

DRAWING LIST

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CIVIL

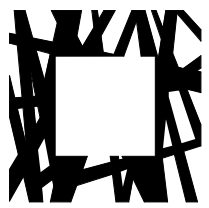
- 22-148-CSP PRELIMINARY CIVIL PLAN



CAPITAL REGION HOUSING CORPORATION - VILLAGE ON THE GREEN
1132 JOHNSON STREET, VICTORIA BC

ISSUED FOR: DELEGATED DEVELOPMENT PERMIT SUBMISSION

SEPTEMBER 19, 2024



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300 - 1590 CEDAR HILL CROSS ROAD
VICTORIA BC V8P 2P5
TEL 250 472 8013
LHRA.CA



OWNER/CLIENT

CAPITAL REGION HOUSING CORP
631 Fisgard Street
Victoria BC V8W 1R7
t. 250.360.5965

MAHNAZ FARZAD
mfarzad@crd.bc.ca

ARCHITECT

LOW HAMMOND ROWE ARCHITECTS INC
Suite 300 - 1590 Cedar Hill Cross Road
Victoria, BC, V8P 2P5
t. 250.472.8013 x102

PAUL HAMMOND
PaulHammond@lhra.ca

LANDSCAPE CONSULTANT

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Avenue
Victoria, BC, V8Z 3P6
t. 250.412.2891 x6

MELISSA LIM
melissa@mdidesign.ca

CIVIL CONSULTANT

MCELHANNEY CONSULTING
SERVICES LTD.
500 - 3960 Quadra Street
Victoria, BC, V8X 4A3
t. 250.370.9221

NATHAN DUNLOP
ndunlop@mcelhanney.com

ARBORIST

TALBOT MACKENZIE & ASSOCIATES / TALMACK
3575 Douglas Street BOX #48153
Victoria, BC, V8Z 7H6
t. 250.479.8733

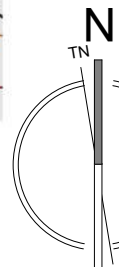
NOAH TALBOT
noah@talmack.ca

SURVEYOR

MCELHANNEY ASSOCIATES LAND
SURVEYING LTD.
500 - 3960 Quadra Street
Victoria, BC, V8X 4A3
t. 250.370.9221

NATHAN DUNLOP
ndunlop@mcelhanney.com





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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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Principal in charge _____ Drawn By _____Reviewed By **RH**Project number 2301Sheet title

EXISTING SITE PLAN & CONTEXT

Sheet number

A0.1

Sheet in set: 1 Revision

File name 2301_CRHC Johnson St_CENTRAL.RVT

Plot date 2024 09 19

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

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Sheet title

A0.2

Plot date 2024 09 19

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NOTE:

ALL INFORMATION ON THIS DRAWING WAS PREPARED BY:

McElhanney
AUGUST 15, 2024

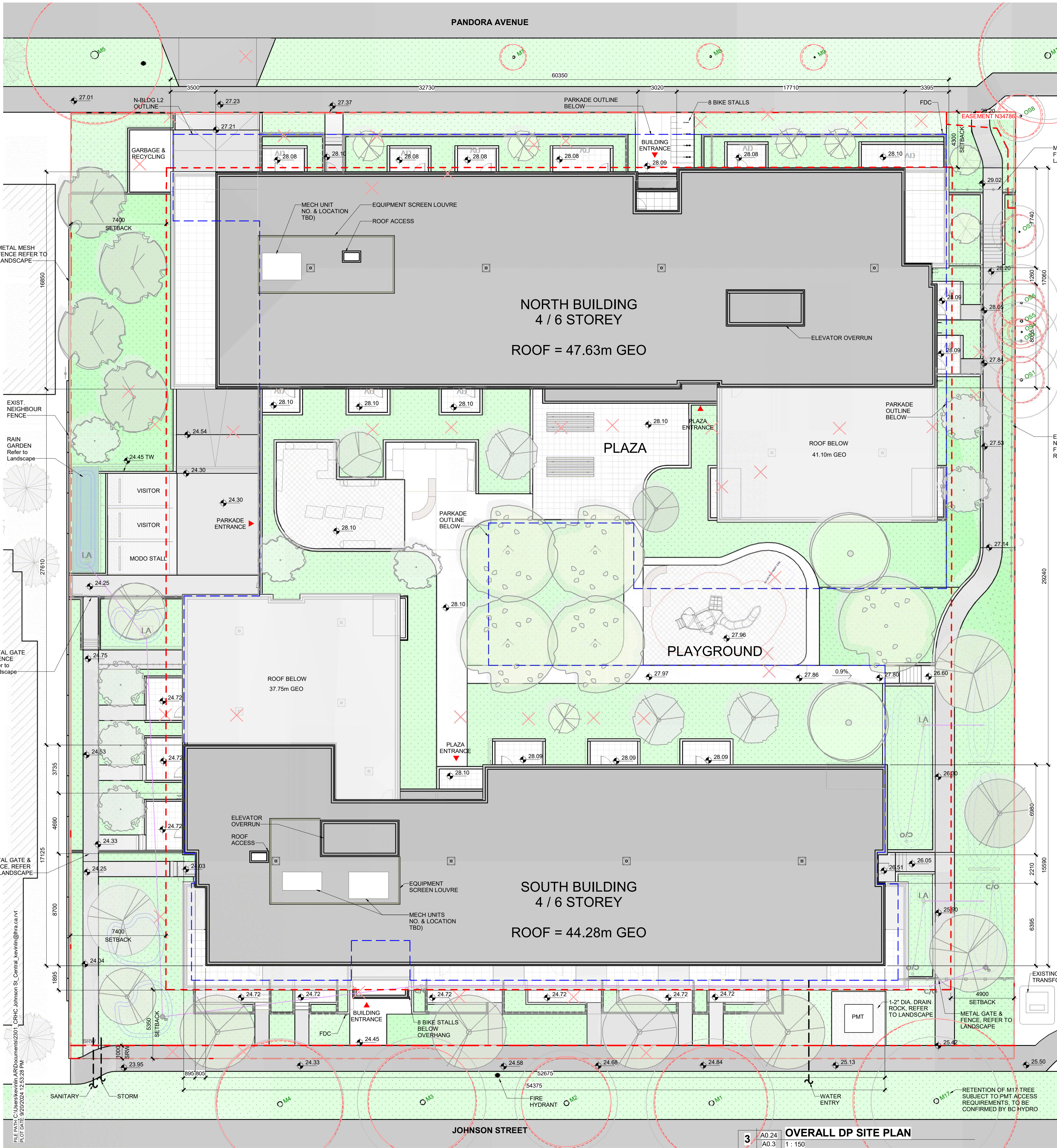
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0	8/15/2024	Additional Survey Added of 1138 Johnson added east Pandora	VE	RL		
2	9/1/2023	Additional Survey Added	MD	GQ		
1	4/26/2023	Additional Survey Added	MD	GQ		
0	9/1/2023	Original Issue	VE	GQ		Information on existing underground facilities may not be complete or accurate. McElhenney, it's employees and directors are not responsible nor liable for the location of any underground conduits, pipes, cables or other facilities whether shown or omitted from this plan. Prior to construction, contractor shall responsibilities of all existing facilities by hand digging or hydrovac and advise the engineer of potential conflicts.
REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED	
REVISIONS						

1. Distances are in metres and decimals thereof.
2. Parcel dimensions are derived from field survey and existing Land Title Office records, being Plan 40972, EPP76014, and EPS6871.
3. This plan represents field surveys conducted on 2021-06-22, 2023-03-14, 2023-07-19, and 2024-07-25
4. Coordinates are local ground. To convert to UTM zone 10 NAD83 (CSRS)
multiply by the combined scale factor of 0.999907472 around a reference point at N 5363738.155m, E 4739688.429m
Elevations are in metres and decimals thereof as Geospatial Data CVD2838.
5. Elevations are referenced to GCM 378600 (16-55), having an elevation of 26.151m.
6. Property Title Subject to: Easement N34786.
7. This document shall not be used to define property lines or property corners.



VILLAGE ON THE GREEN
1132 and 1138 Johnson Street, Victoria, BC

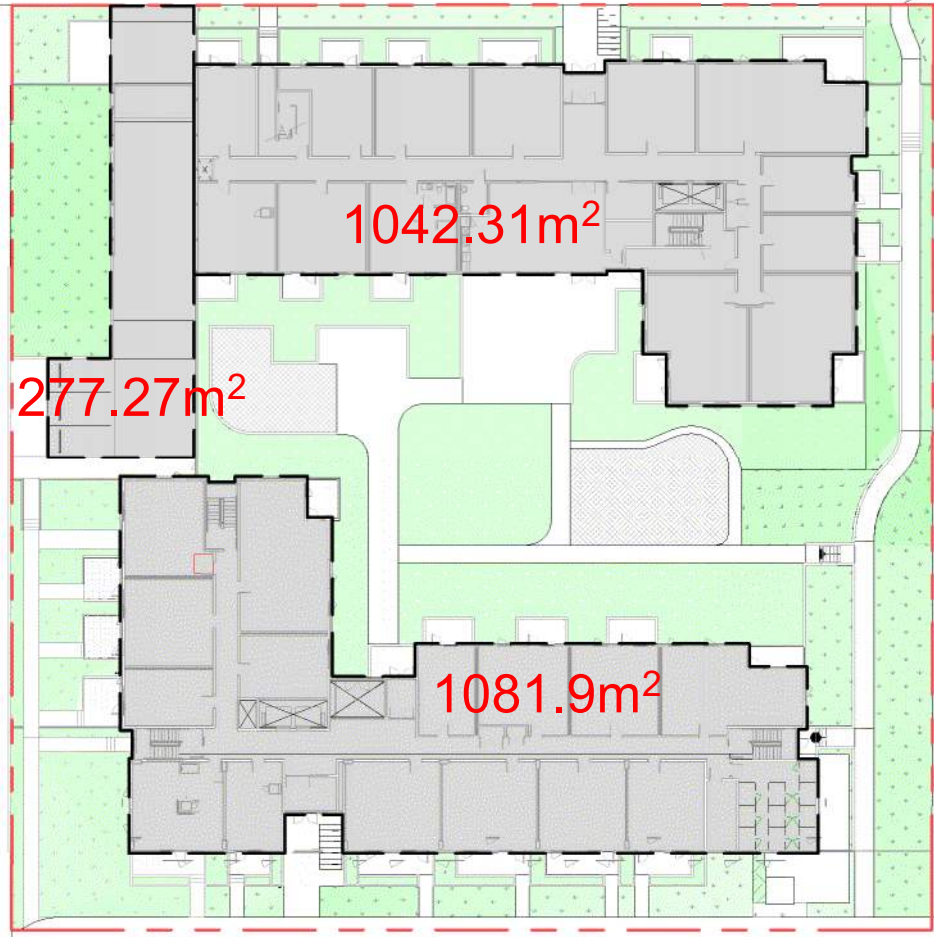


PROJECT INFORMATION TABLE		
Zoning Criteria		Proposed
Zone	(existing)	R3-1
Site Area	(m2)	5,374.3 m2
Total Floor Area	(m2)	10,689.4 m2
Commercial Floor Area	(m2)	n/a
Site Coverage	%	61.50%
Open Site Space	%	55.31%
Height of Building(s)	North Bldg./South Bldg.	21.68m/18.33m
Number of Storeys	(m)	6
Parking Stalls on site	(number)	50
Bicycle Parking Storage:	(number & rack type)	233 Total
	Class I	129
	Vertical	76
	Cargo	12
Class II	Horizontal	16
Building Setbacks		
Front yard (south)	Johnson St.	5.35 m
Rear yard (north)	Pandora Ave.	4.30 m
Side yard (east)		4.90 m
Side yard (west)		7.40 m
Combined side yards		
Residential Use Details		
Total Number of units		160
Unit Types:		
Studio		45 28%
1 Bedroom		58 36%
2 Bedroom		28 18%
3 Bedroom		29 18%
Accessible suites		16 included in total above
Ground-oriented units		27
Minimum unit floor area	(m2)	32.6 m²
Total residential floor area		9,338.7 m²

STUDIO	AREA (m²)	1 BEDRM	AREA (m²)	2 BEDRM	AREA (m²)	3 BEDRM	AREA (m²)
ST-a	34.4	1BR-a	52.05	2BR-a	72.2	3BR-a	95.35
ST-b	34.35	1BR-b	55.46	2BR-b	70.44	3BR-b	92.84
ST-c	34.35	1BR-c	47.07	2BR-c	67.8	3BR-c	93.34
ST-d	42	1BR-d	50.35	2BR-d	76.78		
ST-e	39.08	1BR-e	54.27	2BR-e	67.56		
ST-f	32.62	1BR-f	53.07	2BR-f	74.35		
		1BR-Acc	56.51	2BR-g	74.31		
				2BR-Acc	81.45		

Total Area per Floor	Area (m2)
[Measured to inside face of exterior wall, not including Elevator]	
LEVEL 0	955.73
LEVEL 1	2022.75
LEVEL 2	2118.43
LEVEL 3	2118.43
LEVEL 4	1910.90
LEVEL 5	1662.69
LEVEL 6	856.29

Total Net Area:	11645 m²
FSR Calculation	
Area Exclusion (*with ceiling less than 1.8 above Average Grade)	
LEVEL 0 *	11645.220 minus 955.730
FSR Net Area:	10689.49
FSR = Net Area / Site Area	10689.490 divided by 5374.26
FSR =	1.989



OPEN SITE SPACE 5374.26m² - 2401.48m² = 2972.78m²
2972.78m² / 5374.26m² = 55.31%



SITE COVERAGE 3305.31m² / 5374.26m²=61.50%

LEGEND	
	EXISTING TREES TO BE RETAINED
	EXISTING TREES W/ TAG (ID#)
	CRITICAL ROOT ZONE
	EXISTING TREES TO BE REMOVED
	EXISTING TREES W/ TAG (ID#)
	TREE LOCATION
	EXISTING NEIGHBOURING TREES
	APPROX. LOCATIONS
	PROPOSED TREES
	REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS
	EXISTING HYDRO POLE
	FIRE DEPARTMENT CONNECTION (FDC)
	NEW FIRE HYDRANT
	PROPERTY LINE



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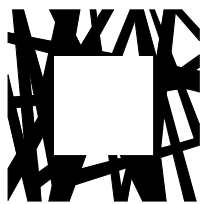
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Capital Region Housing Corporation
Village On The Green -
Affordable Rental Housing
1132 Johnson Street, Victoria BC



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Principal in charge PH Drawn By KL

Reviewed By PH

Project number 2301

Sheet title

PERSPECTIVES

Sheet number

A1.1

Sheet in set: 1 Revision

File name 2301_CRHC Johnson St_CENTRAL.RVT

Plot date 2024 09 19



3 Johnson Street - Looking East

A1.1



2 Johnson Street - Entry View

A1.1



1 Johnson Street View - Looking West

A1.1

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		Reviewed By	PH
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Project number	2301
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Sheet title	
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PERSPECTIVES

Sheet number

A1.2

Sheet in set: 1 Revision

File name 2301_CRHC Johnson St_CENTRAL.RVT

Plot date 2024 09 19



3

A1.2

Pandora Street: North-West Corner



2

A1.2

Main Entrance @ Pandora Street



1

A1.2

Pandora Street: North-East Corner



4 **Courtyard View - Facing North-East**
A1.3



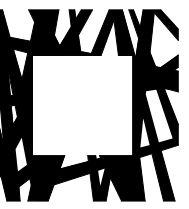
3 **Courtyard View - Facing South-East**
A1.3



2 **Courtyard View - Facing West**
A1.3



1 **Aerial View**
A1.3



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FLOOR PLAN - P0 & P1

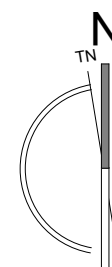
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Plot date 2024 09 19



LEGEND

EXISTING TREES TO BE RETAINED
EXISTING TREES W/ TAG (ID#)
CRITICAL ROOT ZONE

EXISTING TREES TO BE REMOVED
EXISTING TREES W/ TAG (ID#)
TREE LOCATION

EXISTING NEIGHBOURING TREES
APPROX. LOCATIONS

PROPOSED TREES
REFER TO LANDSCAPE PLANS
FOR ADDITIONAL DETAILS

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

TOTAL STORAGE LOCKERS REQUIRED:
TOTAL SUITE (160) - STUDIO RELAXED (45)
= 115
TOTAL STORAGE LOCKERS PROVIDED:
42 + 66 + 10 = 118

VEHICLE PARKING

BUILDING USE	UNIT AREAS	# OF SUITES	RATIO	VISITOR		ACCESS.
				RESID.	TOTAL	
RESIDENTIAL	0-45m ²	45	0.200	9		(to be provided within total count)
	45-70m ²	59	0.500	30		
	70m ² +	56	0.750	42		
SUBTOTAL				81	16	
PARKING REQ'D					97	(1 Res, 1 Vis) (2 Res)

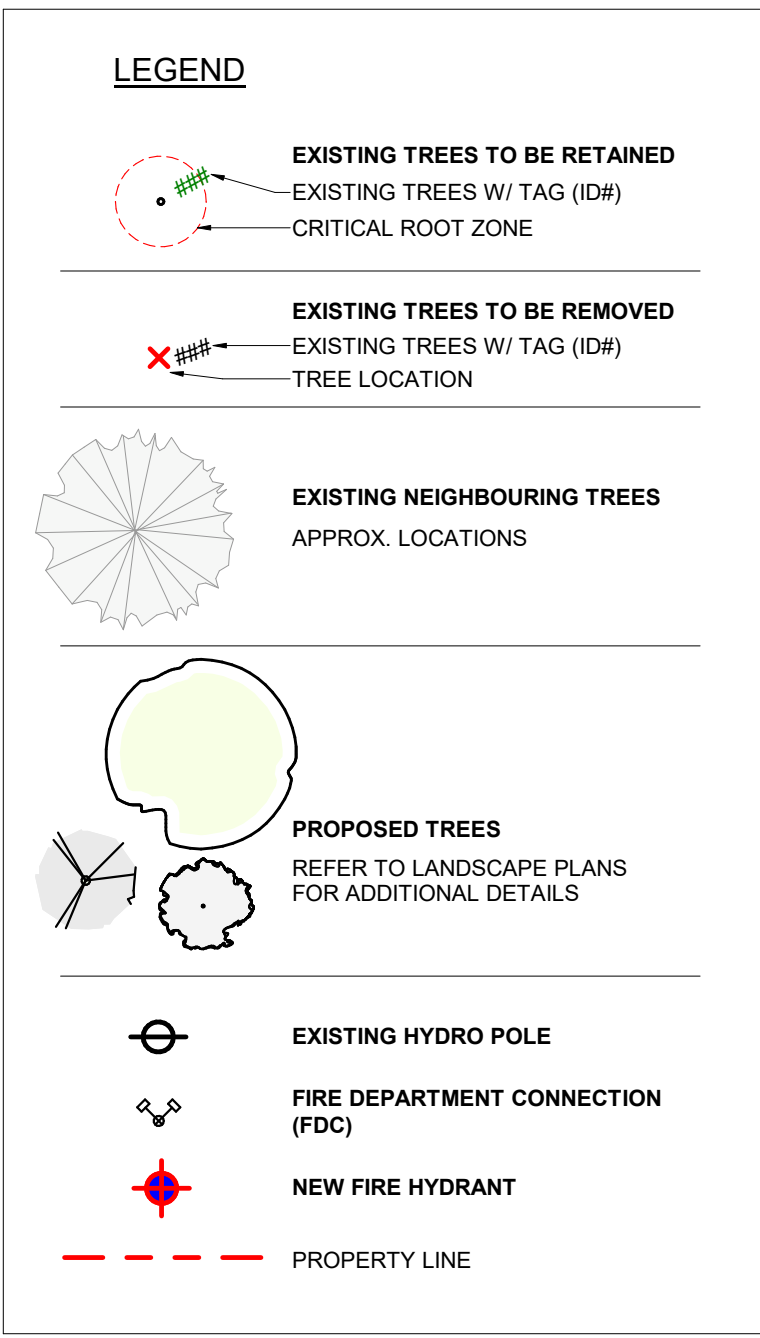
PARKING PROVIDED						
SUBTOTAL				34	16	(1 Res, 1 Vis) (2 Res)
PARKING PROVIDED					50	

BICYCLE PARKING

CLASS I - LONG TERM				
BUILDING USE	UNIT AREAS	# OF SUITES	BICYCLE SPACES REQ'D	TOTAL
RESIDENTIAL	0-45m ²	45	1	45
	< 45m ²	115	1.25	144
STALLS REQ'D				189
STALLS PROVIDED			horiz 129 vert 76 cargo 12	217

Class II - SHORT TERM (10% of suites - min. 6)				
Pandora Building			84	8.4
Johnson Building			76	7.6
TOTAL REQ'D				16
PROVIDED				16

Total Class I & II BICYCLE PARKING REQUIRED 205
Total Class I & II BICYCLE PARKING PROVIDED 233





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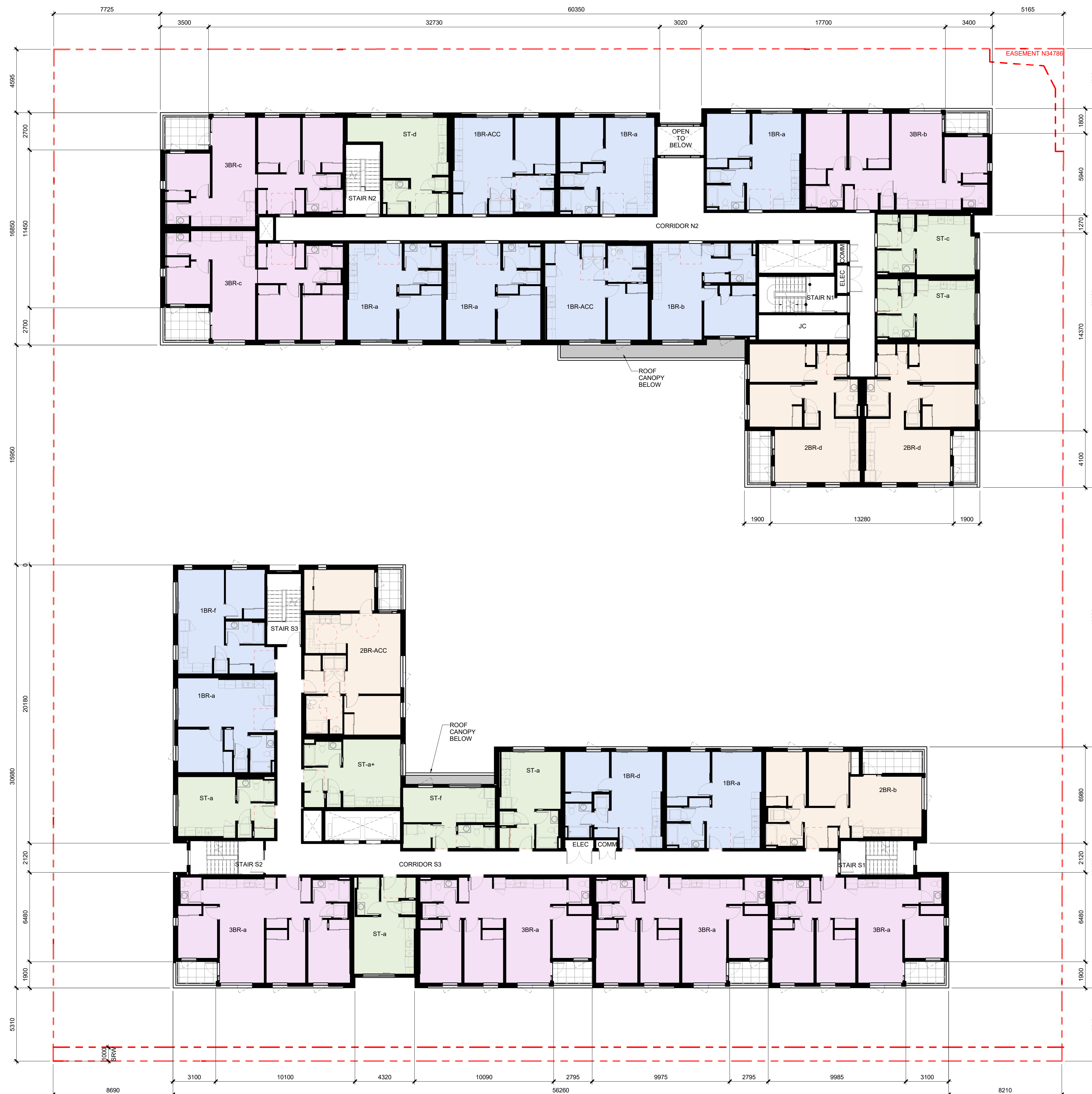
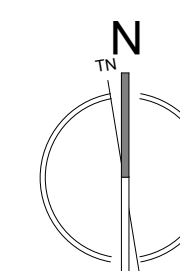
FLOOR PLAN - LEVEL 2

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A2.2

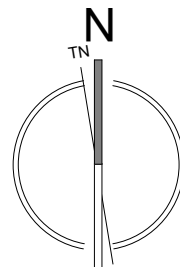
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FLOOR PLAN - LEVEL 3

Sheet number	A2.3	
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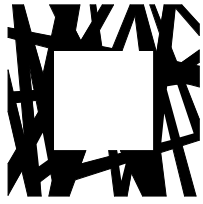
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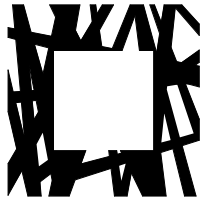
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Sheet title

FLOOR PLAN - LEVEL 4

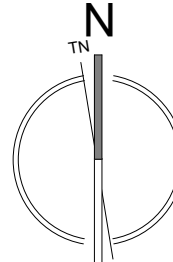
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Project number	2301
Sheet title	

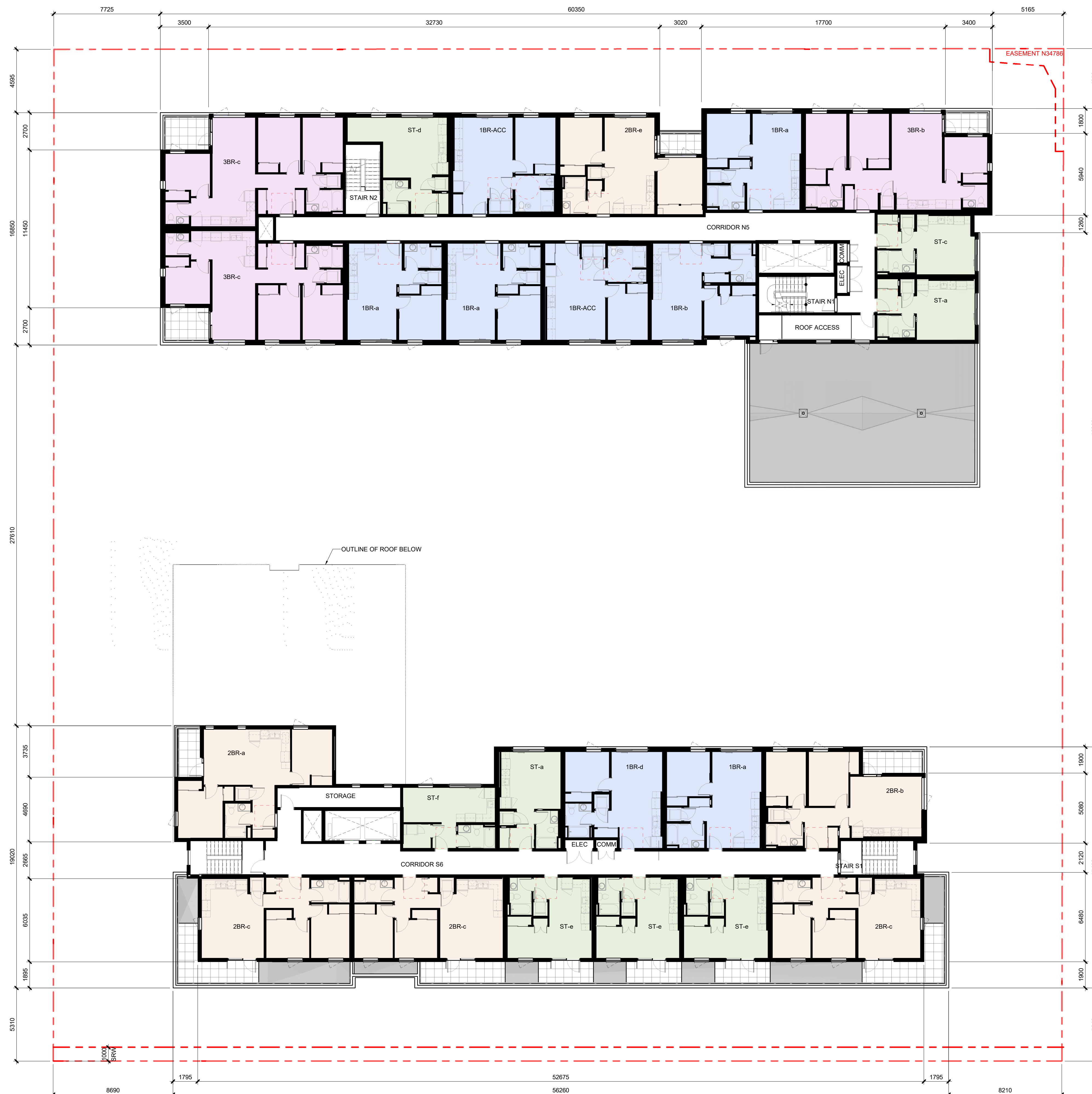
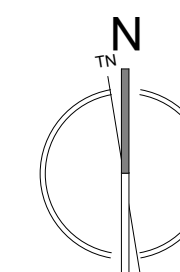
FLOOR PLAN - LEVEL 5

Sheet number

A2.5

Sheet in set: 1 Revision 1

File name 2301_CRHC Johnson St_CENTRAL.RVT

Plot date 2024 09 19

FILE PATH: C:\Users\kevinlin.AR\Documents\2301_CRHC Johnson St_Central_kevinlin@thra.ca.mt
PLOT DATE: 9/20/2024 12:54:20 PM



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

1132 Johnson Street, Victoria BC

1	2024-09-18	DP Draft
No	Date	Revised

No	Date	Issued
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Principal in charge	Drawn By
PH	KL
	Reviewed By
	PH

Project number 2301

Sheet title

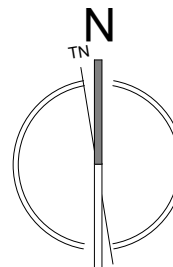
FLOOR PLAN - LEVEL 6

Sheet number

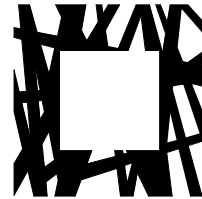
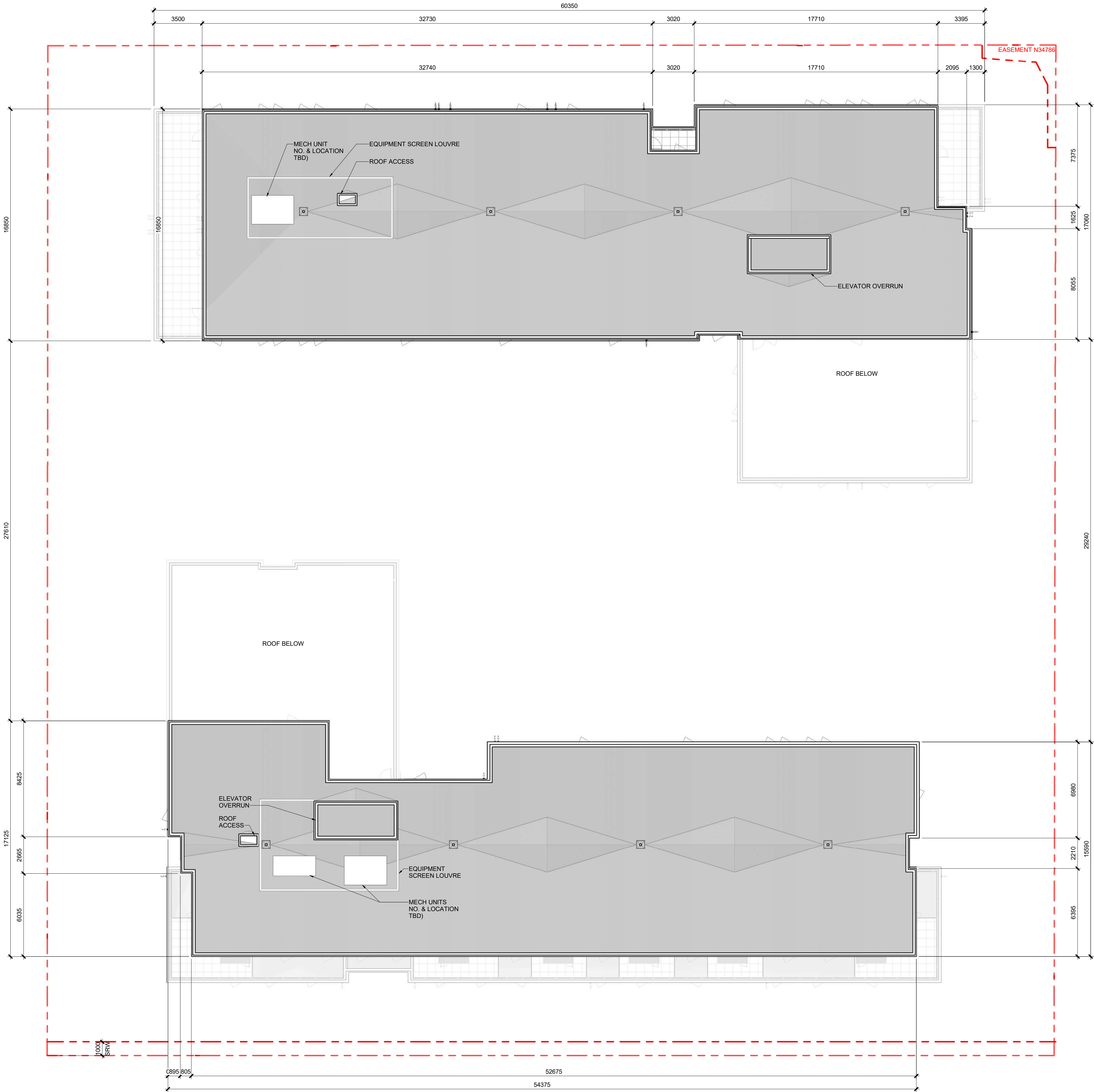
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Sheet in set: **1** Revision **1**

Plot date 2024 09 19



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PLOT DATE: 8/20/2024 12:54:27 PM



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Affordable Rental Housing

1132 Johnson Street, Victoria BC

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No	Date	Issued

Principal in charge	PH	Drawn By	KL
Reviewed By			PH

Project number	2301
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Sheet title	
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ROOF PLAN

Sheet number	
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A2.7

Sheet in set	1	Revision	1
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Plot date	2024 09 19
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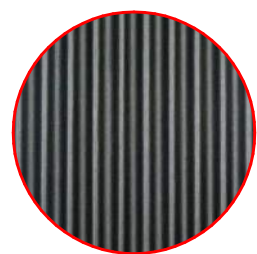
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PLOT DATE: 9/20/2024 1:02:21 PM



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



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



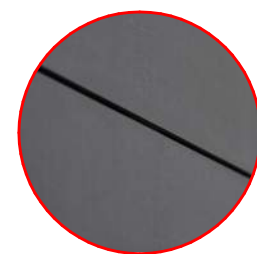
1 Corrugated Metal:
Charcoal



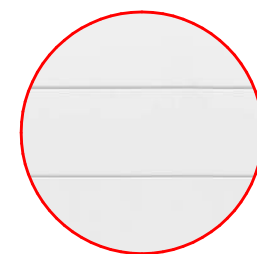
2 Railing Glazing



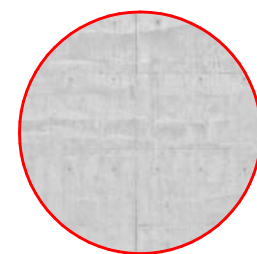
3 Cementitious Fibre Board:
Warm Colour



4 Cementitious Fibre Board:
Charcoal



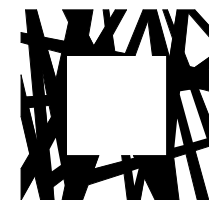
5 Cementitious Fibre Board:
Light Warm-Grey Colour



6 Architectural Concrete



7 White Vinyl Window



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1132 Johnson Street, Victoria BC

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No Date Issued

Principal in charge PH Drawn By KL

Reviewed By PH

Project number 2301

Sheet title

BUILDING ELEVATIONS

Sheet number

A4.0

Sheet in set: 1 Revision

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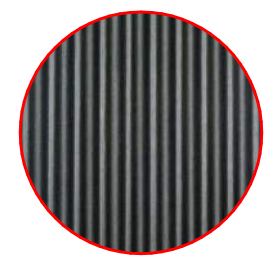
Plot date 2024 09 19



2 OVERALL ELEVATION - EAST
A4.1 1 : 150



1 OVERALL ELEVATION - WEST
A4.1 1 : 150



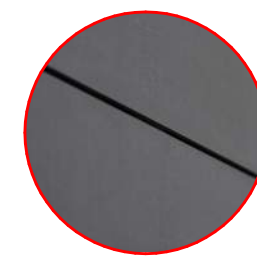
1 Corrugated Metal: Charcoal



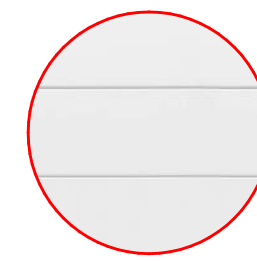
2 Railing Glazing



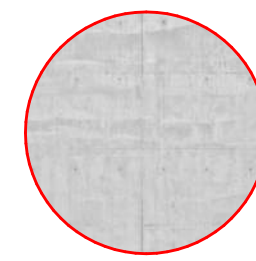
3 Cementitious Fibre Board: Warm Colour



4 Cementitious Fibre Board: Charcoal



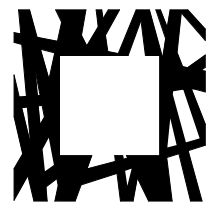
5 Cementitious Fibre Board: Light Warm-Gray Colour



6 Architectural Concrete



7 White Vinyl Window



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Project number 2301

Sheet title

Sheet number

A4.1

Sheet in set: 1 Revision

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Plot date 2024 09 19

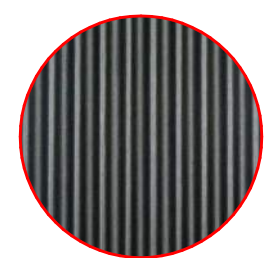
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PLOT DATE: 8/20/2024 1:05:19 PM



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



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



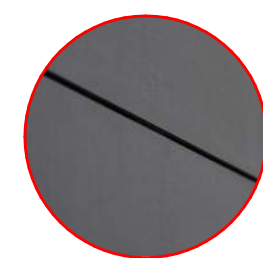
1 Corrugated Metal:
Charcoal



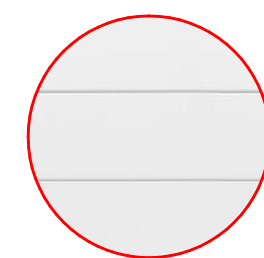
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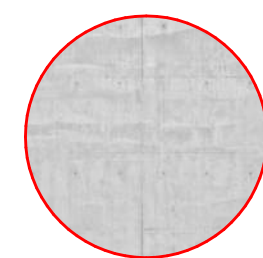
3 Cementitious Fibre Board:
Warm Colour



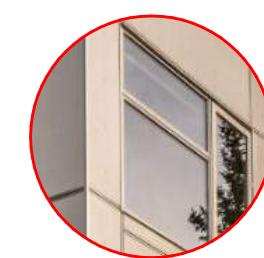
4 Cementitious Fibre Board:
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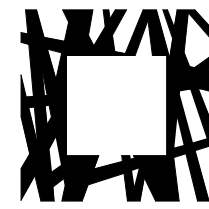
5 Cementitious Fibre Board:
Light Warm-Gray Colour



6 Architectural Concrete



7 White Vinyl Window



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1132 Johnson Street, Victoria BC

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No Date Issued

Principal in charge PH Drawn By KL

Reviewed By PH

Project number 2301

Sheet title

BUILDING ELEVATIONS

Sheet number

A4.2

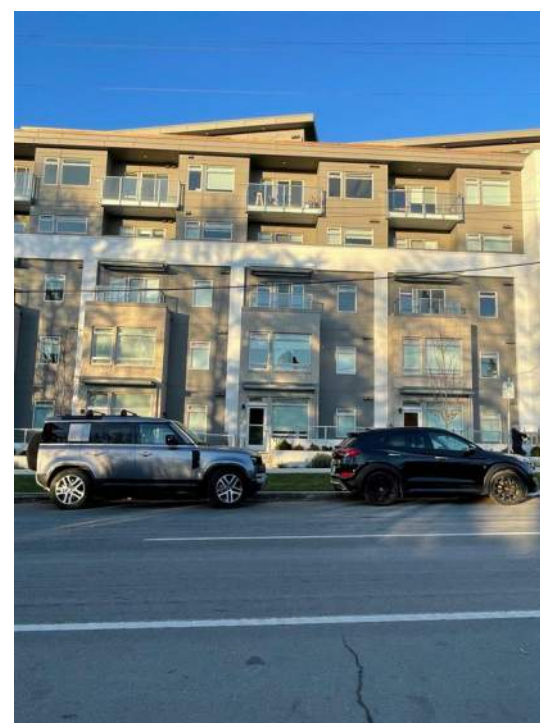
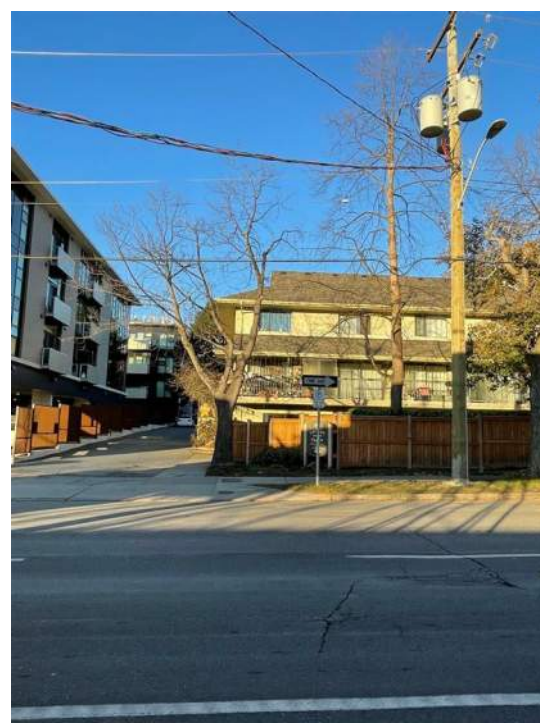
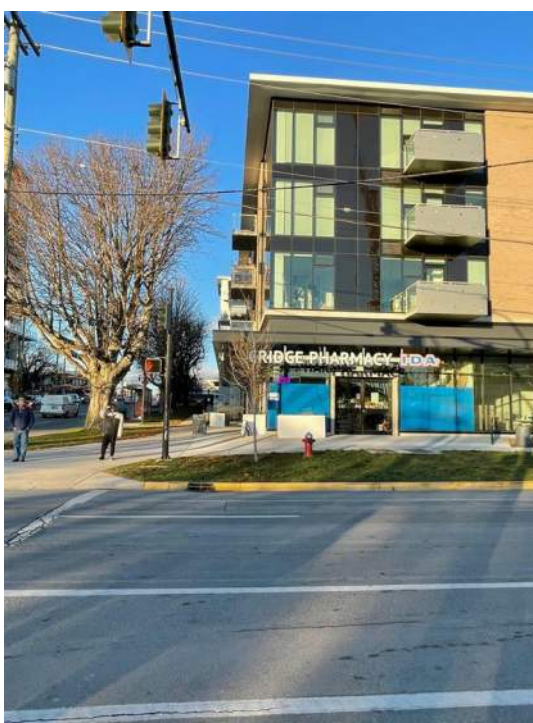
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Plot date 2024 09 19

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PLOT DATE: 9/20/2024 12:55:00 PM

Johnson Existing Streetscape



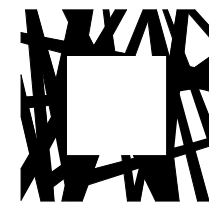
Pandora Existing Streetscape



2 JOHNSON STREETSCAPE
A4.3 1 : 300



1 PANDORA STREETSCAPE
A4.3 1 : 300



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Sheet title

STREET ELEVATIONS

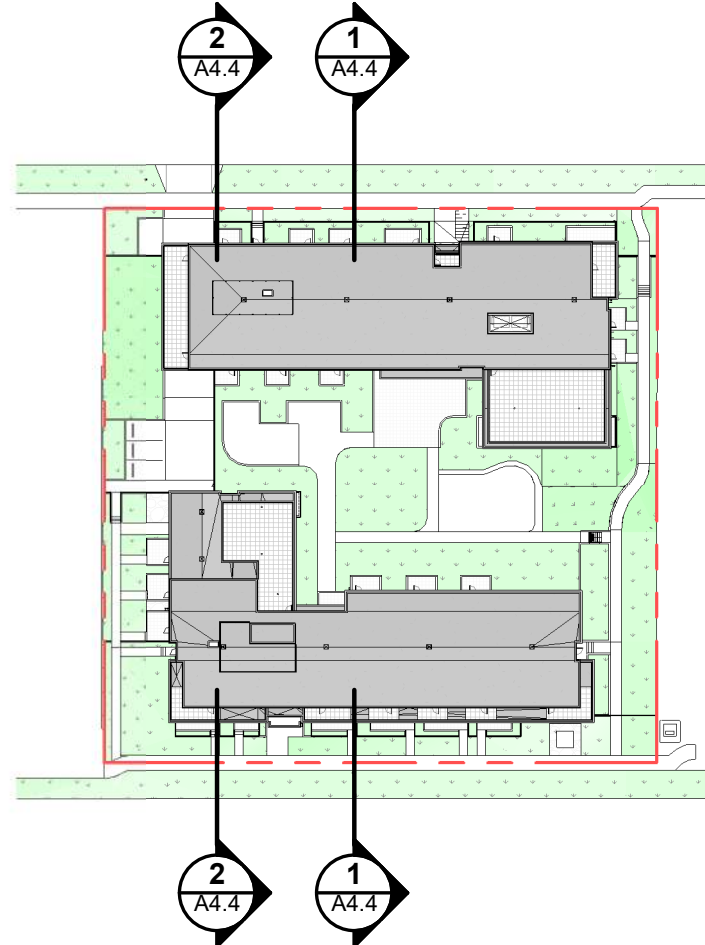
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A4.3

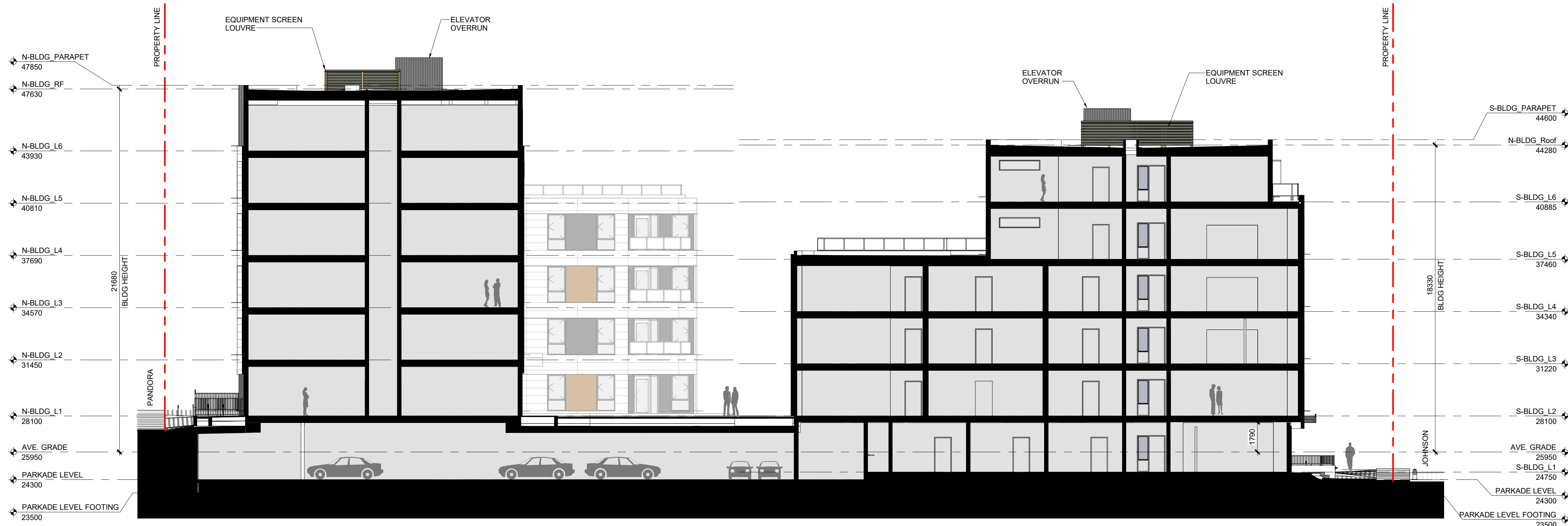
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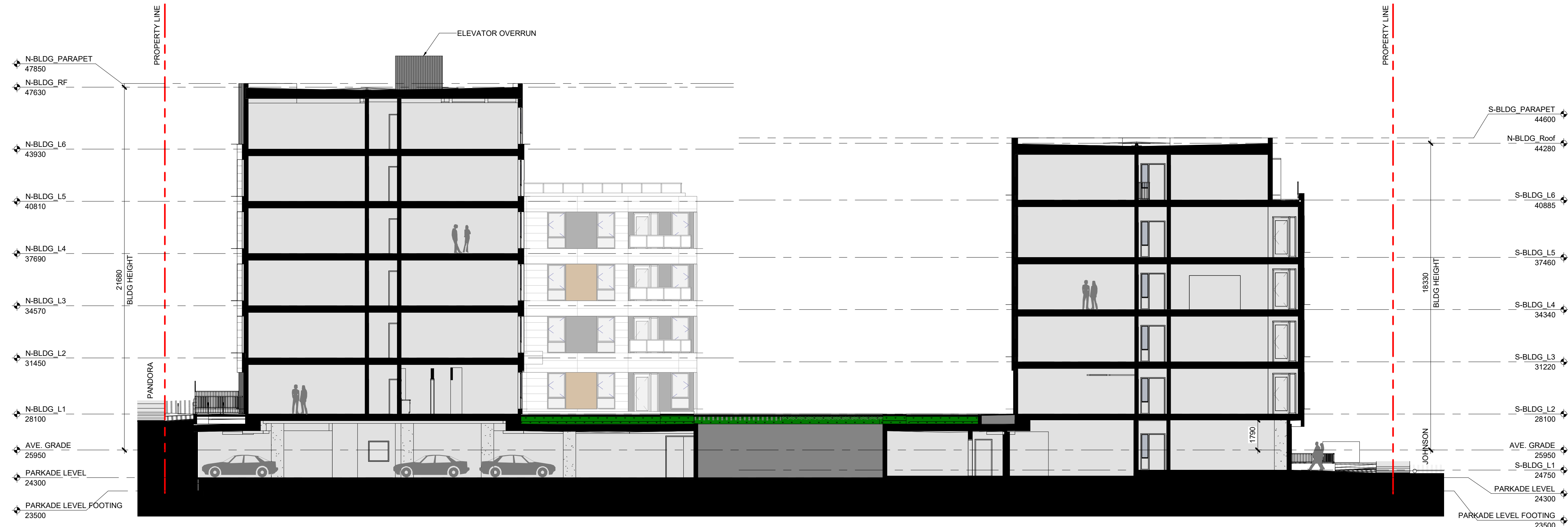
Plot date 2024 09 19



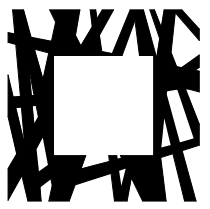
3 KEY PLAN - SECTIONS
A0.23
A4.4
1 : 1000



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



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



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Project number	2301
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SUN STUDY

Sheet number

A4.5

Sheet in set	1	Revision
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File name	2301_CRHC Johnson St_CENTRAL.RVT
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Plot date	2024 09 19
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WINTER SOLSTICE 3PM



WINTER SOLSTICE 12NOON



WINTER SOLSTICE 9AM



FALL EQUINOX 3PM



FALL EQUINOX 12NOON



FALL EQUINOX 9AM



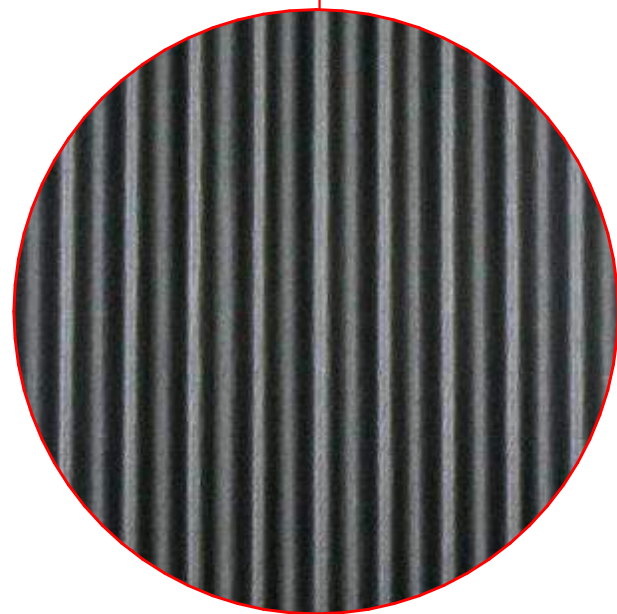
SUMMER SOLSTICE 3PM



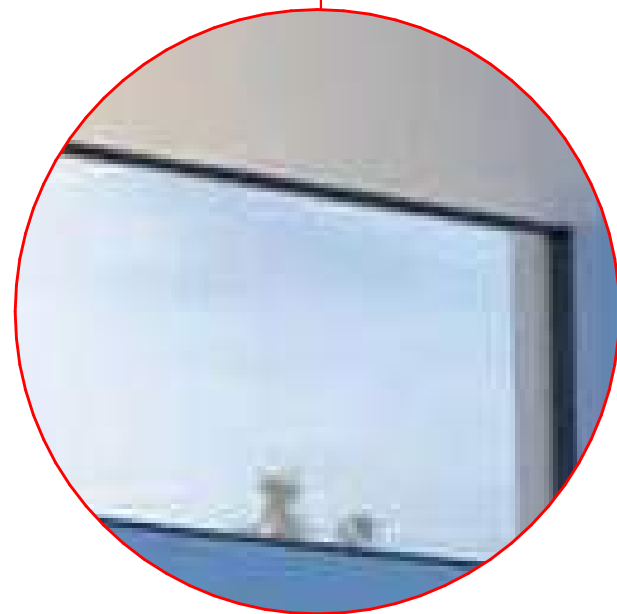
SUMMER SOLSTICE 12NOON



SUMMER SOLSTICE 9AM



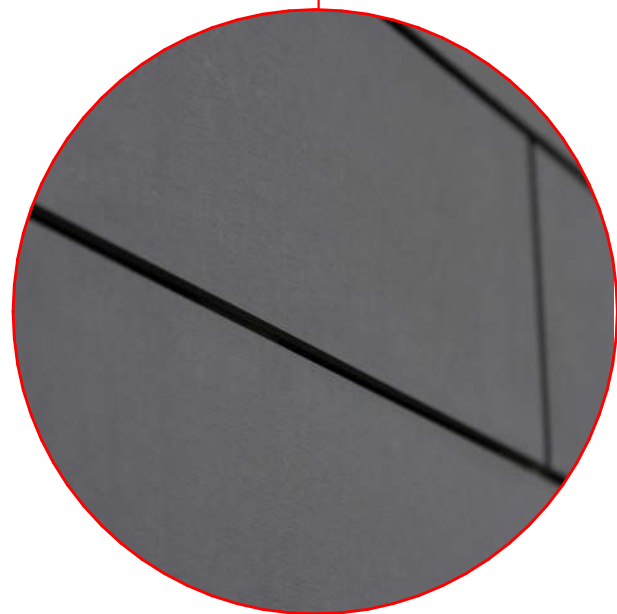
Corrugated Metal: Charcoal



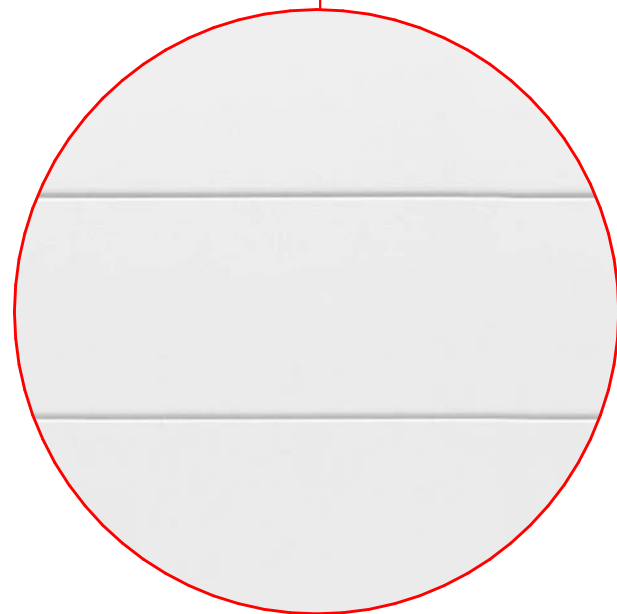
Railing Glazing



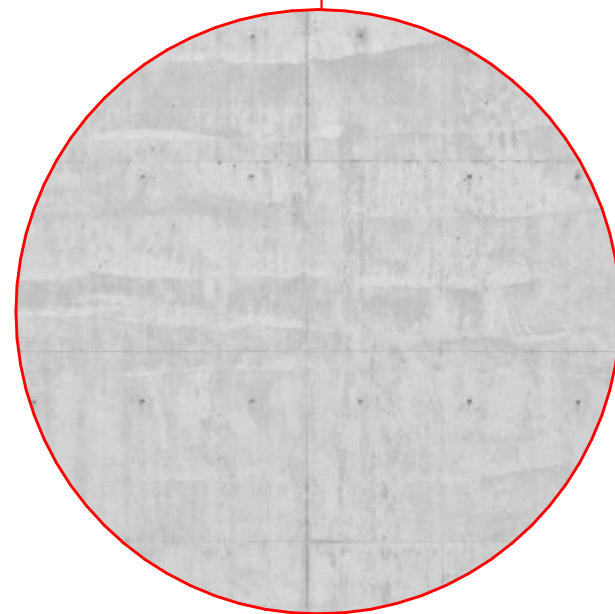
Cementitious Fibre Board:
Warm Colour



Cementitious Fibre Board:
Charcoal



Cementitious Fibre Board:
Light Warm-Grey Colour

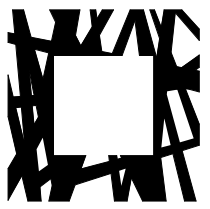


Architectural Concrete



White Vinyl Window

FILE PATH: C:\Users\Kevin\OneDrive\Documents\2301_CRHC_Johnson St_Central_Levin\lha.ca.vrt
PLOT DATE: 8/20/2024 12:55:10 PM



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1132 Johnson Street, Victoria BC

No.	Date	Revised
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Principal in charge	PH	Drawn By	KL
		Reviewed By	PH

Project number	2301
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Sheet title	
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MATERIALS BOARD

Sheet number	
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A4.6

Sheet in set:	1	Revision
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File name	2301_CRHC Johnson St_CENTRAL.RVT
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Plot date	2024 09 19
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LEGEND:

T 00.00	EXISTING AVERAGE GRADE
00.00	PROPOSED AVERAGE GRADE



Sheet in set: 1 Revision

File name 2301_CRHC Johnson St_CENTRAL.RVT

Plot date 2024 09 19



WEST FACE

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

8 S-BLDG_WEST FACE ELEVATION - CODE
A5.2 1 : 400



WEST FACE

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

4 N-BLDG_WEST FACE ELEVATION - CODE
A5.2 1 : 400



NORTH FACE

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

NORTH FACE RECESSED

EXPOSED BUILDING FACE
685.78 m²
UNPROTECTED OPENINGS
204.23 m²
SETBACK DISTANCE: +/- 14.67 m
UNPROTECTED AREA ALLOWED 9m+: 100%
PERCENT UNPROTECTED OPENINGS: 30%

7 S-BLDG_NORTH FACE ELEVATION - CODE
A5.2 1 : 400



NORTH FACE

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

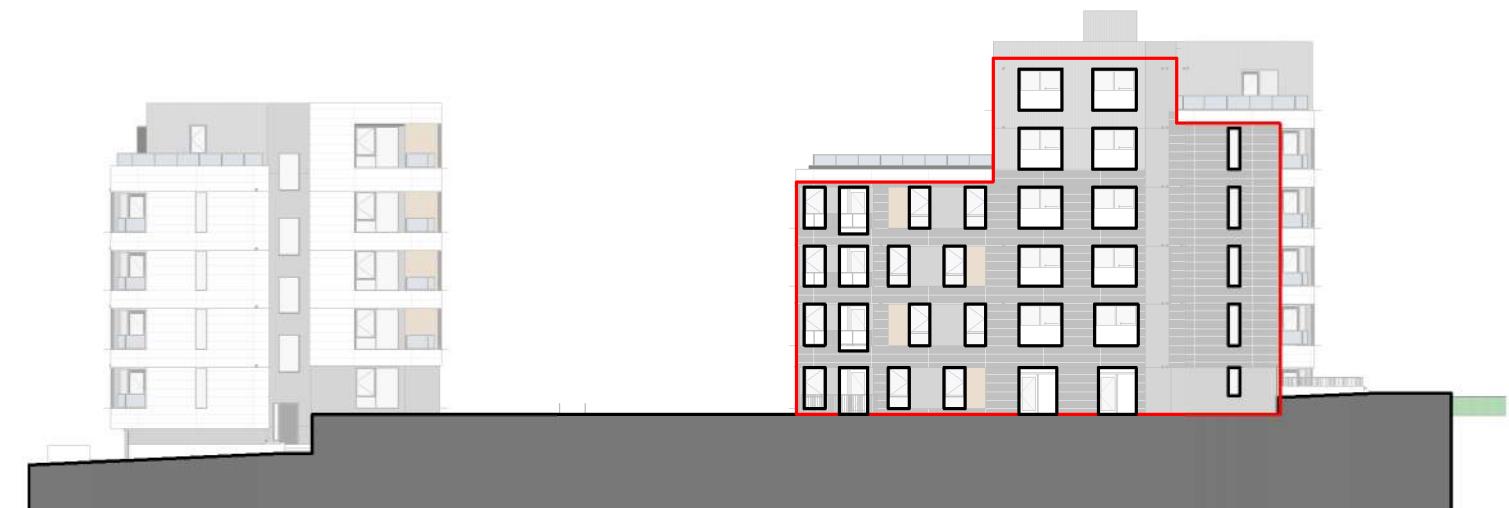
3 N-BLDG_NORTH FACE ELEVATION - CODE
A5.2 1 : 400



EAST FACE

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

6 S-BLDG_EAST FACE ELEVATION - CODE
A5.2 1 : 400



EAST FACE

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

2 N-BLDG_EAST FACE ELEVATION - CODE
A5.2 1 : 400



SOUTH FACE

EXPOSED BUILDING FACE
1055.37 m²
UNPROTECTED OPENINGS
319.41 m²
SETBACK DISTANCE: +/- 16.7 m
UNPROTECTED AREA ALLOWED 9m+: 100%
PERCENT UNPROTECTED OPENINGS: 30%

5 S-BLDG_SOUTH FACE ELEVATION - CODE
A5.2 1 : 400



SOUTH FACE

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

SOUTH RECESSED PART 1

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

SOUTH RECESSED PART 2

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

1 N-BLDG_SOUTH FACE ELEVATION - CODE
A5.2 1 : 400



No	Date	Revised
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		Reviewed By	PH
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Project number	2301
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Sheet title	
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BUILDING CODE ANALYSIS

Sheet number	
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A5.2

Sheet in set:	1	Revision
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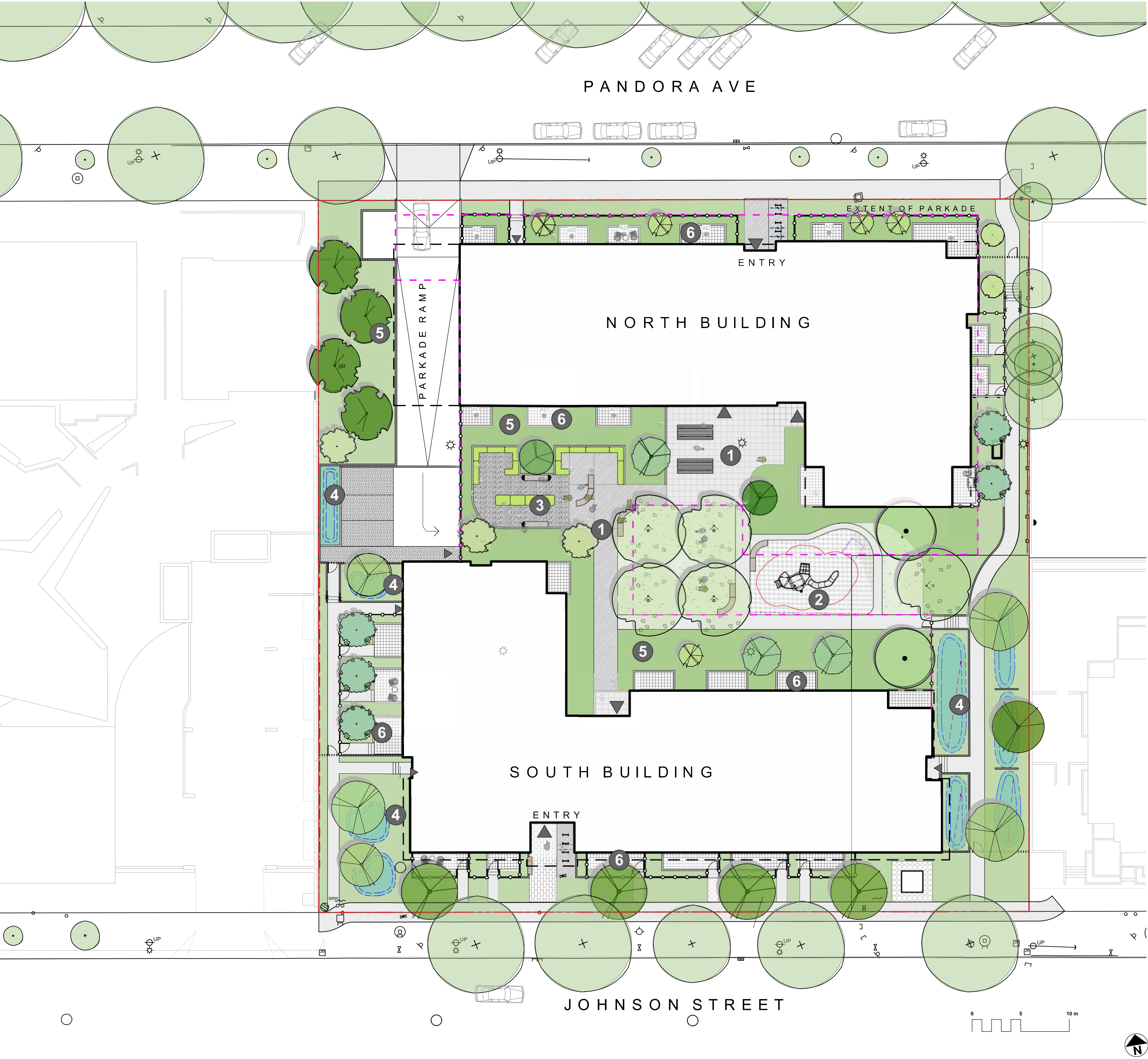
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Plot date	2024 09 19
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Capital Region Housing Corporation

Village on the Green

Affordable Rental Housing
Victoria, BC



- EXISTING TREES
- PROPOSED TREES
- 1 AMENITY SPACE
- 2 PLAY SPACE
- 3 VEGETABLE GARDENS
- 4 RAIN GARDENS
- 5 NATIVE AND POLLINATOR PLANTS
- 6 PRIVATE PATIO

1	Delegated DP	2024-09-19
No.	Issued For	Issue Date



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
sheet no.	

L0.00

GENERAL NOTES

- 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.
- 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.
- 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.
- Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
- 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.
- 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.
- 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.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

TREE RETENTION AND REMOVAL NOTES

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

SITE GRADING AND DRAINAGE NOTES

- All elevations are in meters.
- 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.
- 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.
- Confirm all existing grades prior to construction. Report any discrepancies to consultant for review and response.
- 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.
- All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
- Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

IRRIGATION NOTES

- Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
- 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.
- 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
- Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
- Refer to electrical drawings for electrical service.
- Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
- Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
- Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- 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.
- Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
- Trees within shrub or rain garden areas to be irrigated with spray heads.
- Trees in Plaza in hard pavement (soil cells below) to receive temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

- Refer to Landscape Specifications for growing medium properties by soil type.
- Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
- Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
- 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.
- 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.
- Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

- 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.
- Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
- Written dimensions take precedence over scale. Do not scale drawings.
- All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
- Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

PAVING NOTES

- 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.
- Cast in place concrete areas that are subject to vehicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

GENERAL PLANTING NOTES

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

ON-SLAB TREE PLANTING NOTES

- 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.
- 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.
- A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

OFF SITE IRRIGATION NOTES

- 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".
- The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042. Irrigation Inspections required for all sleeving, open trench mainline and lateral lines, system operation, controller, backflow preventer (incl. inspection tag and testing report). Call CoV Parks 250-361-0600 min. 2 days in advance to arrange for irrigation inspections.
- 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
- 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.
- 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.
- Boulevard Irrigation electric zone valves to be RainBird PGA, except tree drip valves: Rainbird Low Flow Control Zone Kit w/ PR Filter: XC2LF-100-PRF 1.
- 100mm diameter PVC Sleeving is required for all irrigation piping installed under hard surfaces. Extend sleeve 300mm beyond edge of hard surface into soft landscape areas.

OFF-SITE IRRIGATION INSPECTIONS REQUIRED

- 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.
 - Irrigation sleeving prior to backfilling
 - Open trench main line and pressure test
 - Open trench lateral line
 - Irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly is to have an inspection tag completed and attached.

BOULEVARD PLANTING NOTES

- The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.
- The finished grade for boulevards must be firm against footprints, loose textured, free of all stones, roots, and branches. Parks inspection is required to turf installation. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
- 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.
- Required Parks inspections for seed and sod boulevard:
 - Inspection of excavated and scarified subgrade prior to backfill.
 - Inspection of installed, rolled and prepared growing media prior to sodding.
 - Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.
- A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.

OFF-SITE HORTICULTURE INSPECTIONS REQUIRED

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

WARRANTY AND MAINTENANCE NOTES

- Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
- Refer to Landscape Specifications for Maintenance Period following Acceptance.
- Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
- 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.
- Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

HARDSCAPE SURFACES		
Concrete - Type 1		Light broom finish, sawcut control joints
Concrete - Type 2		Light exposed finish with sawcut control joints
Concrete Unit Paving - On Slab		'Texada' Hydrapressed Slabs, 457 mm x 457 mm x 40 mm, Charcoal colour. Pattern: Stacked Bond. Supplier: Belgard Canada.
Aggregate Pathway		Pathways screenings.
Concrete Unit Paving - Patios		Standard 225 mm x 112.5 mm x 60 mm thick. Natural colour. Pattern: Running Bond. Supplier: Belgard Canada.
Safety Surfacing		Poured in Place Rubber or approved equivalent
Concrete Unit Paving - Parking Area		Standard 225 mm x 112.5 mm x 80 mm thick. Shadow colour. Pattern: 90 herringbone. Supplier: Belgard Canada.
Concrete Unit Paving - On Grade		Double Standard 225 mm x 225 mm x 60 mm thick. Natural colour. Pattern: Running Bond Supplier: Belgard Canada.
STEPS		
Steps Type 1		Comes with hand rails as per BCBC.
WALLS / CURBS		
Cast in Place Concrete Wall		25 MPa concrete wall, smooth-rubbed exposes faces.
Cast in Place Concrete Curb		
SITE FURNISHINGS		
Bicycle Rack		2 bicycle capacity, mmcrite Bikelocq or Maglin Iconic 2300 series
Bench Type 1		Dry Storage Bench with wood seat 96"l x 23"w x 18" h, Green Theory Pill or approved equivalent
Bench Type 2		Two sided wood bench mmcrite Landscape Compact series LPC02 and LPC13 assembly or Maglin Ogden series
Bench Type 3		Convex wood bench mmcrite Landscape Compact series 2 x LPC11-e assembly or Maglin Ogden series
Picnic Table		Wood picnic table model TBD
Raised Vegetable Planter 1		17"h x 24" w modular metal vegetable planter, lengths vary Sproutedbox Garden, or approved equivalent
Raised Vegetable Planter 2 (Accessible)		32"h x 60" w x 60" l modular metal vegetable planter Sproutedbox Garden, or approved equivalent Provide voiding to meet structural requirements
Raised Planter		20" w modular metal planter Green Theory Rectangle or approved equivalent Provide voiding to meet structural requirements
RAILINGS, BARRIERS, FENCING		
Metal Mesh fence - 1800 mm high		To match existing metal mesh fence
Metal Picket Fence - 1100 mm high		
Metal Railing		Refer to Architect's drawings
Wood privacy fence		To match existing wood fence, adjacent property
SOFTSCAPE		
Shrub and Tree Planting Area - On Grade		2P growing medium, 450 mm depth
Shrub and Tree Planting Area - On Slab		1P growing medium, depth varies 600 mm for all tree locations.
Lawn Area (Sod)		1H growing medium, 150 mm depth
Rain Garden Area - On Grade		Rain Garden growing medium, 450 mm depth

LINE TYPE LEGEND

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

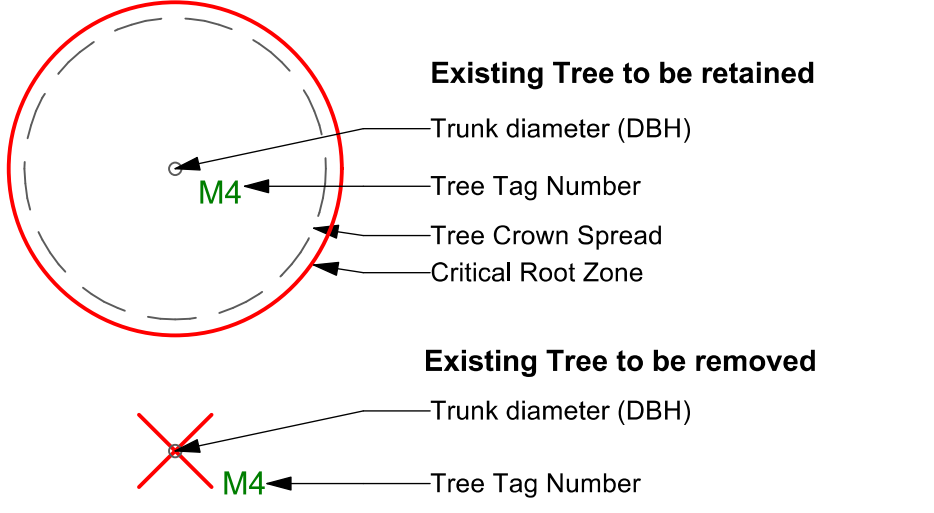
UNDERGROUND UTILITIES

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

EXISTING		PROPOSED
	Storm drain	
	Sewer	
	Water	
	Electrical	
	Gas	
	Hydro Tel	

EXISTING PLANT LEGEND

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



GRADING LEGEND



17.70

Existing Landscape Grade



17.70

Civil

Civil Grade, provided for reference only



16.90

Arch

Architectural grade, provided for reference only



17.70

Proposed Landscape Grade

TOW	Top of Wall	BP	Bottom of Pool
BW	Bottom of Wall	TS	Top of Stairs
TOC	Top of Curb	BS	Bottom of Stairs
BC	Bottom of Curb	HP	High Point
TP	Top of Pool	LP	Low Point

LIST OF ABBREVIATIONS

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

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



1	Delegated DP	2024-09-19
No.	Issued For	Issue Date



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

L0.01

PANDORA AVE

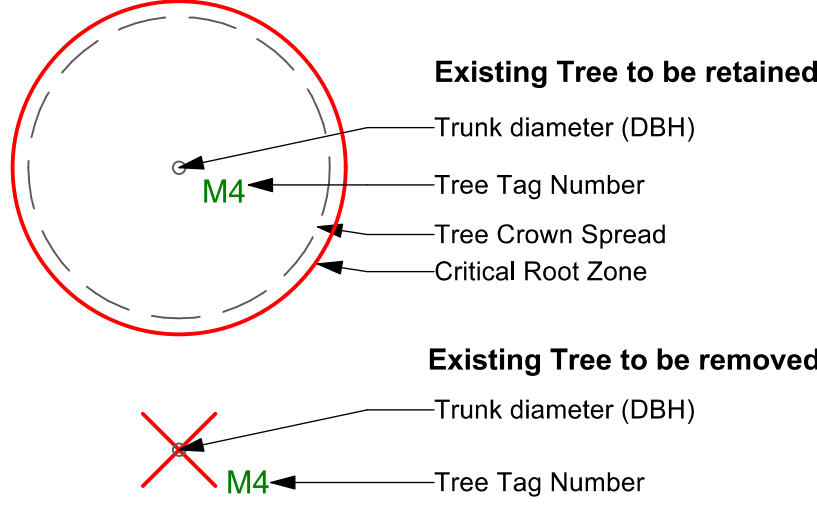
NORTH BUILDING

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

ONSITE Minimum replacement tree requirement			
	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	27	1	27
2:1 Replacement Trees - Schedule E Part 2	6	0.5	3
Total Replacement Trees Proposed			30

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	200.0	1	200.0	1		4	6	0	120	126
2	42.7	1	42.7		2		0	30		30
3*	113.0	0.6	67.8	1	1		6	15		21
4*	191.6	0.6	115.0	2	2		12	30		42
5	118.4	1 & 0.6	128.6			4		0	120	120
6*	180.9	0.6	108.5	2	3		12	45		57
7	59.0	1	59.0		1			15		15
8	167.7	1	167.7		2	1		30		30
9	29.8	1	29.8		1			20		20
10	48.0	1	48.0		2			30		30
11	104.5	1	104.5		3			45		45
12	24.0	1	24.0		1			20		20
Total				6	18	9				

PROPOSED TREE LIST

Sym	Qty	Botanical Name	Sched. Size	Common Name
ACC	5	Acer circinatum	2.4 m ht, 1.5 width	Vine Maple
ACP	2	Acer circinatum 'Pacific Fire'	2.4 m ht, 1.5 width	Pacific Fire Vine Maple
ARG	2	Acer rubrum 'Autumn Glory'	6.0cm cal, b&b	Autumn Glory Red Maple
CJ	2	Cercidiphyllum japonicum	5.0cm cal, b&b	Katsura Tree
CCA	5	Cercis canadensis	5.0cm cal, b&b	Eastern Redbud
CKN	3	Cornus x 'Venus'	5.0cm cal, b&b	White Flowering Dogwood
GB	1	Ginkgo biloba	7.0cm cal, b&b	Maidenhair Tree
LT	5	Liriodendron tulipifera	6.0cm cal, b&b	Tuliptree
MAG	3	Magnolia kobus	4.0cm cal, b&b	Kobus Magnolia
MXV	1	Magnolia x 'Vulcan'	4.0cm cal, b&b	Vulcan Magnolia
MF	1	Malus domestica Fuji	#10 pot, Min 1.2m ht	Fuji Apple
NYS	2	Nyssa sylvatica	6.0cm cal, b&b	Tupelo
NSW	1	Nyssa sylvatica 'Wildfire'	6.0cm cal, b&b	Tupelo
QG	4	Quercus garryana	4.0cm cal, b&b	Garry Oak
ZS	4	Zelkova serrata 'Green Vase'	6.0cm cal, b&b	Green Vase Zelkova



MDI LANDSCAPE ARCHITECTS
1388A Tennyson Ave
Victoria, BC V8T 3P6
P: 250.412.2891
E: admin@mdidesign.ca

1 Delegated DP 2024-09-19
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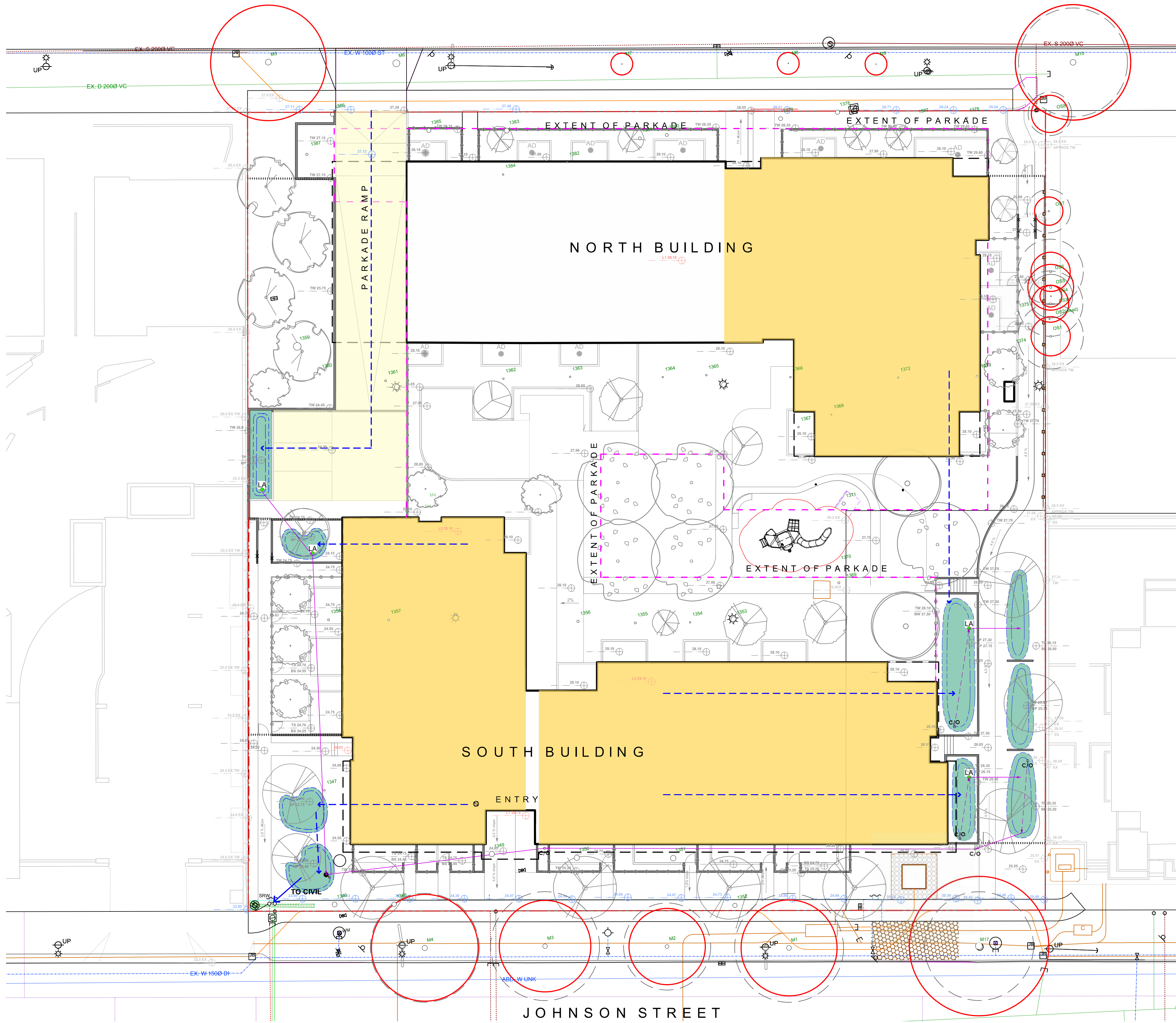
client
Capital Region Housing Corporation

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
sheet no.

L0.02



LEGEND

- PROPERTY LINE
- EXTENT OF UNDERGROUND PARKING (INDICATIVE)
- EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- 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

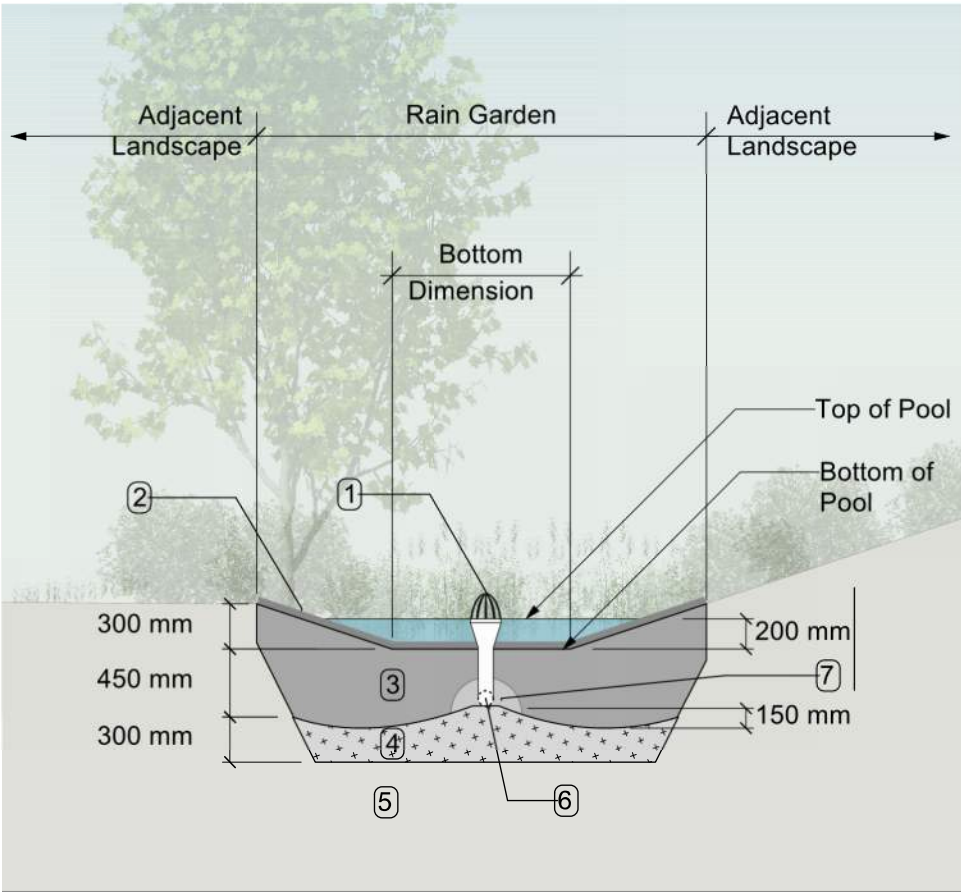
RAIN WATER MANAGEMENT NOTES

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

1 Typical Rain Garden
Scale: 1:50



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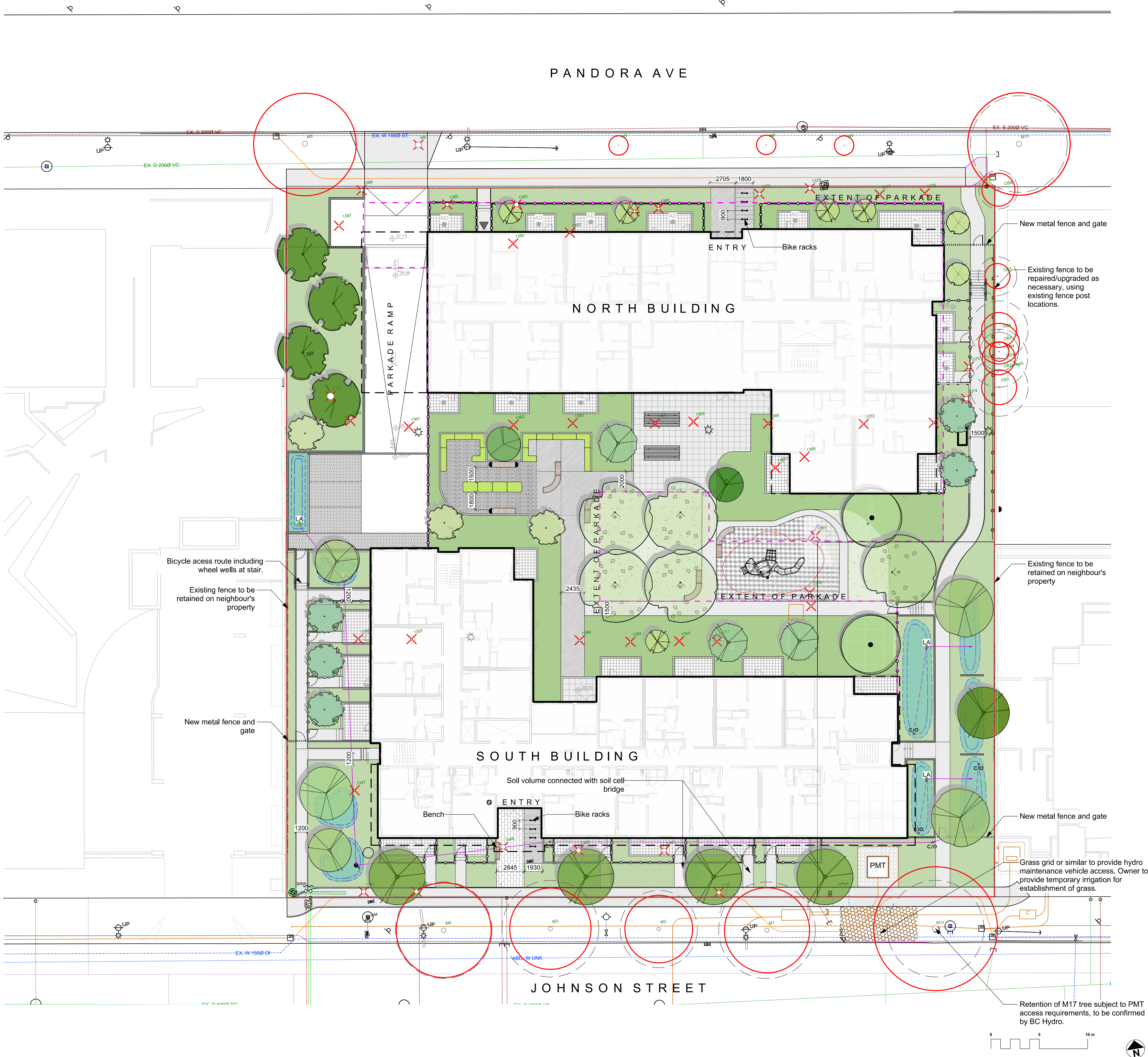
client
Capital Region Housing Corporation

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
sheet no.	



HARDSCAPE SURFACES		
Concrete - Type 1		Light broom finish, sawcut control joints
Concrete - Type 2		Light exposed finish with sawcut control joints
Concrete Unit Paving - On Slab		'Texada' Hydrapressed Slabs, 457 mm x 457 mm x 40 mm, Charcoal colour, Pattern: Stacked Bond, Supplier: Belgard Canada.
Aggregate Pathway		Pathways screenings.
Concrete Unit Paving - Patios		Standard 225 mm x 112.5 mm x 60 mm thick, Natural colour, Pattern: Running Bond, Supplier: Belgard Canada.
Safety Surfacing		Poured in Place Rubber or approved equivalent
Concrete Unit Paving - Parking Area		Standard 225 mm x 112.5 mm x 80 mm thick, Shadow colour, Pattern: 90 herringbone, Supplier: Belgard Canada.
Concrete Unit Paving - On Grade		Double Standard 225 mm x 225 mm x 60 mm thick, Natural colour, Pattern: Running Bond Supplier: Belgard Canada.
STEPS		
Steps Type 1		Comes with hand rails as per BCBC.
WALLS / CURBS		
Cast in Place Concrete Wall		25 MPa concrete wall, smooth-rubbed exposes faces.
Cast in Place Concrete Curb		
SITE FURNISHINGS		
Bicycle Rack		2 bicycle capacity, mmcite Bikebloq or Maglin Iconic 2300 series
Bench Type 1		Dry Storage Bench with wood seat 96"1 x 23" w x 18" h, Green Theory PIII or approved equivalent
Bench Type 2		Two sided wood bench mmcite Landscape Compact series LPC02 and LPC13 assembly or Maglin Ogden series
Bench Type 3		Convex wood bench mmcite Landscape Compact series 2 x LPC11-e assembly or Maglin Ogden series
Picnic Table		Wood picnic table model TBD
Raised Vegetable Planter 1		17" h x 24" w modular metal vegetable planter, lengths vary Sproutbox Garden, or approved equivalent
Raised Vegetable Planter 2 (Accessible)		32" h x 60" w x 60" l modular metal vegetable planter Sproutbox Garden, or approved equivalent Provide voiding to meet structural requirements
Raised Planter		20" w modular metal planter Green Theory Rectangle or approved equivalent Provide voiding to meet structural requirements
RAILINGS, BARRIERS, FENCING		
Metal Mesh fence - 1800 mm high		To match existing metal mesh fence
Metal Picket Fence - 1100 mm high		
Metal Railing		Refer to Architect's drawings
Wood privacy fence		To match existing wood fence, adjacent property
SOFTSCAPE		
Shrub and Tree Planting Area - On Grade		2P growing medium, 450 mm depth
Shrub and Tree Planting Area - On Slab		1P growing medium, depth varies 600 mm for all tree locations.
Lawn Area (Sod)		1H growing medium, 150 mm depth
Rain Garden Area - On Grade		Rain Garden growing medium, 450 mm depth

MDI LANDSCAPE ARCHITECTS
1388A Tennyson Ave
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P: 250.412.2891
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1	Delegated DP	2024-09-19
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client

Capital Region Housing Corporation

project

VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title

Landscape Materials

project no. 123.05

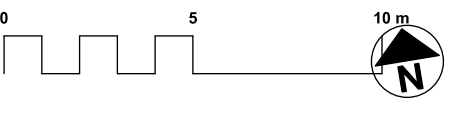
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drawn by MDI

checked by SM

sheet no.

L1.01



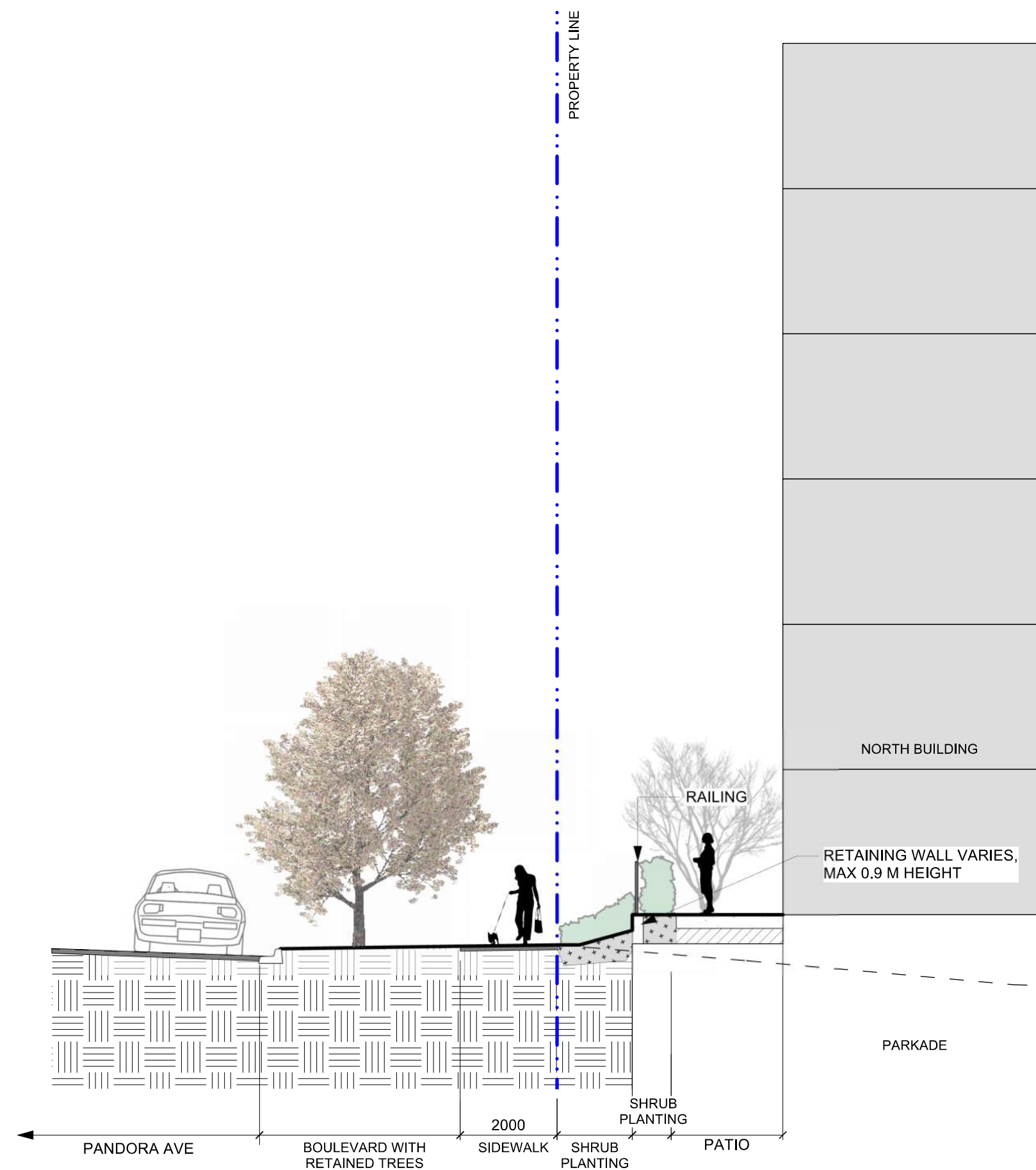
project no.	123.05
scale	1:200 @ 24"x36"
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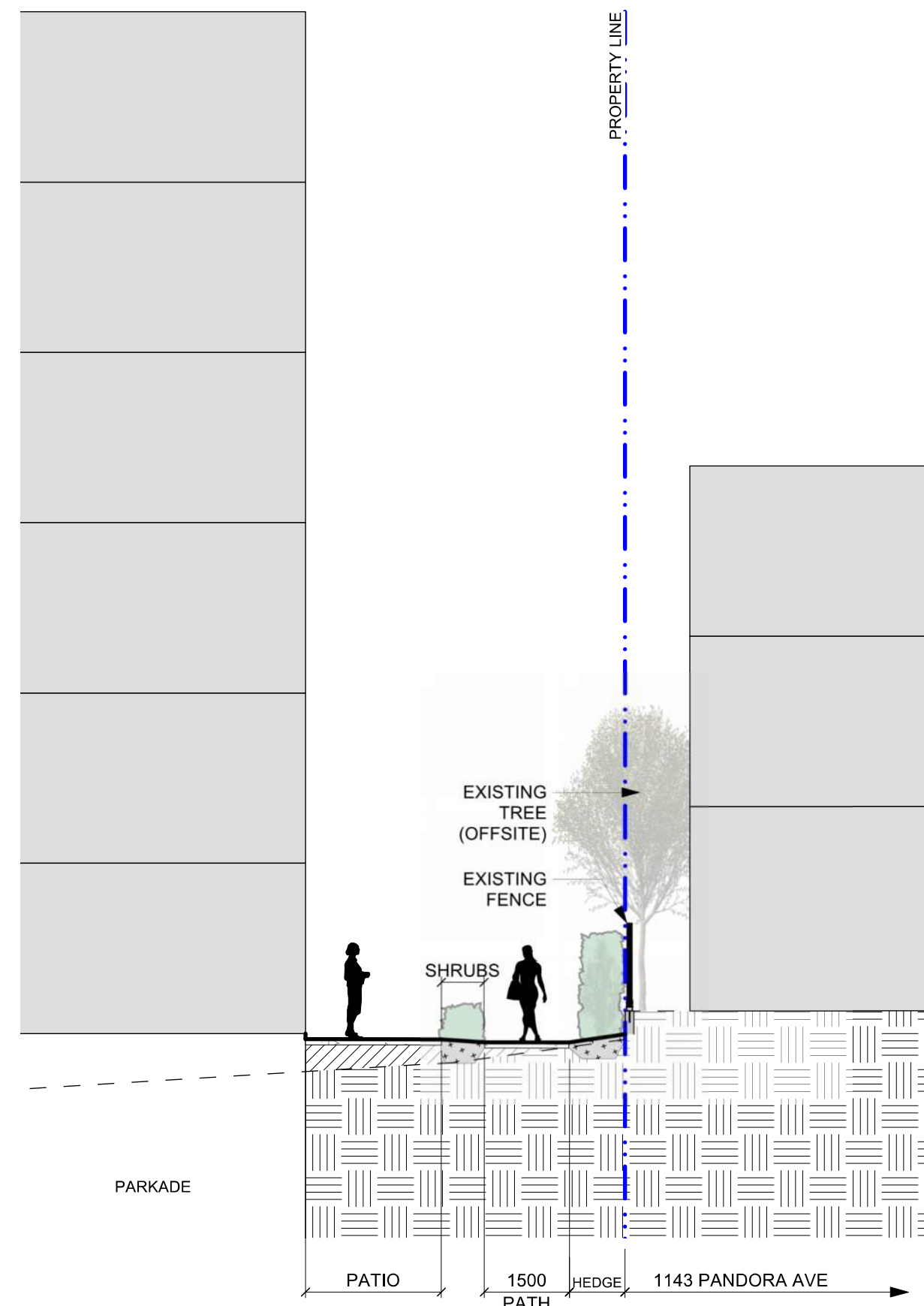
Landscape Lighting Concept

sheet no.

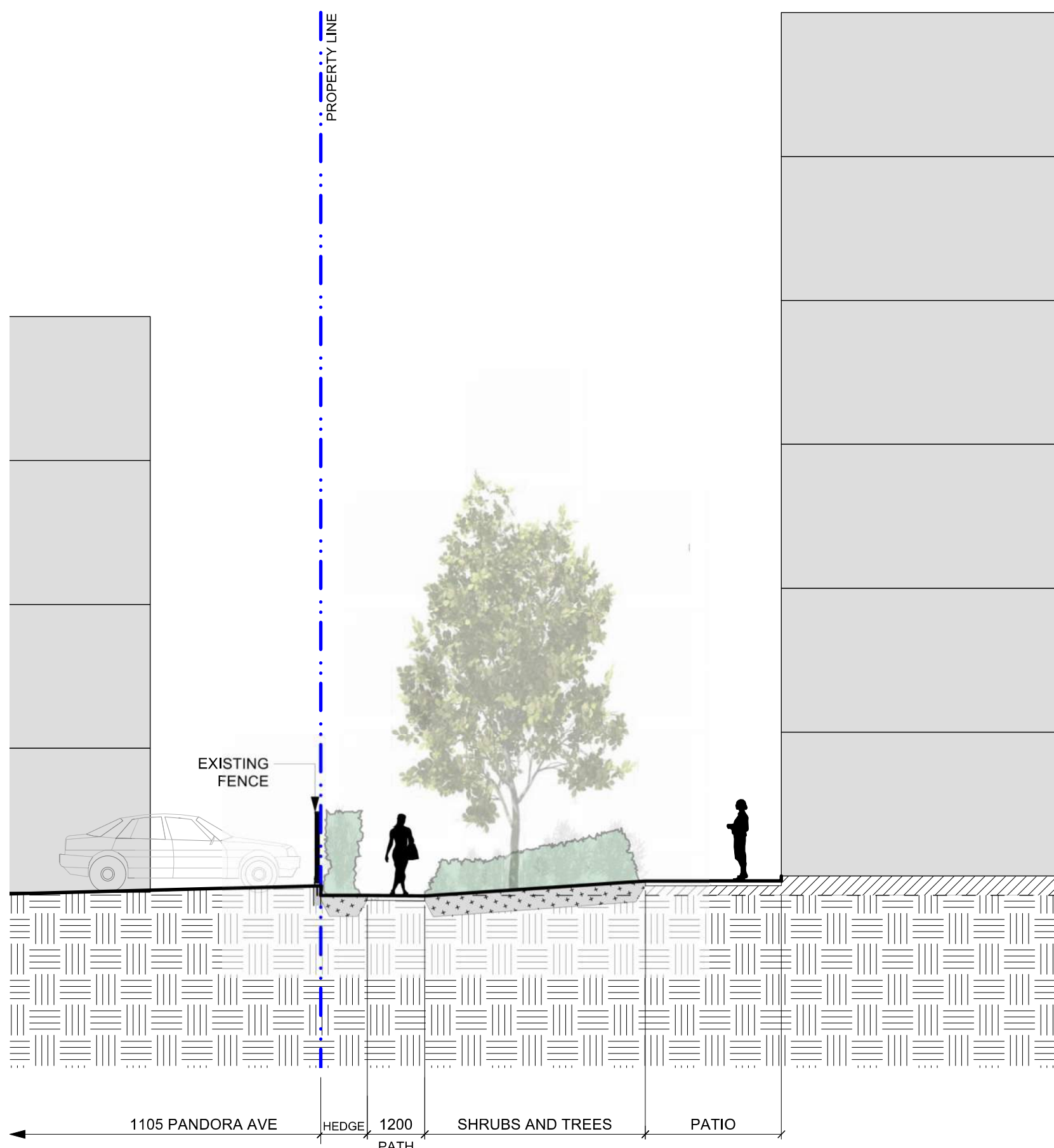
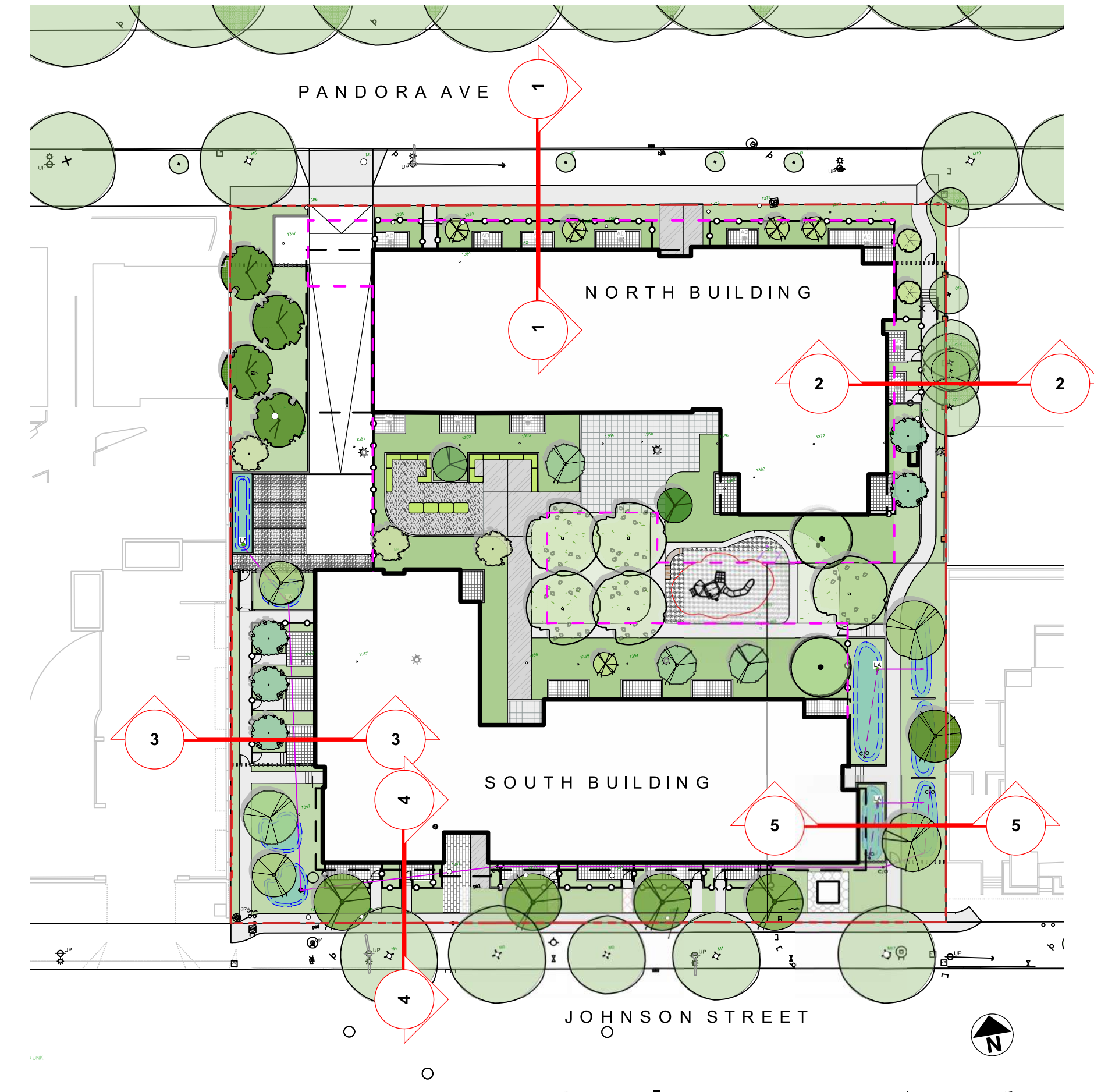
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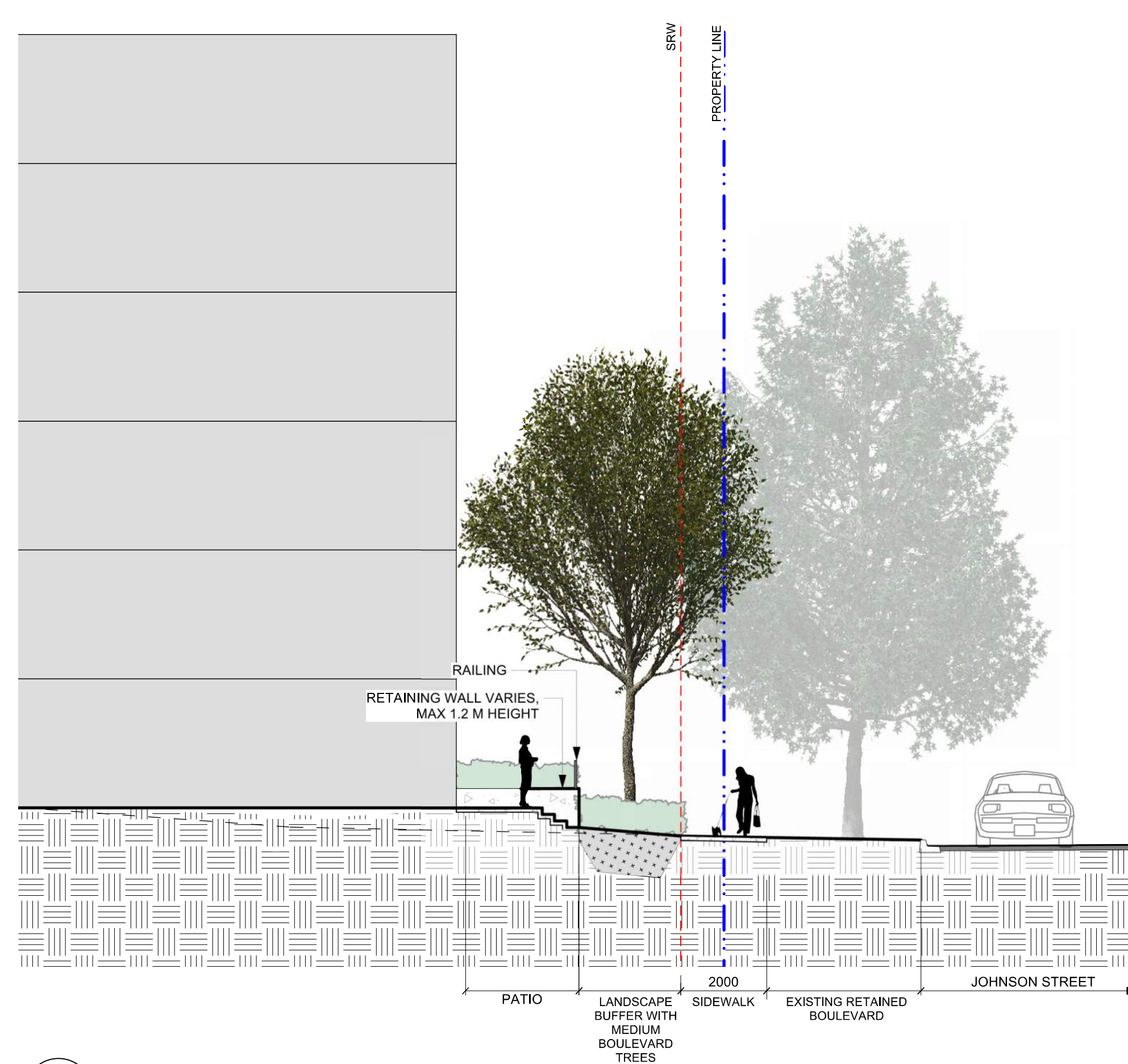
1 Pandora Avenue - typical frontage treatment
Scale: 1:100



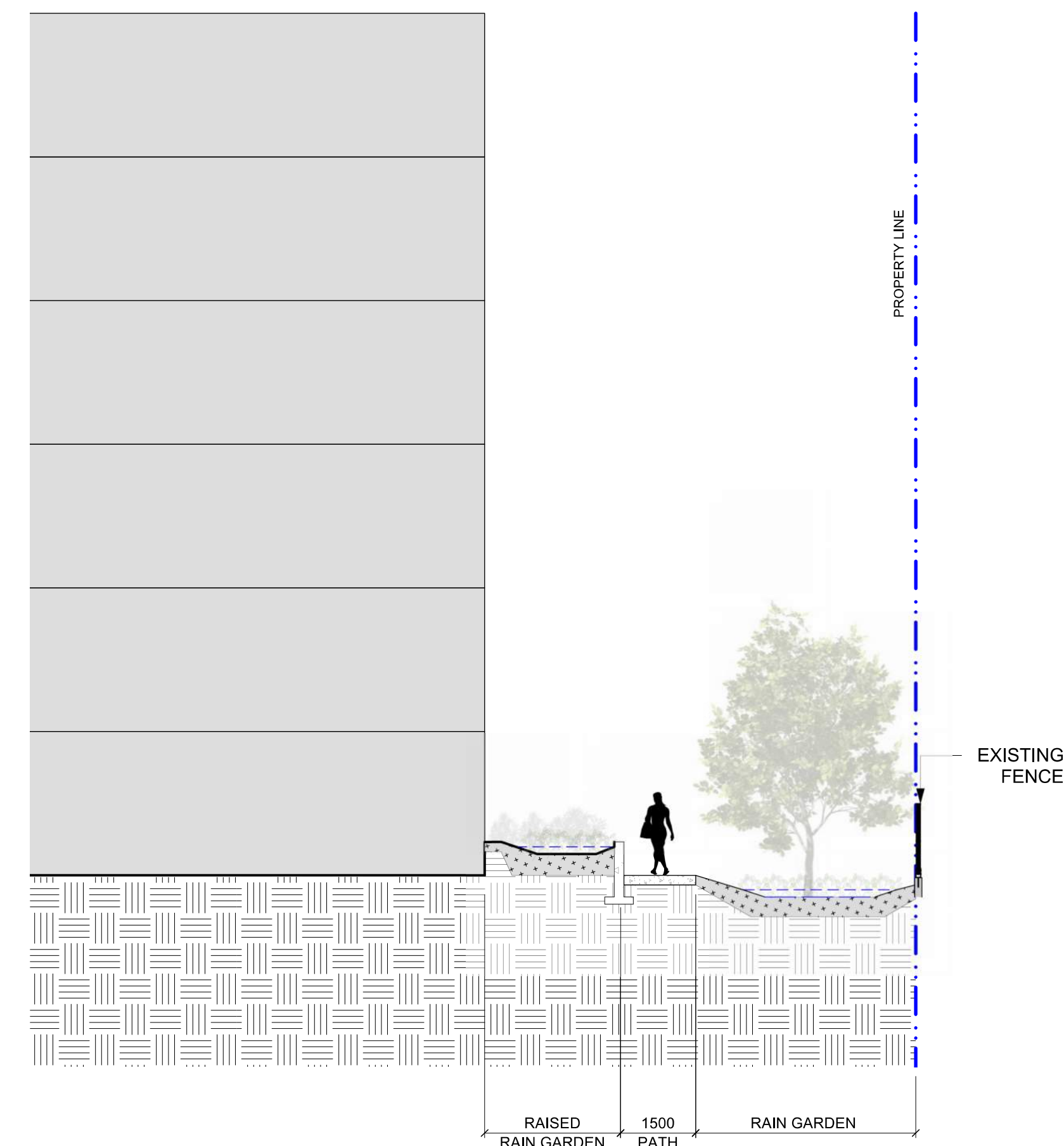
2 Section through Northeast property boundary @ patio
Scale: 1:100



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 @ Rain Garden
Scale: 1:100



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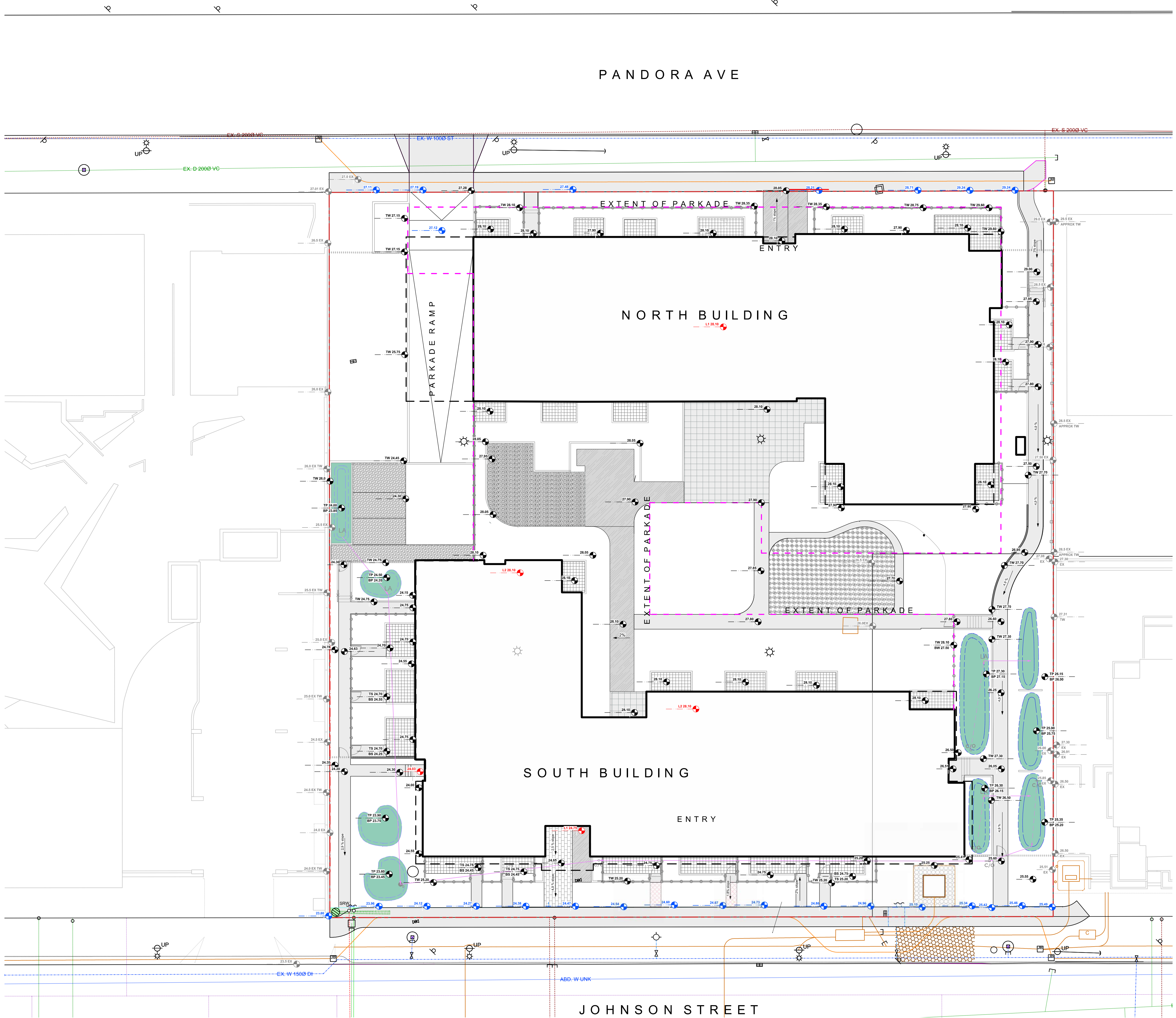
client
Capital Region Housing Corporation

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
sheet no.

L1.03



GRADING LEGEND

17.70

17.70

17.70

17.70

Existing Landscape Grade

17.70

17.70

17.70

17.70

Civil Grade, provided for reference only

16.90

16.90

16.90

16.90

Architectural grade, provided for reference only

17.70

17.70

17.70

17.70

Proposed Landscape Grade

TOW

Top of Wall

BP

Bottom of Pool

TS

Top of Stairs

BS

Bottom of Stairs

TOC

Top of Curb

HP

High Point

BC

Bottom of Curb

LP

Low Point

TP

Top of Pool

MDI LANDSCAPE ARCHITECTS

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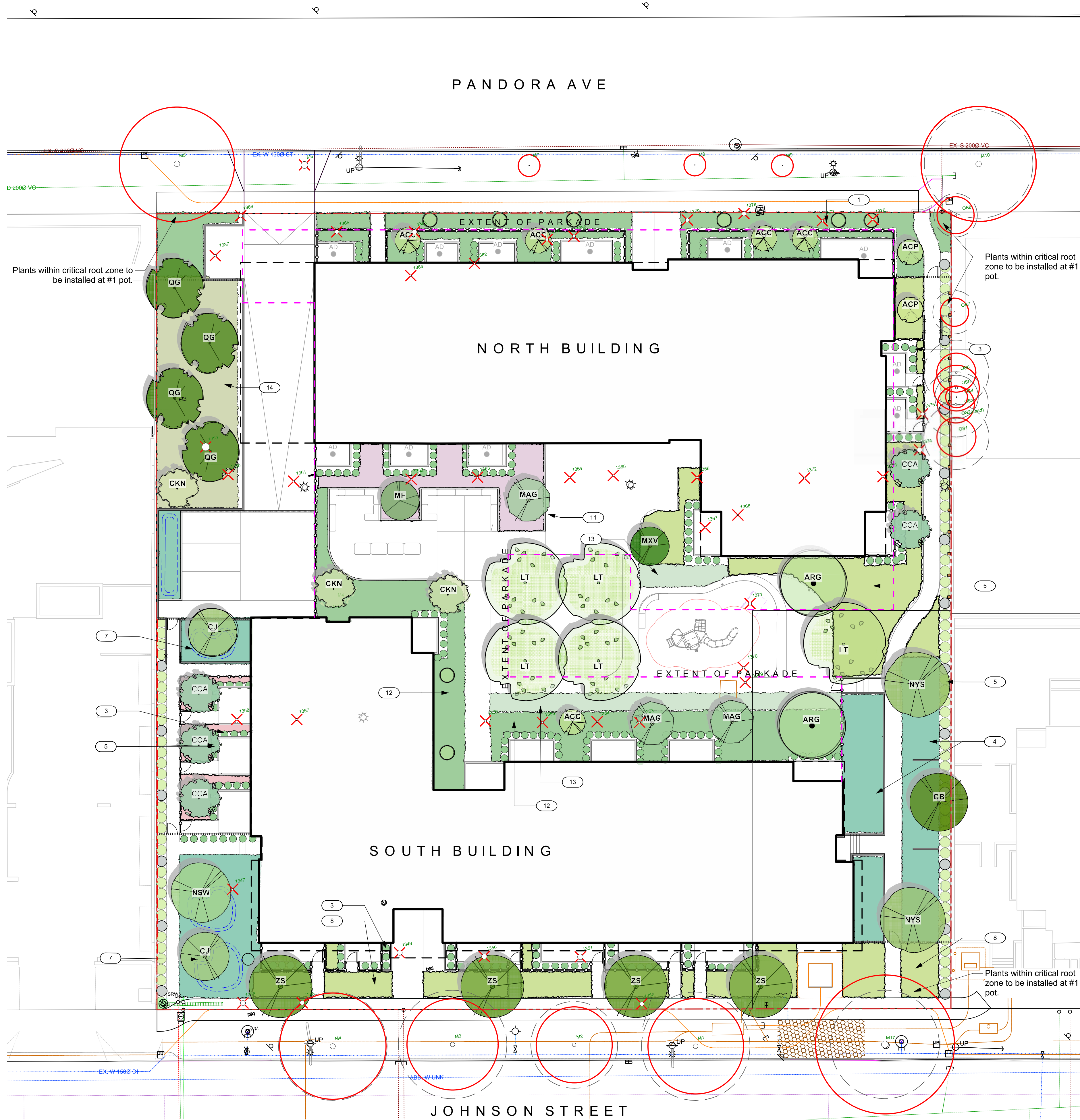
client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Landscape Grading
- Overall

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

L2.00



PLANT LIST					
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing	N/P/E
TREES:					
ACC	5	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width	N
ACP	2	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	2.4 m ht, 1.5 width	
ARG	2	Acer rubrum 'Autumn Glory'	Autumn Glory Red Maple	6.0cm cal, b&b	
CJ	2	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b	
CCA	5	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b	P
CKN	3	Cornus x 'Venus'	White Flowering Dogwood	5.0cm cal, b&b	P
GB	1	Ginkgo biloba	Maidenhair Tree	7.0cm cal, b&b	
LT	5	Liriodendron tulipifera	Tuliptree	6.0cm cal, b&b	
MAG	3	Magnolia kobus	Kobus Magnolia	4.0cm cal, b&b	
MXV	1	Magnolia x 'Vulcan'	Vulcan Magnolia	4.0cm cal, b&b	P
MF	1	Malus domestica Fuji	Fuji Apple	#10 pot, Min 1.2m ht	E
NSW	1	Nyssa sylvatica 'Wildfire'	Tupelo	6.0cm cal, b&b	
QG	4	Quercus garryana	Garry Oak	4.0cm cal, b&b	N
ZS	4	Zelkova serrata 'Green Vase'	Green Vase Zelkova	6.0cm cal, b&b	
SHRUBS/FERNS/GRASSES/PERENNIALS:					
Achm	29	Achillea millefolium	Yarrow	Sp3	P/N
Arc	137	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	N
Aff	55	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot	N
Ag	39	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot	N
Brs	57	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#1 pot	P
Cg	63	Ceanothus gloriosus	Point Reyes Creeper	#1 pot	P
Ep	21	Echinacea purpurea	Purple Coneflower	Sp3	P
Erl	96	Eriophyllum lanatum	Woolly Sunflower	#1 pot	N/P
Ec	67	Euphorbia characias 'Humpty Dumpty'	Dwarf Mediterranean Spurge	#1 pot	
Fibs	50	Fothergilla x intermedia 'Blue Shadow'	Blue Shadow Fothergilla	#3 pot	
Gsh	96	Gaultheria shallon	Salal	#1 pot	N
Hid	8	Hamamelis 'intermedia' 'Diane'	Hybrid Witch Hazel	#5 pot	P
Hto	82	Hebe topiaria	Topiariat's hebe	#1 pot	
La	31	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot	P
Lm	31	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 pot	P
Ma	104	Mahonia aquifolium	Oregon Grape	#1 pot	N/P
Mar	150	Mahonia repens	Prostrate Oregon Grape	#1 pot	N/P
Nep	132	Nepeta x faassenii	Catmint	Sp3	P
Oi	45	Origanum laevigatum 'Herrenhausen'	Garden Oregano	Sp3	P/E
PeLS	16	Perovskia 'Little Spire'	Dwarf Russian Sage	Sp3	P
Pm	73	Polystichum munitum	Sword Fern	#1 pot	N
Rhc	39	Rhododendron catawbiense	Catawba Rhododendron	#3 pot	P
Rs	32	Ribes sanguineum	Red Flowering Currant	#3 pot	N/P
Rn	25	Rosa nutkana	Nootka Rose	#1 pot	N/P
Rrt	5	Rosa rugosa 'Therese Bugnet'	Therese Bugnet Rose	#1 pot	P
Rof	19	Rosmarinus officinalis	Rosemary	#1 pot	P/E
Slo	21	Salvia officinalis	Culinary Sage	#1 pot	P/E
Stp	21	Salvia officinalis 'purpurascens'	Purple Sage	Sp3	P/E
Sa	125	Symphoricarpos alba	Snowberry	#1 pot	N
Ssu	23	Symphytrichum Subspicatum	Douglas' Aster	Sp3	N/P
Tax	227	Taxus x media	Hybrid Yew	#3 pot	
Tpc	56	Thymus praecox 'Coccineus'	Red Creeping Thyme	Sp3	P/E
Vsb	8	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot	P/E
Vo	157	Vaccinium ovatum	Evergreen Huckleberry	#1 pot	N
RAIN GARDEN PLANTS:					
Anl	38	Anemmanthele lessoniana	Pheasant's Tail Grass	#1 pot	
Co	330	Carex obnupta	Slough Sedge	#1 pot	N
Csm	27	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot	
Csk	48	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot	
Jog	280	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3	
Lim	187	Liriope muscari	Lily turf	#1 pot	
Lp	27	Lonicera pileata	Privet Honeysuckle	#2 pot	
Msl	17	Miscanthus sinensis 'Little Kittens'	Dwarf Maiden Grass	#1 pot	
Tbr	32	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot	

PLANTING PALLETTE NOTES

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



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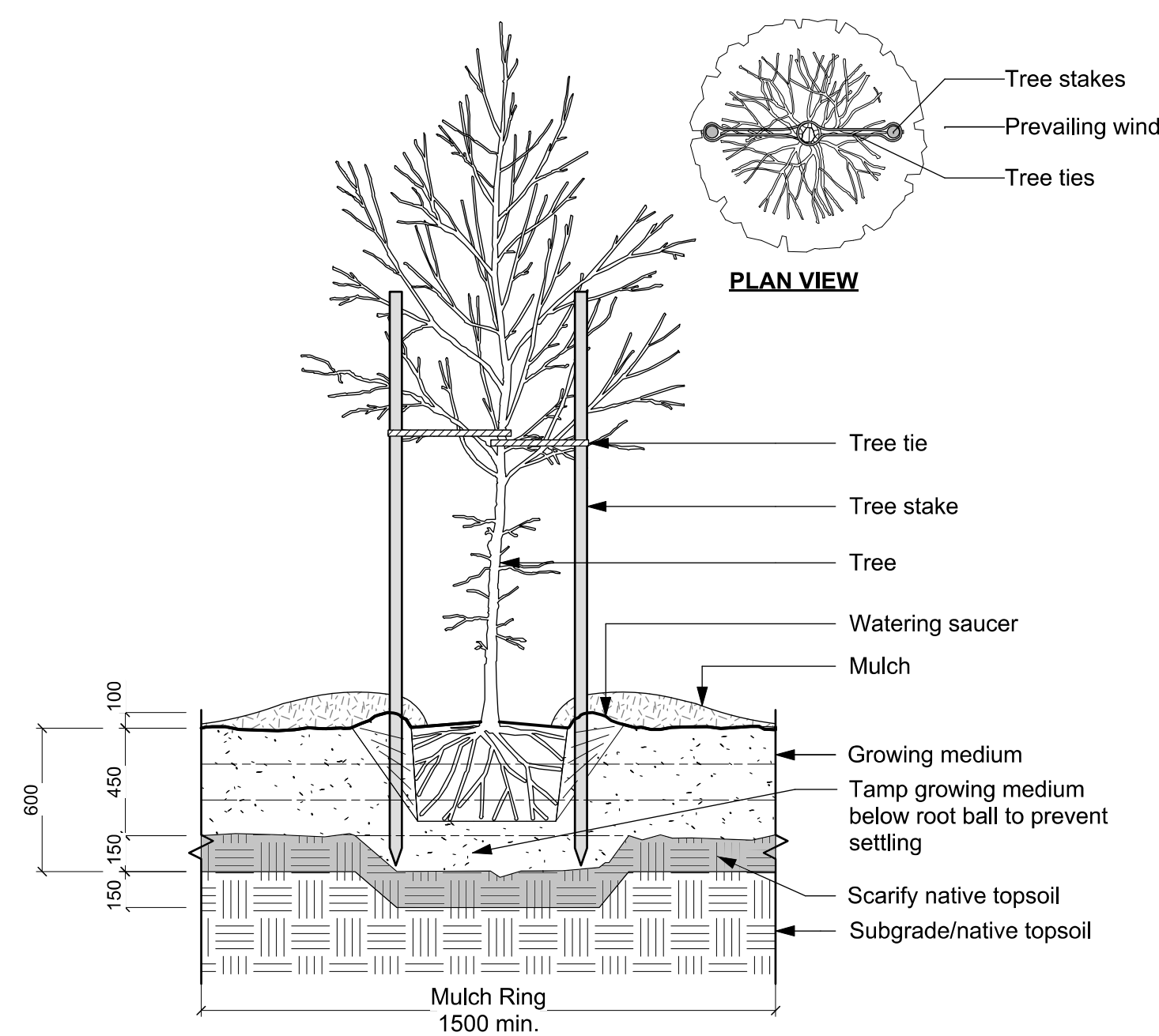
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project
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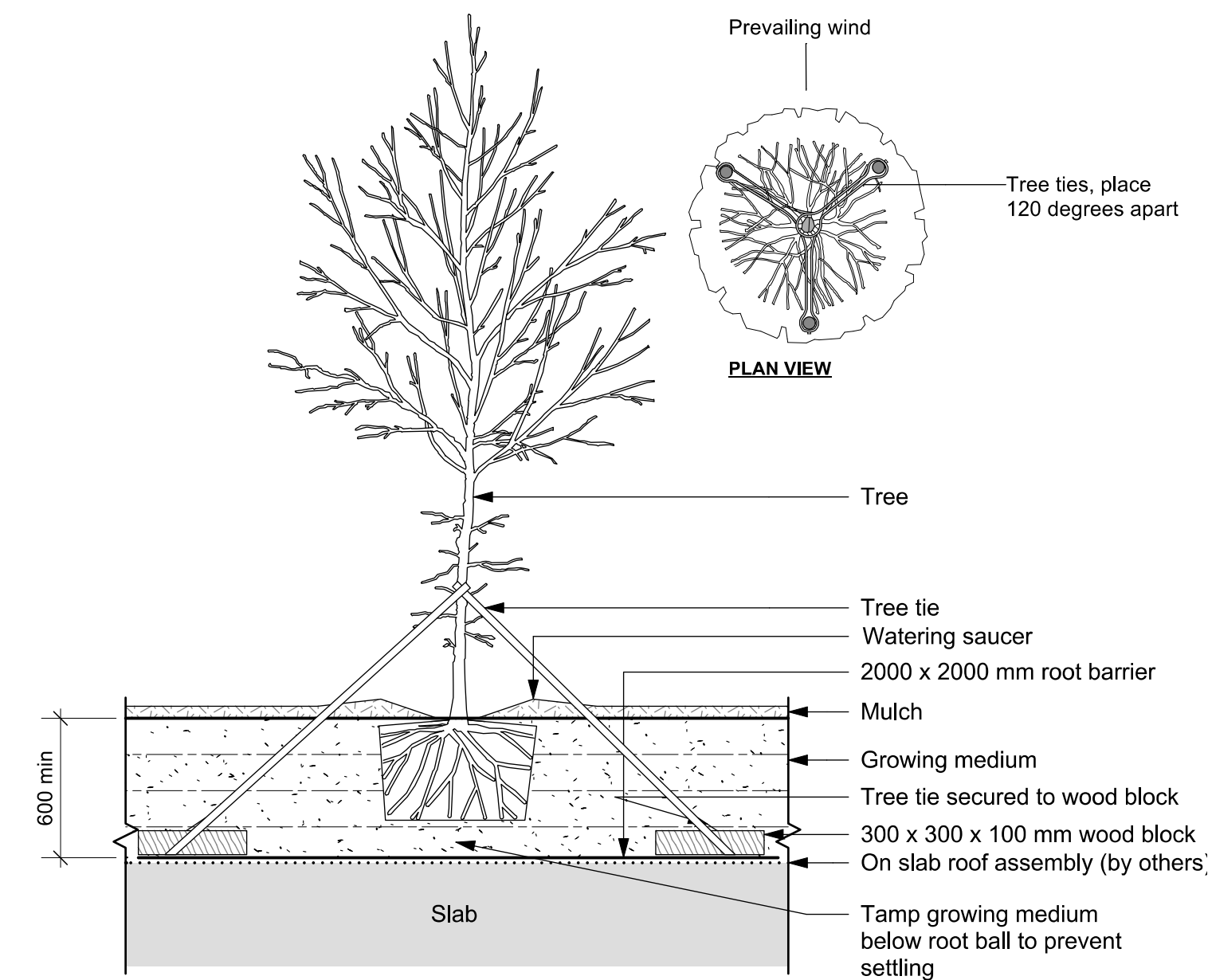
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Planting Plan

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

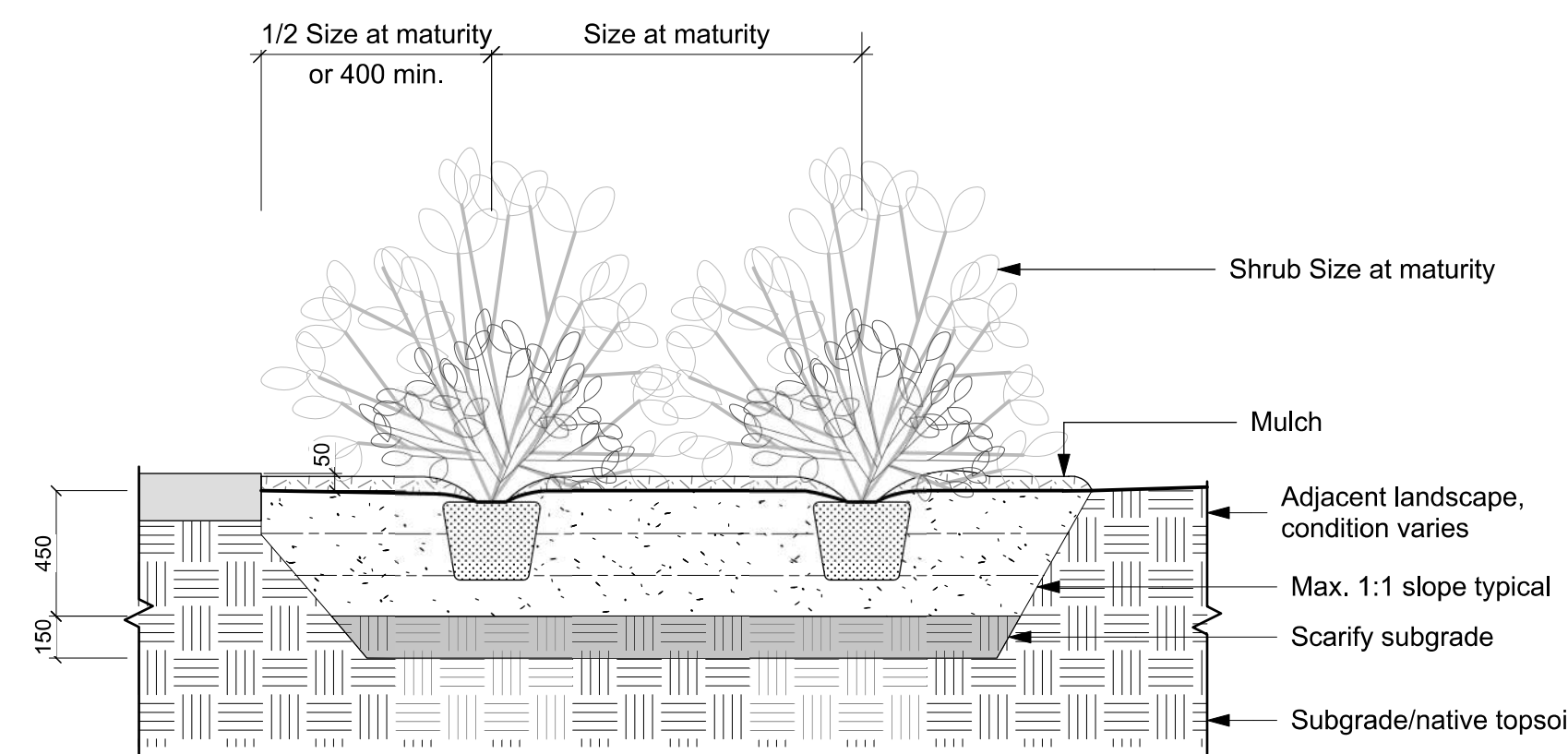
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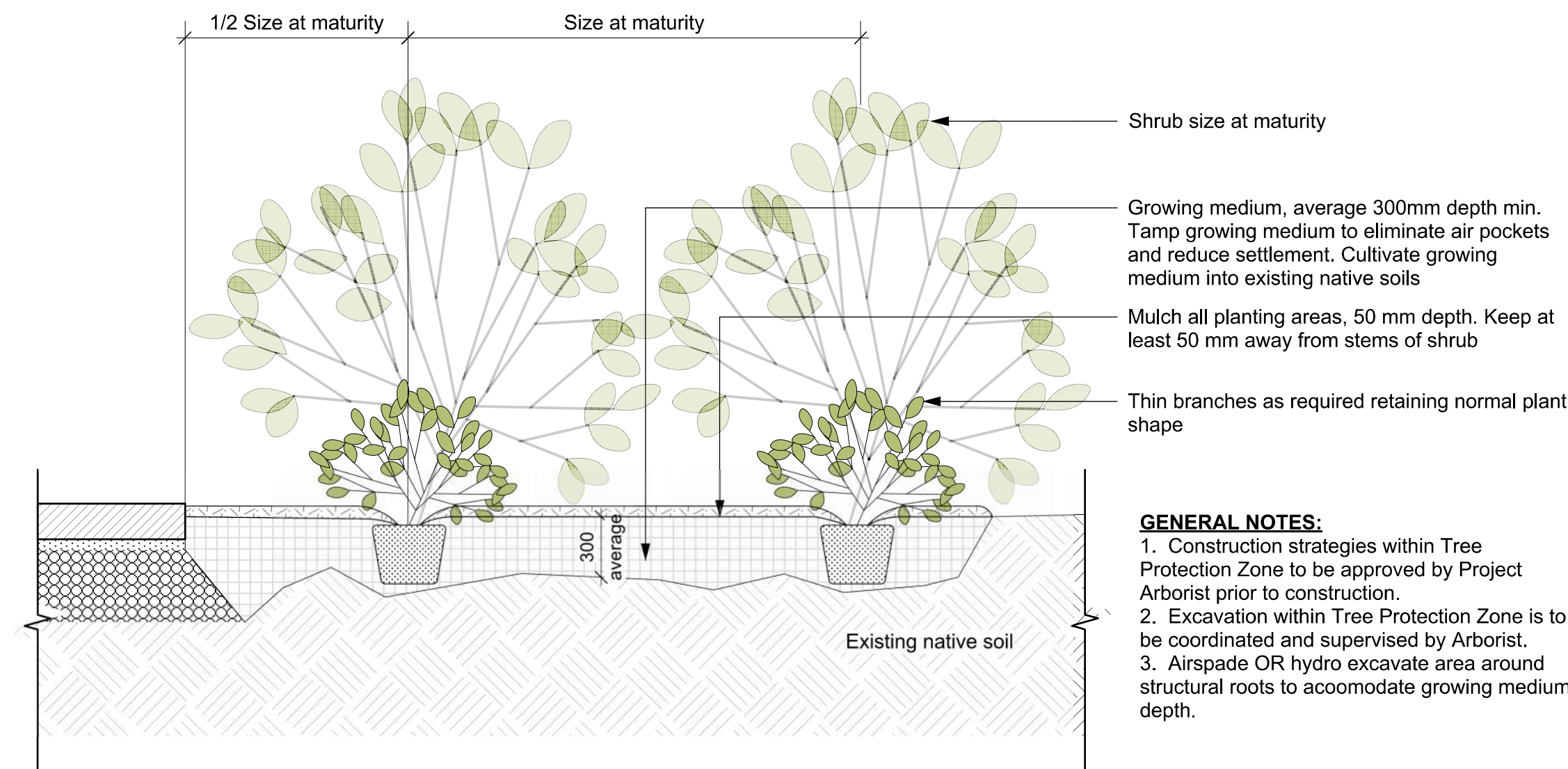
1 Tree Planting Detail on Grade
Scale: 1:25



2 Tree Planting Detail on Slab
Scale: 1:25



3 Shrub Planting Area
Scale: 1:25



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

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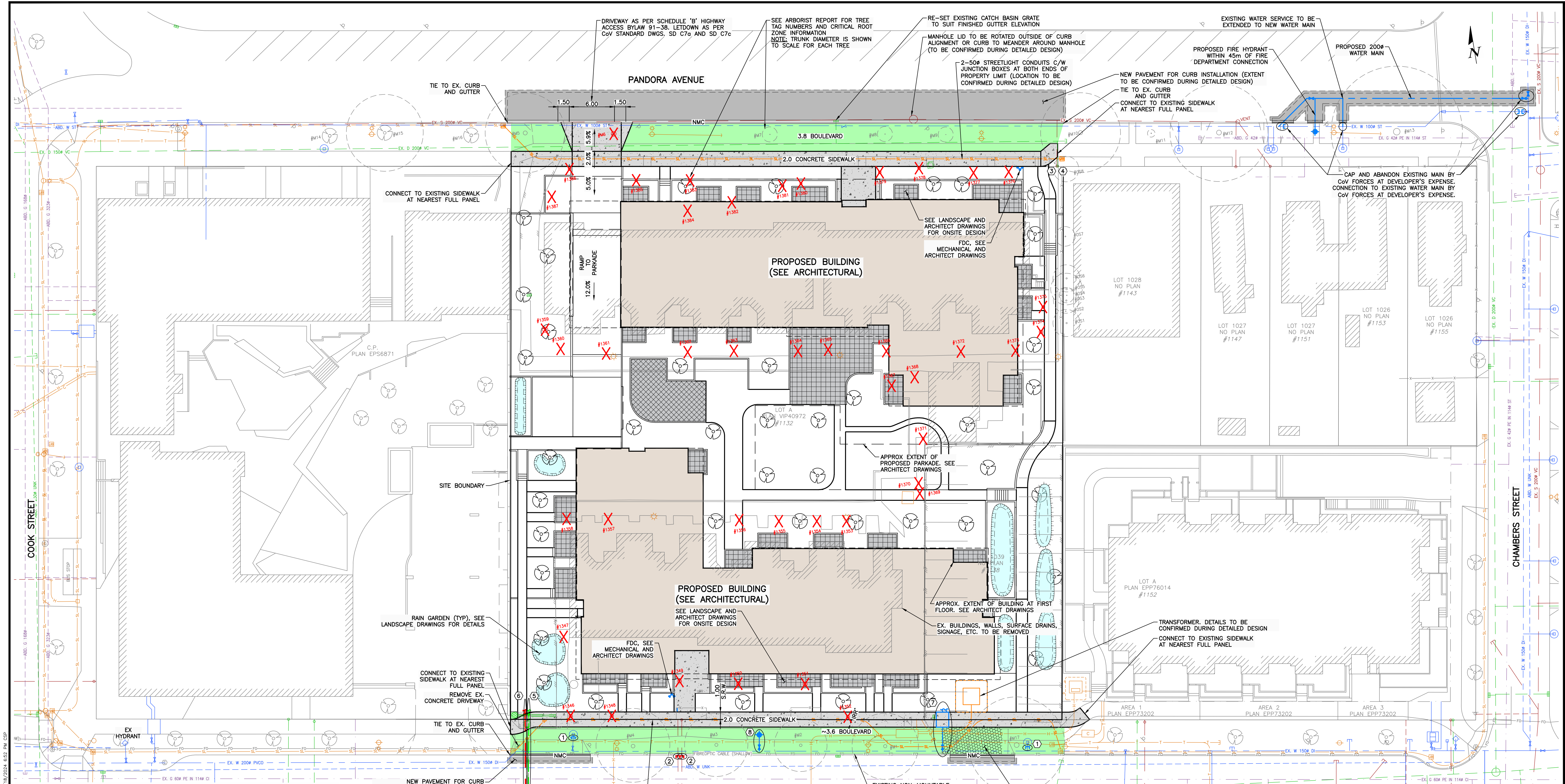
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project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
**Landscape Details:
Planting**

project no.	123.05
scale	1:200 @ 24"x36"
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L3.02



SHEET NOTES	
No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
2	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
3	ENSURE EXISTING SANITARY SERVICE REMAINS ACTIVE. SRW TO BE REGISTERED ON SITE FOR THE SERVICE.
4	ENSURE EXISTING STORM SERVICE REMAINS ACTIVE. SRW TO BE REGISTERED ON SITE FOR THE SERVICE.
5	NEW 200Ø STORM SERVICE CONNECTION c/w INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
6	NEW 150Ø SANITARY SERVICE CONNECTION c/w INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
7	NEW 100Ø DOMESTIC WATER SERVICE CONNECTION AND 150Ø FIRE WATER SERVICE CONNECTION c/w METER VAULT (PER CoV DWG. SD W21) BY CoV FORCES AT DEVELOPER'S EXPENSE.
8	NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPER'S EXPENSE.
○ # EXISTING TREE TO REMAIN, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST REPORT)	
✕ # 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:**
- FOR BUILDING INFORMATION, SEE DRAWINGS BY LOW HAMMOND ROWE ARCHITECTS.
 - FOR LANDSCAPING, SEE DRAWINGS BY MDI LANDSCAPE ARCHITECTS.
 - UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
 - FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
 - ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
 - 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).
 - ONSITE 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
4	2024-09-19	ND	ISSUED FOR DELEGATED DEVELOPMENT PERMIT				
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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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 4
		APPROVING AUTHORITY FILE NO.	
		DRAWING NO.	22-148-CSP

X:\2241\ONLINE\PROJECTS\2241-22148-00 VILLAGE ON THE GREEN\10.0 DRAWINGS\10.3 ENGINEERING\10.3.2 SHEETS\22-148-CSP.DWG 9/19/2024 4:52 PM CSP