

DRAWING LIST

ARCHITECTURAL

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CIVIL

22-148-CSP PRELIMINARY CIVIL PLAN

PROJECT TEAM

CLIENT

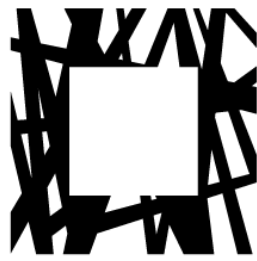
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ISSUED FOR: DDP REVISION 2
January 17th, 2024

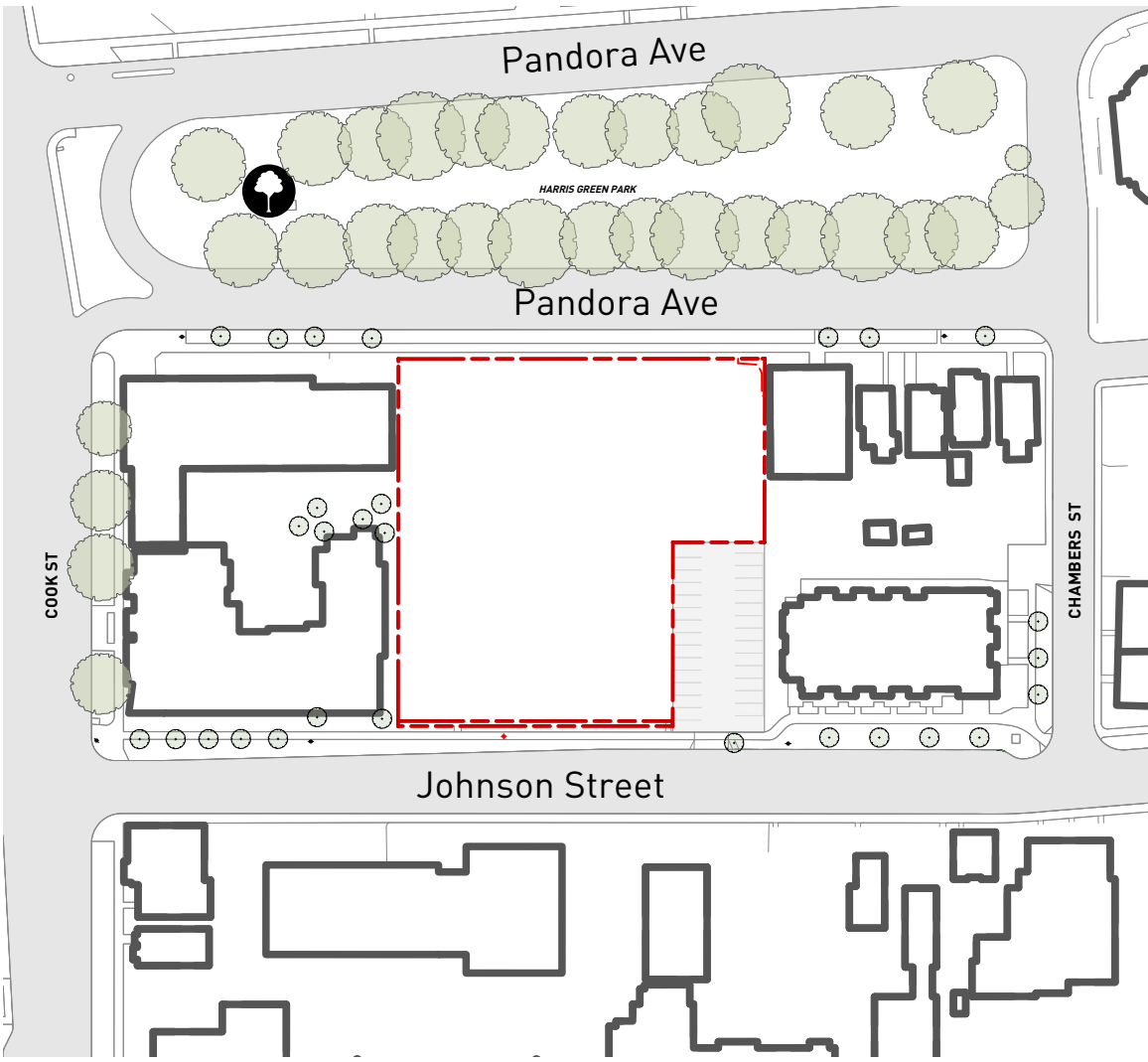


VILLAGE ON THE GREEN

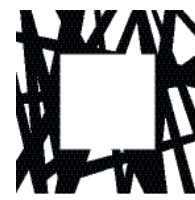
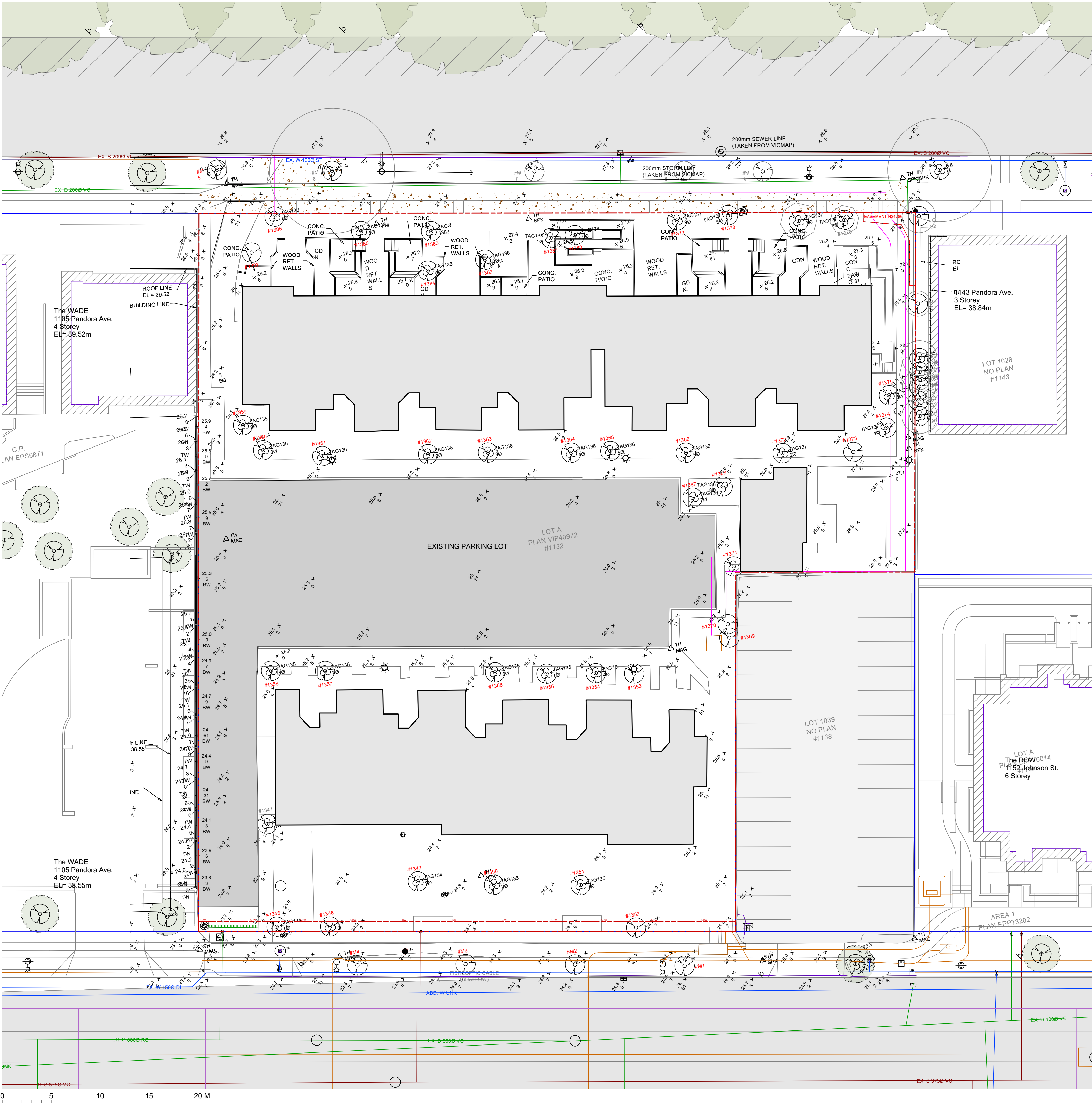
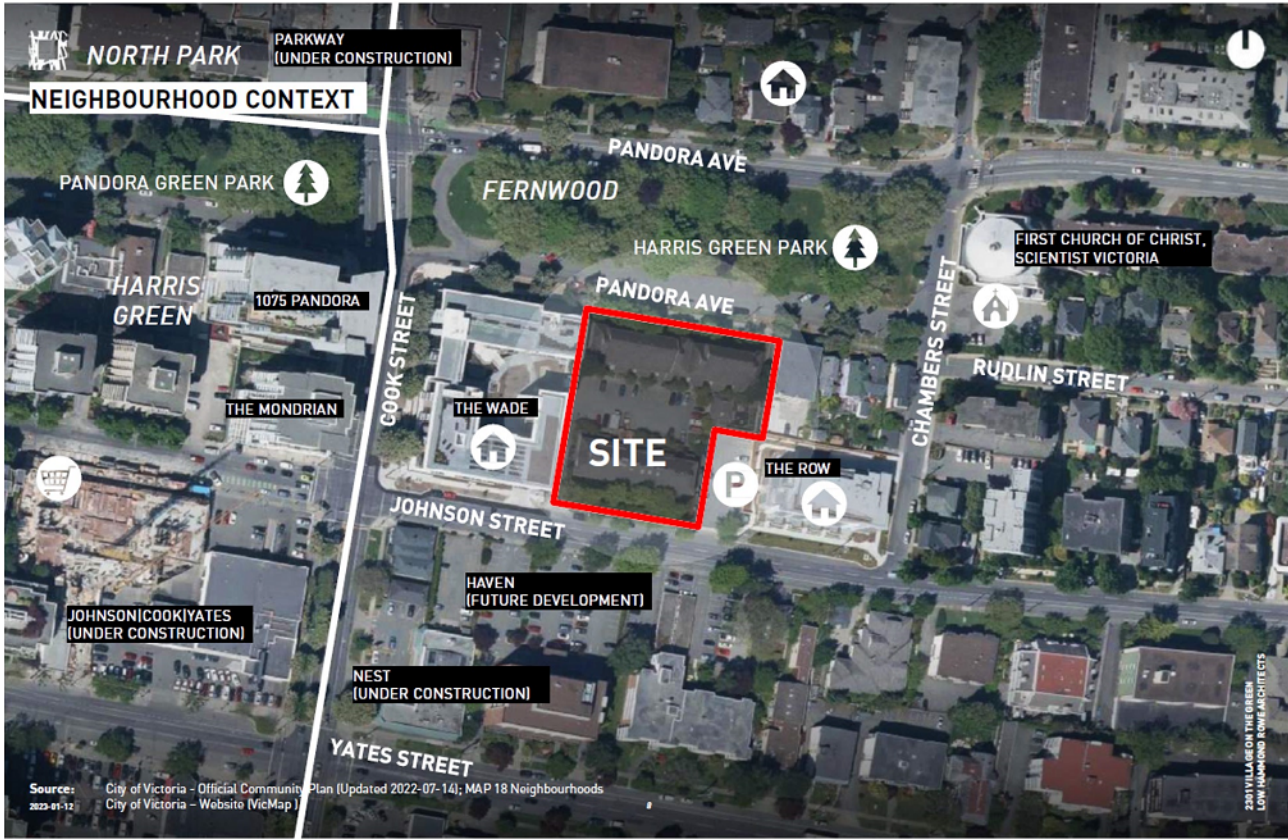
2301

Affordable Rental Housing
1132 Johnson Street, Victoria BC





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Village On The Green -
Affordable Rental Housing

1132 Johnson Street, Victoria BC

No Date Revised

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

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

EXISTING SITE PLAN
AND CONTEXT

Sheet number

A0.1

Sheets in set: 43 Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17





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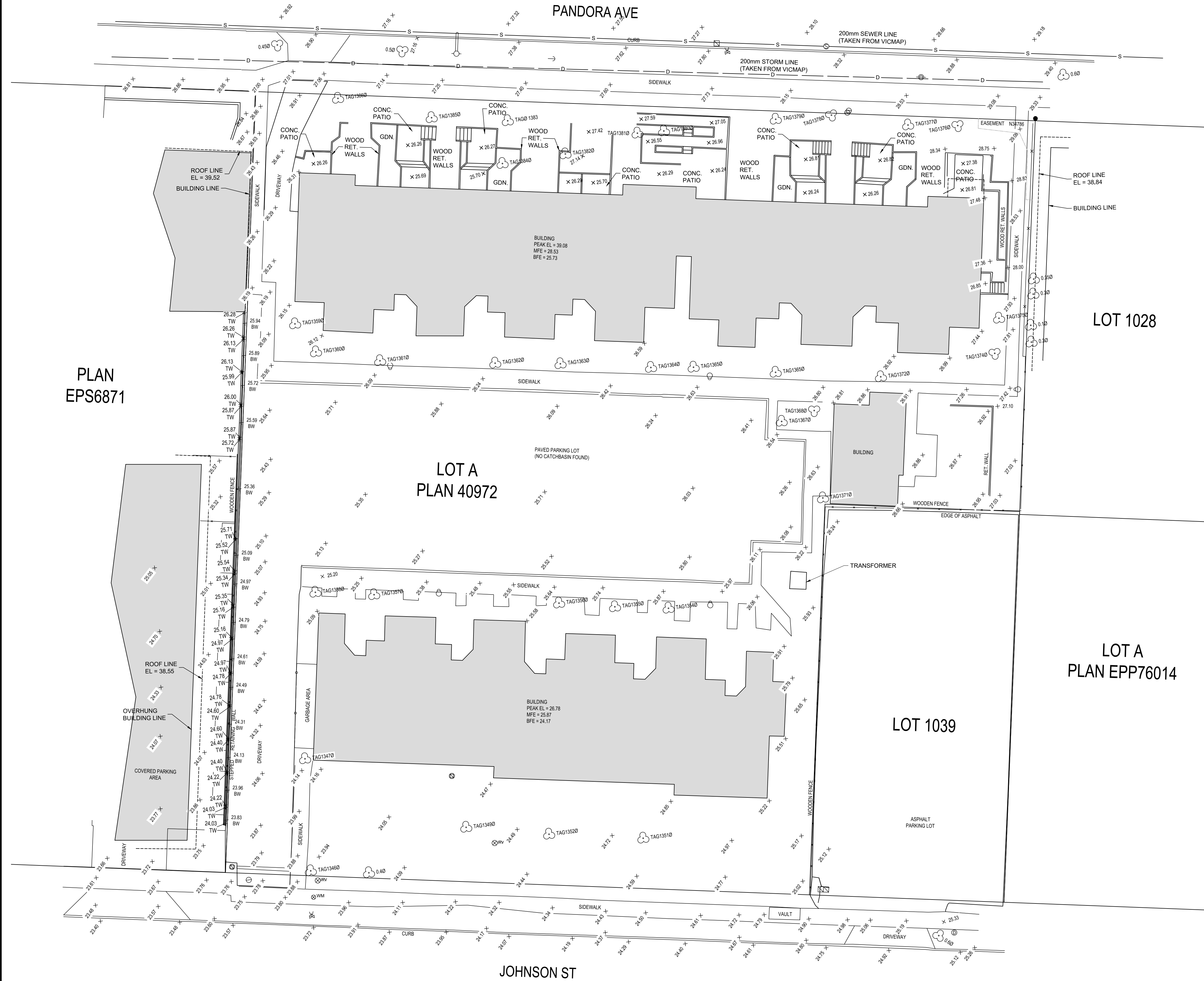
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- LEGEND
- TREE - CONIFEROUS
 - TREE - DECIDUOUS
 - VALVE - IRRIGATION
 - VALVE - WATER
 - CATCH BASIN (TOP INLET)
 - MANHOLE-CATCH BASIN
 - FIRE HYDRANT
 - CLEAN-OUT
 - MANHOLE - SANITARY
 - (POLE) YARD LAMP
 - POLE WITH LIGHT
 - POLE WITH TRANSFORMER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

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

- NOTES:
- 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 CV28GVD USING
 - THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED INITIALLY ON 2021-06-22, WITH INFILL SURVEY COMPLETED 2023-03-14 & 2023-07-18.
 - CONTOUR INTERVAL IS 0.5m.

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K 2023-07-24 REZONING / DDP

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Project number 2301 Scale AS NOTED

Sheet Title

LEGAL SURVEY

Sheet number

A0.2

Sheets in set: 43 Revision

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17

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

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



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3950 Quadra Street
Victoria BC
Canada V8X 4A3
T 250 370 9221

Approved Sealed

CRHC

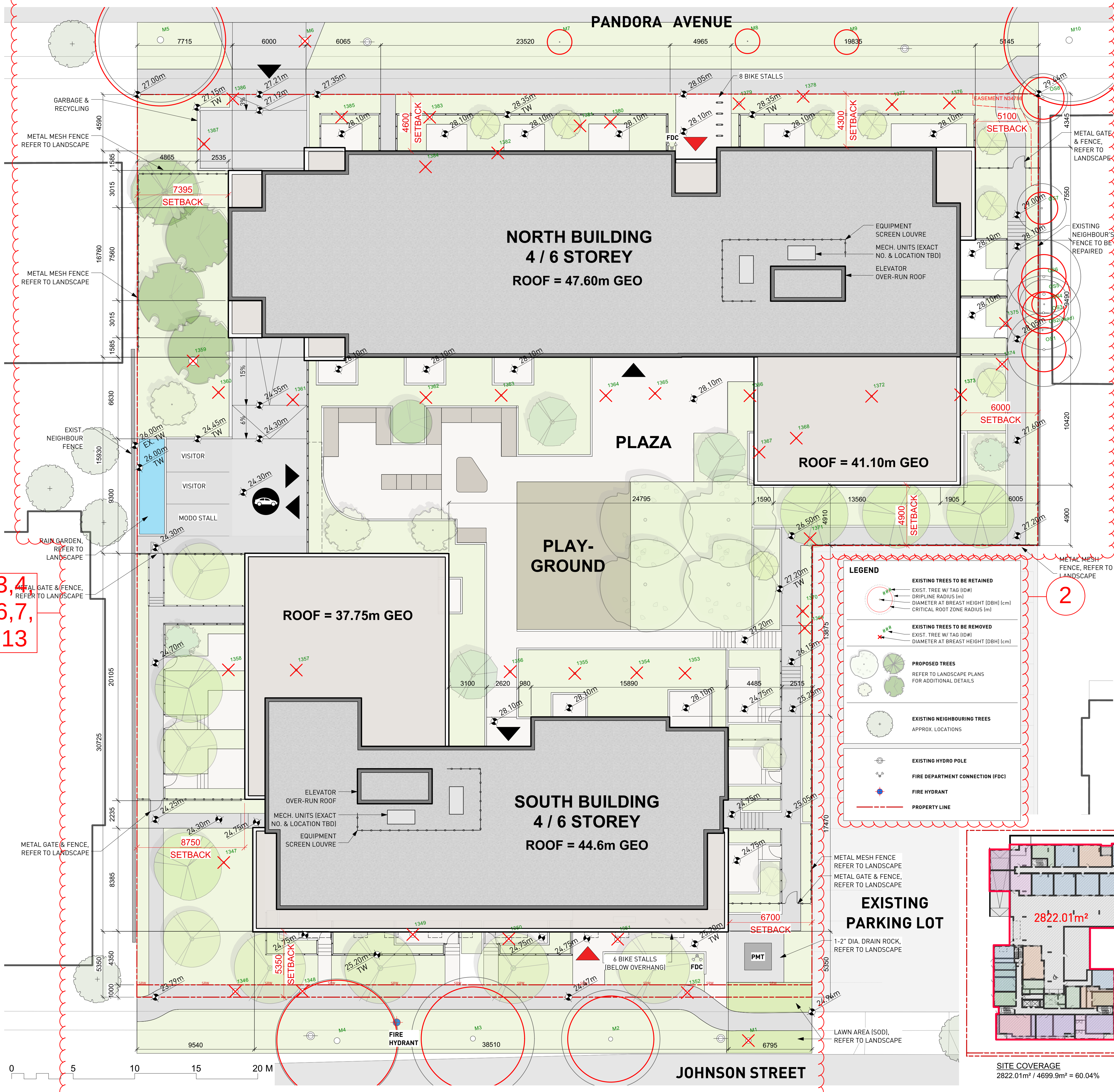
VILLAGE ON THE GREEN
TOPOGRAPHIC SURVEY
SITE PLAN
VICTORIA BC

Drawing No.

V-0 SK

Project Number
2241-21529-00

Rev.
2



PROJECT INFORMATION TABLE

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

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

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

SUITE AREAS		
STUDIO	AREA (m²)	1 BEDRM
ST a	34.03	1BR a
ST b	39.36	1BR b
ST c	34.3	1BR c
ST d	40.08	1BR d
ST e	43.28	1BR e
		1BR-Acc
		2 BR a
		2 BR b
		2 BR c
		2 BR d
		2 BR e
		2 BR f
		2 BR g
		2 BR h
		2 BR-Acc

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

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

LEGEND

EXISTING TREES TO BE RETAINED
EXIST. TREE W/ TAG (ID#)
DRIPLINE RADIUS (m)
DIAMETER AT BREAST HEIGHT (DBH) [cm]
CRITICAL ROOT ZONE RADIUS (m)

EXISTING TREES TO BE REMOVED
EXIST. TREE W/ TAG (ID#)
DRIPLINE RADIUS (m)
DIAMETER AT BREAST HEIGHT (DBH) [cm]

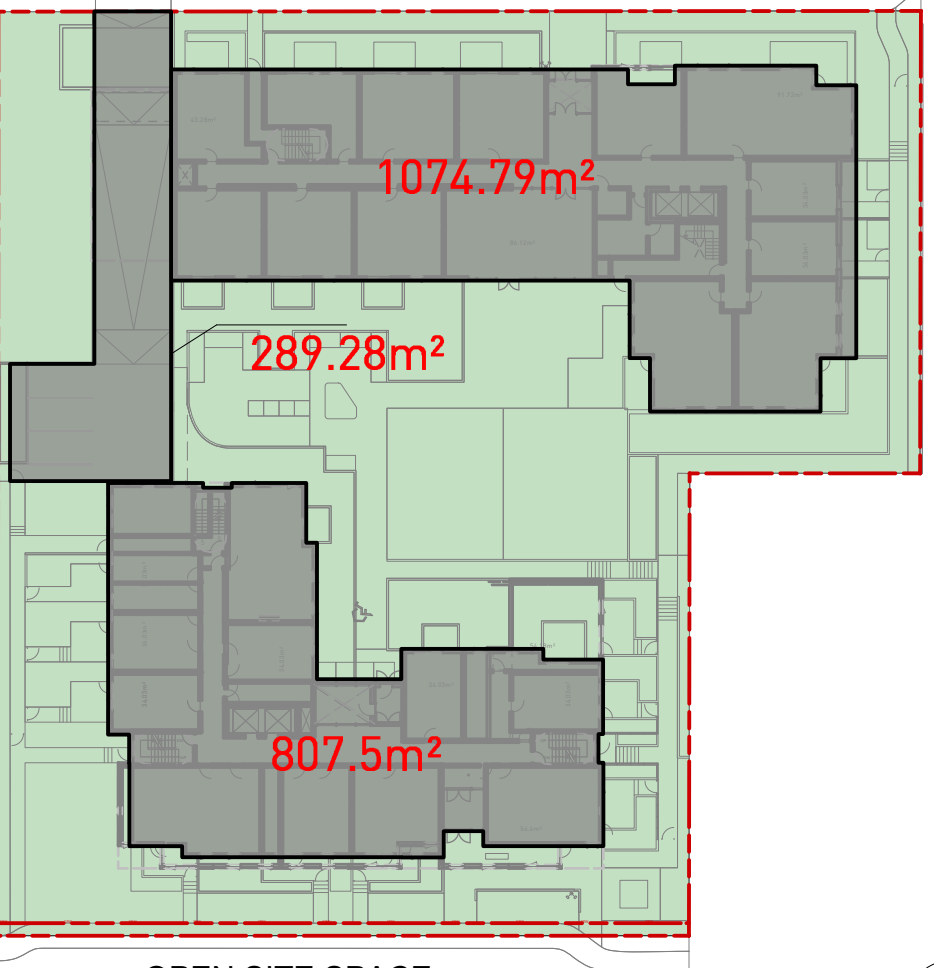
PROPOSED TREES
REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS

EXISTING NEIGHBOURING TREES
APPROX. LOCATIONS

EXISTING HYDRO POLE
FIRE DEPARTMENT CONNECTION (FDC)
FIRE HYDRANT
PROPERTY LINE

EXISTING PARKING LOT

1-2" DIA. DRAIN ROCK, REFER TO LANDSCAPE



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REGISTERED ARCHITECT
PAUL D. HAMMOND
BRITISH COLUMBIA

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

No Date Revised

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

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

SITE PLAN

Sheet number

A0.3

Sheets in set: 43

File name 2301_CRHC VOG_Housing_231110.vswp

Plot date 2024-01-17



3

A1.1

Aerial View



2

A1.1

Johnson Street View - Looking West



1

A1.1

Main Entry - Johnson St.



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Village On The Green -
Affordable Rental Housing

1132 Johnson Street, Victoria BC

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

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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

Sheet Title

RENDERS
JOHNSON ST.
SOUTH BLDG.

Sheet number

A1.1

Sheets in set:	43	Revision
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File name
2301_CRHC VOG_Housing_231110.vwxp

Plot date
2024-01-17



3

A1.2

Pandora Street - North-West Corner



2

A1.2

Main Entrance @ Pandora Street



1

A1.2

Pandora Street: North-East Corner

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Sheet Title

RENDERS
PANDORA ST.
NORTH BLDG.

Sheet number

A1.2

Sheets in set: 43	Revision
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File name	2301_CRHC VOG_Housing_231110.vwxp
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Plot date	2024-01-17
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4 A1.3 Courtyard View - Facing North-East



3 A1.3 Courtyard View - Facing South-East



2 A1.3 Aerial View



1 A1.3 Street View at Pandora Looking East



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Sheet Title

RENDERS
COURTYARD/PLAZA

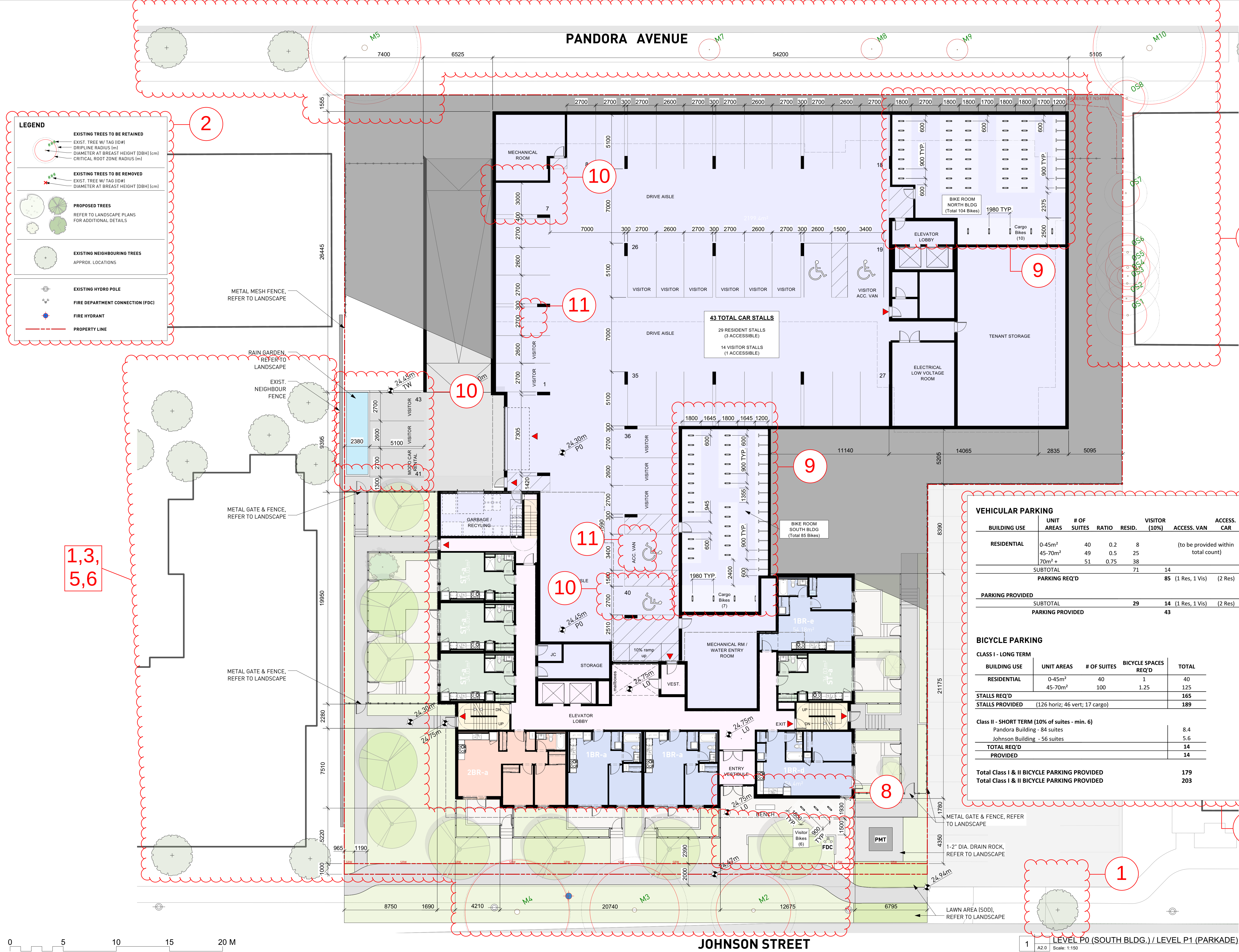
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File name	2301_CRHC VOG_Housing_231110.vwpx
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Plot date	2024-01-17
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VEHICULAR PARKING						
BUILDING USE	UNIT AREAS	# OF SUITES	RATIO	RESID.	VISITOR (10%)	ACCESS. VAN
RESIDENTIAL	0-45m²	40	0.2	8	(to be provided within total count)	
	45-70m²	49	0.5	25		
	70m² +	51	0.75	38		
SUBTOTAL				71	14	
PARKING REQ'D					85 (1 Res, 1 Vis)	(2 Res)
PARKING PROVIDED						
SUBTOTAL				29	14 (1 Res, 1 Vis)	(2 Res)
PARKING PROVIDED					43	

BICYCLE PARKING				
CLASS I - LONG TERM				
BUILDING USE	UNIT AREAS	# OF SUITES	BICYCLE SPACES REQ'D	TOTAL
RESIDENTIAL	0-45m²	40	1	40
	45-70m²	100	1.25	125
STALLS REQ'D				165
STALLS PROVIDED (126 horiz; 46 vert; 17 cargo)				189
Class II - SHORT TERM (10% of suites - min. 6)				
Pandora Building - 84 suites				8.4
Johnson Building - 56 suites				5.6
TOTAL REQ'D				14
PROVIDED				14
Total Class I & II BICYCLE PARKING PROVIDED				179
Total Class I & II BICYCLE PARKING PROVIDED				203

No	Date	Revised
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Reviewed By	PH
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Sheet Title	

FLOOR PLAN - P0 & P1

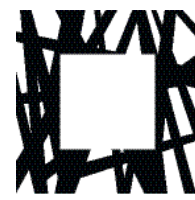
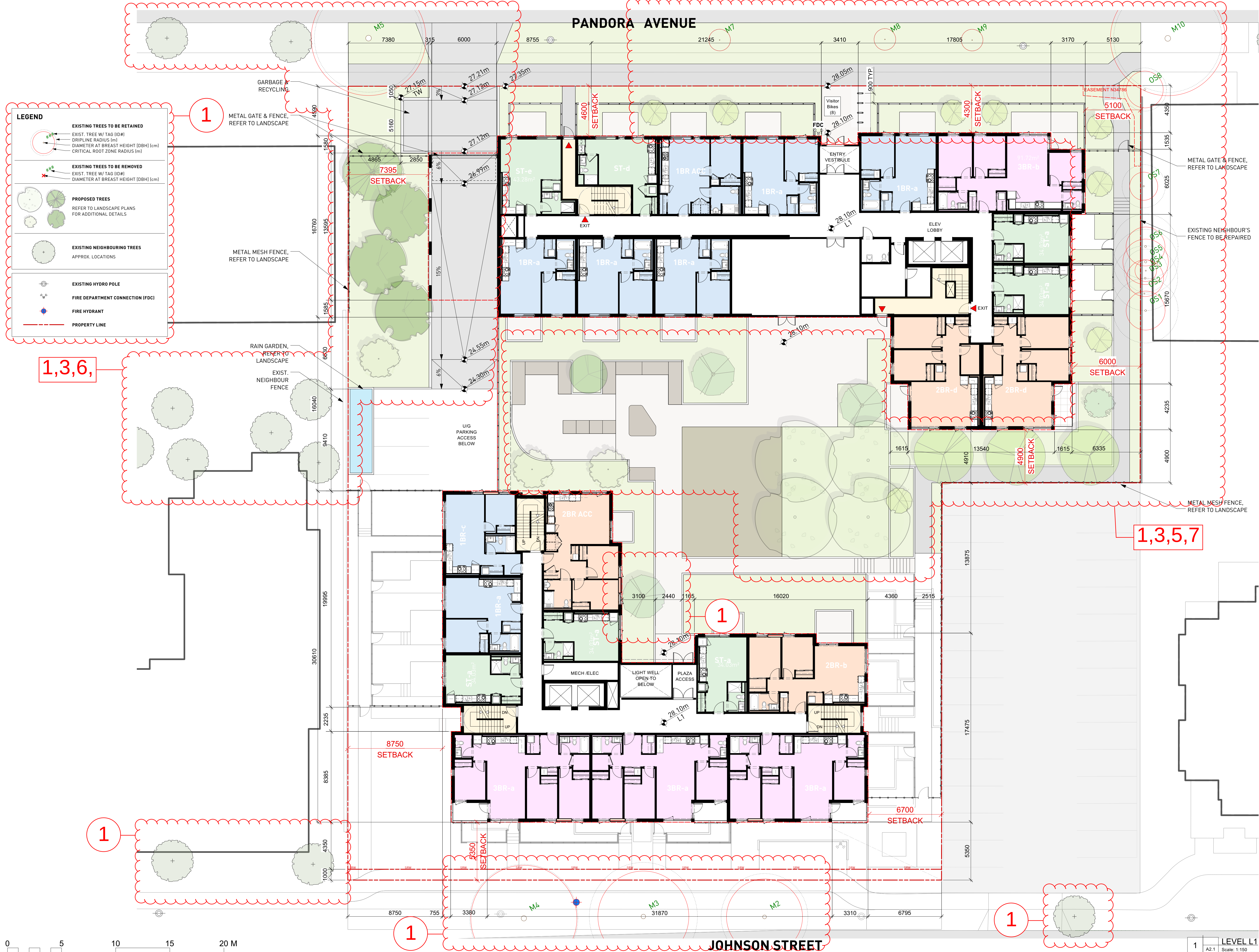
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A2.0

Sheets in set: 43

File name: 2301_CRHC VOG_Housing_231110.vwxp

Plot date: 2024-01-17



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Sheet Title

FLOOR PLAN - LEVEL 1

Sheet number

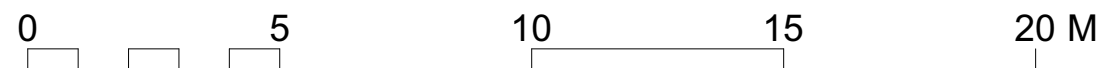
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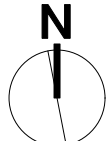
Plot date 2024-01-17

1 LEVEL L1
A2.1 Scale: 1:150



JOHNSON STREET

1 LEVEL L2
A2.2 Scale: 1:150



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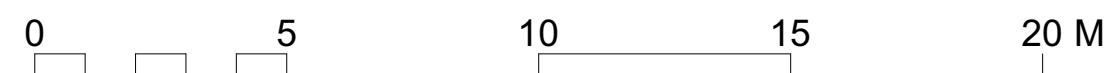
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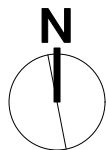
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FLOOR PLAN - LEVEL 2

Sheet number			
A2.2			
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Plot date	2024-01-17		



1 LEVEL L3
A2.3 Scale: 1:150



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Project number 2301

Sheet Title

FLOOR PLAN - LEVEL 3

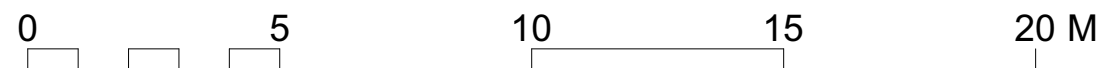
Sheet number

A2.3

Sheets in set: 43 Revision

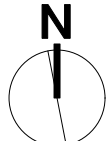
File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17



JOHNSON STREET

1 LEVEL L4
A2.4 Scale: 1:150



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

1132 Johnson Street, Victoria BC

No	Date	Revised
----	------	---------

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

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

FLOOR PLAN - LEVEL 4

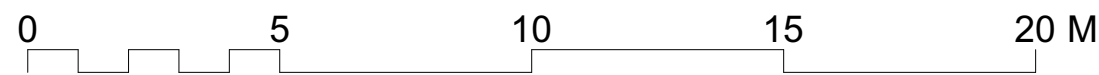
Sheet number

A2.4

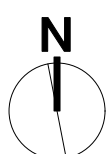
Sheets in set: 43

File name: 2301_CRHC VOG_Housing_231110.vwxp

Plot date: 2024-01-17

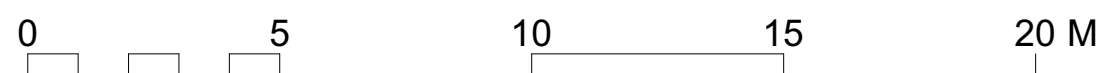


2 LEVEL L5
A2.5 Scale: 1:150

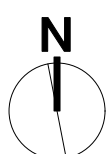


No	Date	Revised
C	2024-01-17	REZONING / DDP RESUBMISSION 2
O	2023-11-06	REZONING / DDP RESUBMISSION
K	2023-07-24	REZONING / DDP
No	Date	Issued
Project Manager	Drawn By	
Date	2023-01-09	Reviewed By PH
Project number	2301	
Sheet Title		

FLOOR PLAN - LEVEL 5



1 LEVEL L6
A2.6 Scale: 1:150



**Capital Region Housing Corporation
Village On The Green -
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1132 Johnson Street, Victoria BC

No	Date	Revised
----	------	---------

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

No	Date	Issued
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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
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Sheet Title

FLOOR PLAN - LEVEL 6

Sheet number

A2.6

Sheets in set: 43	Revision
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File name	2301_CRHC VOG_Housing_231110.vwxp
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Plot date	2024-01-17
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14

MATERIAL BOARD LEGEND

1
Corrugated Metal:
Charcoal

2
Railing Glazing

3
Cementatcious
Fiber Board:
Warm Colour

4
Cementatcious
Fiber Board:
Charcoal

5
Cementatcious
Fiber Board:
Warm-Grey Colour

6
Architectural
Concrete

No	Date	Revised
----	------	---------

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

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

BUILDING ELEVATIONS

Sheet number

A4.0

Sheets in set: 43	Revision
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File name	2301_CRHC VOG_Housing_231110.vwxp
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Plot date	2024-01-17
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Village On The Green -
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1132 Johnson Street, Victoria BC

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

No	Date	Issued
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Project Manager	Drawn By
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Date 2023-01-09 Reviewed By PH

Project number 2301

BUILDING ELEVATIONS

Sheet number

A4.1

Sheets in set: 43

File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17



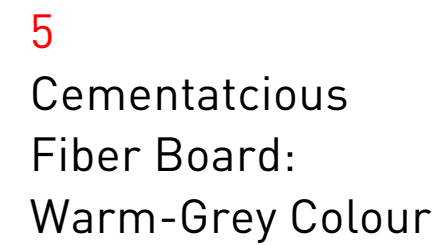
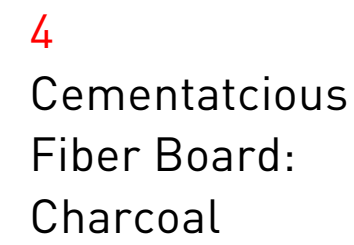
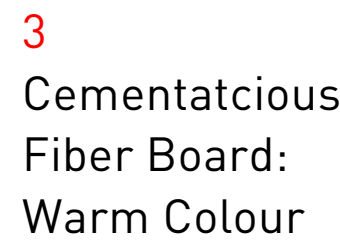
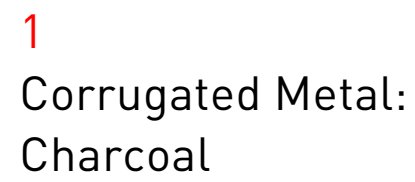
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	A4.1	Scale: 1:150



1		WEST ELEVATION
	A4.1	Scale: 1:150

14

MATERIAL BOARD LEGEND





14

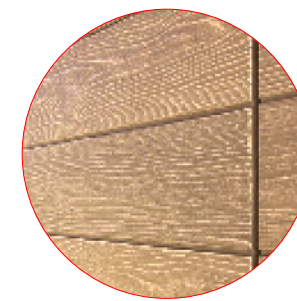
MATERIAL BOARD LEGEND



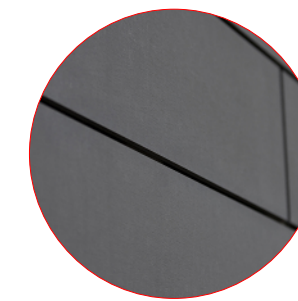
1
Corrugated Metal:
Charcoal



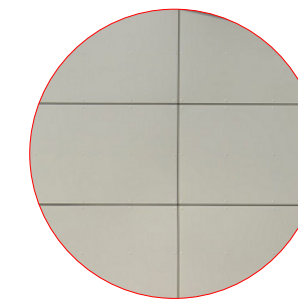
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Railing Glazing



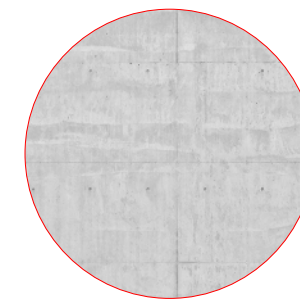
3
Cementatcious
Fiber Board:
Warm Colour



4
Cementatcious
Fiber Board:
Charcoal



5
Cementatcious
Fiber Board:
Warm-Grey Colour



6
Architectural
Concrete



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

1132 Johnson Street, Victoria BC

No Date Revised

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

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

BUILDING ELEVATIONS

Sheet number

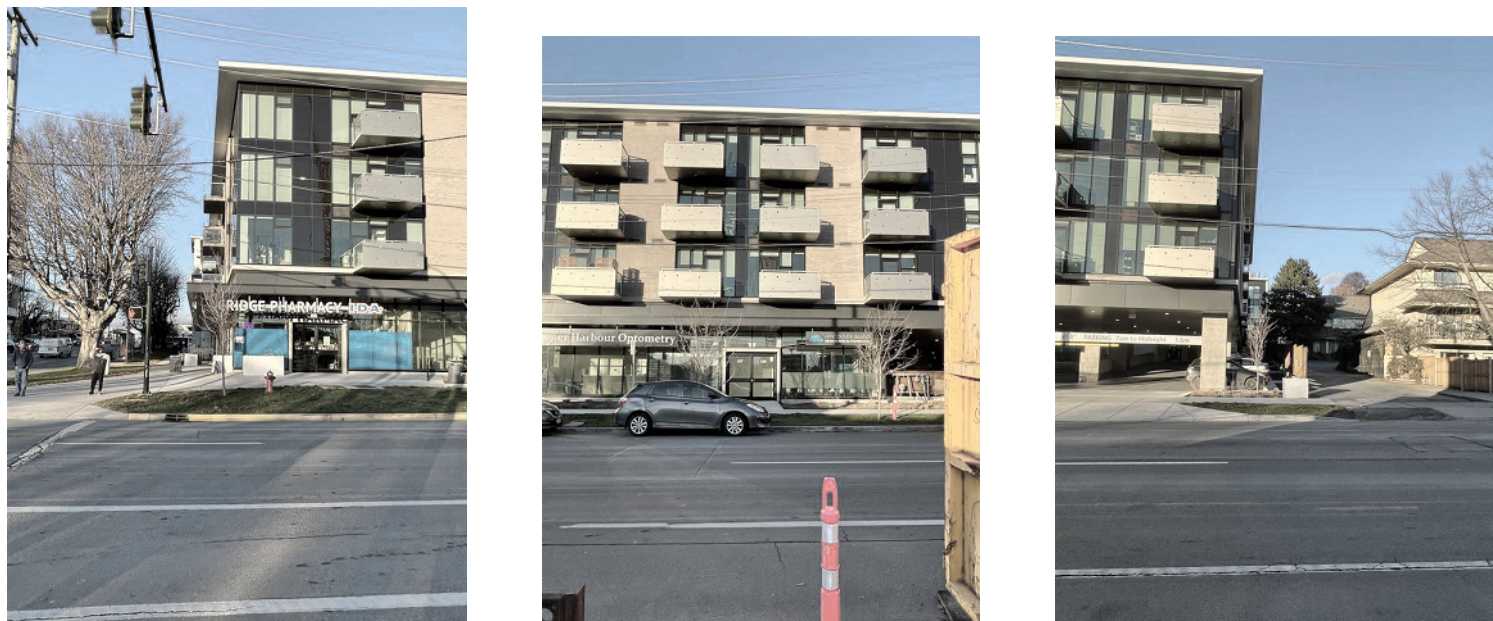
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Sheets in set: 43 Revision

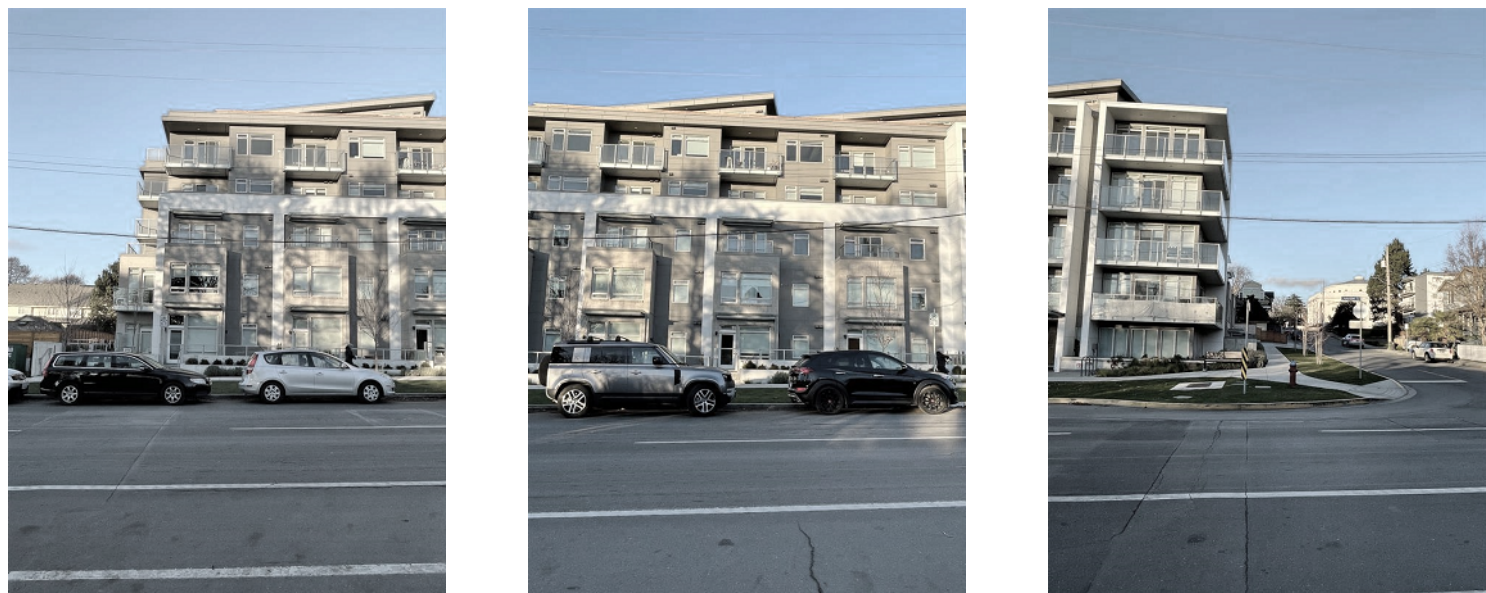
File name 2301_CRHC VOG_Housing_231110.vwxp

Plot date 2024-01-17

Johnson Existing Streetscape



Pandora Existing Streetscape



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

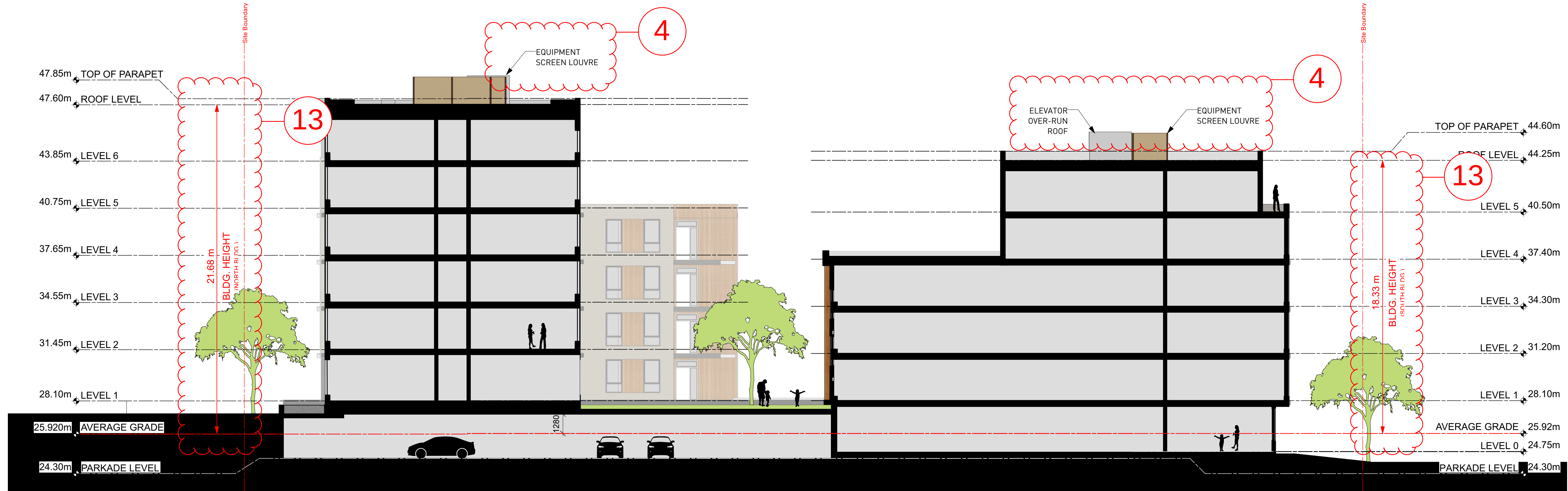
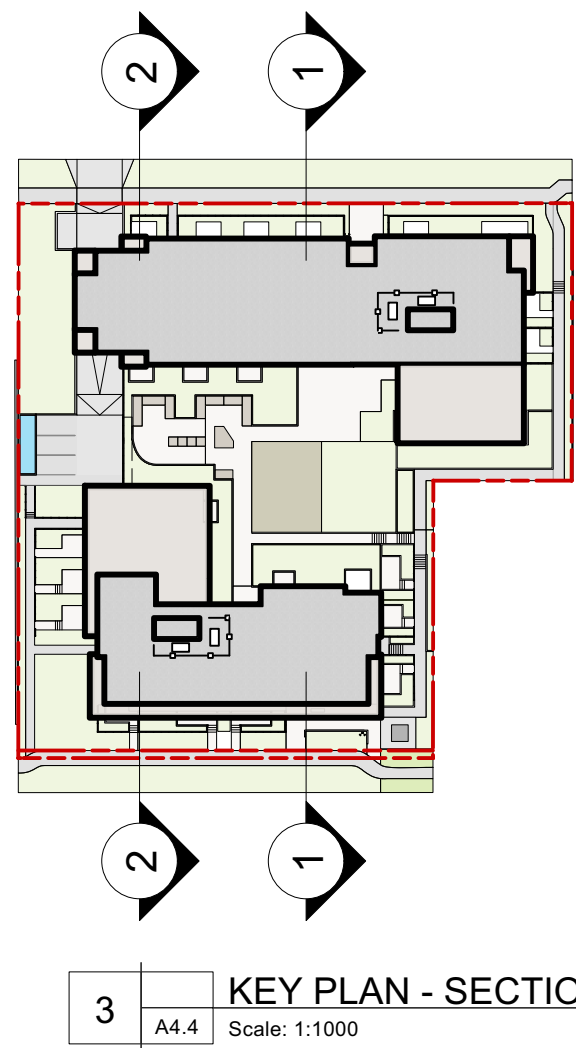


2 PANDORA AVE. STREET ELEVATION - NORTH
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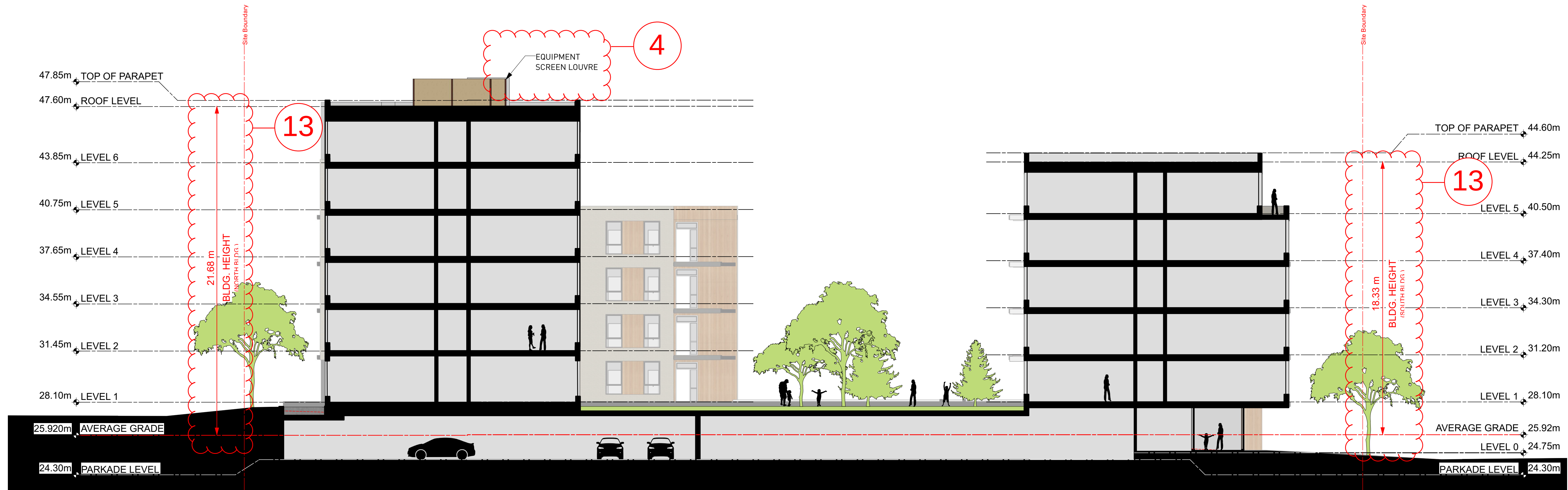
**Capital Region Housing Corporation
Village On The Green -
Affordable Rental Housing**

1132 Johnson Street, Victoria BC

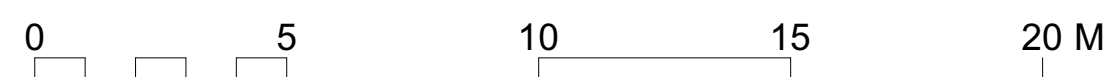
No	Date	Revised
C	2024-01-17	REZONING / DDP RESUBMISSION 2
O	2023-11-06	REZONING / DDP RESUBMISSION
K	2023-07-24	REZONING / DDP
No	Date	Issued
Project Manager	Drawn By	
Date	2023-01-09	Reviewed By PH
Project number	2301	
Sheet Title	STREET ELEVATIONS	



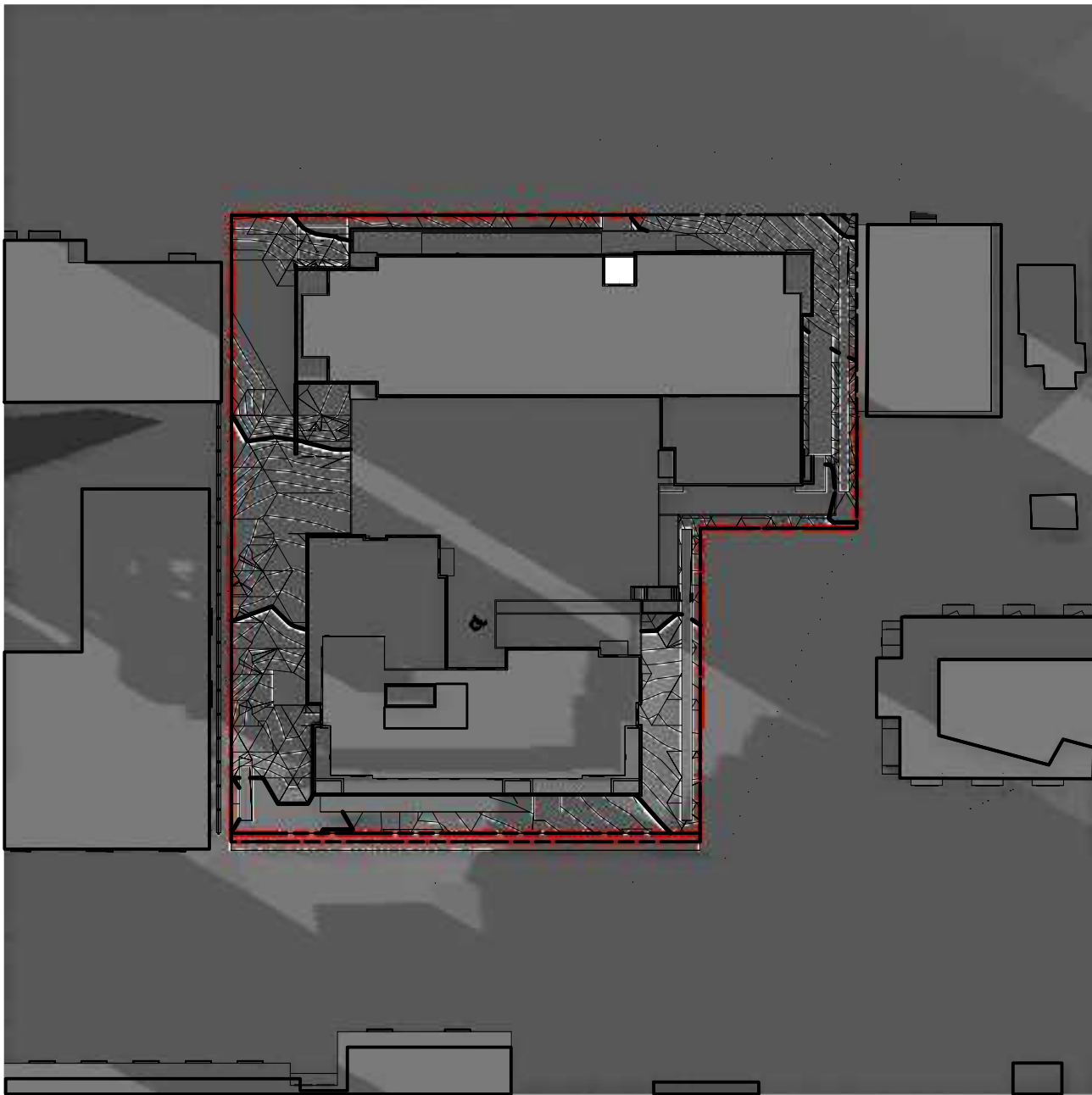
2 BUILDING SECTION 3 - VIEW EAST
Scale: 1:150



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



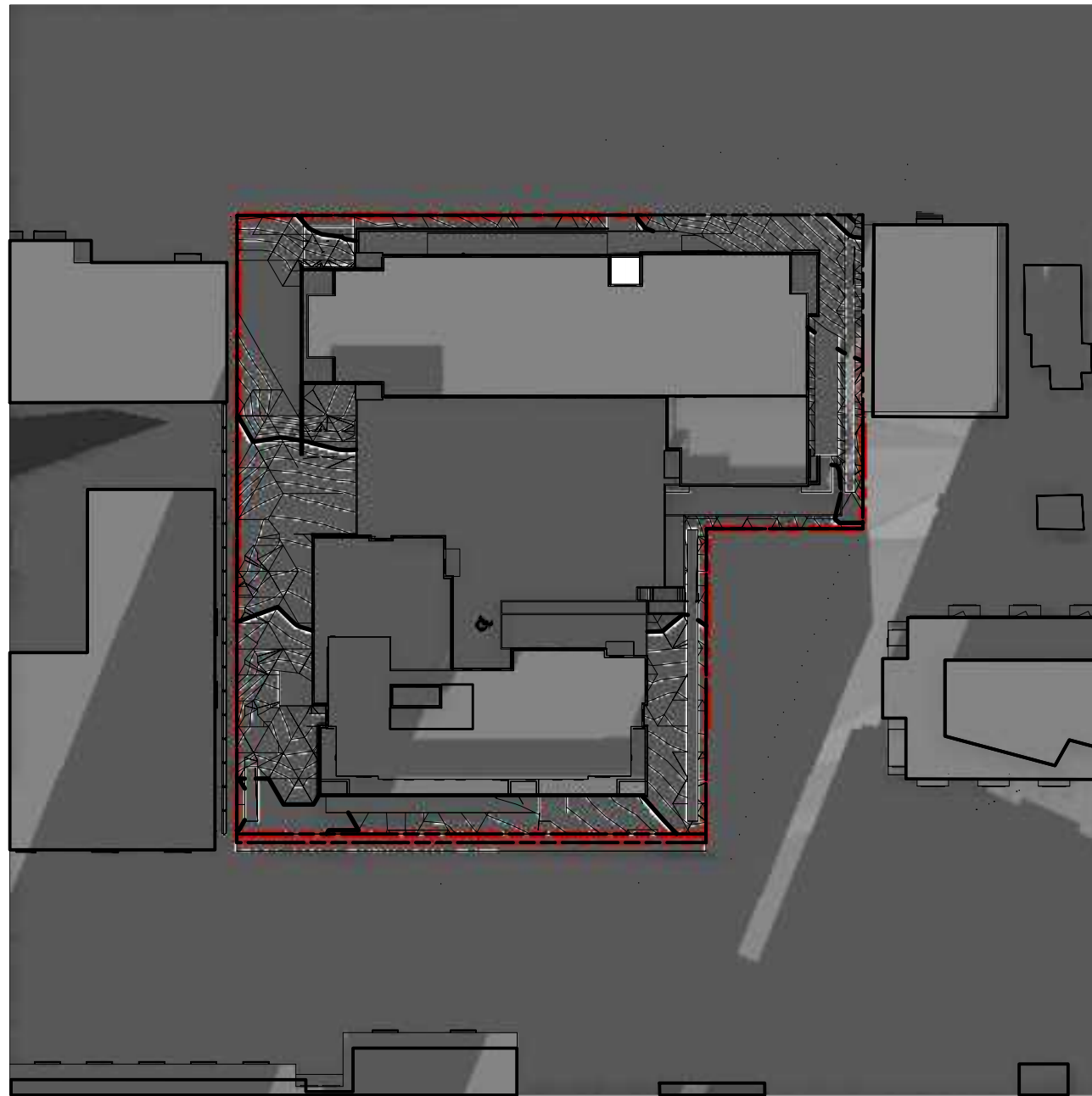
No	Date	Revised
C	2024-01-17	REZONING / DDP RESUBMISSION 2
O	2023-11-06	REZONING / DDP RESUBMISSION
K	2023-07-24	REZONING / DDP
No	Date	Issued
Project Manager	Drawn By	
Date	2023-01-09	Reviewed By PH
Project number	2301	
Sheet Title	BUILDING SECTIONS	



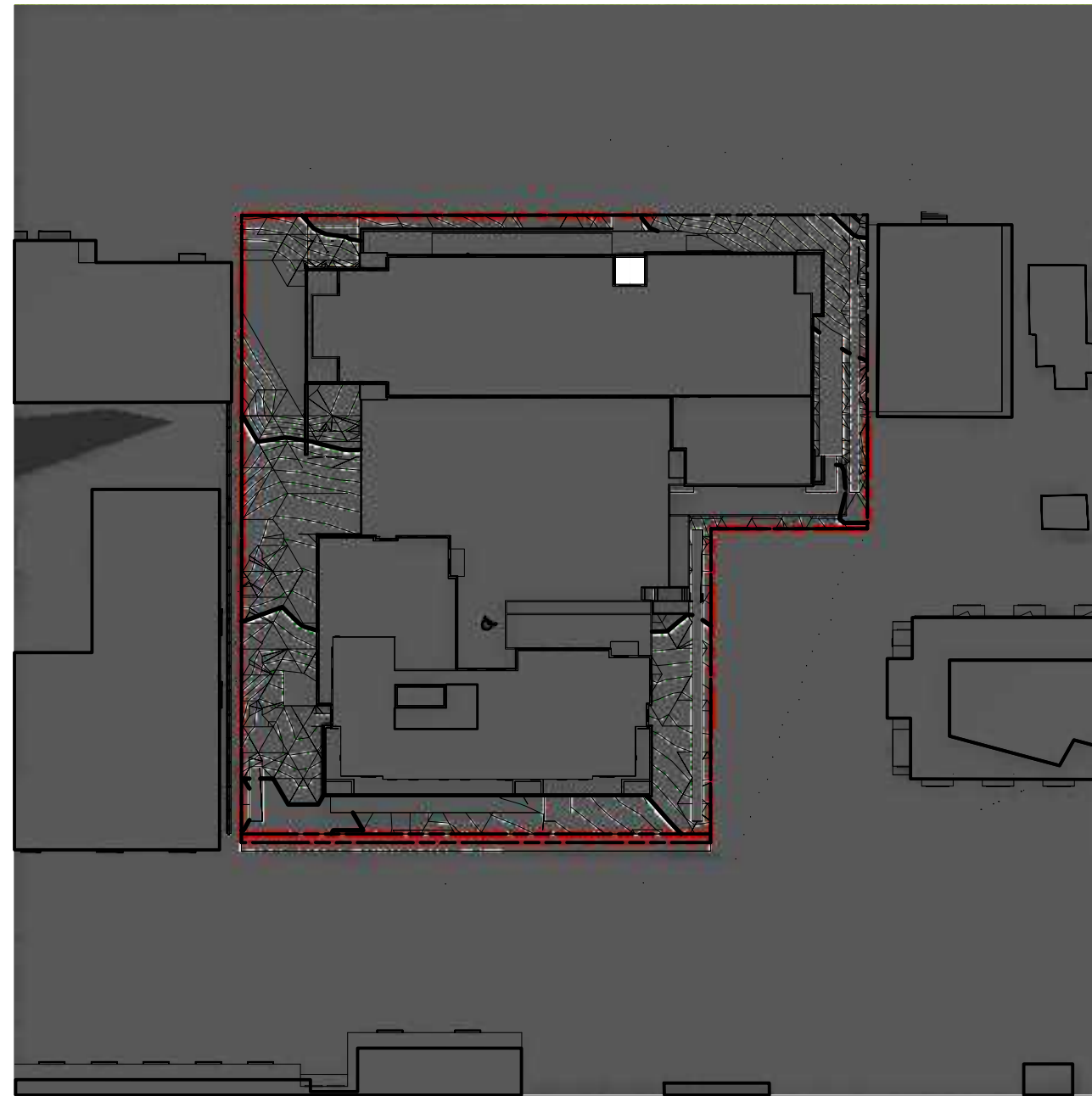
1 December 21 - 9AM
A4.5 Scale: 1:750



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



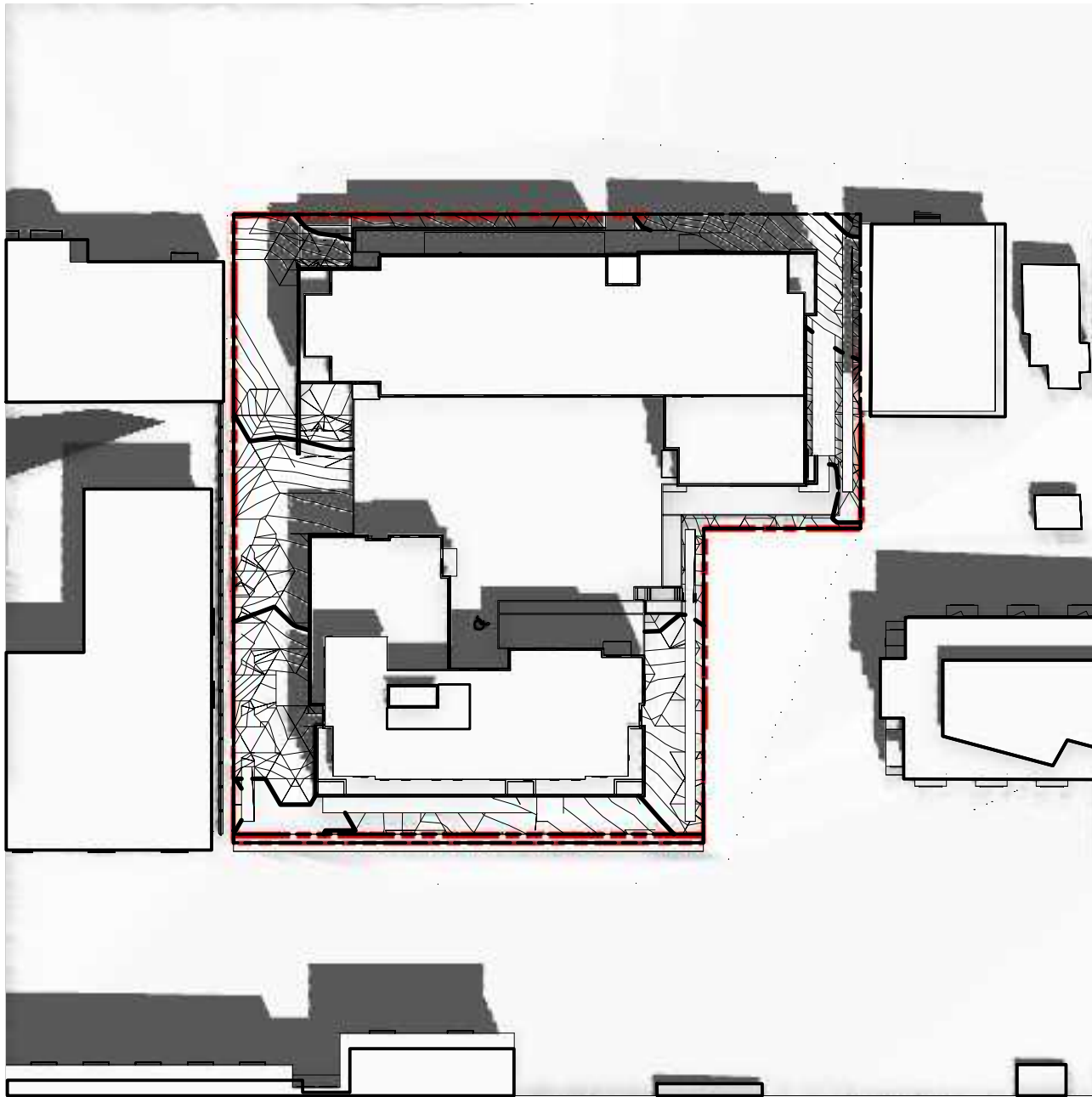
3 December 21 - 3PM
A4.5 Scale: 1:750



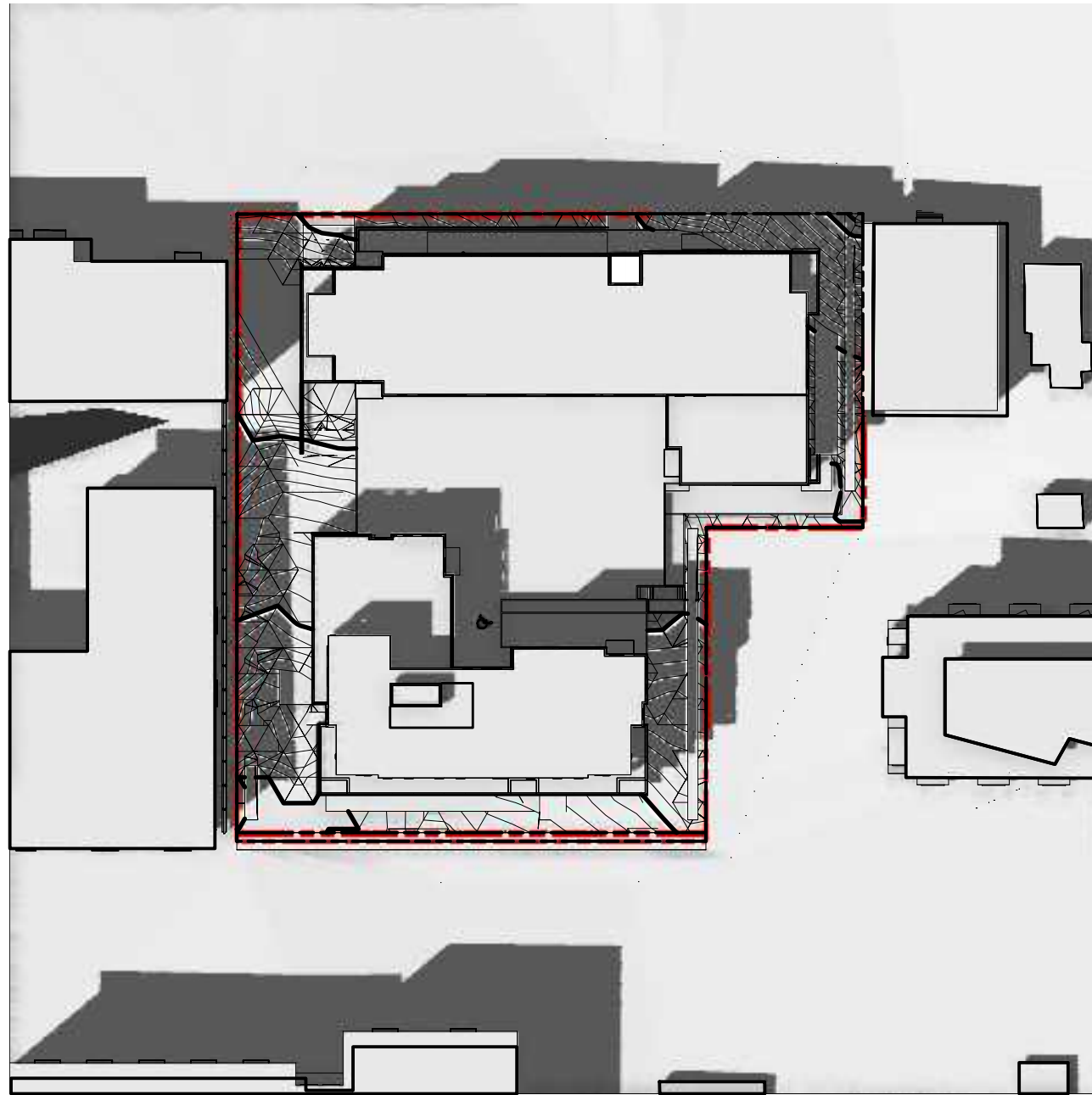
4 December 21 - 5PM
A4.5 Scale: 1:750



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



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



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



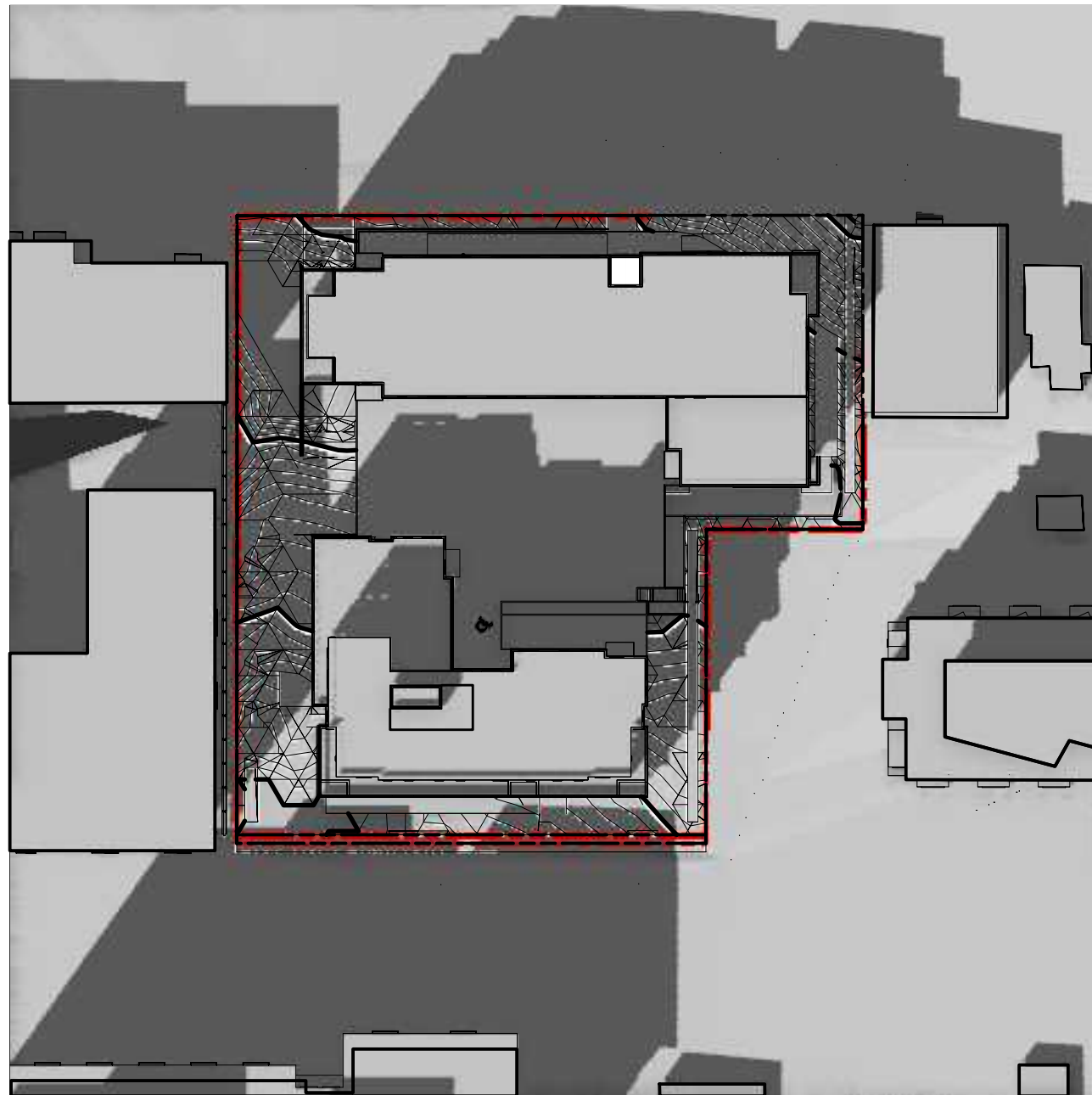
5 June 21 - 5PM
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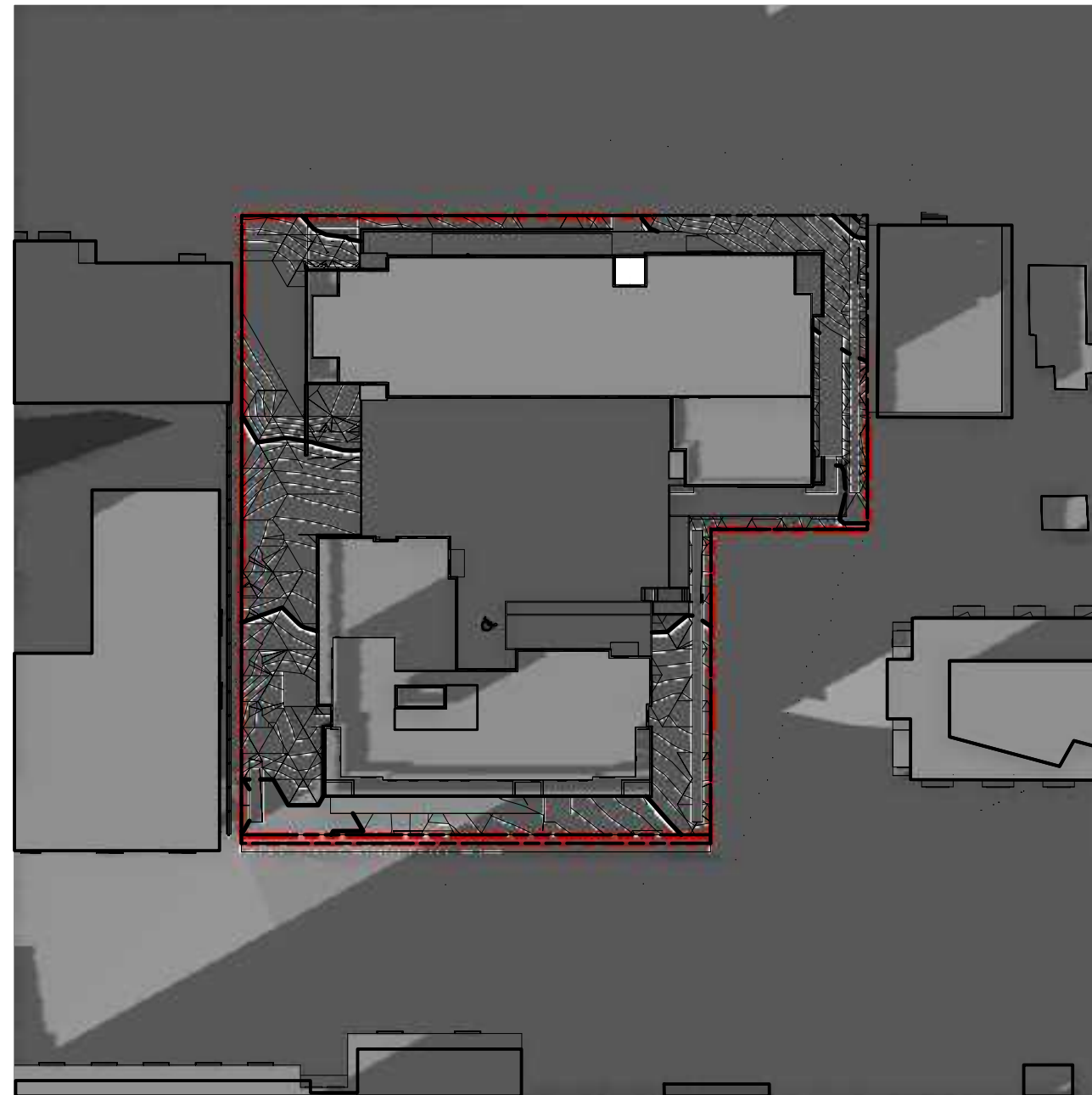
9 September 21 - 9AM
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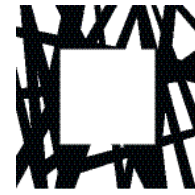
10 September 21 - 12PM
A4.5 Scale: 1:750



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



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



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

1132 Johnson Street, Victoria BC

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

No	Date	Issued
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Project Manager	Drawn By
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Date	Reviewed By	PH
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Project number

Sheet Title

SUN STUDY

Sheet number

A4.5

Sheets in set:	43	Revision
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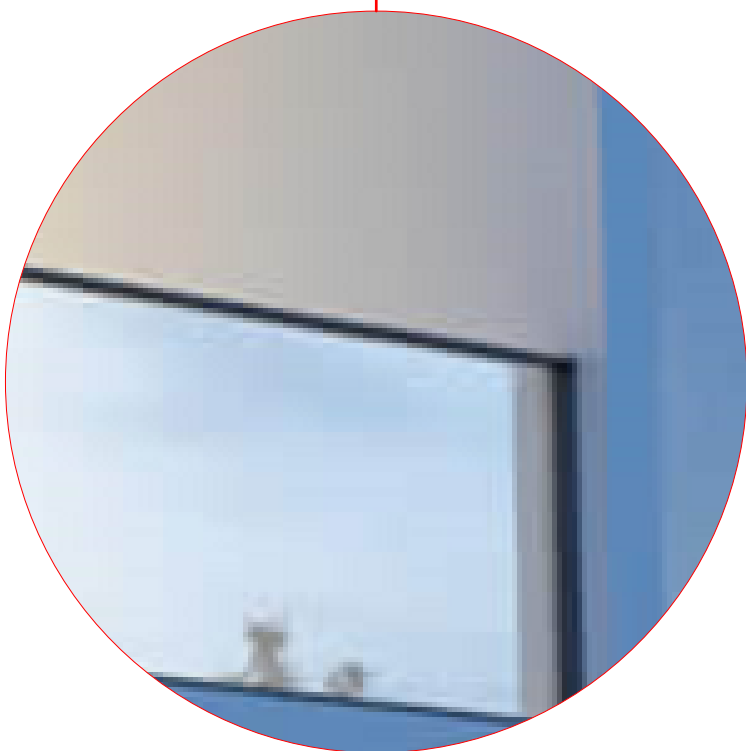
File name

Plot date

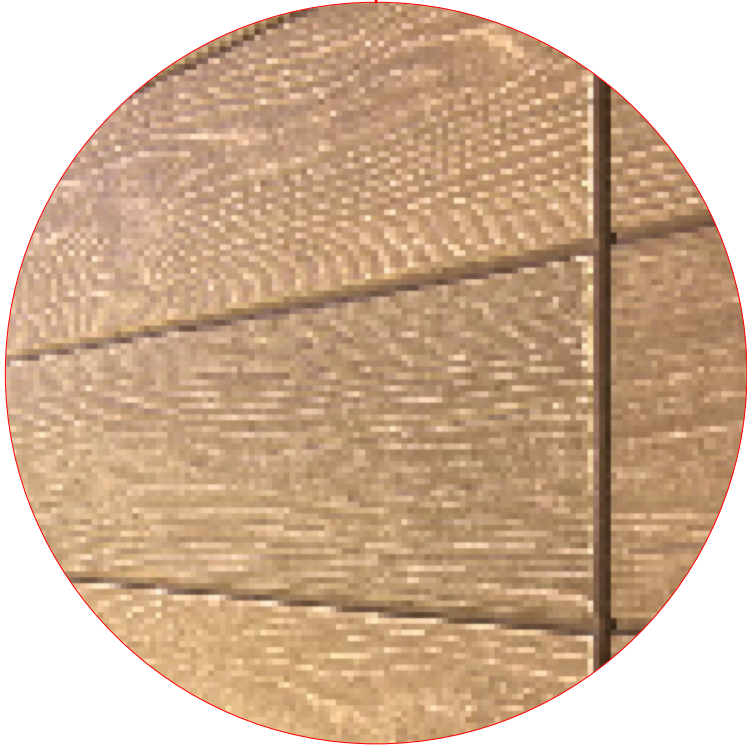




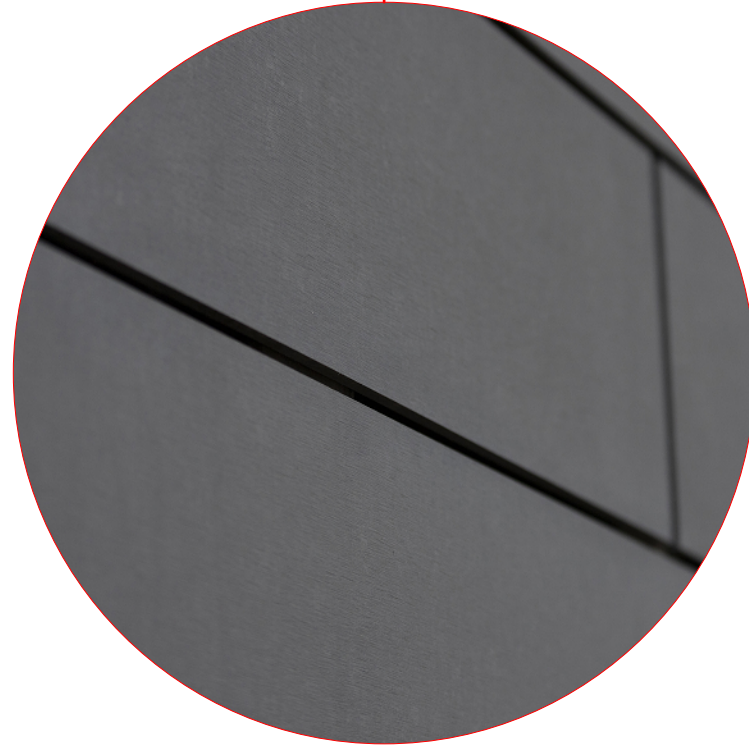
Corrugated Metal: Charcoal



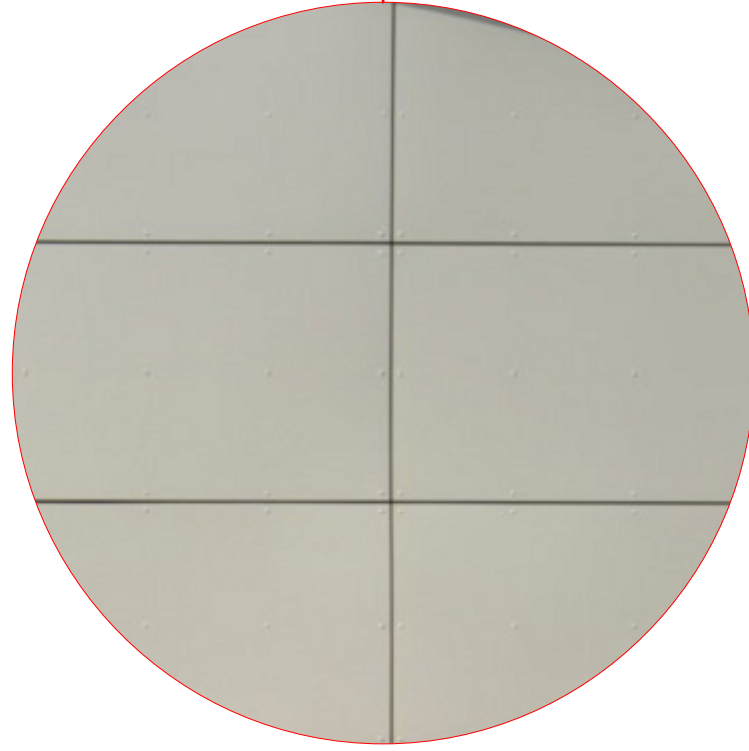
Railing Glazing



Cementitious Fiber Board:
Warm Colour



Cementitious Fiber Board:
Charcoal



Cementitious Fiber Board:
Warm-Grey Colour



Architectural Concrete



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Capital Region Housing Corporation
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1132 Johnson Street, Victoria BC

No	Date	Revised

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

No	Date	Issued

Project Manager	Drawn By

Date	2023-01-09	Reviewed By	PH
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Project number	2301	Scale	AS NOTED
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Sheet Title

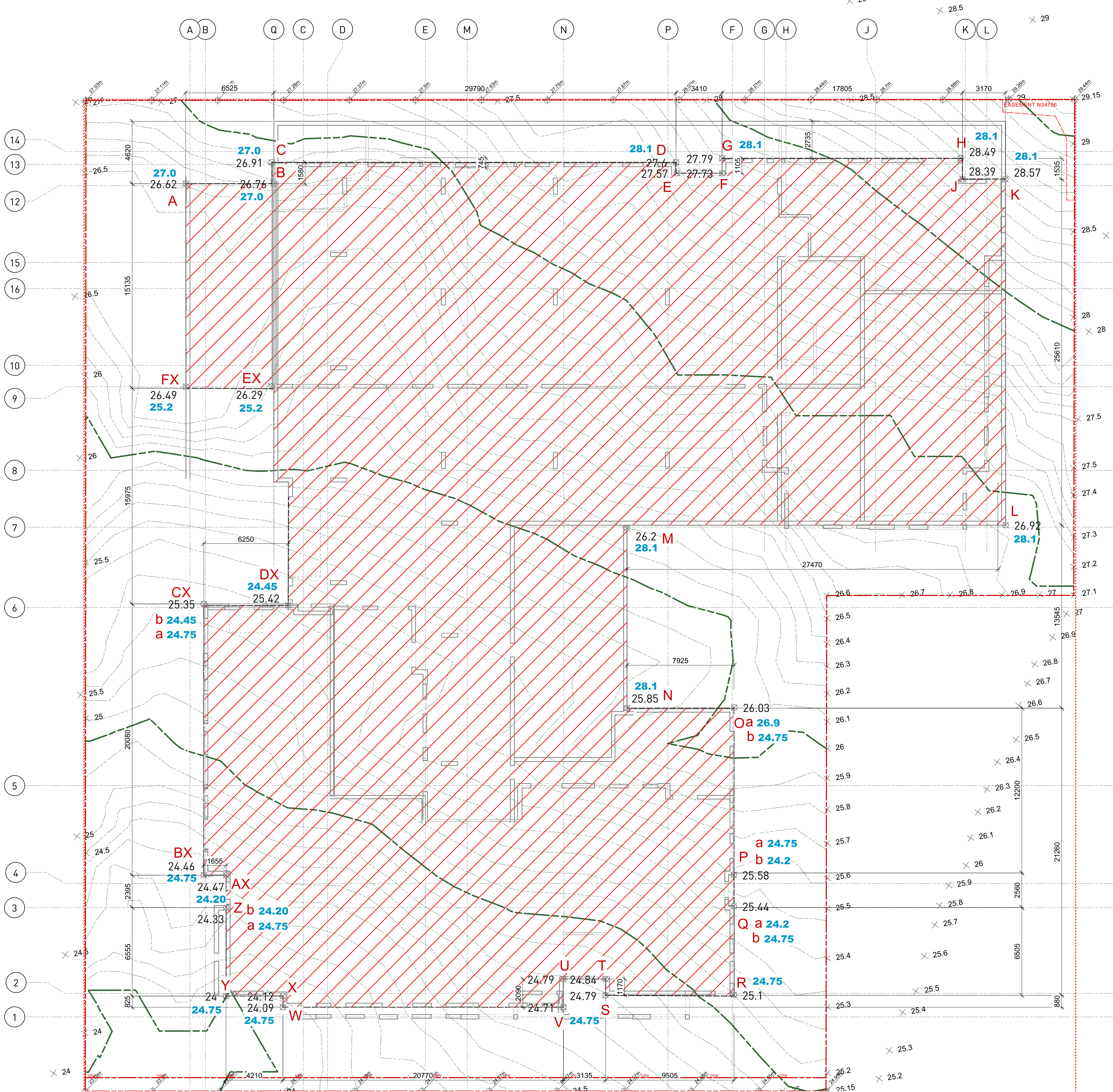
MATERIALS BOARD

Sheet number

A4.6

Sheets in set	43	Revision
File name	2301_CRHC VOG_Housing_231110.vwxp	

Plot date 2024-01-17



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

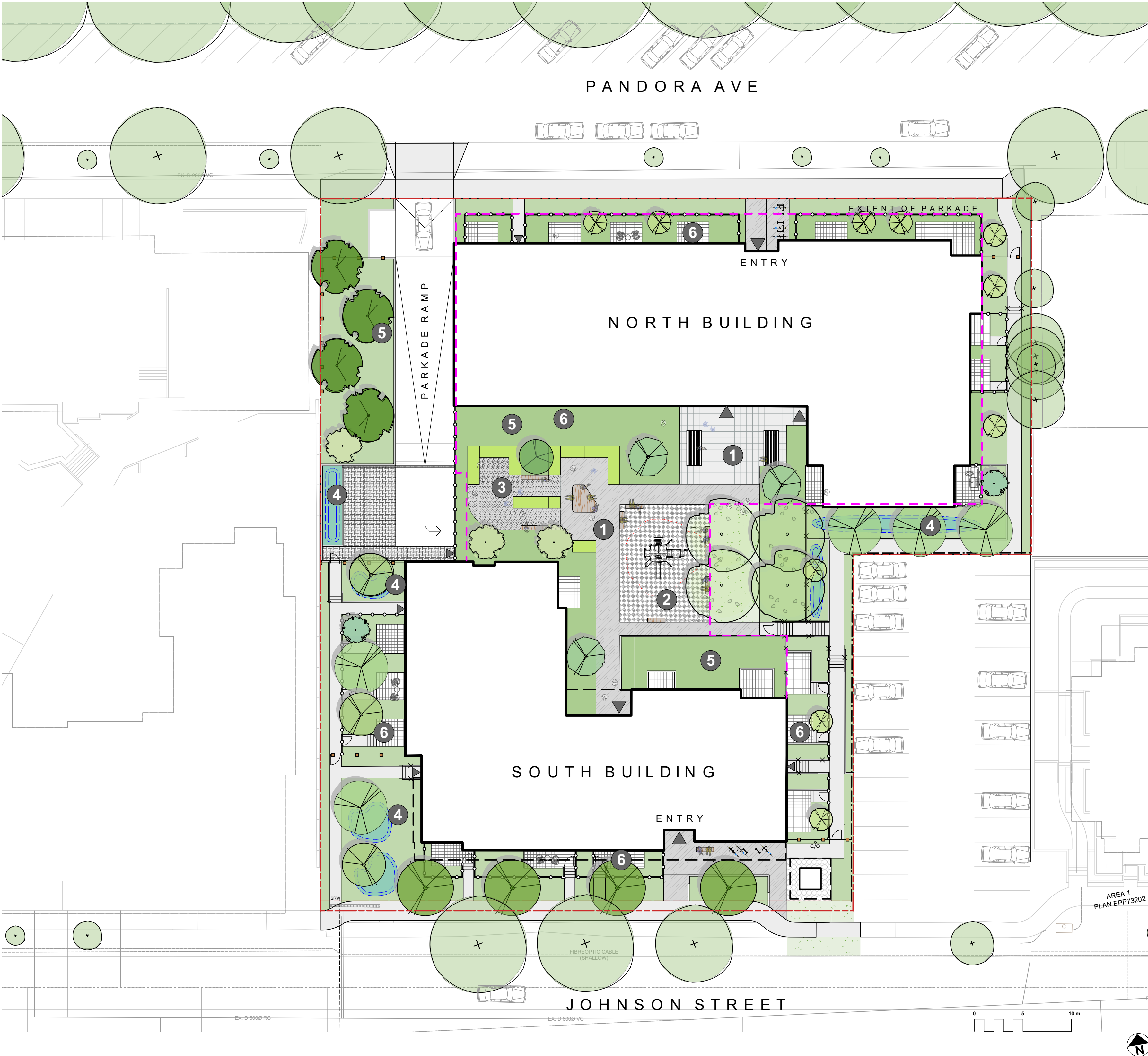
2301_CRHC VOG - 1132 JOHNSON STREET									
1-Nov-23									
L1	27.95 m	PANDORA ST							
L0	24.75 m	JOHNSON ST							
P1+	27.5 m	PARKADE ROOF							
P1	24.3 m	UG PARKADE							
Grade Points(m. - Geodetic)		Average Height		Distance		Calculation			
Existing	Proposed	a	b					d x avg height	
A	26.62	27.00	A TO B	(26.62 + 26.76) / 2 = 26.69	6.525	174.15			
B	26.76	27.00	B TO C	(26.76 + 26.91) / 2 = 26.84	1.580	42.40			
C	26.91	27.00	C TO D	(26.91 + 27.60) / 2 = 27.26	29.790	811.93			
D	27.60	28.10	D TO E	(27.60 + 27.57) / 2 = 27.59	0.745	20.55			
E	27.57	28.10	E TO F	(27.57 + 27.73) / 2 = 27.65	3.410	94.29			
F	27.73	28.10	F TO G	(27.73 + 27.79) / 2 = 27.76	1.105	30.67			
G	27.79	28.10	G TO H	(27.79 + 28.10) / 2 = 27.95	17.805	497.56			
H	28.49	28.10	H TO J	(28.10 + 28.10) / 2 = 28.10	1.535	43.13			
J	28.39	28.10	J TO K	(28.10 + 28.10) / 2 = 28.10	3.170	89.08			
K	28.57	28.10	K TO L	(28.10 + 28.52) / 2 = 27.51	25.610	704.53			
L	26.92	28.10	L TO M	(26.92 + 26.20) / 2 = 26.56	27.470	729.60			
M	26.20	28.10	M TO N	(26.20 + 25.85) / 2 = 26.03	13.545	352.51			
N	25.85	28.10	N TO Oa	(25.85 + 26.03) / 2 = 25.94	7.925	205.57			
Oa	26.03	26.90	Oa TO Ob	(26.03 + 24.75) / 2 = 25.39	0.010	0.25			
Ob	26.03	24.75	Ob to Pa	(24.75 + 24.75) / 2 = 24.75	12.200	301.95			
Pa	25.58	24.75	Pa to Pb	(24.75 + 24.20) / 2 = 24.48	0.010	0.24			
Pb	25.58	24.20	Pb to Qa	(24.20 + 24.20) / 2 = 24.20	2.560	61.95			
Qa	25.44	24.20	Qa to Qb	(24.20 + 24.75) / 2 = 24.48	0.010	0.24			
Qb	25.44	24.75	Qb to R	(24.75 + 24.75) / 2 = 24.75	6.505	161.00			
R	25.10	24.75	R to S	(24.75 + 24.75) / 2 = 24.75	9.505	235.25			
S	24.79	24.75	S to T	(24.75 + 24.75) / 2 = 24.75	1.170	28.96			
T	24.84	24.75	T to U	(24.75 + 24.75) / 2 = 24.75	3.350	82.91			
U	24.79	24.75	U to V	(24.75 + 24.71) / 2 = 24.73	2.090	51.69			
V	24.71	24.75	V to W	(24.71 + 24.09) / 2 = 24.40	20.770	506.79			
W	24.09	24.75	W to X	(24.09 + 24.12) / 2 = 24.11	0.825	19.89			
X	24.12	24.75	X to Y	(24.12 + 24.00) / 2 = 24.06	4.210	101.29			
Y	24.00	24.75	Y to Z	(24.00 + 24.33) / 2 = 24.17	6.555	158.40			
Za	24.33	24.75	Za TO Zb	(24.33 + 24.20) / 2 = 24.27	0.010	0.24			
Zb	24.33	24.20	Zb TO AX	(24.20 + 24.20) / 2 = 24.20	2.395	57.96			
AX	24.47	24.20	AX to BX	(24.20 + 24.20) / 2 = 24.20	1.655	40.05			
BXa	24.46	24.20	BX to Caa	(24.20 + 24.46) / 2 = 24.33	0.010	0.24			
BXb	24.46	24.75	BX to Cba	(24.46 + 24.75) / 2 = 24.61	20.080	494.07			
CXa	25.35	24.75	CXa to CXb	(24.75 + 24.45) / 2 = 24.60	0.010	0.25			
CXb	25.35	24.45	CXb to DXa	(24.45 + 24.45) / 2 = 24.45	6.250	152.81			
DX	25.42	24.45	DXb to EX	(24.45 + 25.20) / 2 = 24.83	15.975	396.58			
EX	26.29	25.20	AX to BX	(25.20 + 25.20) / 2 = 25.20	6.525	164.43			
FX	26.49	25.20	Ex to A	(25.20 + 26.62) / 2 = 25.91	15.135	392.15			
					278.030	7205.58			
				Average Grade:		25.92 m			

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

Capital Region Housing Corporation

Village on the Green

Affordable Rental Housing
Victoria, BC



- EXISTING TREES
- PROPOSED TREES
- AMENITY SPACE
- PLAY SPACE
- VEGETABLE GARDENS
- RAIN GARDENS
- NATIVE AND POLLINATOR PLANTS
- PRIVATE PATIO



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

MDI
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BRITISH COLUMBIA SOCIETY OF
REGISTERED
MEMBER
Scott Murdoch
341
LANDSCAPE ARCHITECTS
2024-01-15

client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Cover

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

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 condition 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. 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.

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. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful 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-CE (see Section 6 CLS-CE).
4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9, p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

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 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, B/Law 12-042, Subdivision B/Law".
2. The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing B/Law 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 Architecture 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.

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.

1. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedule can be found on the City of Victoria Bylaws webpage.
2. The finished grade for boulevards must be firm against footprints, loose textured, free of all stones, roots, and branches. Parks inspection is required to turf installation. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepreemits@victoria.ca 48 hours prior to the required inspection time schedule an inspection.
3. Final inspection of turf shall be conducted once the turf has knit, mowed at least twice to a height of 2.5 inches and no surface soil is visible.
4. Required Parks Inspections for seed and sod boulevard:
 1. Inspection of excavated and scarified subgrade prior to backfill.
 2. Inspection of installed, rolled and prepared growing media prior to sodding.
 3. Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.
5. A soil test for the growing media, for each landscape application on City Property must be submitted the City Parks treepreemits@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.

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.

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. 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
ARCH	ARCHITECT
ARCH	AVERAGE
B&B	BALLED AND BURLAPPED
BLDG	BOTTOM OF CURB
CM	BUILDING
BC	BENCHMARK
BR	BOTTOM OF CURB
BR	BOTTOM OF RAMP
BW	BOTTOM OF STEP
BS	BOTTOM OF WALL
CB	CALDER
CB	CATCH BASIN
CF	CUBIC FEET
CL	CAST IN PLACE
CLR	CENTER LINE
CLP	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
CONT	CONTINUOUS
CU M	CUBIC METRE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
E	EACH
ENG	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EXP	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FWL	FLOW LINE
FOC	FACE OF CURB
FT	FOOT (FEET)
FTG	FOOTING
GA	GAUGE
GEN	GENERAL
GR	GRADE ELEVATION
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCHES
INCL	INCLUDE(D)
JT	JOINT
LF	LINEAR FEET
LP	LOW POINT

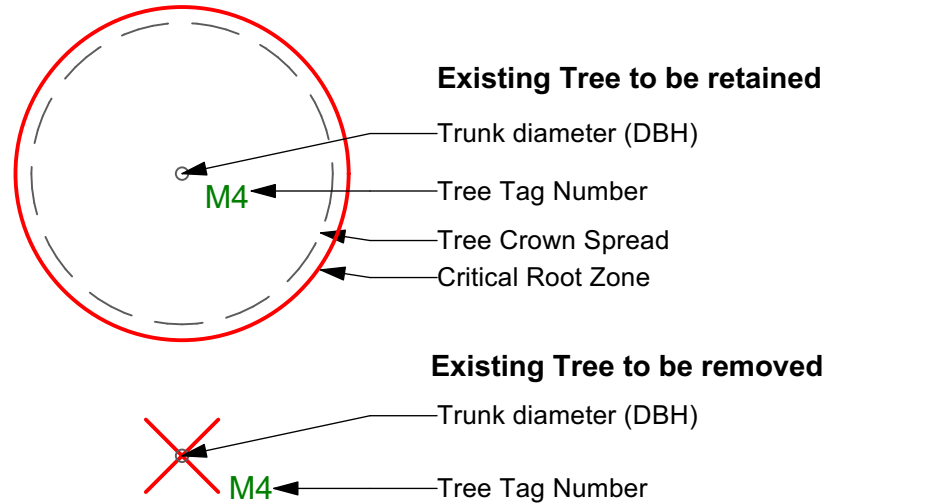
M	METRE
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETRE
N	NORTH
NC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PE	POLYURETHANE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCEMENT(D)
REQD	REQUIRED(D)
REV	REVISION
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SD	STRAIN DRAIN
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ M	SQUARE METRE
ST	STORM SEWER
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TF	TOP OF FOOTING
TH	THICK
TOPO	TOPOGRAPHY
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VOL	VOLUME
W	WITH
W/O	WITHOUT
WT	WEIGHT
WL	WATER LEVEL
WWF	WELDED WIRE FRAME
YD	YARD
@	AT

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

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



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2024-01-15

client	Capital Region Housing Corporation
project	VILLAGE ON THE GREEN 1132 Johnson Street Victoria, BC
sheet title	General Information Sheet
project no.	123.05
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
	L0.01

L0.01

PANDORA AVE

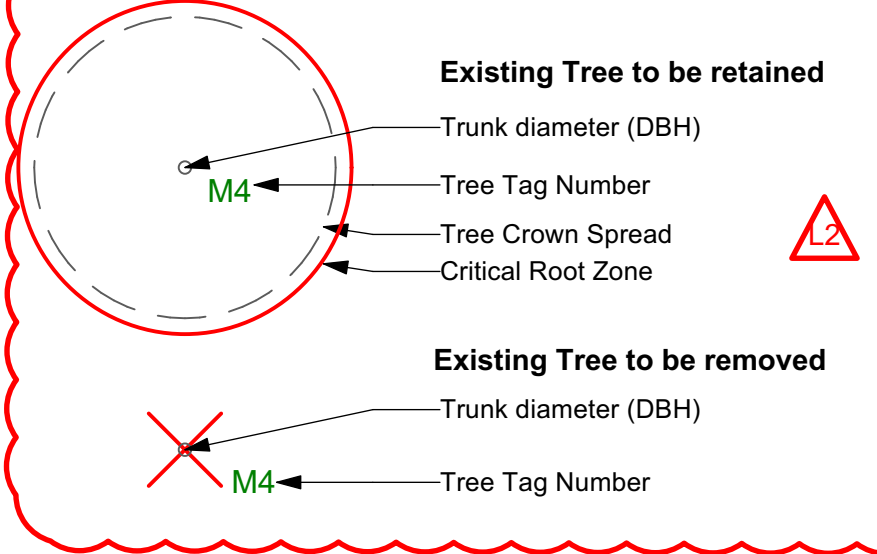
NORTH BUILDING

SOUTH BUILDING

JOHNSON STREET

EXISTING PLANT LEGEND

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



REPLACEMENT TREE SUMMARY

Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

Lot Area: 4700 sq m
Minimum # of Trees for Lot Area: 24

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

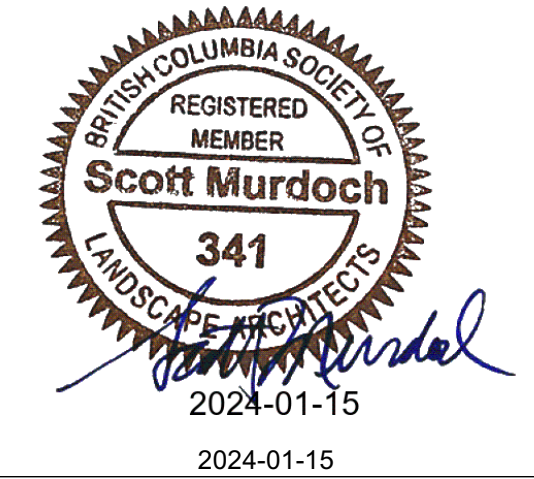
REPLACEMENT TREE SOIL VOLUME TABLE

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

PROPOSED TREE LIST

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

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



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.

3 L0.02

PANDORA AVE

NORTH BUILDING

SOUTH BUILDING

ENTRY

JOHNSON STREET

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
	PAVING AREA DRAINS TO RAIN GARDEN

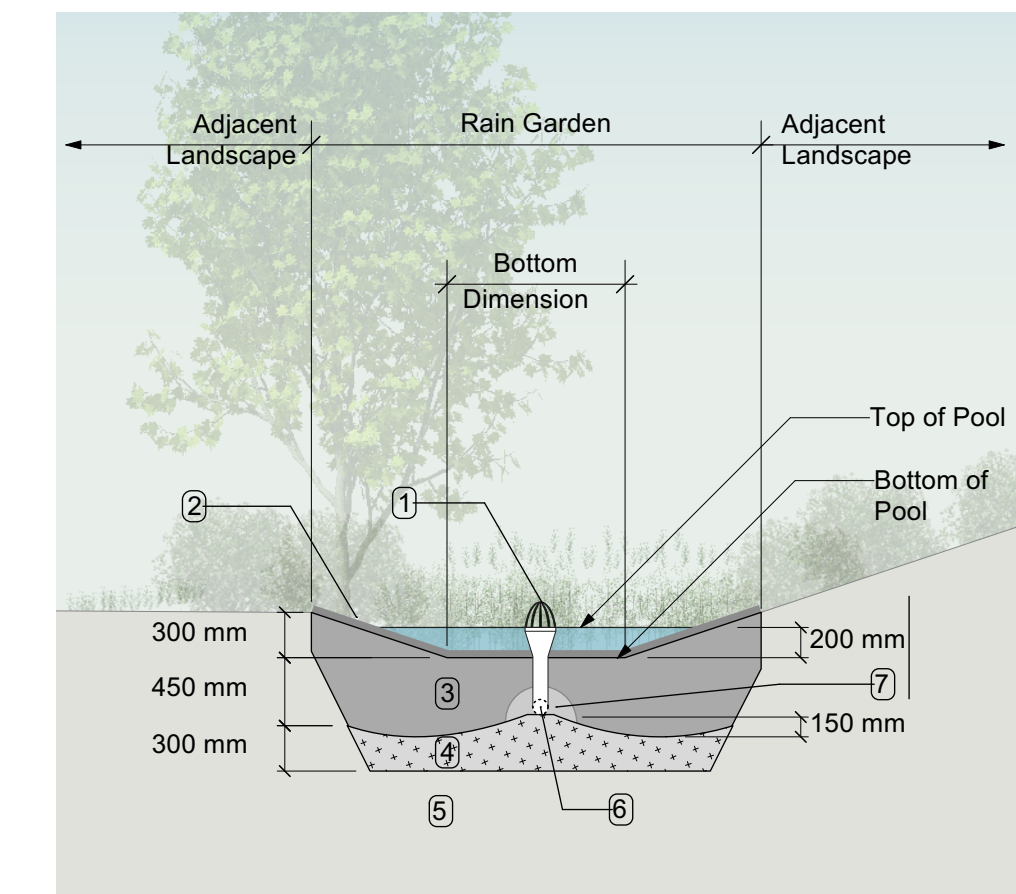
RAIN WATER MANAGEMENT NOTES

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

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

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

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



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

1 Typical Rain Garden
Scale: 1:50

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



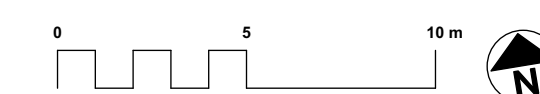
client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

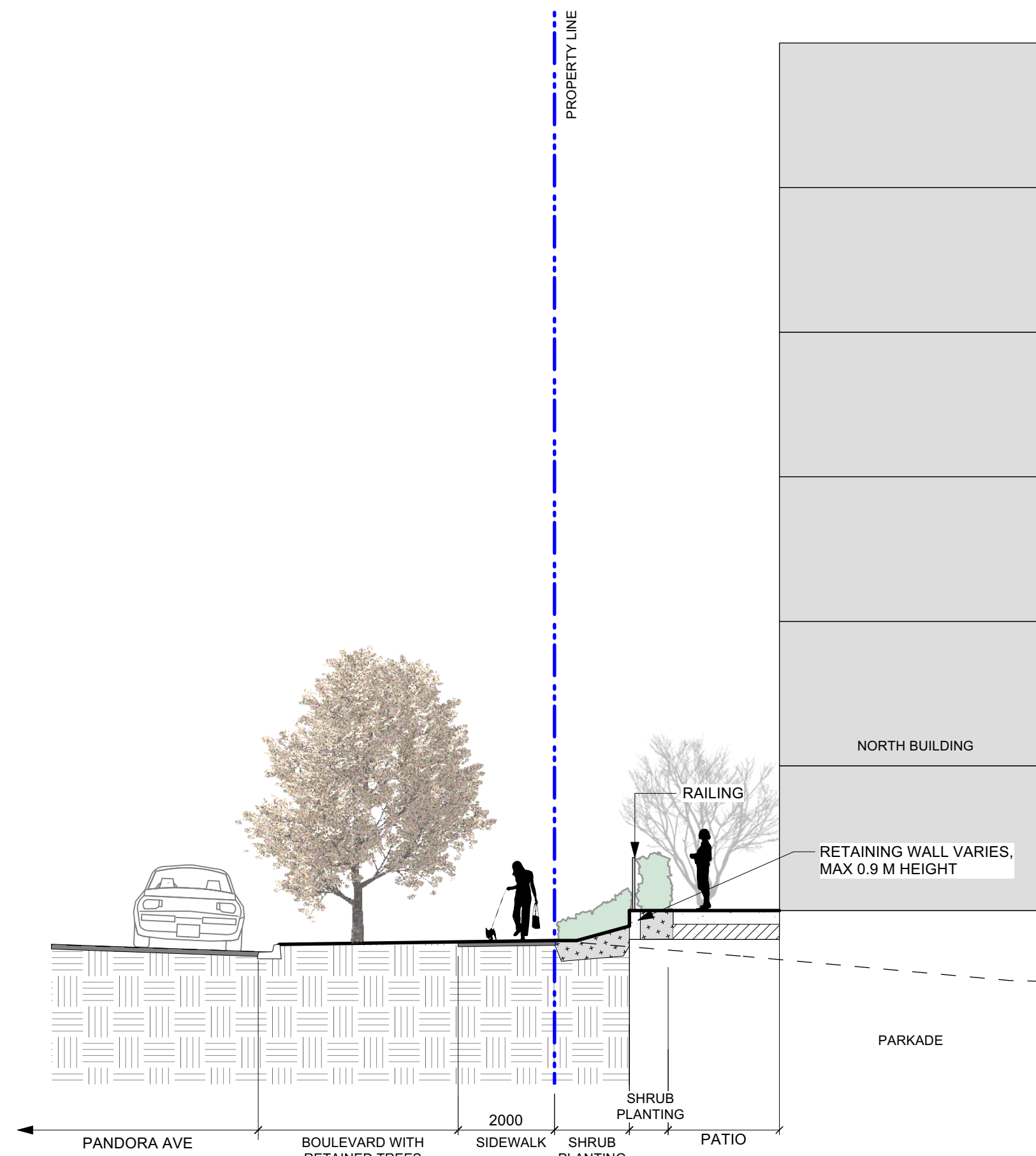
sheet title
Stormwater
Management

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

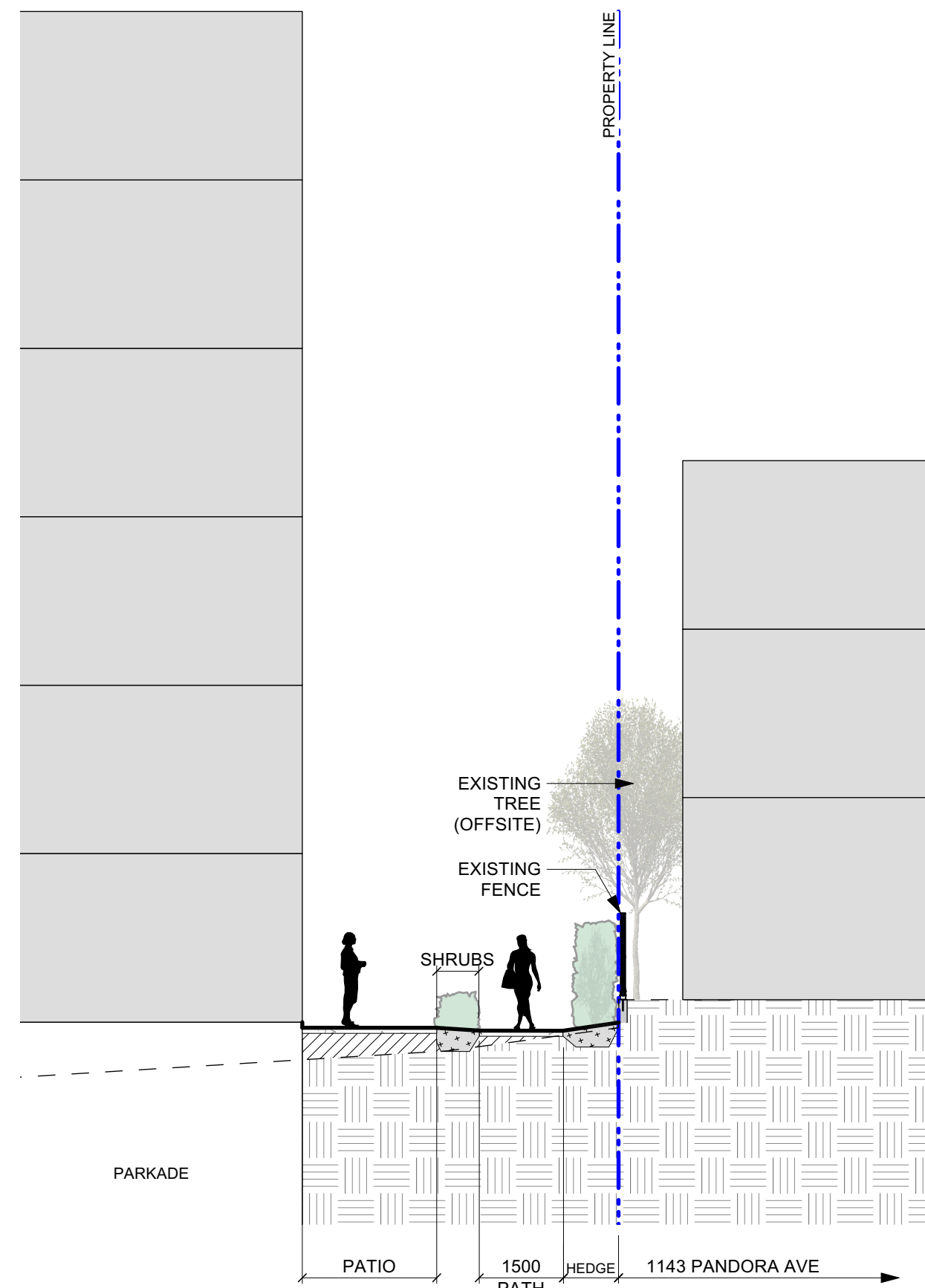
3 L0.03



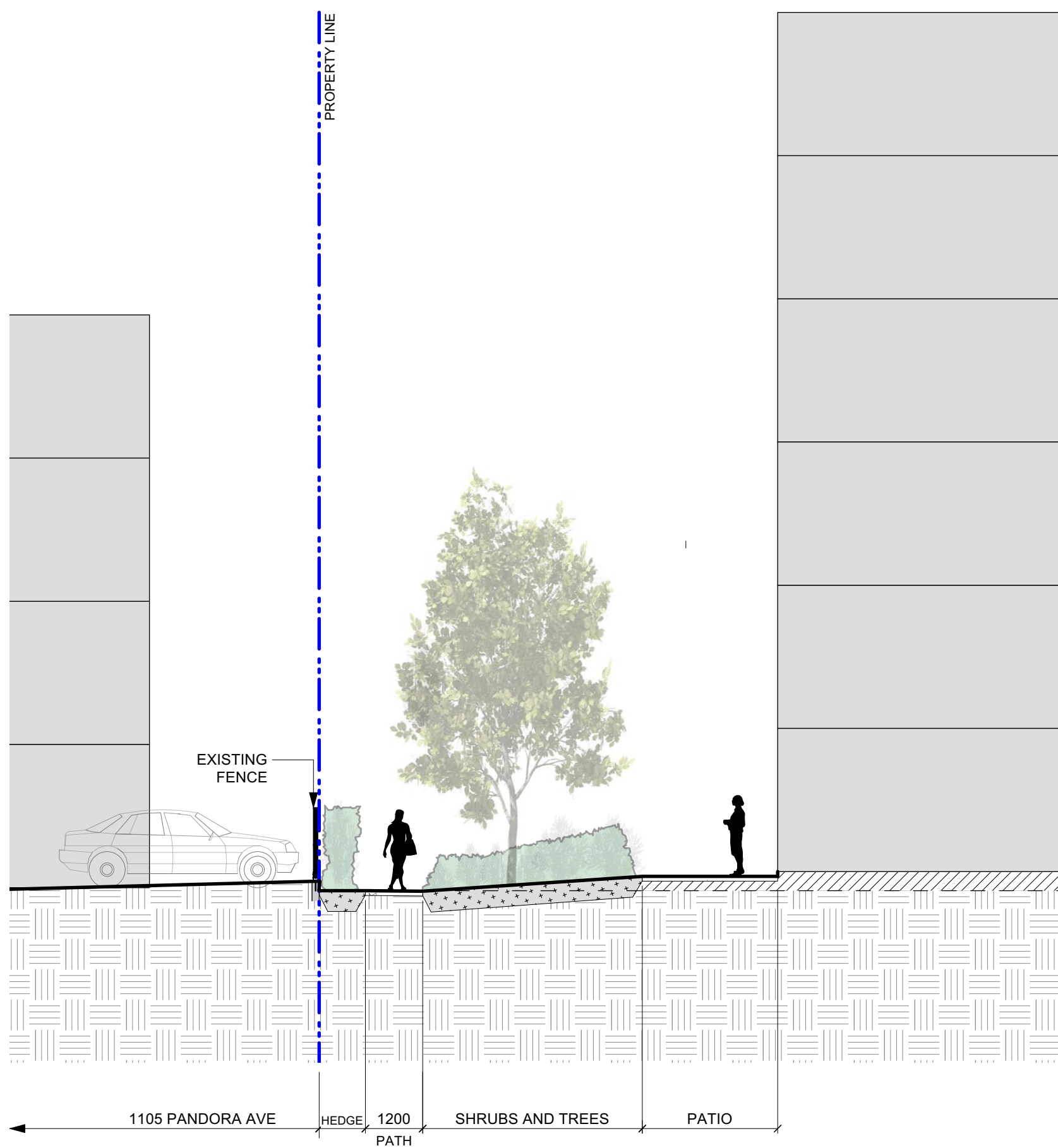
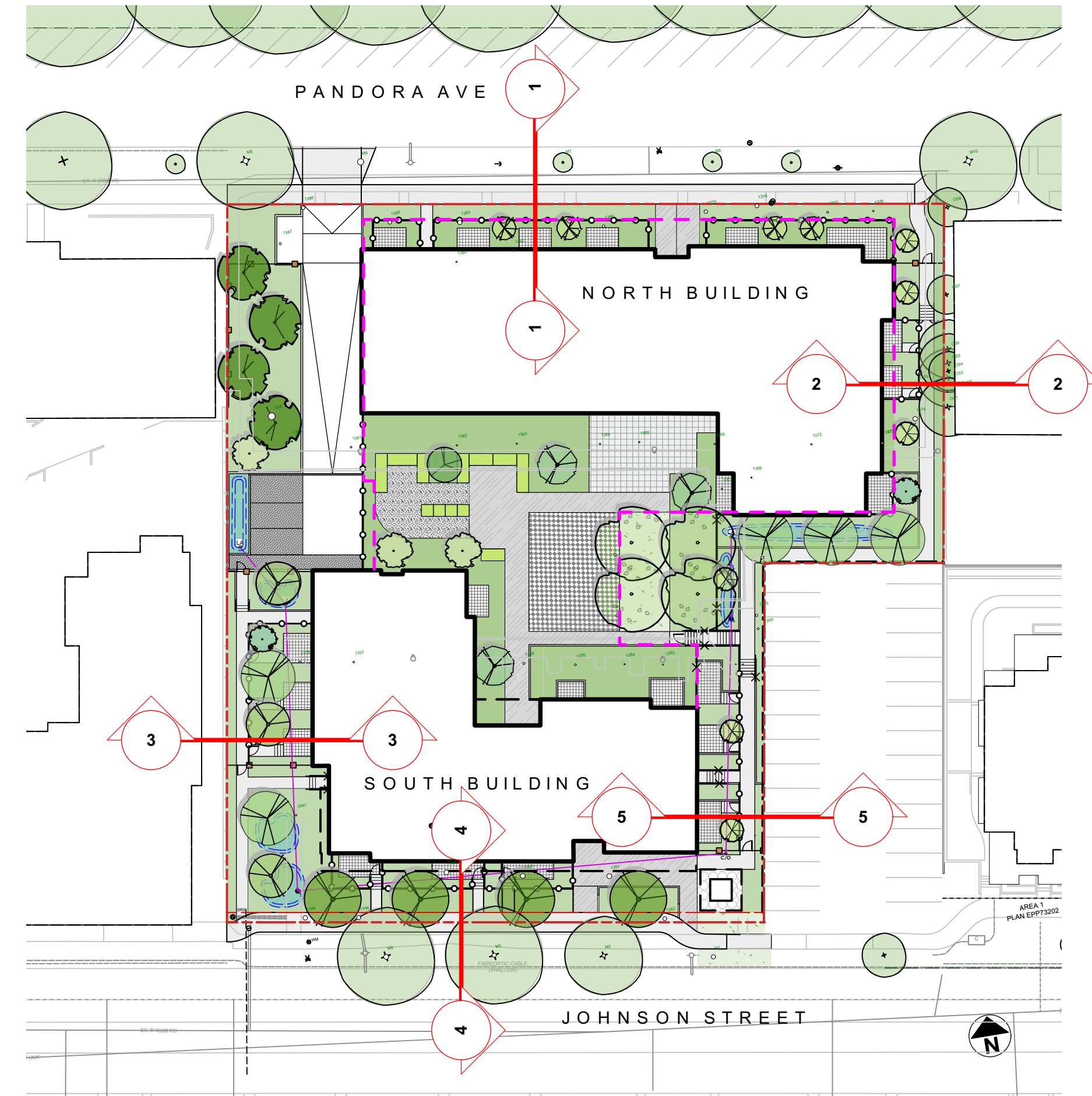
project no.		123.05
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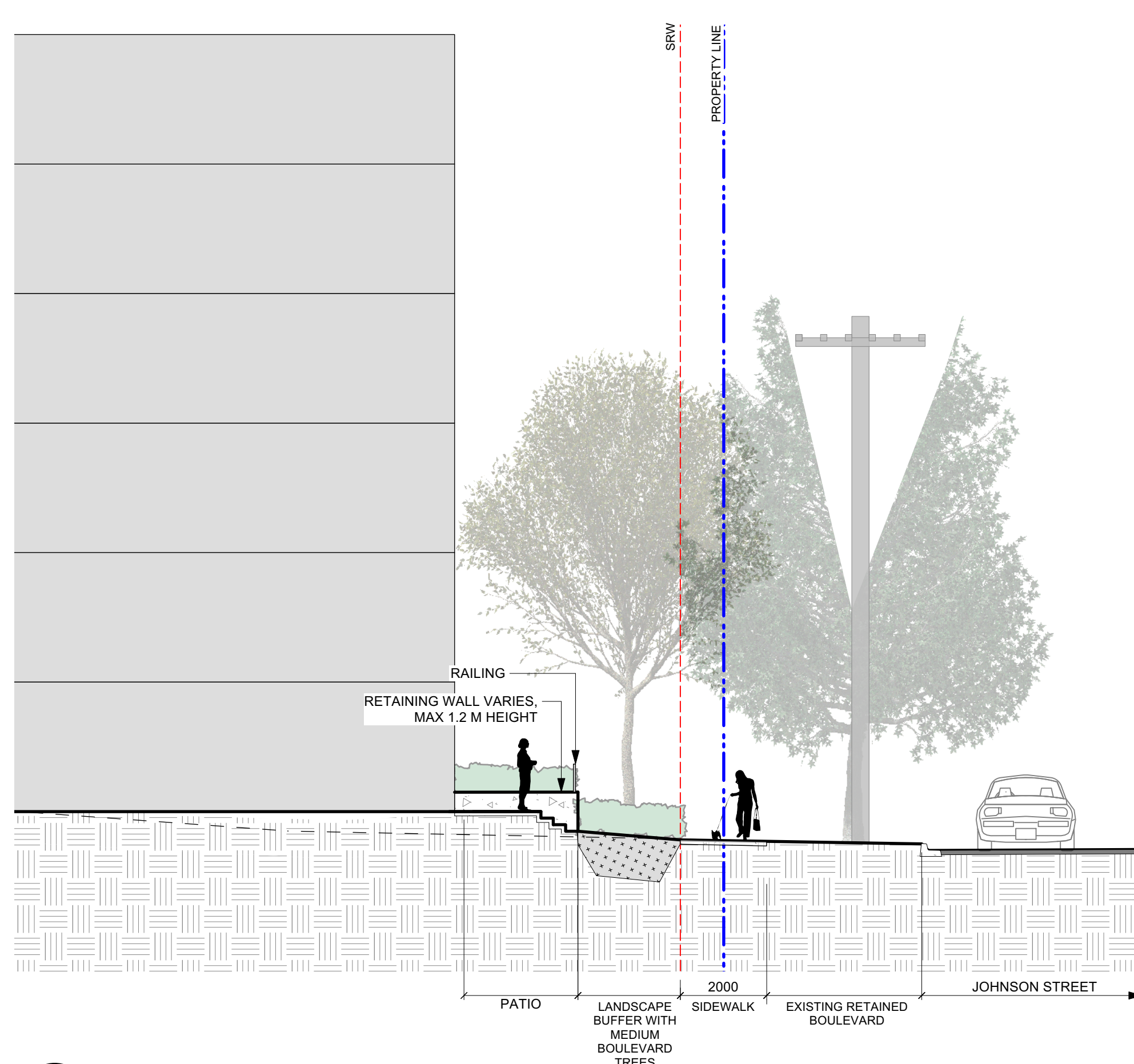
1 Pandora Avenue - typical frontage treatment
Scale: 1:100



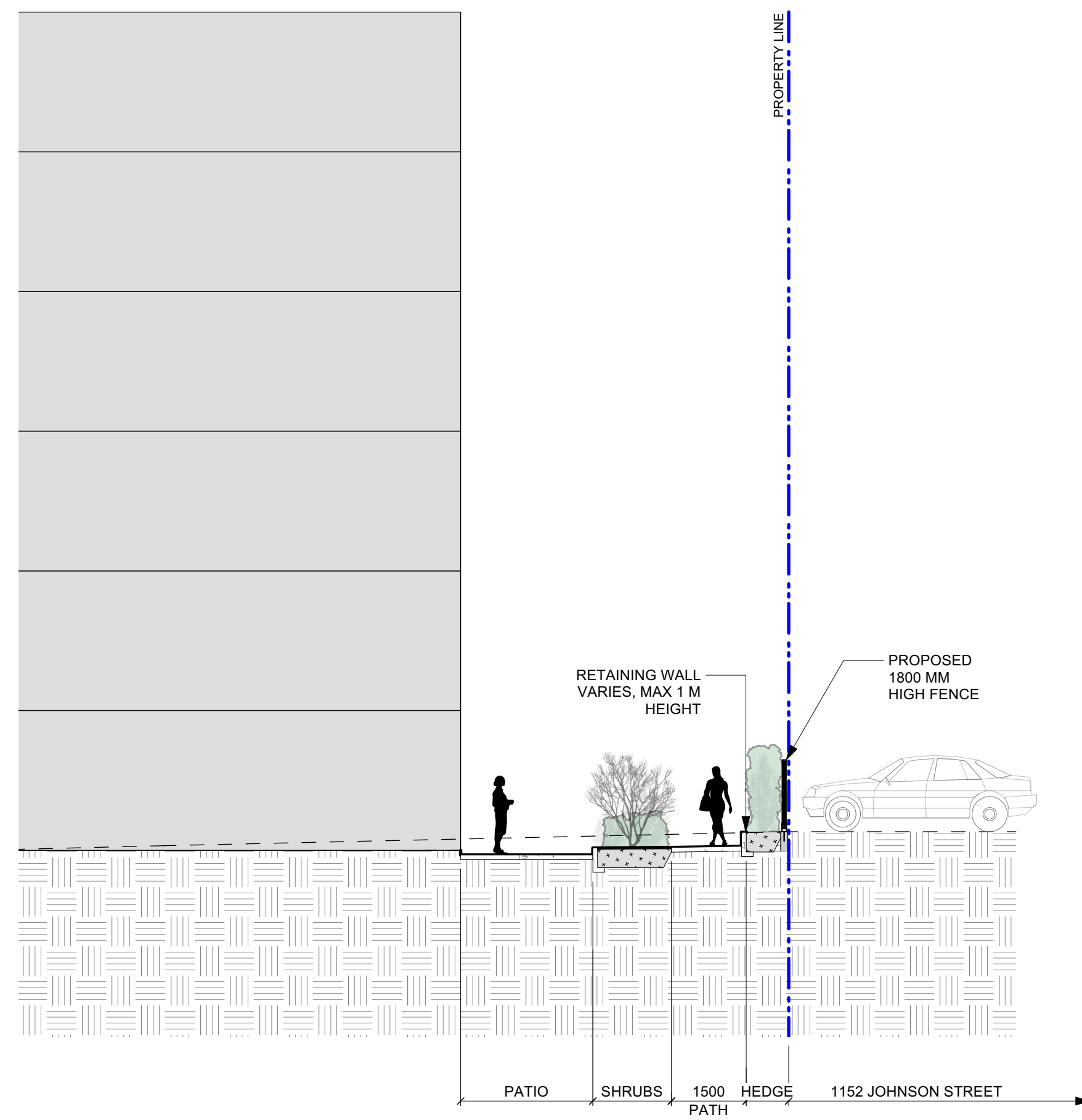
2 Section through Northeast property boundary @ patio
Scale: 1:100



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



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



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

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

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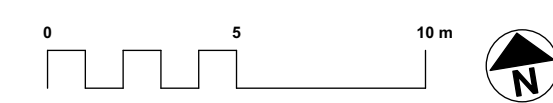
client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Landscape Sections

project no. 123.05
scale 1:200 @ 24"x36"
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revision no. sheet no.

3 **L1.03**



- 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 Garry Oak understory along parkade ramp. Snowberry and Nootka Rose.

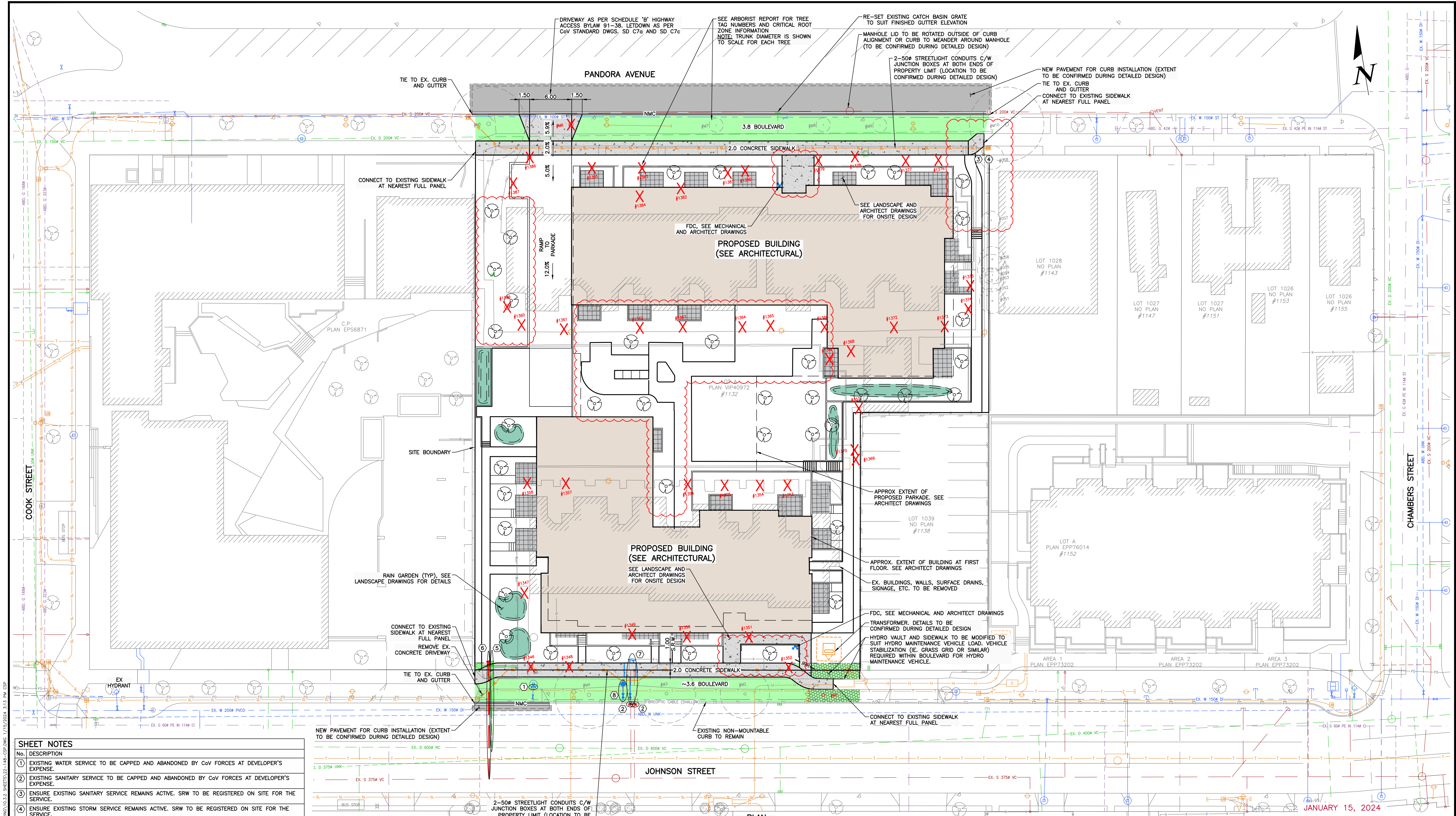


MDI
Landscape Architects



project no.		123.05
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drawn by		MDI
checked by		SM
revision no.	sheet no.	

L3.01



SHEET NOTES	
No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
2	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
3	ENSURE EXISTING SANITARY SERVICE REMAINS ACTIVE. SRW TO BE REGISTERED ON SITE FOR THE SERVICE.
4	ENSURE EXISTING STORM SERVICE REMAINS ACTIVE. SRW TO BE REGISTERED ON SITE FOR THE SERVICE.
5	NEW 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 SRW 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) BY CoV FORCES AT DEVELOPERS EXPENSE.
8	NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPERS EXPENSE.
X EXISTING TREE TO REMAIN, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT)	
X EXISTING TREE TO BE REMOVED, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT)	

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

- PLAN NOTES:**
- 1) FOR BUILDING INFORMATION, SEE DRAWINGS BY LOW HAMMOND ROWE ARCHITECTS.
 - 2) FOR LANDSCAPING, SEE DRAWINGS BY MDI LANDSCAPE ARCHITECTS.
 - 3) UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
 - 4) FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
 - 5) ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
 - 6) BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A 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	NO.	DATE	BY	REVISIONS
3	2024-01-15	ND	RE-ISSUED FOR DELEGATED DEVELOPMENT PERMIT				
2	2023-11-06	ND	RE-ISSUED FOR DELEGATED DEVELOPMENT PERMIT				
1	2023-07-25	ND	ISSUED FOR DELEGATED DEVELOPMENT PERMIT				

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



PROJECT:
VILLAGE ON THE GREEN
VICTORIA, BC

TITLE:
PRELIMINARY CIVIL PLAN

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