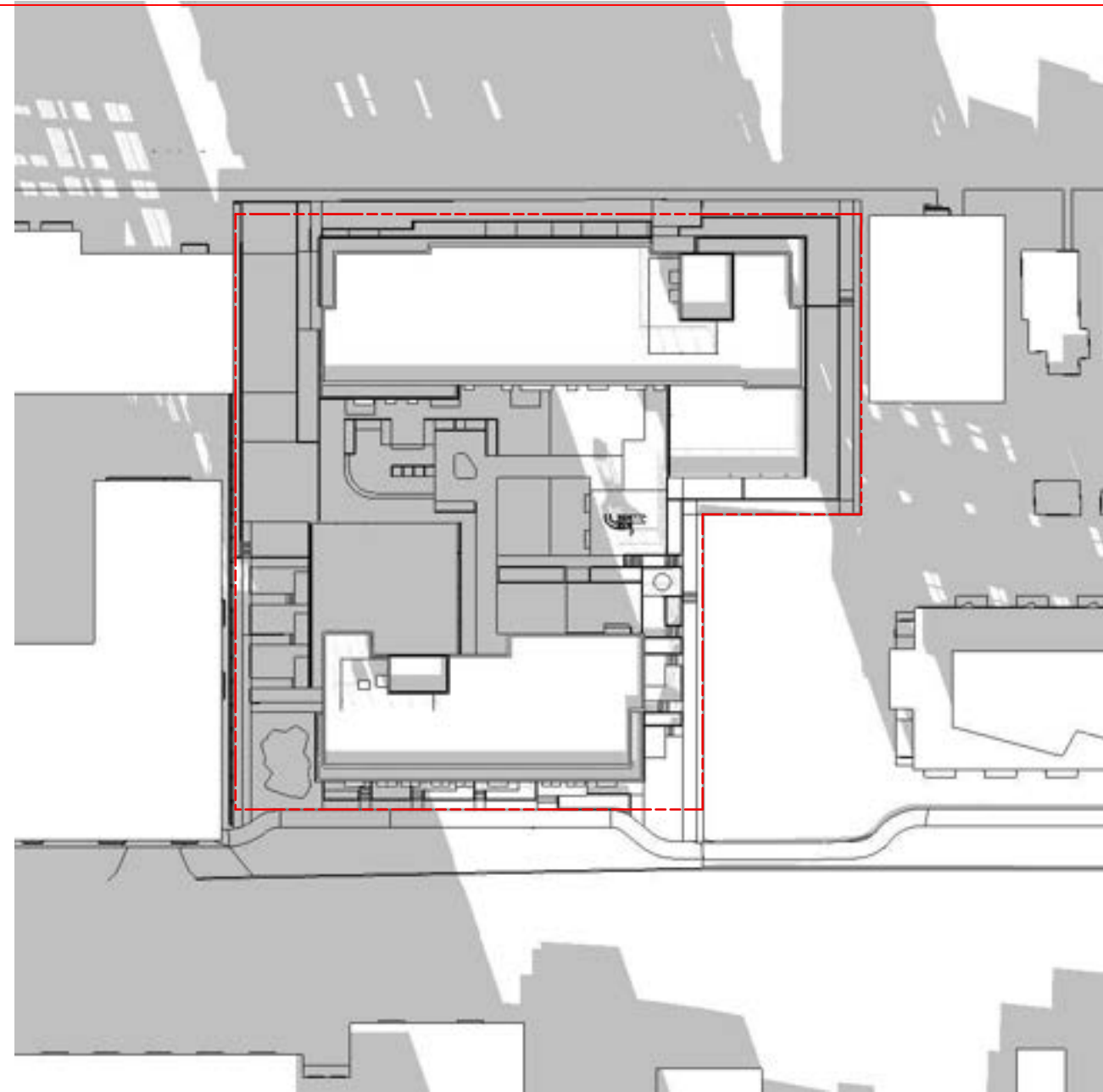
Sheets in set: 49 Revision

File name 2301_CRHC VOG_Housing_230724.vwxp

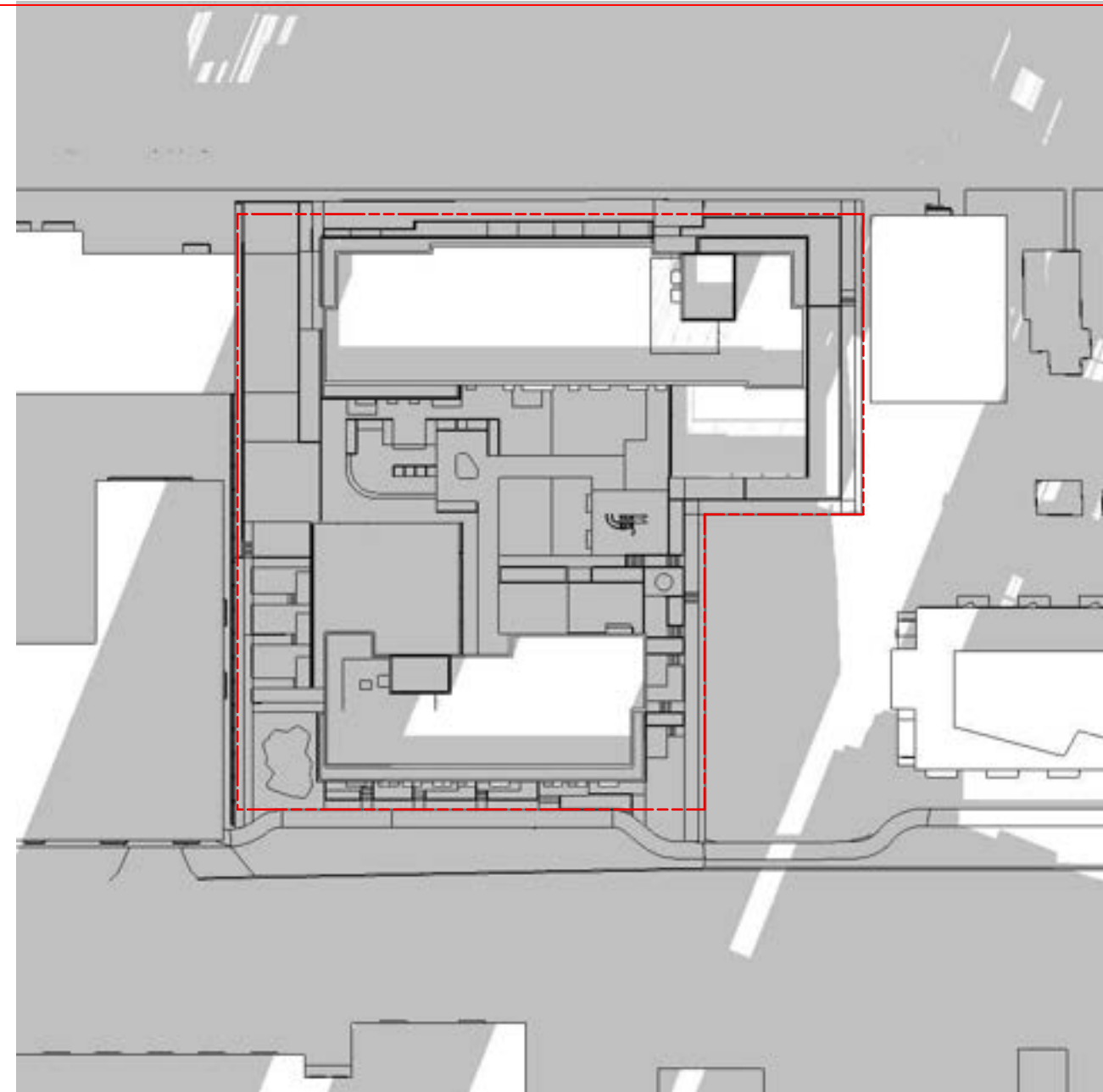
Plot date 2023-07-25



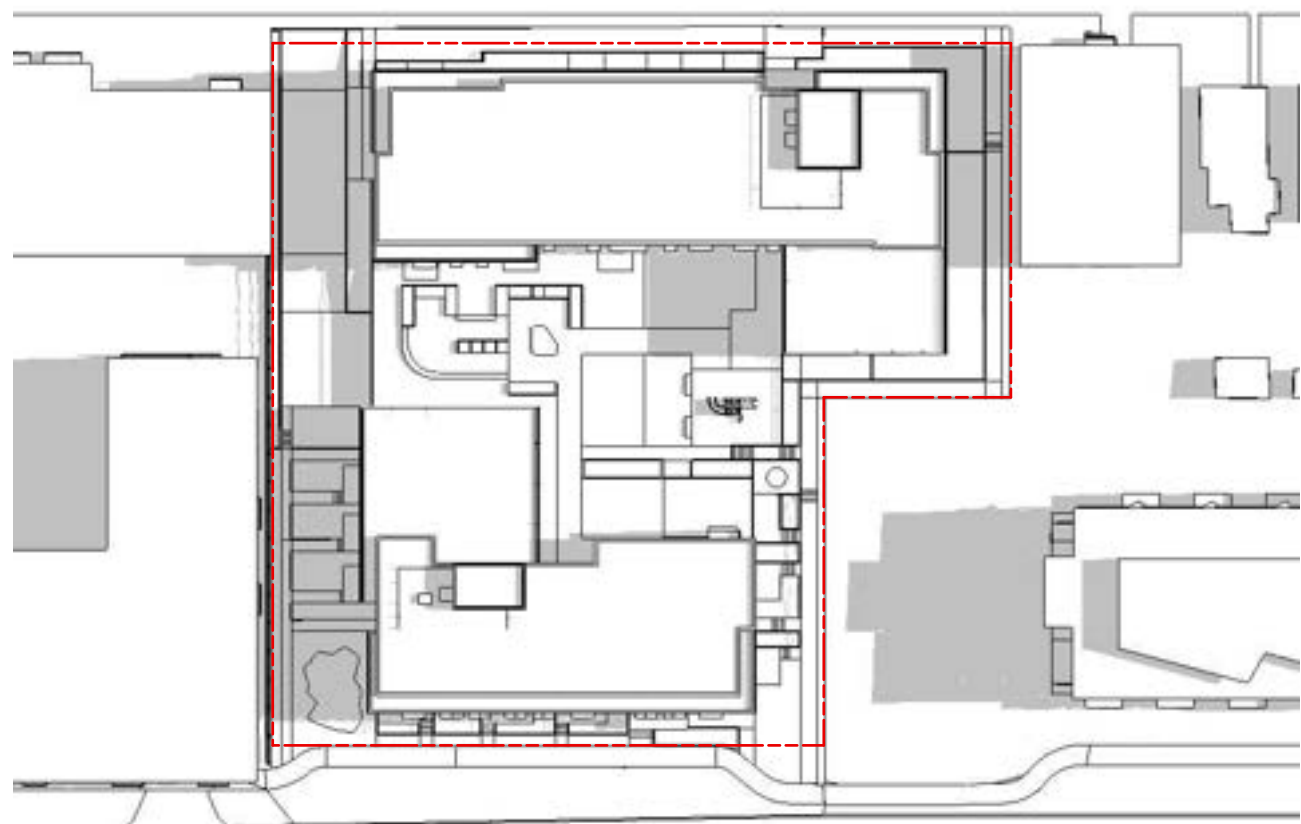
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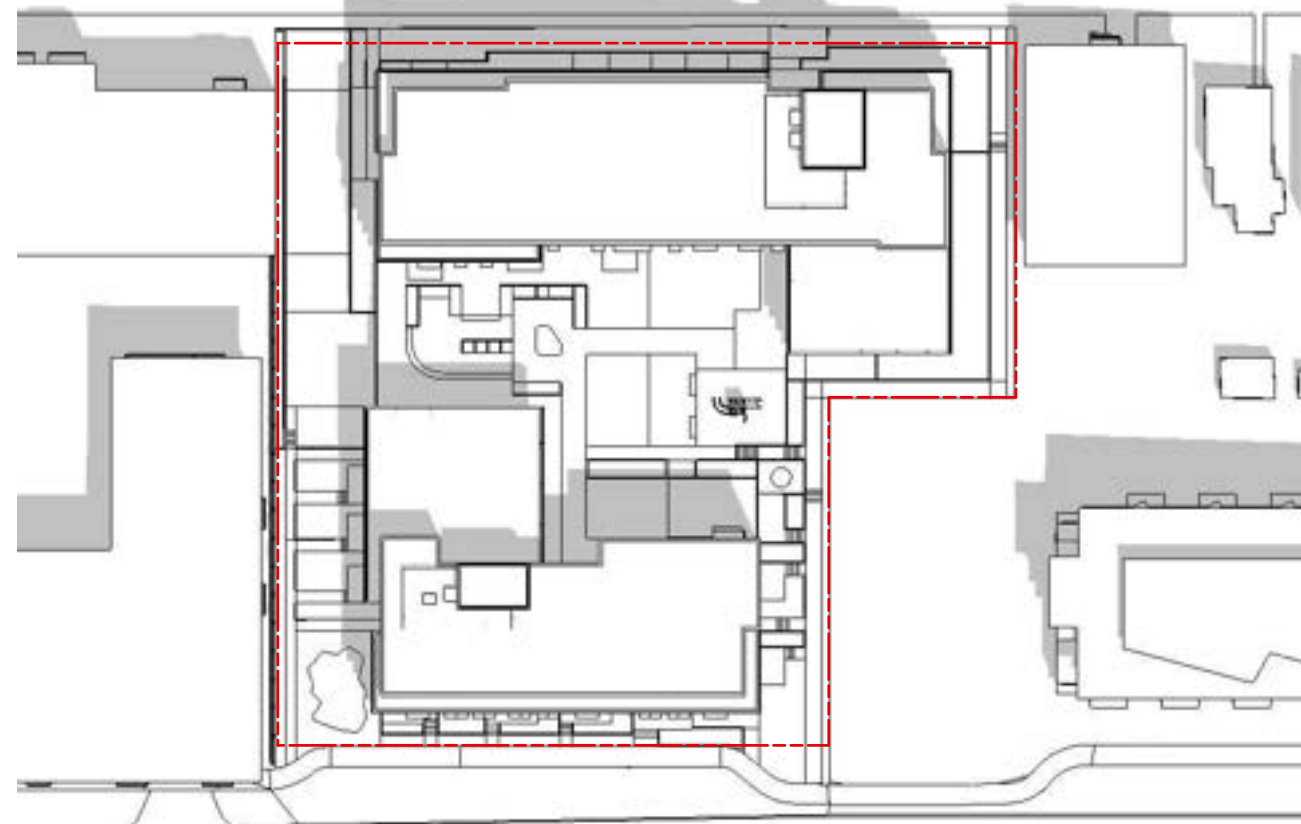
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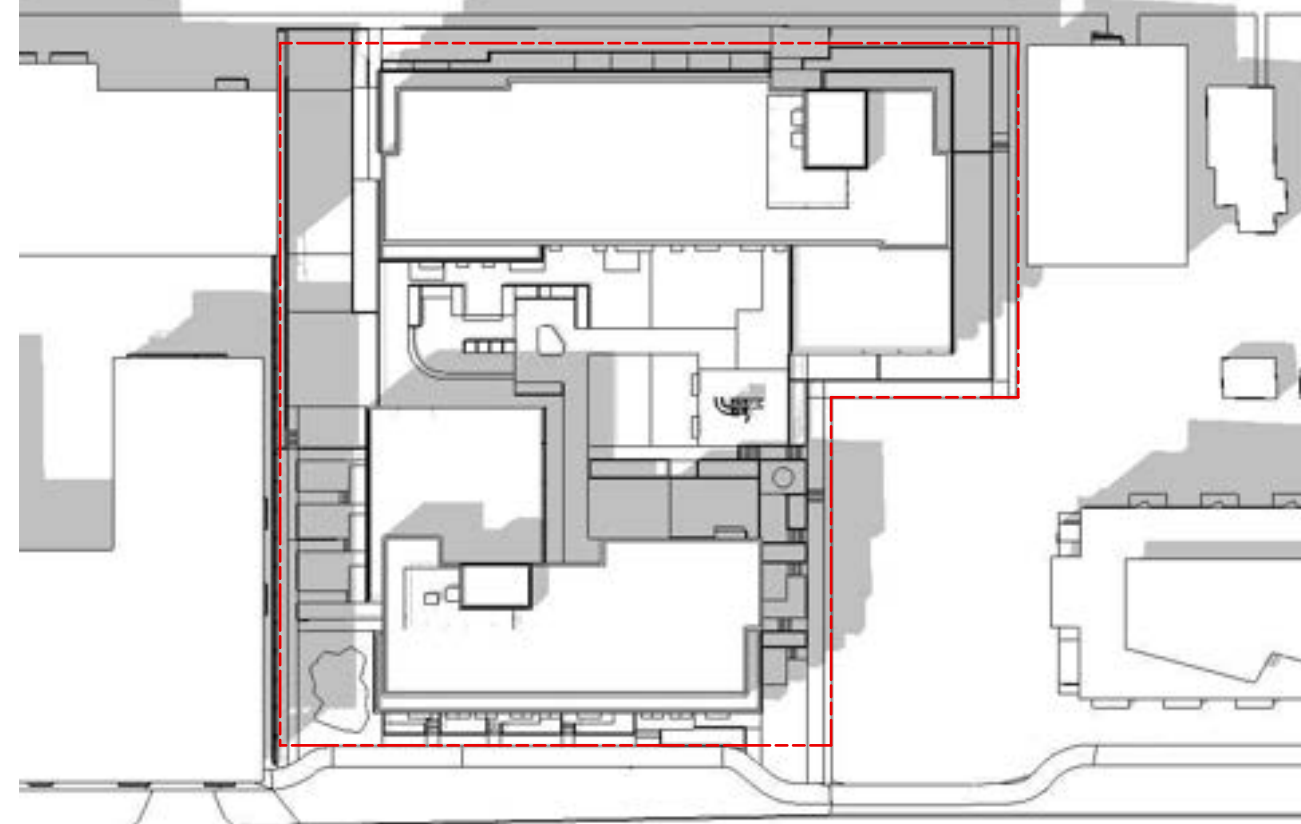
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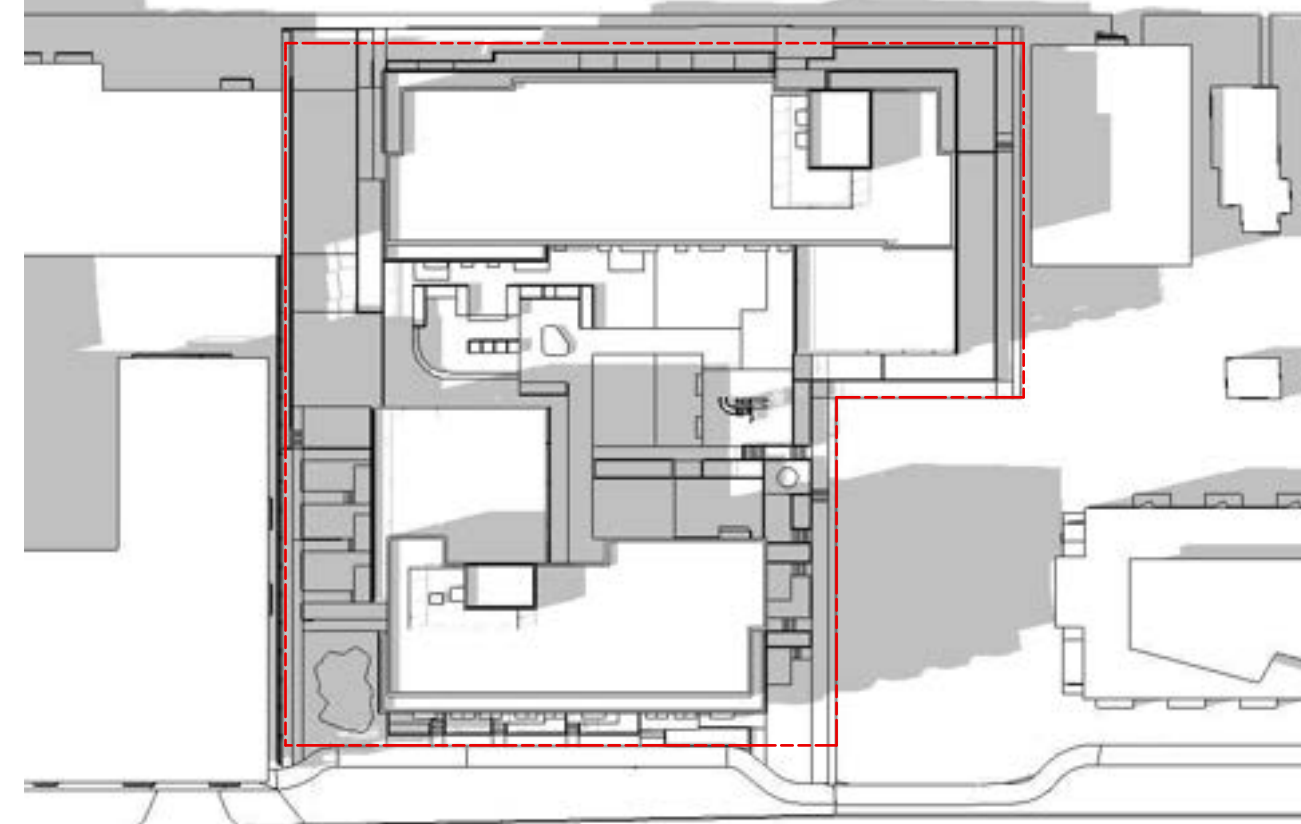
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A4.5 Scale: 1:750



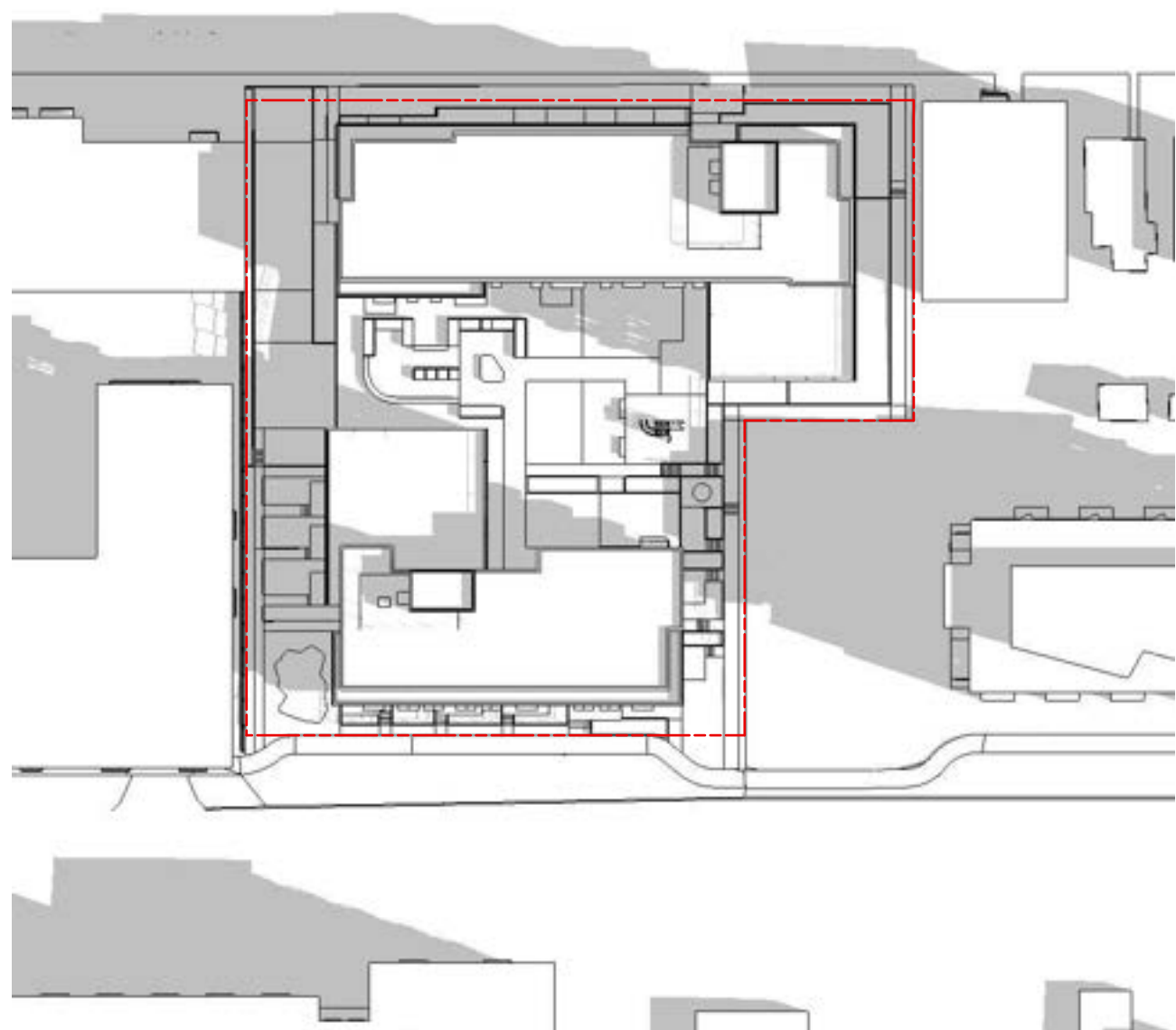
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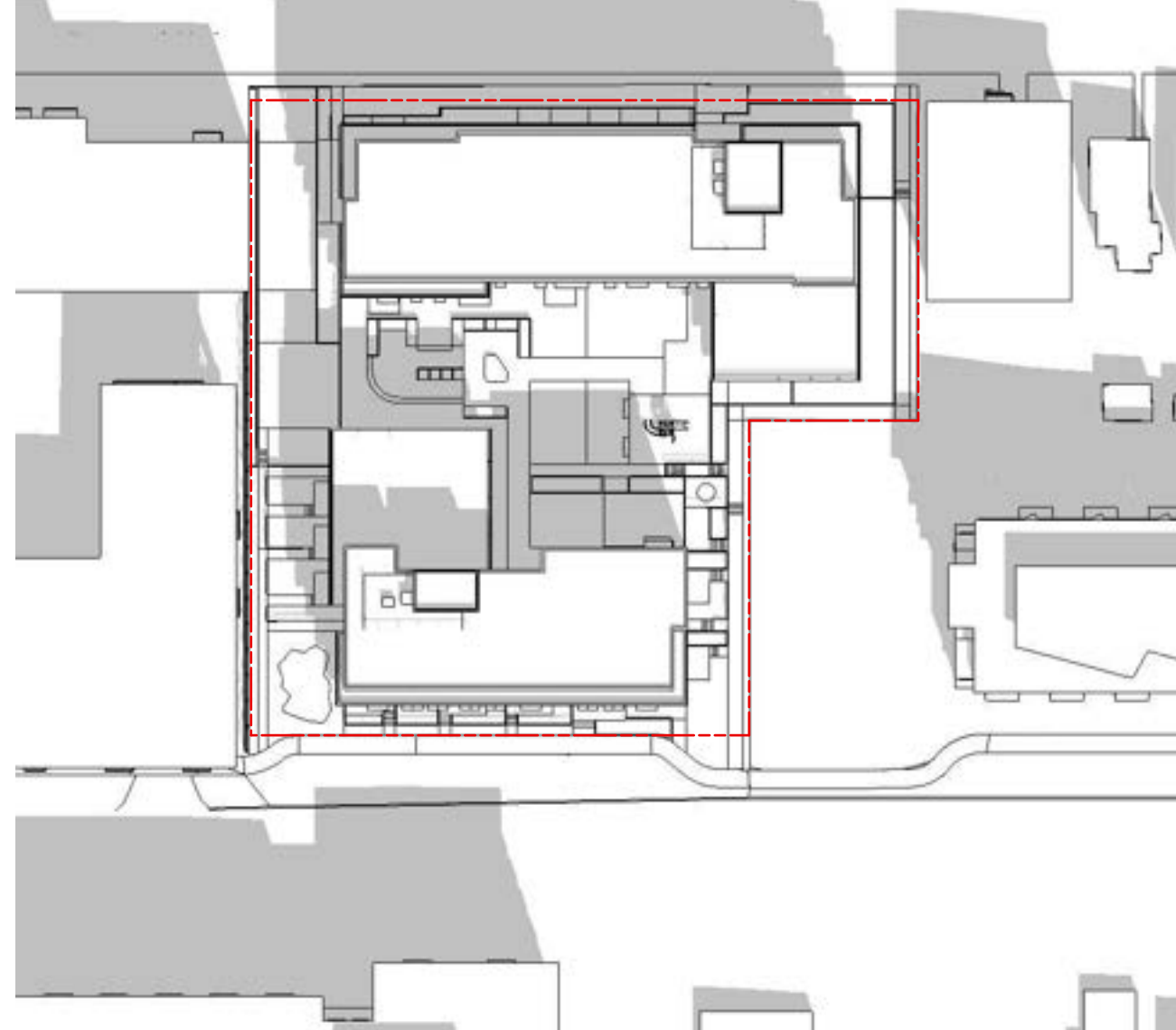
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A4.5 Scale: 1:750



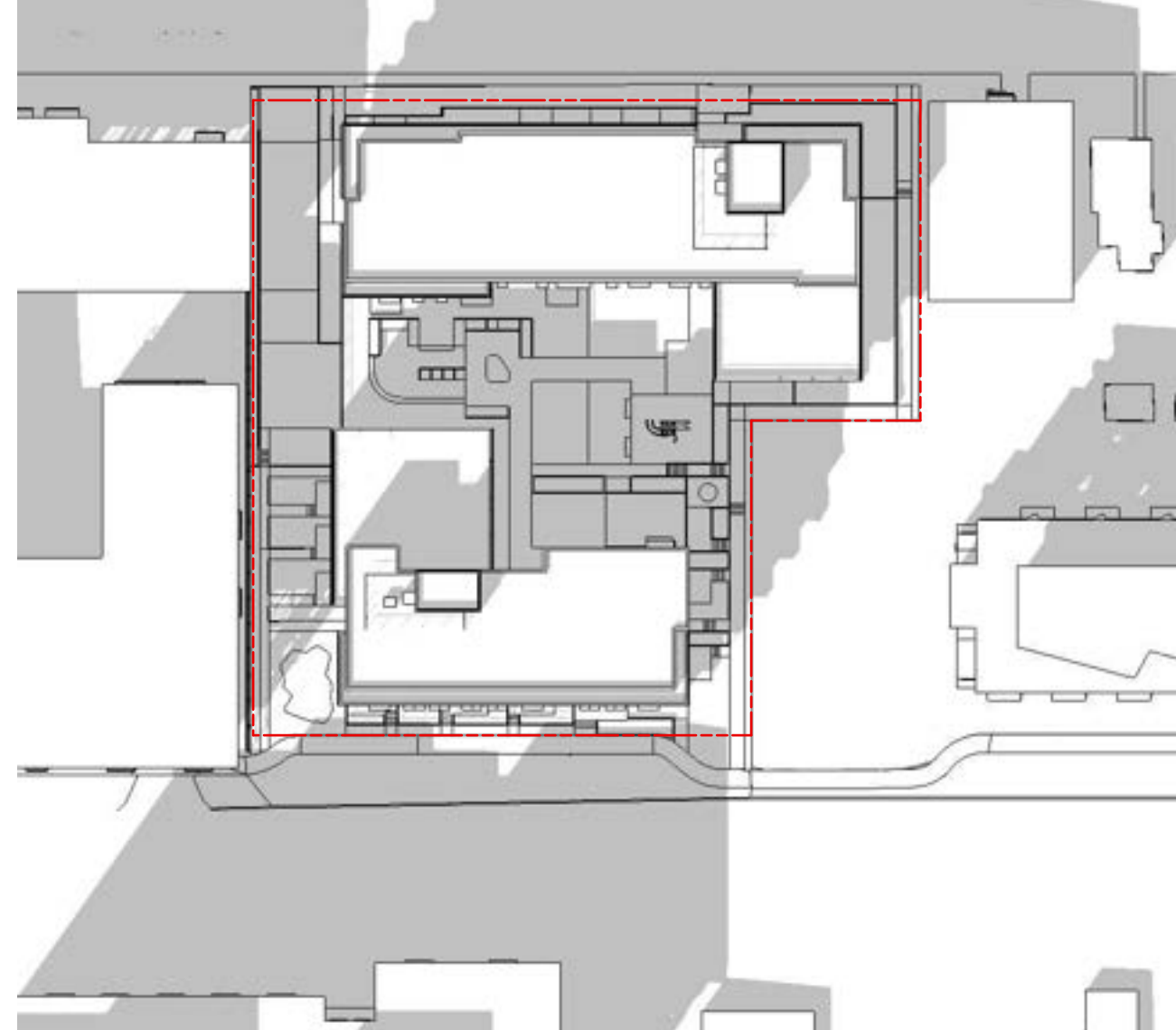
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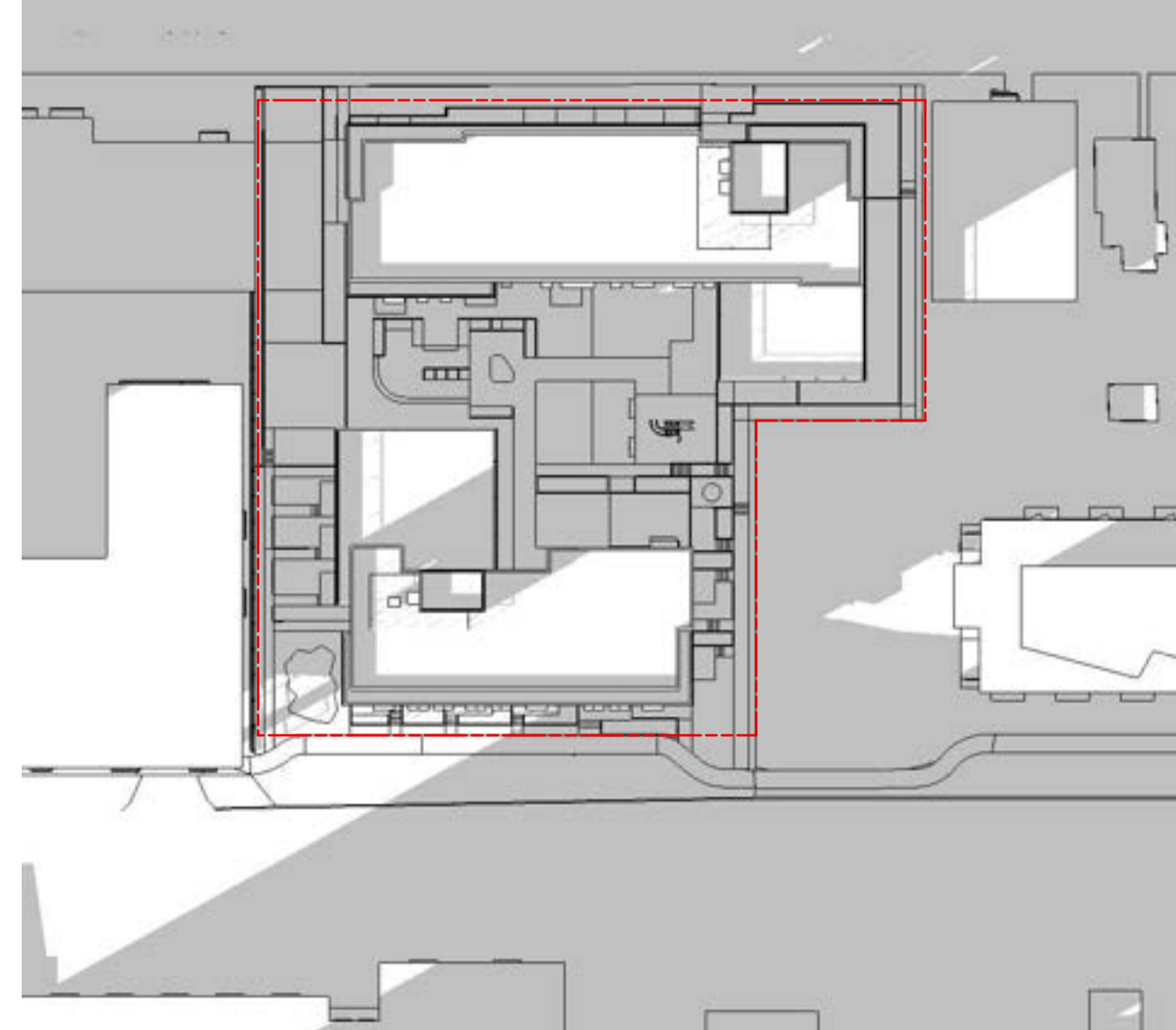
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A4.5 Scale: 1:750



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



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



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



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

1132 Johnson Street, Victoria BC

No	Date	Revised
K	2023-07-26	DELEGATED DP SUBMISSION
No	Date	Issued
Project Manager		Drawn By
Date	2023-01-09	Reviewed By PH
Project number	2301	
Sheet Title		

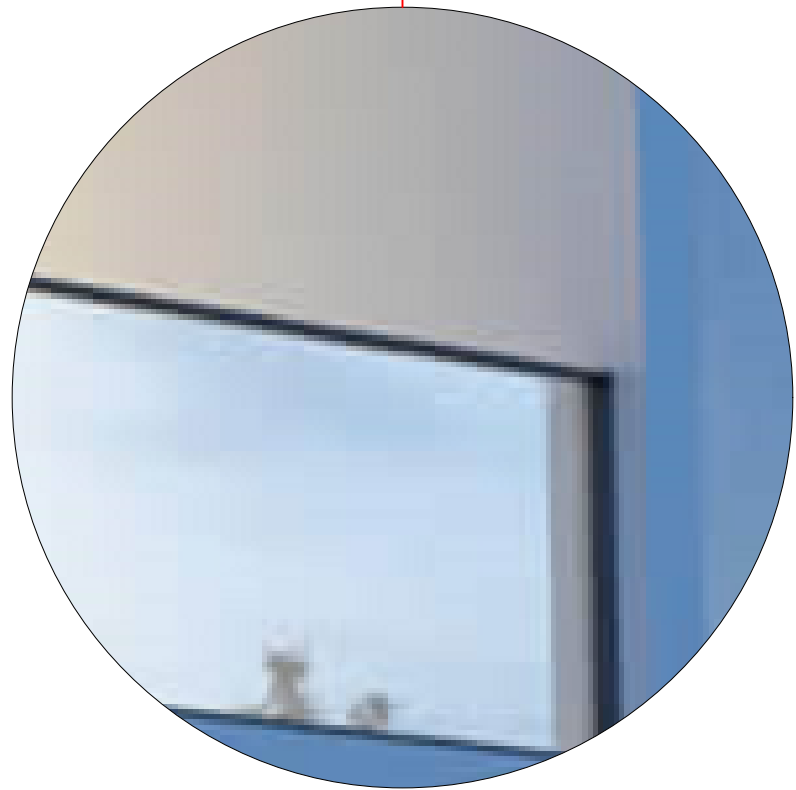
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Sheet number	A4.5
Sheets in set: 49	Revision
File name	2301_CRHC VOG_Housing_230724.vwxp
Plot date	2023-07-25

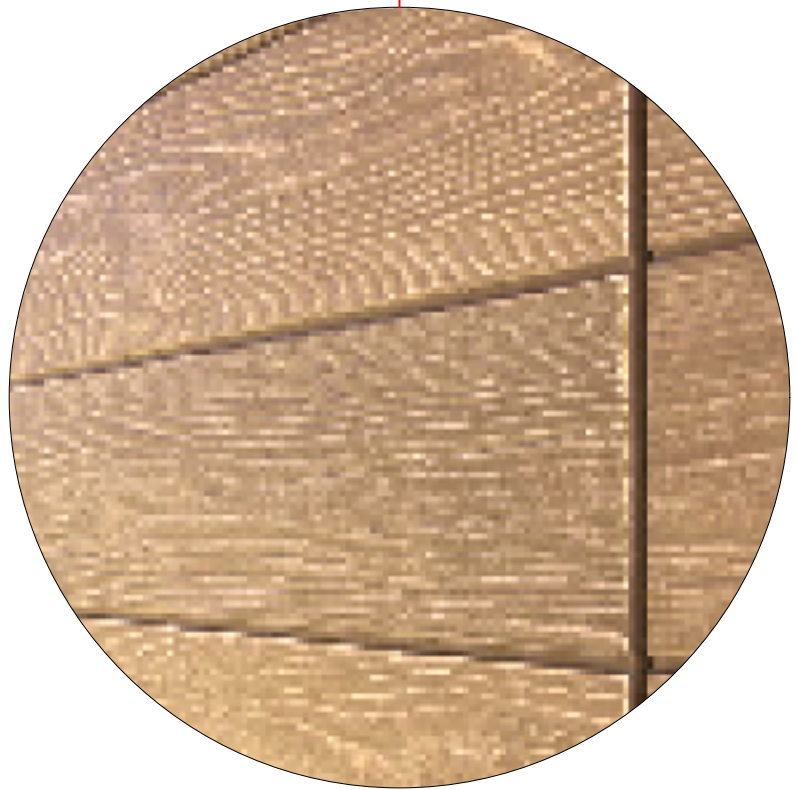




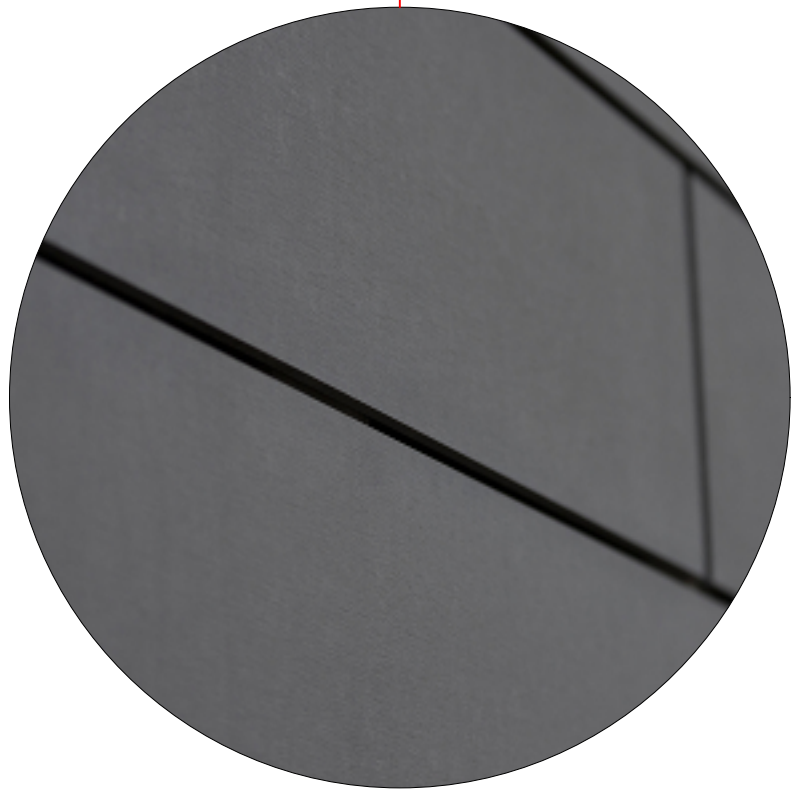
Corrugated Metal: Charcoal



Railing Glazing



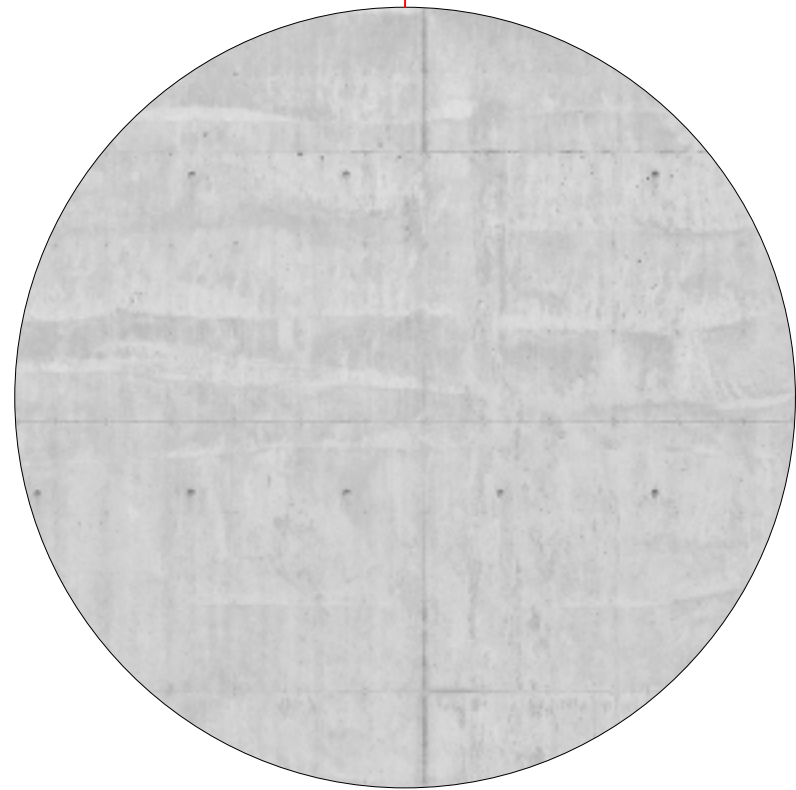
Cementitious Fiber Board:
Warm Colour



Cementitious Fiber Board:
Charcoal



Cementitious Fiber Board:
Warm-Grey Colour



Architectural Concrete



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1132 Johnson Street, Victoria BC

No	Date	Revised
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K 2023-07-26 DELEGATED DP SUBMISSION		
No	Date	Issued
Project Manager		Drawn By
Date	2023-01-09	Reviewed By PH
Project number	2301	Scale 1:1
Sheet Title		

MATERIALS BOARD

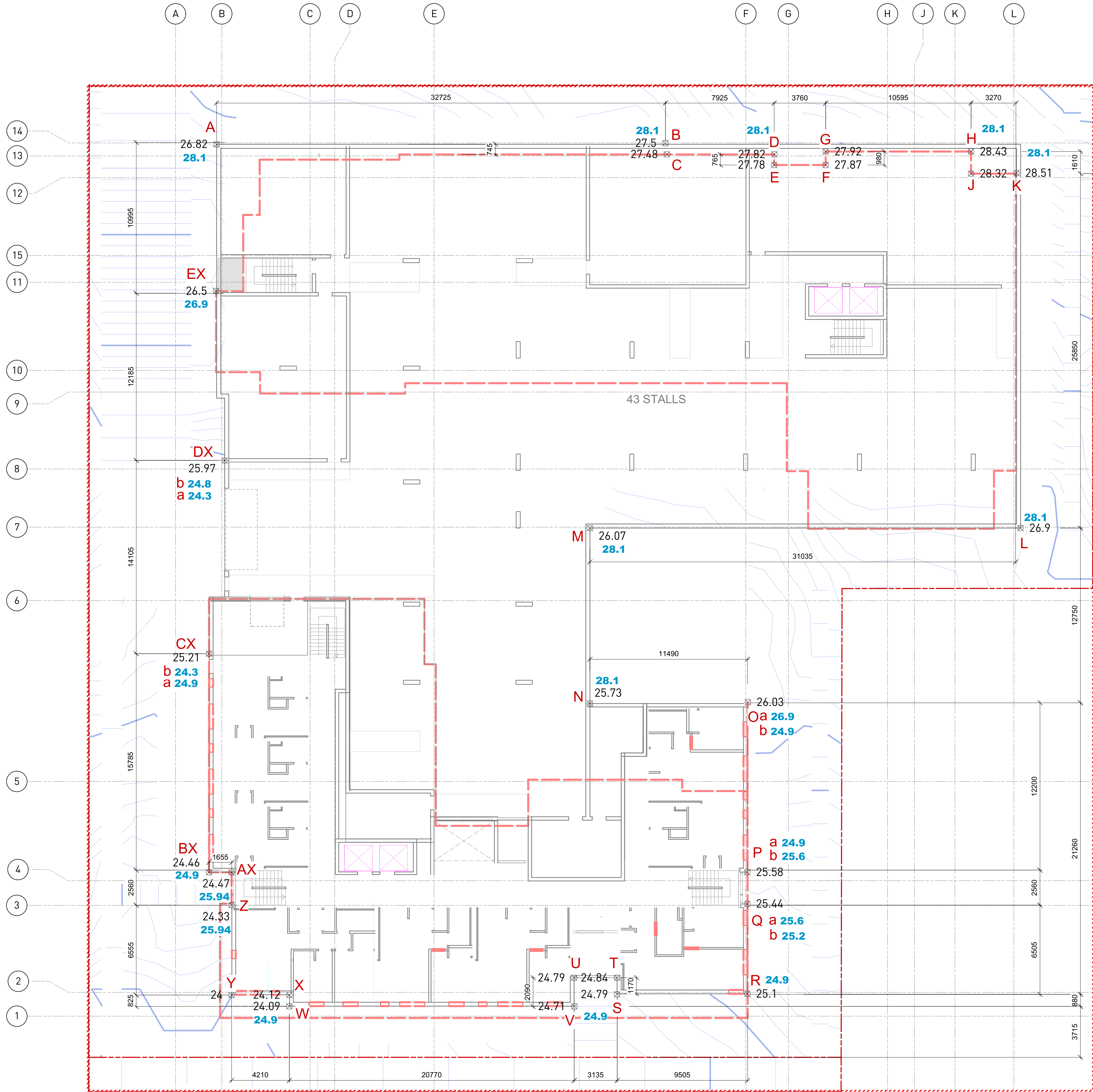
Sheet number

A4.6

Sheets in set 49 Revision

File name 2301_CRHC VOG_Housing_230724.vwxp

Plot date 2023-07-25



101_CRHC VOG - 1132 JOHNSON STREET
-Jul-23

L1	28.1 m	PANDORA ST
P0	24.9 m	JOHNSON ST
P1+	27.5 m	PARKADE ROOF
P1	24.3 m	UG PARKADE

Grade Points(m. - Geodetic)		Average			Distance	Calculation
Existing	Proposed	a	b	/2 =		
A	26.82	28.10	(26.82 + 27.50)	/2 = 27.16	32.725	888.81
B	27.50	28.10	(27.50 + 27.48)	/2 = 27.49	0.745	20.48
C	27.48	28.10	(27.48 + 27.82)	/2 = 27.65	7.925	219.13
D	27.82	28.10	(27.82 + 27.78)	/2 = 27.80	0.765	21.27
E	27.78	28.10	(27.78 + 27.87)	/2 = 27.83	3.760	104.62
F	27.87	28.10	(27.87 + 27.92)	/2 = 27.90	0.980	27.34
G	27.92	28.10	(27.92 + 28.10)	/2 = 28.01	10.595	296.77
H	28.43	28.10	(28.10 + 28.10)	/2 = 28.10	1.610	45.24
J	28.32	28.10	(28.10 + 28.10)	/2 = 28.10	3.270	91.89
K	28.51	28.10	(28.10 + 28.50)	/2 = 27.50	25.850	710.88
L	26.90	28.10	(26.90 + 26.07)	/2 = 26.49	31.035	821.96
M	26.07	28.10	(26.07 + 25.73)	/2 = 25.90	12.750	330.23
N	25.73	28.10	(25.73 + 25.03)	/2 = 25.38	11.490	297.36
Oa	26.03	26.90	(26.03 + 24.90)	/2 = 25.47	0.001	0.03
Ob	26.03	24.90	(24.90 + 24.90)	/2 = 24.90	12.200	303.78
Pa	25.58	24.90	(24.90 + 25.58)	/2 = 25.24	0.001	0.03
Pb	25.58	25.60	(25.58 + 25.44)	/2 = 25.51	2.560	65.31
Qa	25.44	25.60	(25.44 + 25.20)	/2 = 25.32	0.001	0.03
Qb	25.44	25.20	(25.20 + 24.90)	/2 = 25.05	6.505	162.95
R	25.10	24.90	(24.90 + 24.79)	/2 = 24.85	9.505	236.15
S	24.79	24.90	(24.79 + 24.84)	/2 = 24.82	1.170	29.03
T	24.84	24.90	(24.84 + 24.79)	/2 = 24.82	3.135	77.80
U	24.79	24.90	(24.79 + 24.71)	/2 = 24.75	2.090	51.73
V	24.71	24.90	(24.71 + 24.09)	/2 = 24.40	20.770	506.79
W	24.09	24.90	(24.09 + 24.12)	/2 = 24.11	0.825	19.89
X	24.12	24.90	(24.12 + 24.00)	/2 = 24.06	4.210	101.29
Y	24.00	24.90	(24.00 + 24.33)	/2 = 24.17	6.555	158.40
Z	24.33	25.94	(24.33 + 24.47)	/2 = 24.40	2.560	62.46
AX	24.47	25.94	(24.47 + 24.46)	/2 = 24.47	1.655	40.49
BX	24.46	24.90	(24.46 + 24.90)	/2 = 24.68	15.785	389.57
Ca	25.21	24.90	(24.90 + 24.30)	/2 = 24.60	0.001	0.02
Cxb	25.21	24.30	(24.30 + 24.30)	/2 = 24.30	14.105	342.75
Dxa	25.97	24.30	(24.30 + 24.80)	/2 = 24.55	0.001	0.02
Dxb	25.97	24.80	(24.80 + 25.50)	/2 = 25.65	12.185	312.55
EX	26.50	26.90	(26.50 + 26.82)	/2 = 26.66	10.995	293.13
					270.315	7030.15

Average Grade: 27030.15 / 270.32 = 26.01m

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

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

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

1132 Johnson Street, Victoria BC

No	Date	Revised
K	2023-07-26	DELEGATED DP SUBMISSION
No	Date	Issued
Project Manager	Drawn By	
Date	2023-01-09	Reviewed By PH
Project number	2301	
Sheet Title		

AVERAGE GRADE
CALCULATIONS

Sheet number

A5.1

Sheets in set:	49	Revision
File name	2301_CRHC VOG_Housing_230724.vwxp	
Plot date	2023-07-25	



ELEVATION 1

SETBACK DISTANCE: ±9.26m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 318.3m²
UNPROTECTED AREA: 94.93m²
% OPENINGS: 29.82%

ELEVATION 2

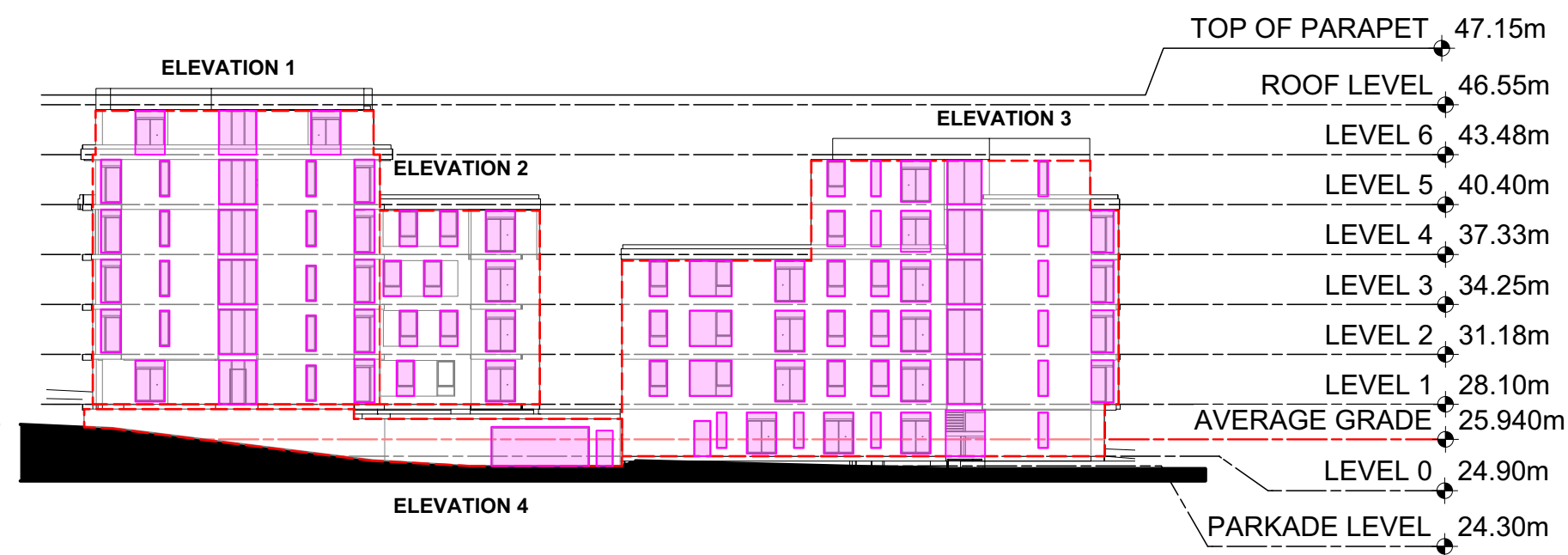
SETBACK DISTANCE: ±12.76m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 117.5m²
UNPROTECTED AREA: 37.95m²
% OPENINGS: 32.29%

ELEVATION 3

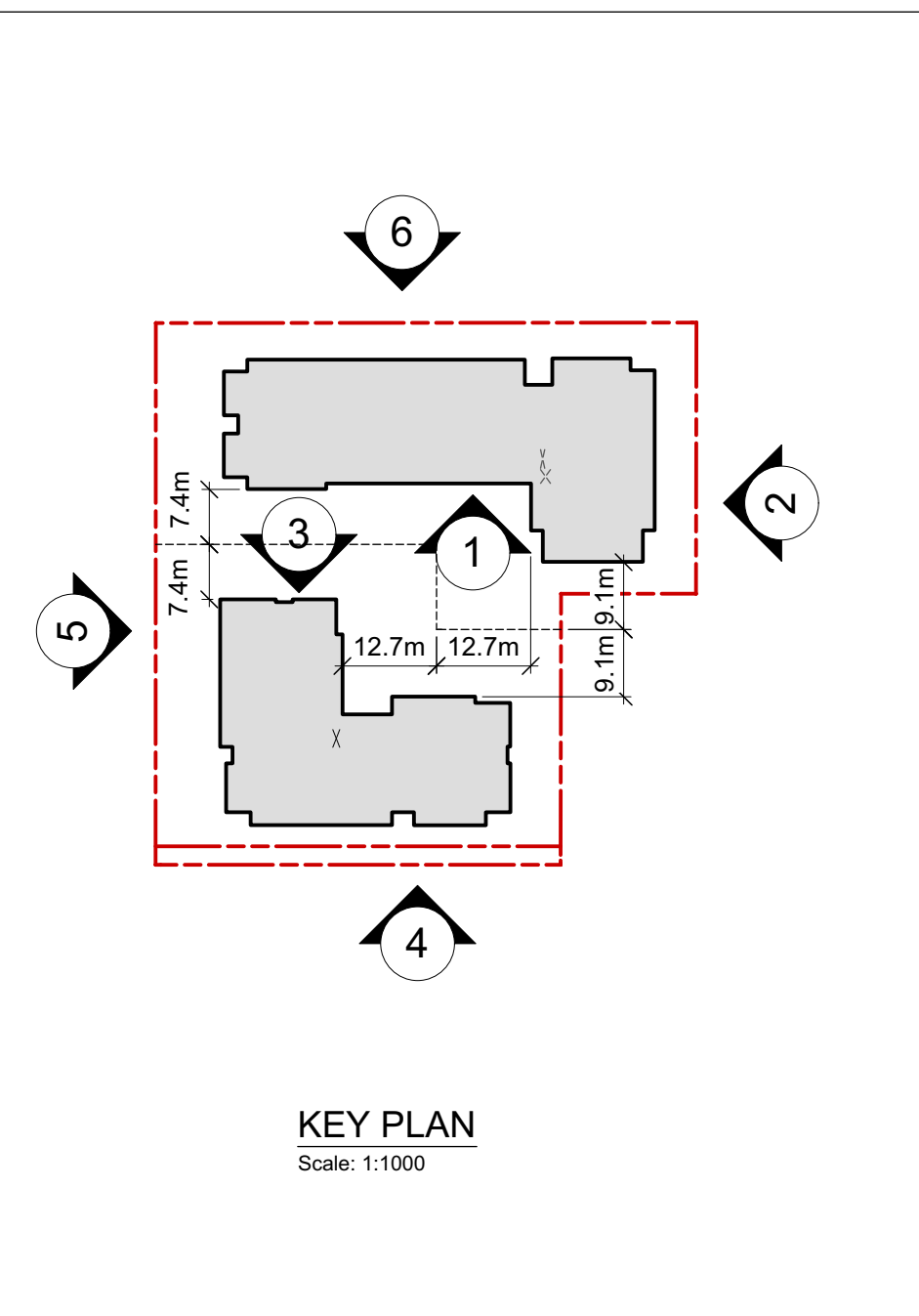
SETBACK DISTANCE: ±8.88m
UNPROTECTED AREA ALLOWED: 8m+ = 82%
BUILDING FACE AREA: 477.29m²
UNPROTECTED AREA: 162.72m²
% OPENINGS: 34.09%

ELEVATION 4

SETBACK DISTANCE: ±9.98m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 80.07m²
UNPROTECTED AREA: 16.75m²
% OPENINGS: 20.91%



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



KEY PLAN
Scale: 1:1000

NOTE:
PERCENTAGES FOR UNPROTECTED OPENINGS PER
BCBC TABLE 3.2.3.1-D



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



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

ELEVATION 1

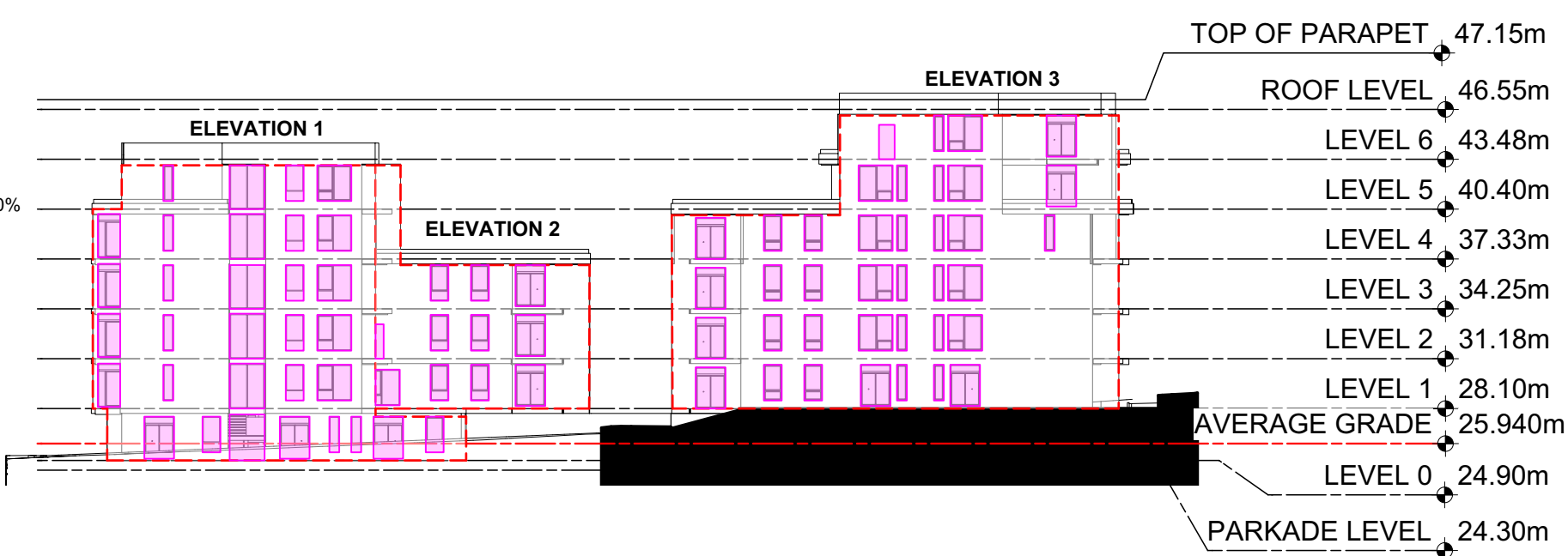
SETBACK DISTANCE: ±6.85m
UNPROTECTED AREA ALLOWED: 6m+ = 52%
BUILDING FACE AREA: 324.49m²
UNPROTECTED AREA: 114.07m²
% OPENINGS: 35.15%

ELEVATION 2

SETBACK DISTANCE: ±12.76m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 126.10m²
UNPROTECTED AREA: 32.81m²
% OPENINGS: 26.01%

ELEVATION 3

SETBACK DISTANCE: ±5.64m
UNPROTECTED AREA ALLOWED: 5m+ = 40%
BUILDING FACE AREA: 433.79m²
UNPROTECTED AREA: 116.30m²
% OPENINGS: 26.81%



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



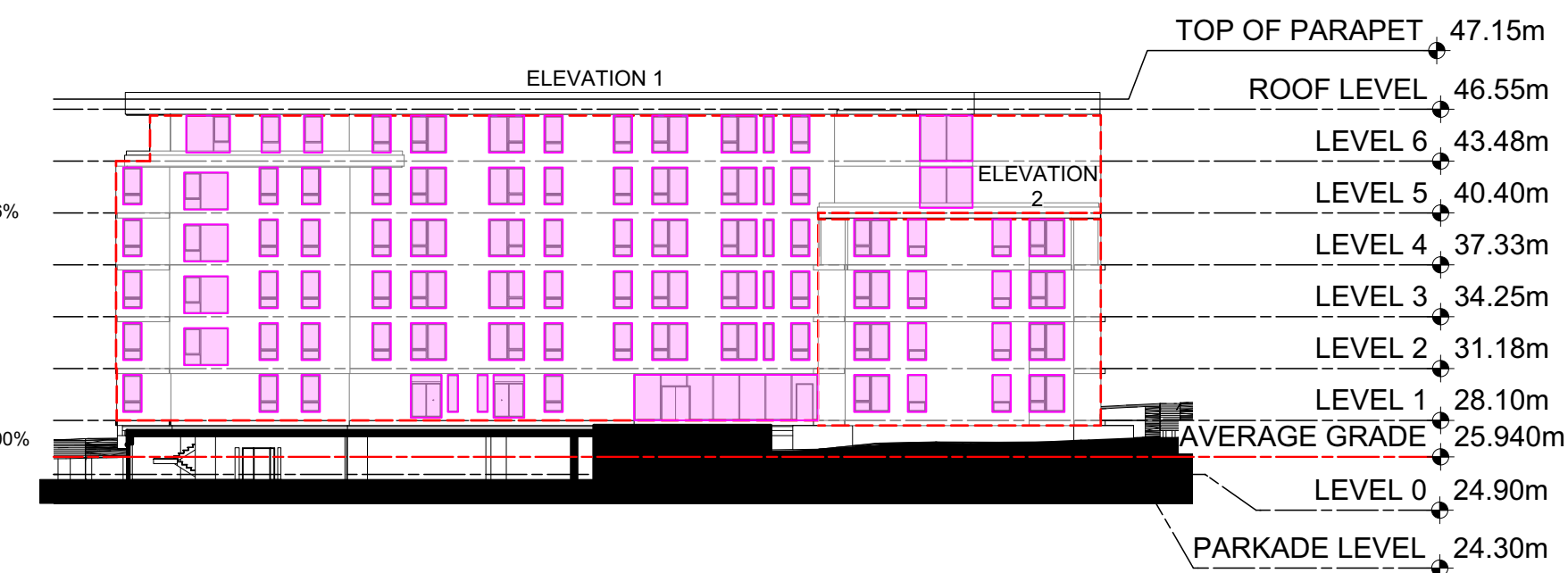
6 CODE ELEVATION NORTH
A5.2 Scale: 1:400

ELEVATION 1

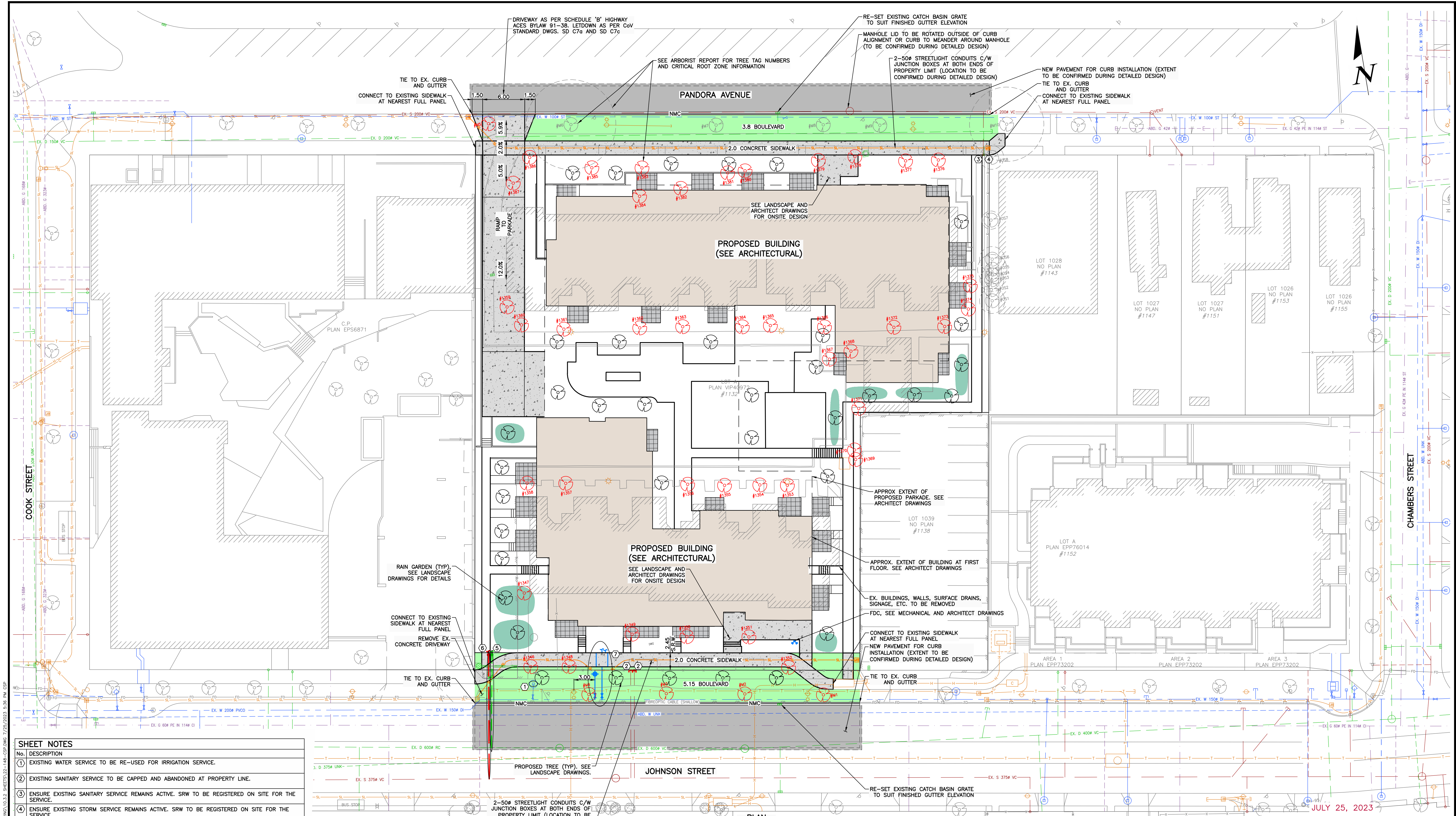
SETBACK DISTANCE: ±7.48m
UNPROTECTED AREA ALLOWED: 7m+ = 66%
BUILDING FACE AREA: 843.25m²
UNPROTECTED AREA: 277.07m²
% OPENINGS: 32.85%

ELEVATION 2

SETBACK DISTANCE: ±9.15m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 204.72m²
UNPROTECTED AREA: 56.32m²
% OPENINGS: 27.51%



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



SHEET NOTES	
No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE RE-USED FOR IRRIGATION SERVICE.
2	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
3	ENSURE EXISTING SANITARY SERVICE REMAINS ACTIVE. SRW TO BE REGISTERED ON SITE FOR THE SERVICE.
4	ENSURE EXISTING STORM SERVICE REMAINS ACTIVE. SRW TO BE REGISTERED ON SITE FOR THE SERVICE.
5	NEW 200" STORM SERVICE CONNECTION c/w INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
6	NEW 150" SANITARY SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
7	NEW 100" DOMESTIC WATER SERVICE CONNECTION AND 150" FIRE WATER SERVICE CONNECTION c/w METER VAULT (PER CoV DWG. SD W21). NEW FIRE HYDRANT. ALL WORK BY CoV FORCES AT DEVELOPER'S EXPENSE.
	EXISTING TREE TO REMAIN (SEE ARBORIST REPORT)
	EXISTING TREE TO BE REMOVED (SEE ARBORIST REPORT)

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

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

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NO.	DATE	BY	ISSUED FOR DELEGATED DEVELOPMENT PERMIT	NO.	DATE	BY	REVISIONS
1	2023-07-25	ND	ISSUED FOR DELEGATED DEVELOPMENT PERMIT				
		BY	ISSUED				

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

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



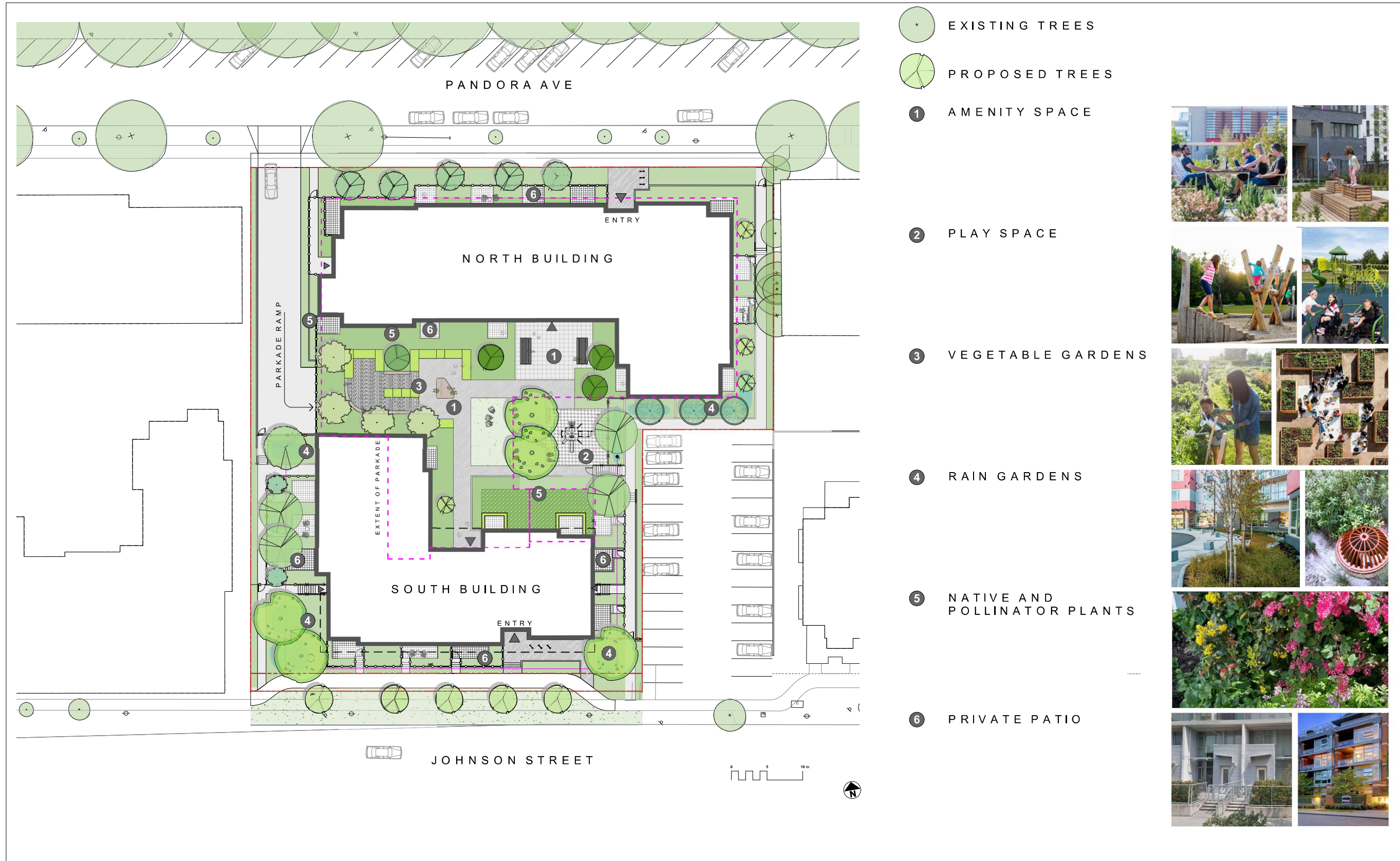
PROJECT: VILLAGE ON THE GREEN VICTORIA, BC	SCALE HORIZ: 1:250 VERT: N/A
TITLE: PRELIMINARY CIVIL PLAN	PROJECT NO. 22-148
	ISSUED/REVISION 1
	APPROVING AUTHORITY FILE NO.
	DRAWING NO. 22-148-CSP

X:\2241\ONLINE\PROJECTS\2241-22148-00_VILLAGE ON THE GREEN\100 DRAWINGS\10.3.2 SHEETS\22-148-CSP.DWG 7/25/2023 5:36 PM CSP

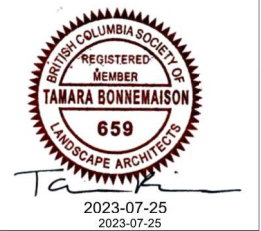
Capital Region Housing Corporation

Village on the Green

Affordable Rental Housing
Victoria, BC



rev no	description	date
1	DDP	2023-07-25



client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Cover

project no.	123.05
scale	1:250 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

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. Repairs shall be means and methods to be in 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.

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.

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. To ensure 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.

1. Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IABC 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.
7. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the 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

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-CF (see Section 6 CLS-CF).
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 Voyager 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 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.

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.

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.

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.

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 following 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.

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 City 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 system to be inspected as per municipal specification by municipal staff. Boulevard irrigation system will be maintained and approved 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; XZOLF-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.

1. Final selection and placement of boulevard trees to be determined through consultation with municipal parks staff.
2. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
3. Boulevard trees will be placed a minimum of 1.5 m from an above ground municipal service such as fire hydrant, streetlight or driveway.
4. Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection, please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.
5. Parks will require [3] inspections for tree planting: 1) Inspection of excavated tree pits, soil cells, root barriers. 2) Inspection of trees prior to planting. 3) Inspection of installed tree with mulch and staking. Trees must have one dominant central leader or single straight trunk, 5-8 cm diameter, caliper measured 15 cm above ground, well balanced crown with branching starting at 1.8-2.5 m above ground, as per the City of Victoria Supplemental Drawings SD P4 and must comply with the current version of the Canadian Landscape Standard. Contact treepermits@victoria.ca to arrange for inspections, allow for 48 hrs notice.
6. The finished grade for boulevard trees must be firm against footprints, loose textured, free of all stones, roots, and branches. Parks inspection is required to turf installation. Email gstanforth@victoria.ca to arrange for inspections, allow 48 hrs notice.
7. 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.

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 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

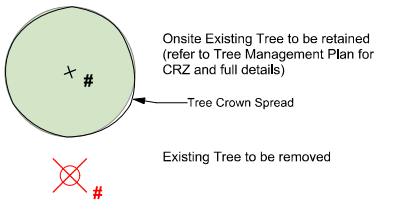
APPROX	APPROXIMATE	M	METRE
ARCH	ARCHITECT	MAX	MAXIMUM
AVG	AVERAGE	MFR	MANUFACTURER
B&B	BALLED AND BURLAPPED	MH	MANHOLE
BC	BOTTOM OF CURB	MIN	MINIMUM
BUILD	BUILDING	MISC	MISCELLANEOUS
BM	BENCHMARK	N	NORTH
BC	BOTTOM OF CURB	NIC	NOT IN CONTRACT
BR	BOTTOM OF RAMP	NO	NUMBER
BS	BOTTOM OF STEP	NOM	NOMINAL
BW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

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

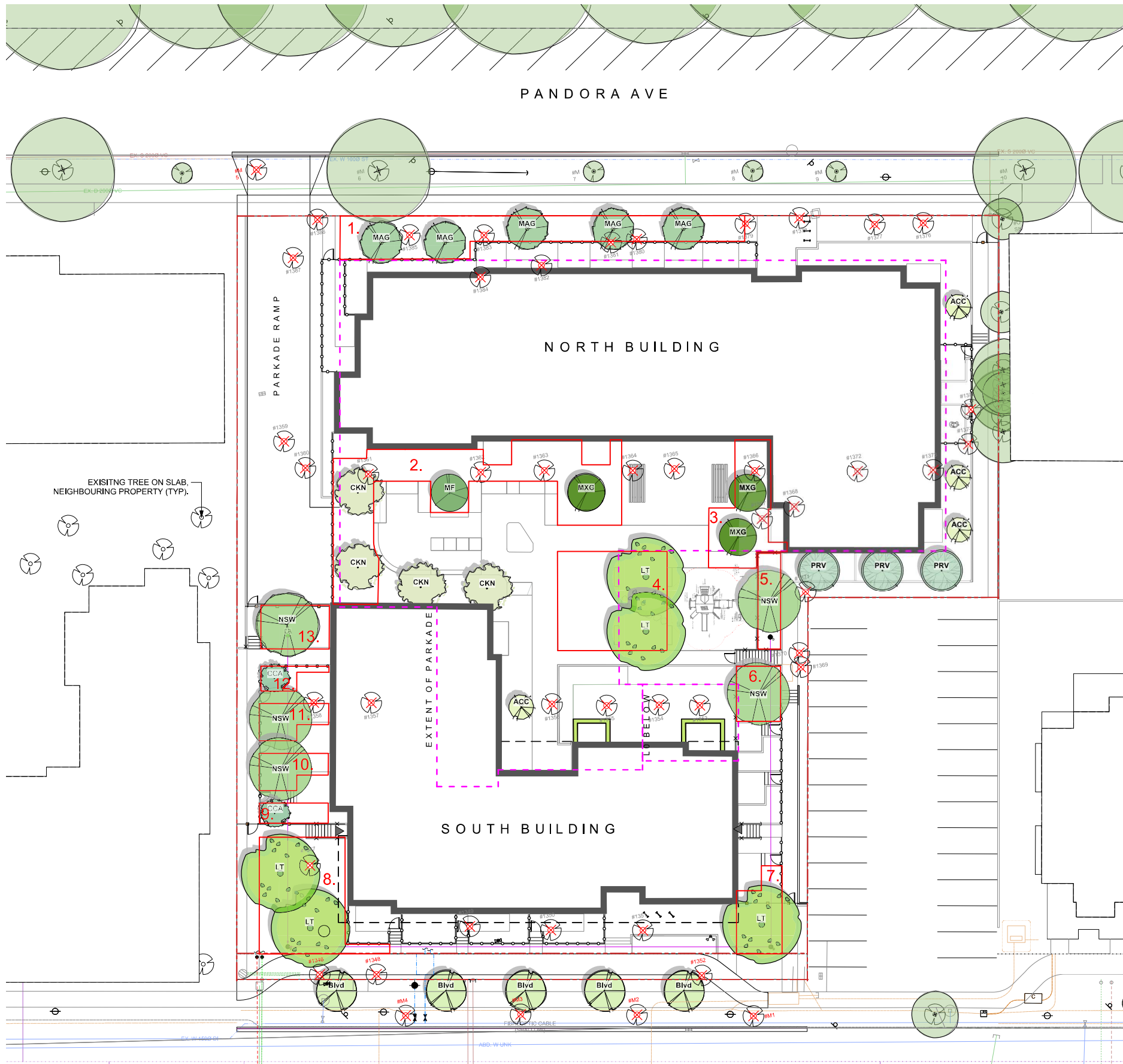
(Shown for reference only - refer to Civil Engineer's drawings)

EXISTING		PROPOSED
	Storm drain	
	Sewer	
	Water	
	Electrical	
	Gas	
	Hydro Tel	

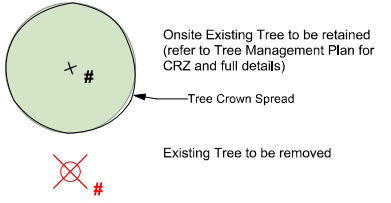
(Refer to Arborist Report and Tree Management Plan for full details and management strategies).



	17.70	Existing Landscape Grade	
	17.70	Civil Grade, provided for reference only	
	16.90	Architectural Grade, provided for reference only	
	Arch		
	17.70	Proposed Landscape Grade	
TOW	Top of Wall	BP	Bottom of Pool
BW	Bottom of Wall	TS	Top of Stairs
TOC	Top of Curb	BS	Bottom of Stairs
BC	Bottom of Curb	HP	High Point
TP	Top of Pool	LP	Low Point



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



REPLACEMENT TREE SUMMARY
Refer to Tree Protection Plan for Full Replacement Tree Table

REQUIRED (as per Tree Protection Bylaw)
Lot Area: 4700 sq m
Minimum # of Trees for Lot Area: 24

ONSITE Minimum replacement tree requirement			
	Count	Multiplier	Total
1:1 Replacement Trees	21	1	21
2:1 Replacement Trees	2	0.5	1
Total Replacement Trees Proposed			22
Onsite Replacement Tree Deficit			2

Proposed Municipal Trees 5
(Species to be determined with COV Parks)

REPLACEMENT TREE SOIL VOLUME TABLE

Planting Area ID (= on slab)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
				B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total
ONSITE										
1	114.4	1	114.4		5			75		75
2*	166.0	0.6	99.6		4			60		60
3*	55.1	0.6	33.1		2			30		30
4	100.0	0.7	70.0			2			60	60
5	20.1	1	20.1		1			20		20
6	22.4	1	22.4		1			20		20
7	31.4	1	31.4		1			20		20
8	96.5	1	96.5			2			60	60
9	12.8	1	12.8	1			8			8
10	20.0	1	20.0		1			20		20
11	20.0	1	20.0		1			20		20
12	10.1	1	10.1	1			8			8
13	27.5	1	27.5		1			20		20
Total				2	17	4				

PROPOSED TREE LIST				
Sym	Qty	Botanical Name	Schd. Size	Common Name
ACC	4	Acer circinatum	2.4 m ht, 1.5 width	Vine Maple
CCA	2	Cercis canadensis	5.0cm cal, b&b	Eastern Redbud
CKN	4	Cornus x 'Venus'	5.0cm cal, b&b	White Flowering Dogwood
LT	5	Liriodendron tulipifera	6.0cm cal, b&b	Tuliptree
MAG	5	Magnolia kobus	5.0cm cal, b&b	Kobus Magnolia
MXG	3	Magnolia x 'Galaxy'	4.0cm cal, b&b	Galaxy Magnolia
MF	1	Malus domestica Fuji	#10 pot, Min 1.2m ht	Fuji Apple
NSW	5	Nyssa sylvatica 'Wildfire'	6.0cm cal, b&b	Tupelo
PRV	3	Parrotia persica 'Ruby Vase'	5.0cm cal, b&b	Ruby Vase Persian Ironwood
Blvd	5	Small Blvd Tree	6.0cm cal, b&b	TBC with CoV Parks
TOTAL TREES TO BE INSTALLED ONSITE: 32				

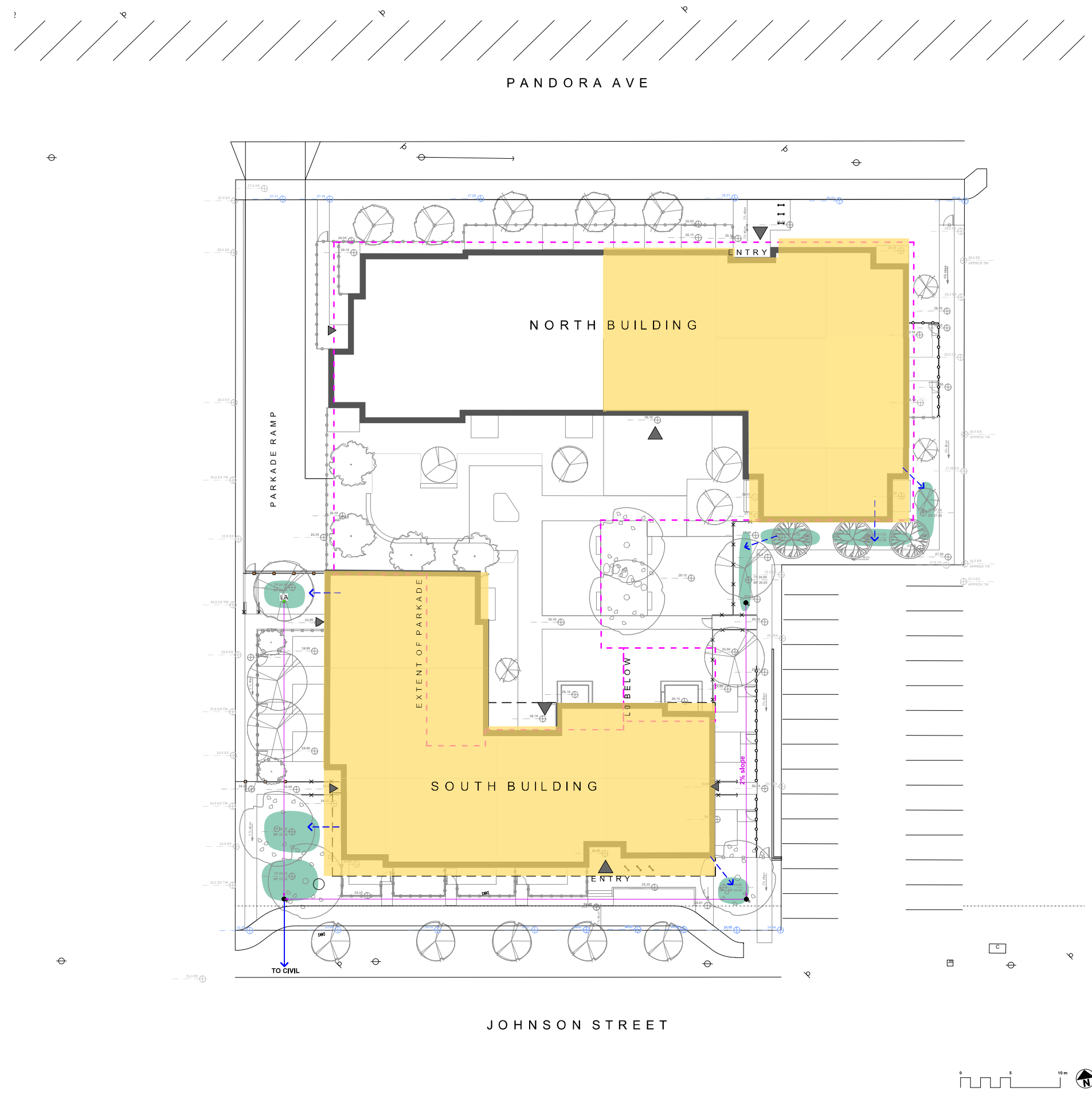


client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Tree Replacement

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



LEGEND

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

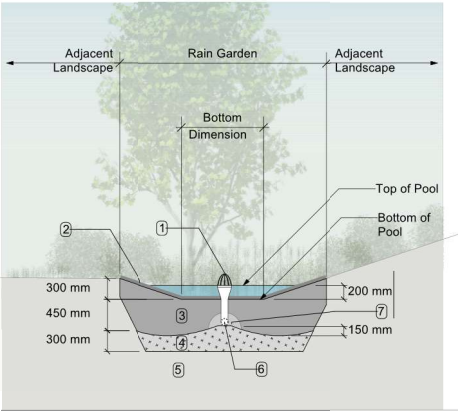
RAIN WATER MANAGEMENT NOTES

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

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

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

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



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

1 Typical Rain Garden
Scale: 1:50

1	DDP	2023-07-25
rev no	description	date

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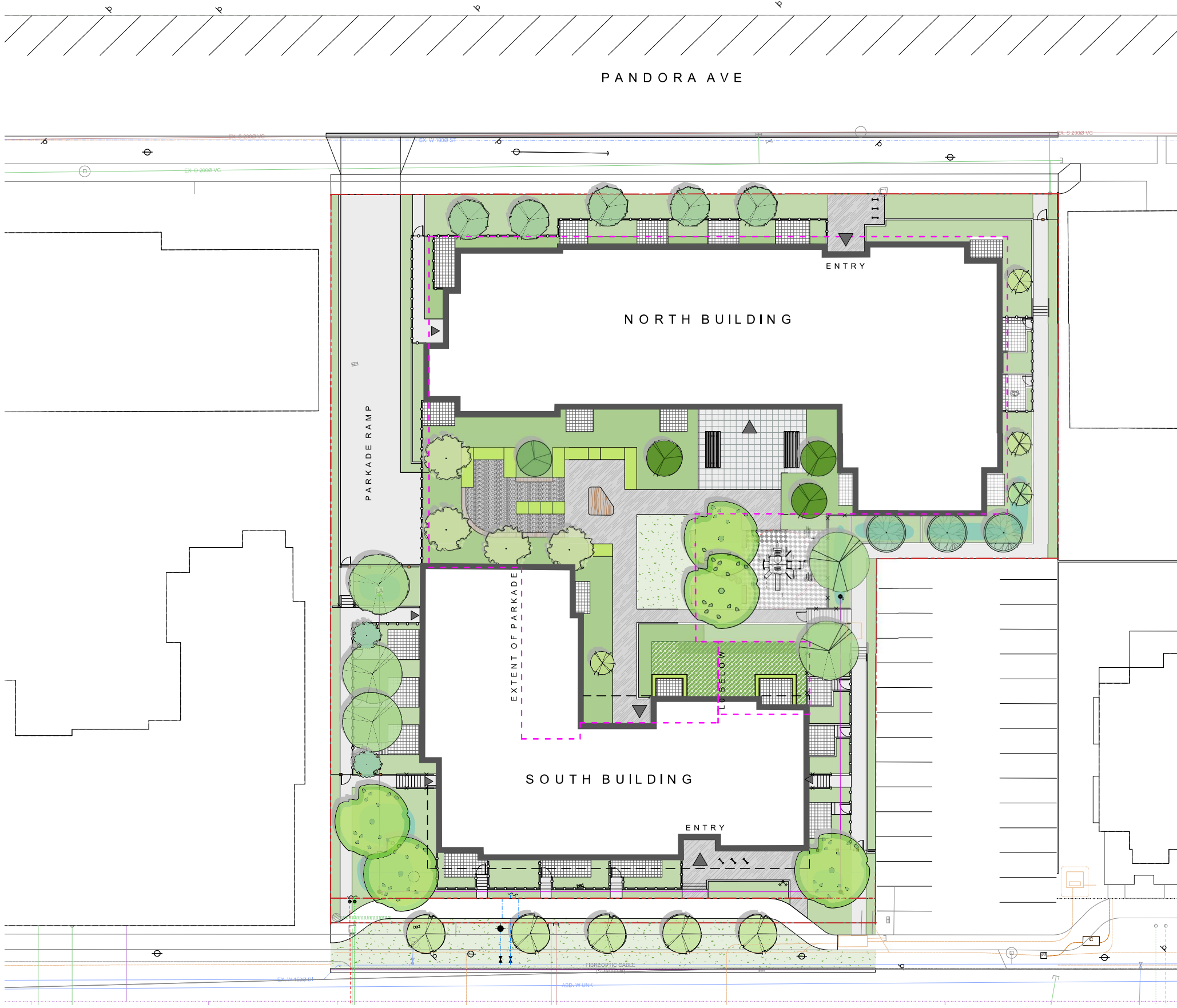
BRITISH COLUMBIA SOCIETY OF REGISTERED LANDSCAPE ARCHITECTS
MEMBER
TAMARA BONNEMAISON
659
2023-07-25
2023-07-25

client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Stormwater Management

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



1.0 PAVEMENTS, RAMPS, CURBS			
1.1	Concrete - Type 1		Light broom finish, sawcut control joints
1.2	Concrete - Type 2		Light exposed finish with sawcut control joints
1.3	Concrete Unit Paving - On Slab		'Texada' Hydrapressed Slabs, 457 mm x 457 mm x 40 mm. Charcoal colour, Pattern: Stacked Bond. Supplier: Belgard Canada.
1.4	Aggregate Pathway		Pathways screenings.
1.5	Concrete Unit Paving - Patios		Standard 225 mm x 112.5 mm x 80 mm thick. Natural colour. Pattern: 90 herringbone. Supplier: Belgard Canada.
1.6	Safety Surfacing		Poured in Place Rubber or approved equivalent
2.0 STEPS			
2.1	Steps Type 1		Comes with hand rails as per BCBC.
3.0 SITE WALLS / EMBANKMENTS			
3.1	Cast in Place Concrete Wall		25 MPa concrete wall, smooth-rubbed exposes faces.
4.0 SITE FURNISHINGS			
4.1	Bicycle Rack (6 Stall Capacity)		
4.2	Bench Type 1		Bench with wood seat
4.3	Bench Type 2		Custom wood bench
4.4	Picnic Table		
4.4	Raised Planter		Prefabricated metal planter. Height varies.
5.0 RAILINGS, BARRIERS, FENCING			
5.1	Metal Mesh fence - 1800 mm high		
5.2	Metal Picket Fence - 1100 mm high		
5.3	Metal Railing		
7.0 PLANTING AND LANDSCAPE			
7.1	Shrub and Tree Planting Area - On Grade		2P growing medium, 450 mm depth
7.2	Shrub and Tree Planting Area - On Slab		1P growing medium, depth varies 600 mm for all tree locations.
7.3	Lawn Area (Sod)		1H growing medium, 150 mm depth
7.4	Rain Garden Area - On Grade		Rain Garden growing medium, 450 mm depth
7.5	Green Roof Area		Green Roof growing medium, 100 mm depth

1	DDP	2023-07-25
rev no	description	date

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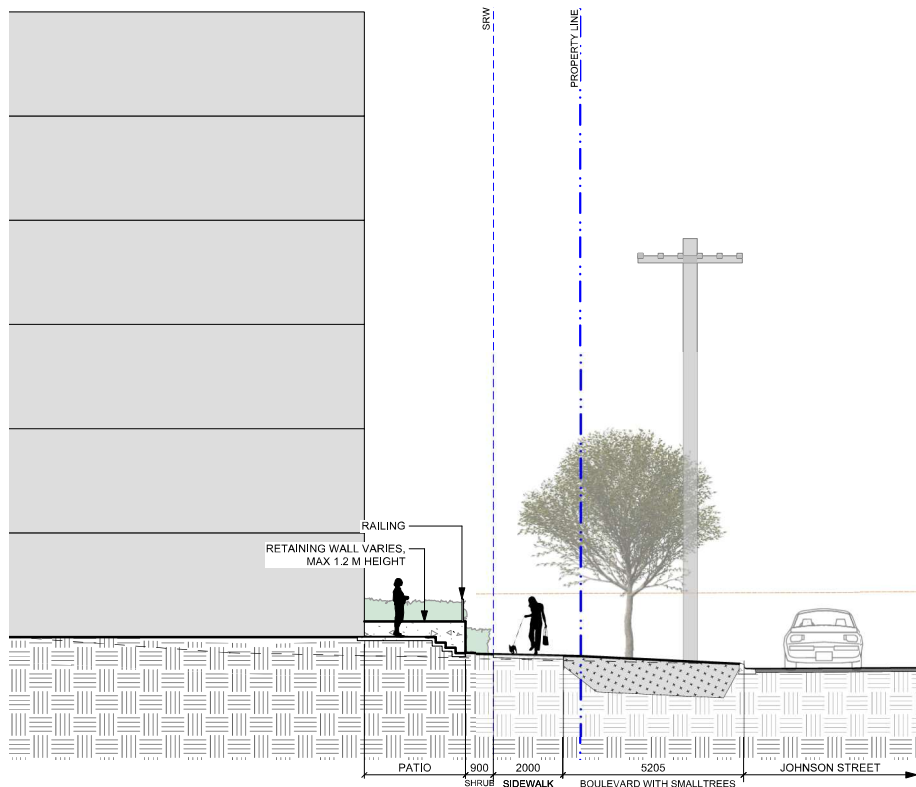
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TAMARA BONNEMAISON
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LANDSCAPE ARCHITECTS

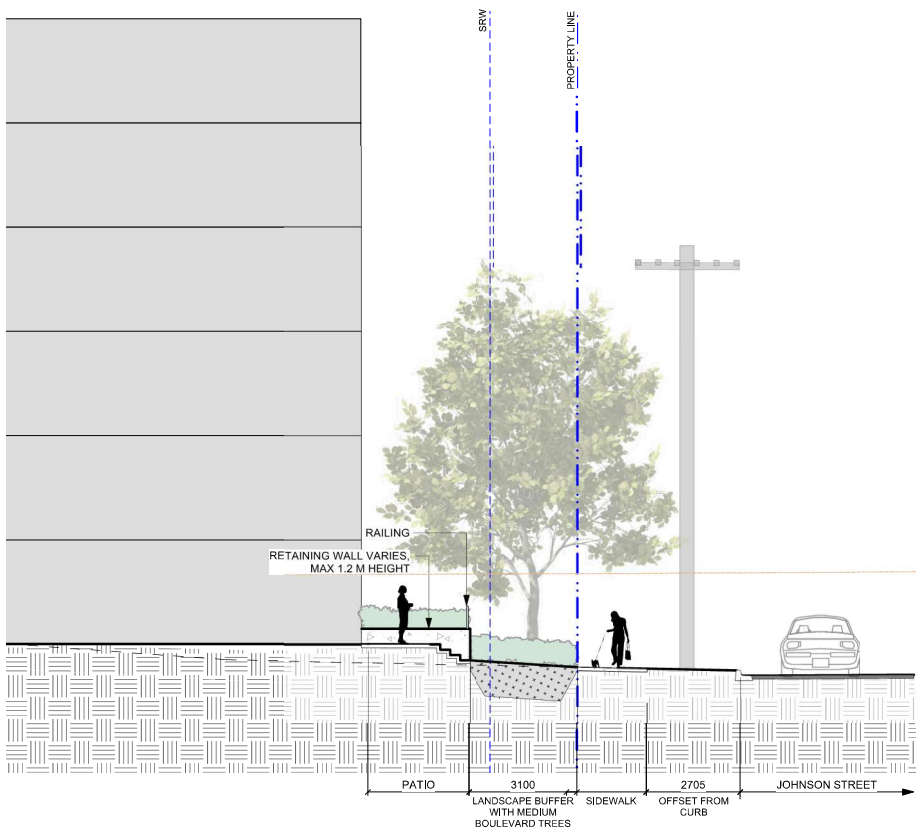
Tamara Bonnemaison

2023-07-25
2023-07-25

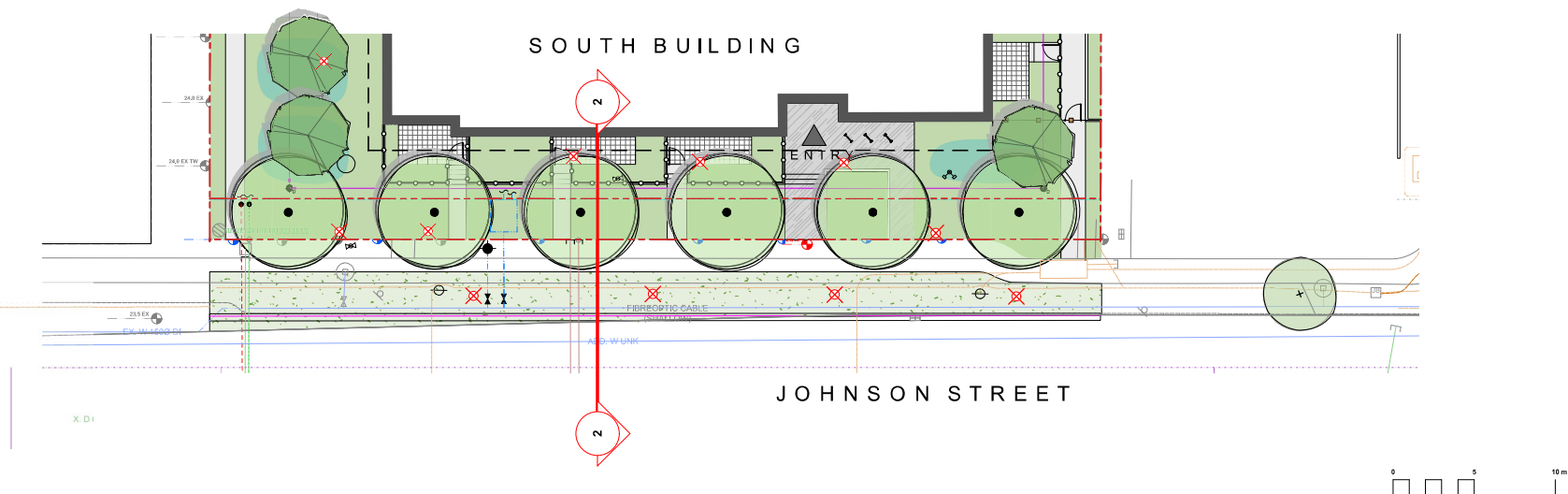
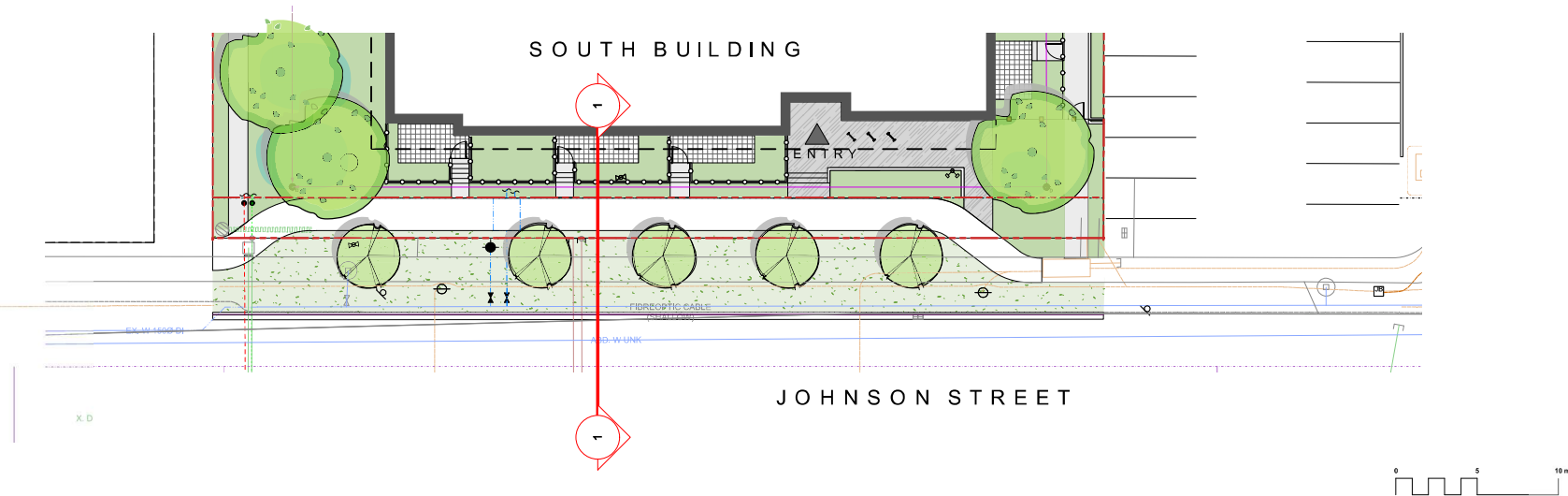
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project		VILLAGE ON THE GREEN 1132 Johnson Street Victoria, BC	
sheet title		Landscape Materials	
project no.		123.05	
scale		1:200 @ 24"x36"	
drawn by		MDI	
checked by		SM	
revision no.		sheet no.	
		L1.01	



1 Johnson Street - proposed boulevard treatment
Scale: 1:100



2 Johnson Street - alternate boulevard treatment
Scale: 1:100



1	DDP	2023-07-25
rev no	description	date

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MEMBER
TAMARA BONNEMAISON
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LANDSCAPE ARCHITECTS**
Tara
2023-07-25
2023-07-25

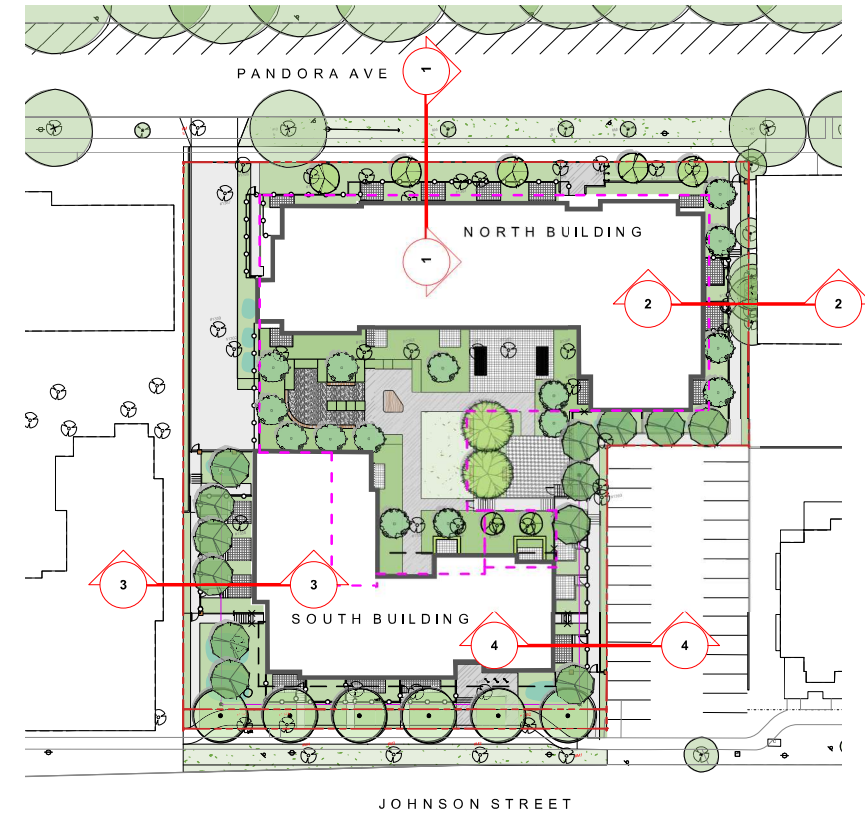
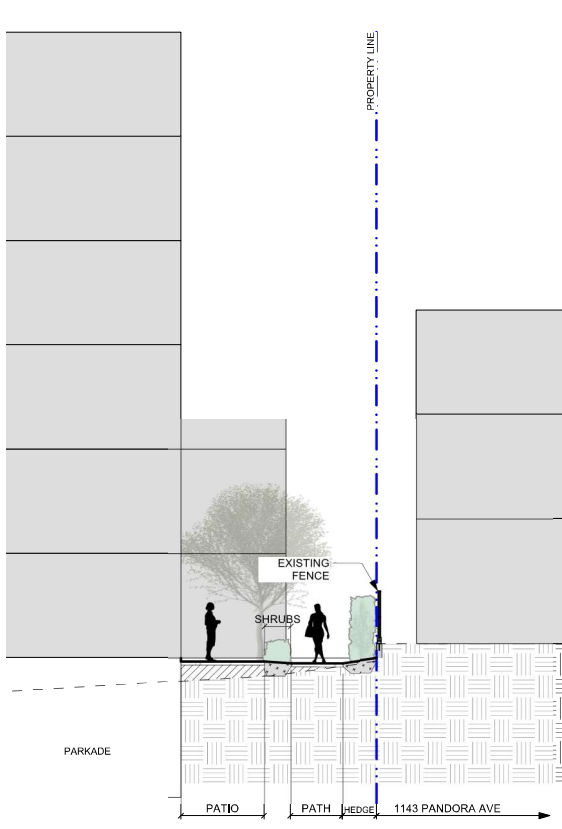
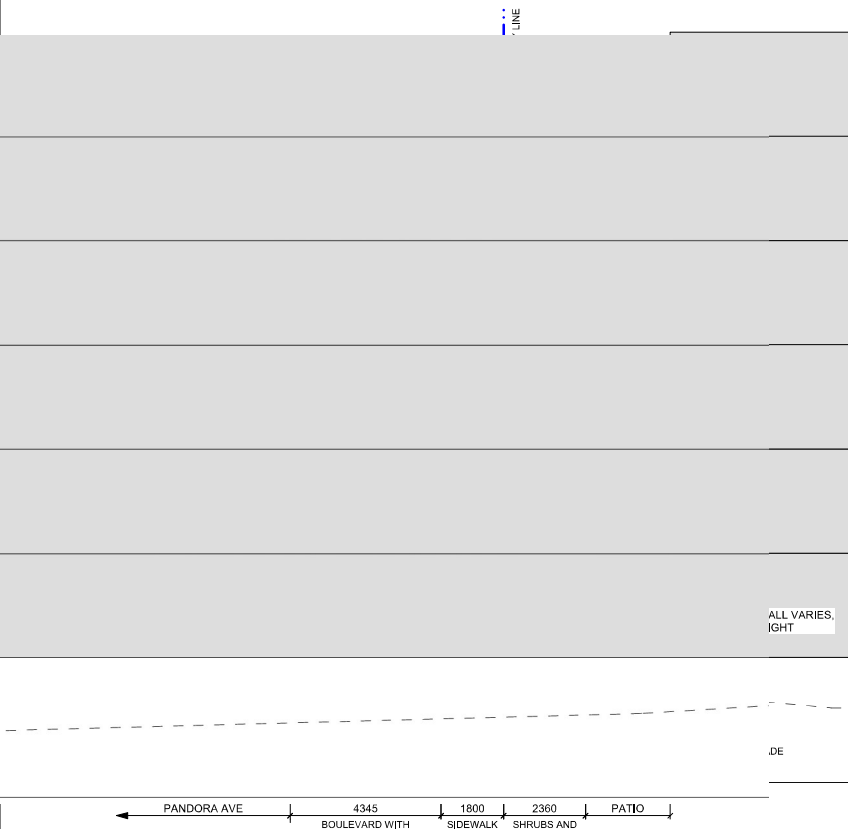
client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
**Johnson Street
Boulevard Landscape
Options**

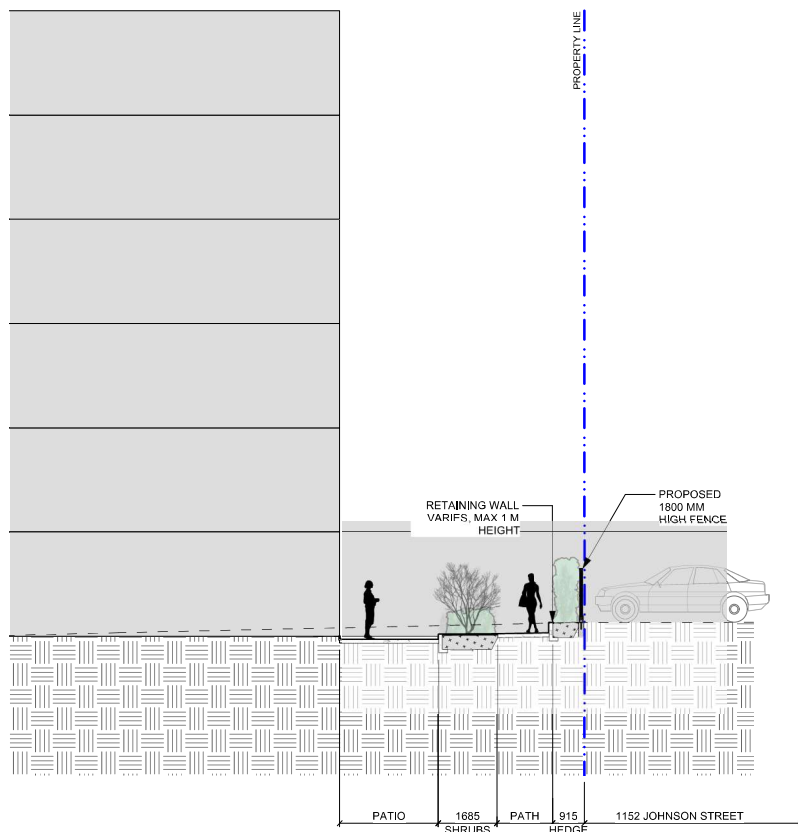
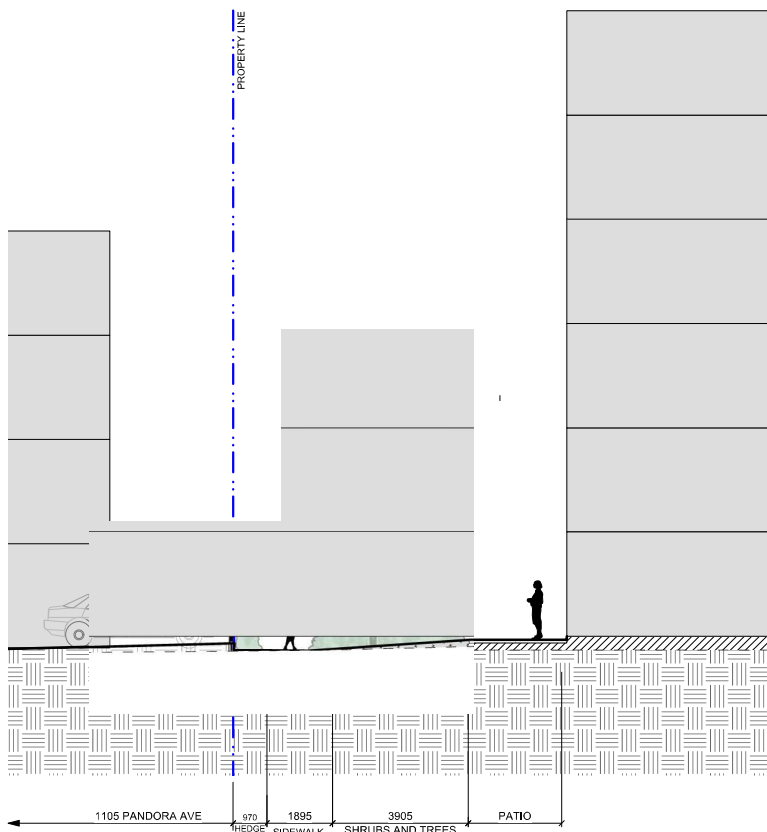
project no. 123.05
scale 1:200 @ 24"x36"
drawn by MDI
checked by SM
revision no. sheet no.

L1.02



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

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



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

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

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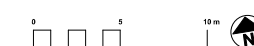
client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Landscape Sections

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

L1.03



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

 **MDI**
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VILLAGE ON THE GREEN

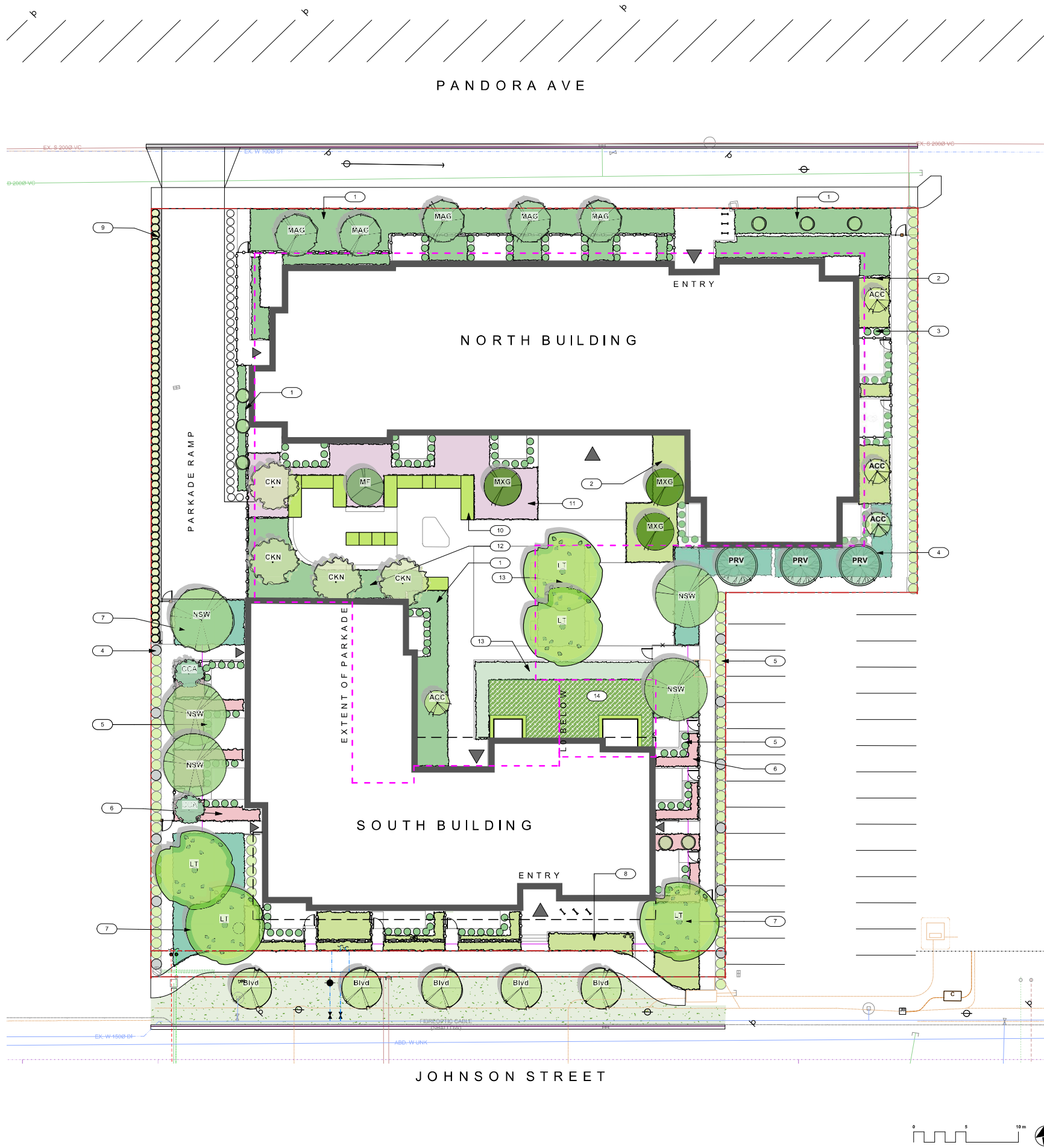
1132 Johnson Street

Victoria, BC

sheet title

Landscape Grading

L2.01



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
ACC	4	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
CCA	2	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
CKN	4	Cornus x 'Venus'	White Flowering Dogwood	5.0cm cal, b&b
LT	5	Liriodendron tulipifera	Tuliptree	6.0cm cal, b&b
MAG	5	Magnolia kobus	Kobus Magnolia	5.0cm cal, b&b
MXG	3	Magnolia x 'Galaxy'	Galaxy Magnolia	4.0cm cal, b&b
MF	1	Malus domestica Fuji	Fuji Apple	#10 pot, Min 1.2m ht
NSW	5	Nyssa sylvatica 'Wildfire'	Tupelo	6.0cm cal, b&b
PRV	3	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood	5.0cm cal, b&b
Blvd	5	Small Blvd Tree	TBC with CoV Parks	6.0cm cal, b&b
SHRUBS/FERNS/GRASSES/PERENNIALS:				
Achm	42	Achillea millefolium	Yarrow	Sp3
Aal	37	Adiantum aleuticum	Western Maidenhair Fern	#1 pot
Arc	69	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot
Aff	59	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
Ag	29	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot
Bbv	59	Berberis verruculosa	Warty Barberry	#3 pot
Brs	29	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#1 pot
Cg	32	Ceanothus glaucus	Point Reyes Creeper	#1 pot
Ep	40	Echinacea purpurea	Purple Coneflower	Sp3
Epr	72	Epimedium x rubrum	Barrenwort	#1 pot
Erl	47	Eriophyllum lanatum	Woolly Sunflower	#1 pot
Ec	33	Euphorbia characias 'Humpty Dumpty'	Dwarf Mediterranean Spurge	#1 pot
Fibs	39	Fothergilla x intermedia 'Blue Shadow'	Blue Shadow Fothergilla	#3 pot
Gsh	47	Gaultheria shallon	Salal	#1 pot
Hid	8	Hamamelis 'intermedia' 'Diane'	Hybrid Witch Hazel	#5 pot
Hto	76	Hebe topiaria	Topiariat's hebe	#1 pot
La	46	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot
Lm	46	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 pot
Lp	36	Lonicera pileata	Privet Honeysuckle	#1 pot
Ma	113	Mahonia aquifolium	Oregon Grape	#1 pot
Mar	156	Mahonia repens	Prostrate Oregon Grape	#1 pot
Nep	93	Nepeta x faassenii	Catmint	Sp3
Oi	66	Origanum laevigatum 'Herrenhausen'	Garden Oregano	Sp3
Oo	56	Oxalis oregana	Redwood Sorrel	Sp3
PeLS	31	Perovskia 'Little Spire'	Dwarf Russian Sage	Sp3
Pm	73	Polystichum munitum	Sword Fern	#1 pot
Rhc	30	Rhododendron catawbiense	Catawba Rhododendron	#3 pot
Rs	19	Ribes sanguineum	Red Flowering Currant	#3 pot
Rrt	13	Rosa rugosa 'Therese Bugnet'	Therese Bugnet Rose	#1 pot
Rof	27	Rosmarinus officinalis	Rosemary	#1 pot
Slo	31	Salvia officinalis	Culinary Sage	#1 pot
Stp	31	Salvia officinalis 'purpurascens'	Purple Sage	Sp3
Smr	36	Smilacina racemosa	Silkyleaf Woodwaxen	#1 pot
Tax	148	Taxus spp	Hybrid Yew	#3 pot
Tpc	82	Thymus praecox 'Coccineus'	Red Creeping Thyme	Sp3
Vsb	23	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot
Vo	118	Vaccinium ovatum	Evergreen Huckleberry	#1 pot
SEDUM PLANTING AREA:				
Srf	283	Sedum reflexum	Stonecrop	Sp3, 15cm o.c.
Srb	283	Sedum reflexum 'Blue Lagoon'	Blue Lagoon Stonecrop	Sp3, 15cm o.c.
Sra	283	Sedum rupestre 'Angelina'	Angelina Stonecrop	Sp3, 15cm o.c.
Ssc	283	Sedum spathulifolium 'Cape Blanco'	Cape Blanco Stonecrop	Sp3, 15cm o.c.
RAIN GARDEN PLANTS:				
Anl	35	Anemanthella lessoniana	Pheasant's Tail Grass	#1 pot
Co	215	Carex obnupta	Slough Sedge	#1 pot
Csm	25	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
Csk	23	Cornus sericea 'Kelseyil'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	190	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lim	120	Liriope muscari	Lily turf	#1 pot
Lp	25	Lonicera pileata	Privet Honeysuckle	#2 pot
Msl	16	Miscanthus sinensis 'Little Kittens'	Dwarf Maiden Grass	#1 pot
Tbr	16	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot

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



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2023-07-25
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client	Capital Region Housing Corporation
project	VILLAGE ON THE GREEN 1132 Johnson Street Victoria, BC
sheet title	Planting Plan
project no.	123.05
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
1	L3.01