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MHS_ALSTON FAMILY RENTAL HOUSING

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

ISSUED FOR: REZONING AND DEVELOPMENT PERMIT RESUBMISSION

MAY 14, 2025



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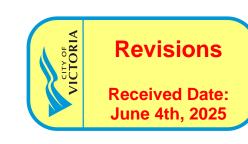


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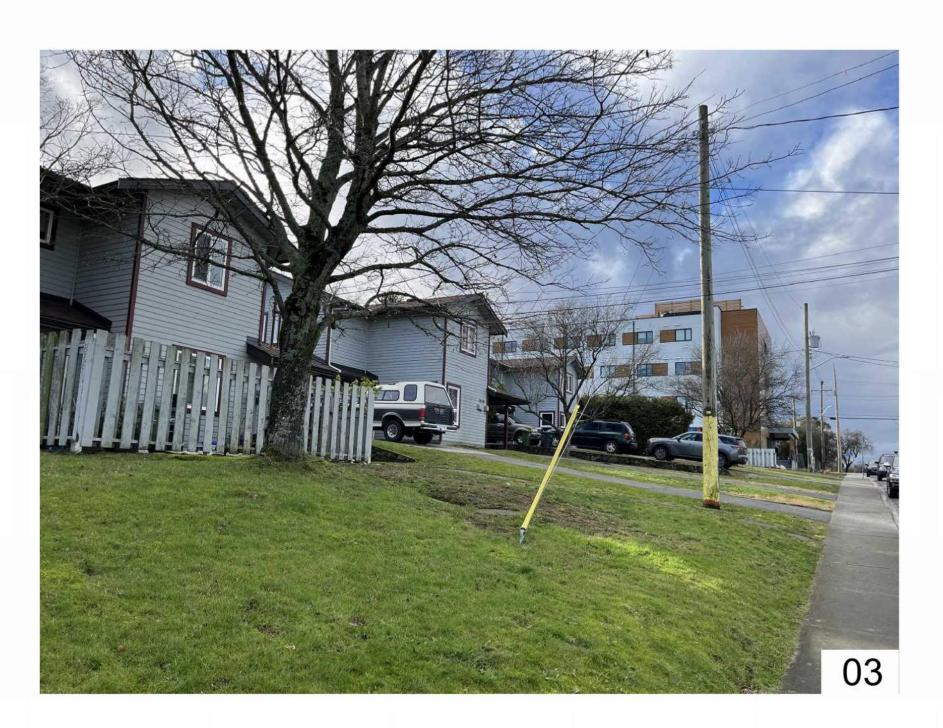


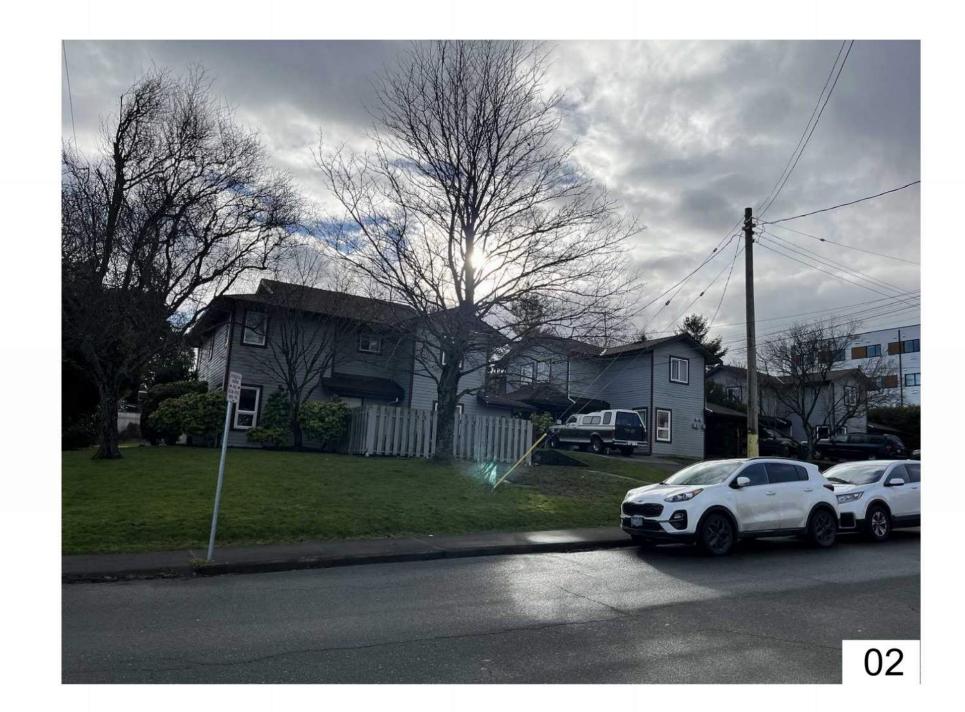




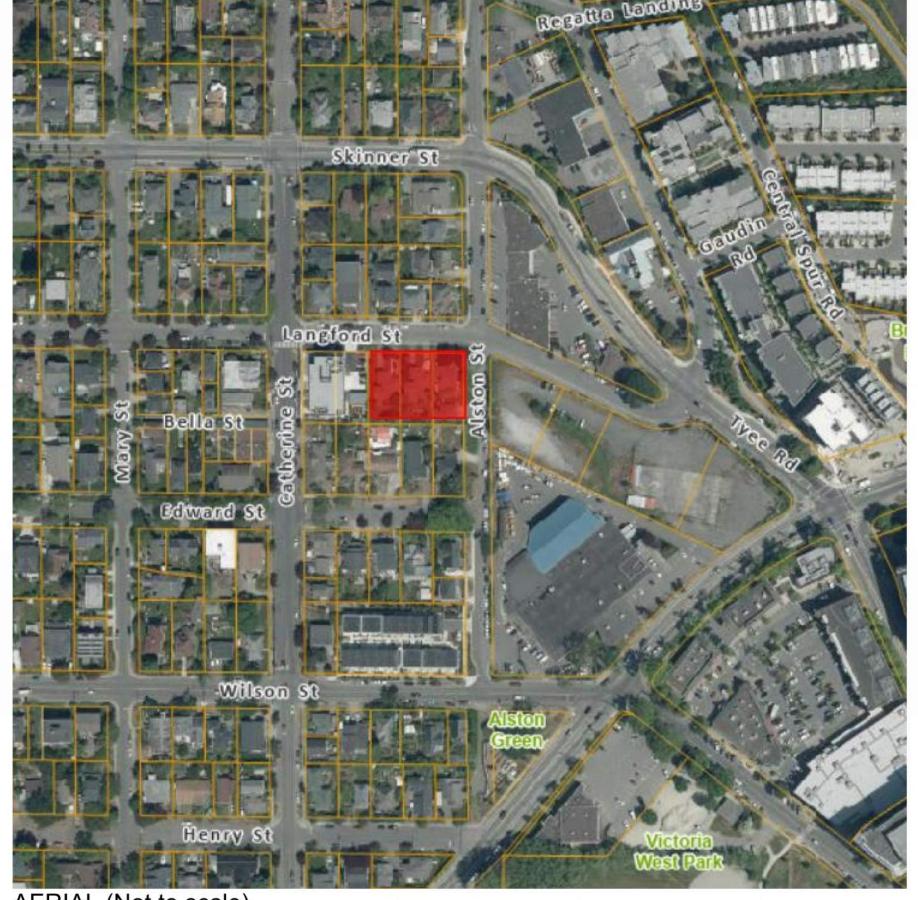












AERIAL (Not to scale)



CONTEXT PLAN (Not to scale)



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RENTAL

AMILY MHS_ALSTON FAHOUSING

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Context Plan

A001

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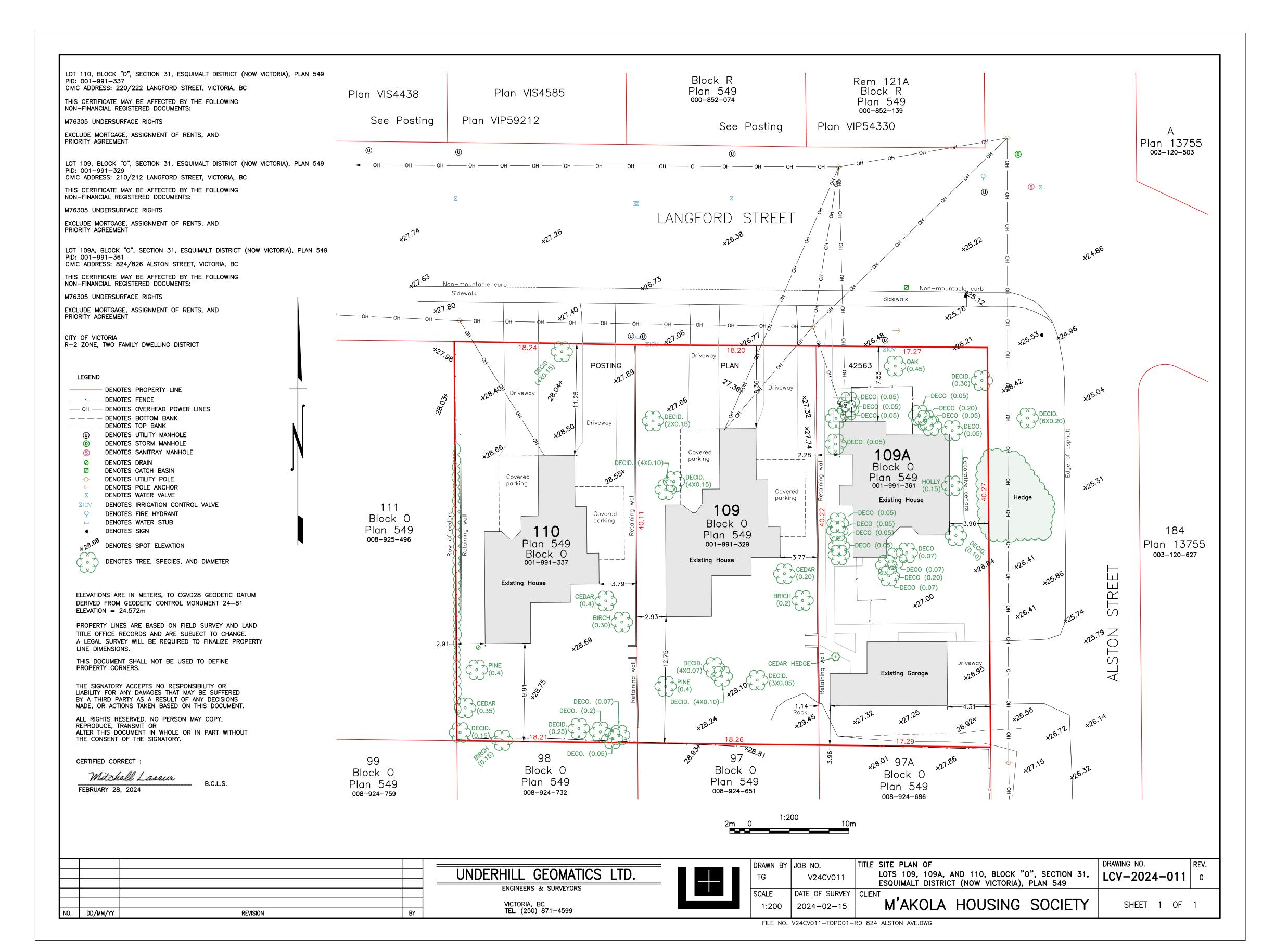
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No	Date	Revised	

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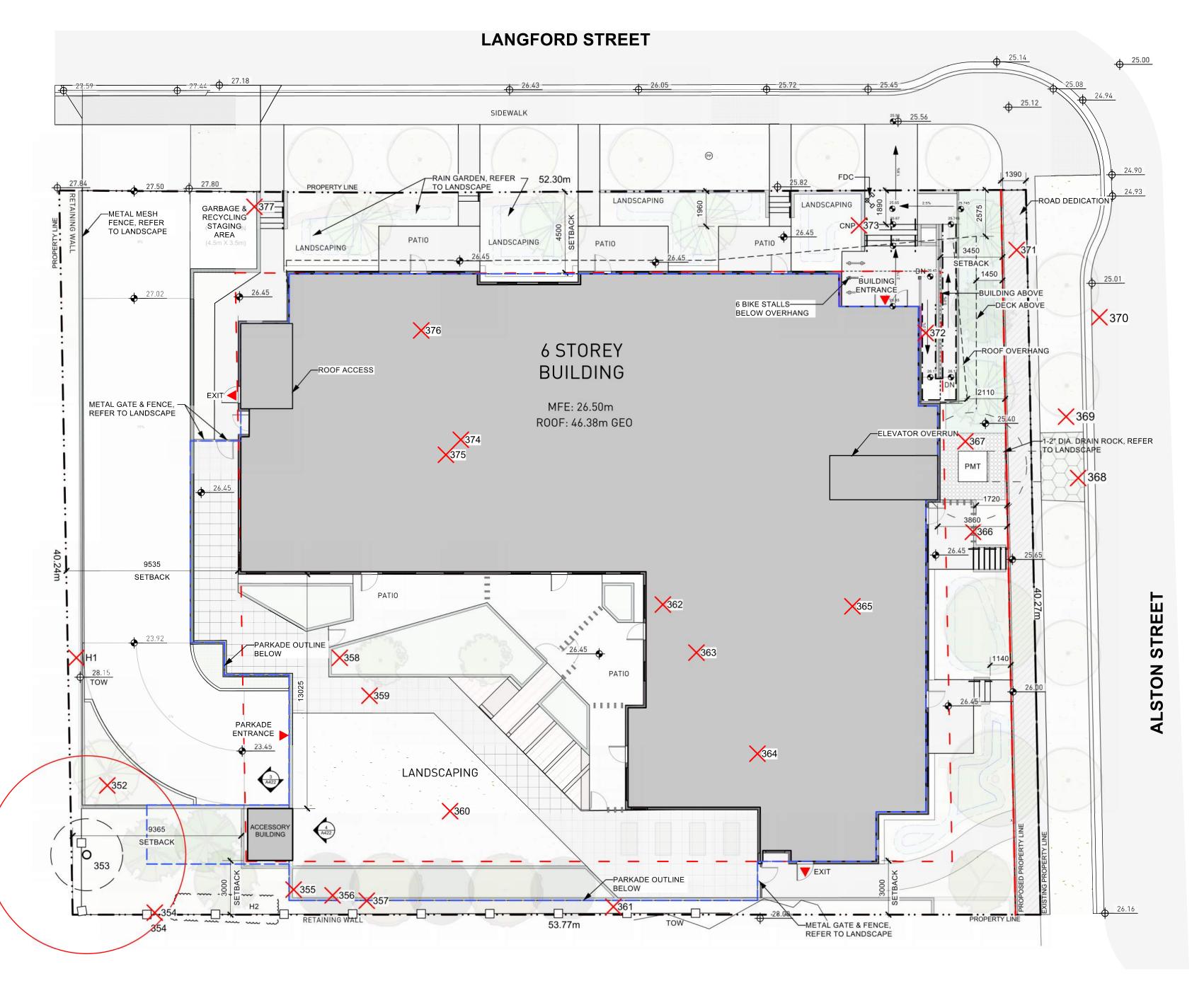
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Project number 24.02

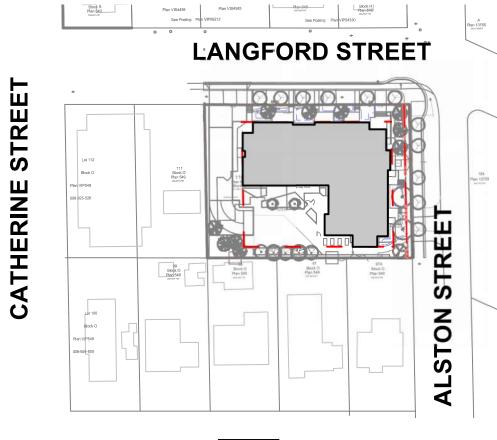
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Survey

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2 **SITE PLAN**A010 Scale: 1:150



1 CONTEXT PLAN
A010 Scale: 1:1000

PROJECT DATA	MHS Alston Family	Housing					Pr	oject No.	2
ZONING:	Current	R2 Two Family I	Dwelling District						
LEGAL:	220 Langford 210 Langford 824 Alston	LOT 109 BLOC	K O SECTION 31 VIC K O SECTION 31 VIC CK O SECTION 31 V	TORIA PLAN	VIP549				
SITE AREA:	220 Langford 210 Langford 824 Alston	734.3 m ² 735.9 m ² 694.3 m ² 2,164.5 m ²		7,904 sf 7,921 sf 7,473 sf 23,299 sf					
ZONING REQUIREMENTS	3	R2	CD (Site Speci	fic)					
MIN. LOT SIZE:		Current 555.0 m2	Proposed 2,109 m	2					
MIN. LOT FRONTAGE:		n/a	n/a m	min.					
MIN. LOT WIDTH:		15.00 m	n/a m						
LOT COVERAGE:		40 %	44.2 %	ı					
DENSITY (FSR):		0.50 to 1	2.4:1						
OPEN SPACE:		30.00 %	47.10 %						
SETBACKS:	Fron Rea Exterior Side Interior Side	r 10.7 m e 3.5 m	4.5 m 3 m 3.4 m 9.5 m						
MAX HEIGHT:		7.6 m Two Storeys	20.0 m 22.0 m		storeys - Ma evator Overr		Height		
PARKING:	Residential		0.50 spac	es per dwellin es per dwellin es per dwellin	g unit 45-70)m2			
BICYCLE PARKING:	Residential		Long Tern 1 space per dwelling u 25 spaces per dwelling	nit <45m2		6 spaces or	Short Term - 0.10 per dwe - 0.10 per dwe		
PROPOSED	C	D (Site Specific)					Acccessory E	Quildina	
LOT SIZE:		2,109 m2					Accessory L	Juliumg	
LOT FRONTAGE:		52.30 m							
LOT COVERAGE:		44.2 %							
DENSITY (FSR):		2.4							
OPEN SPACE:		47.1 %					Rear Yard	100%	
SETBACKS:	Fron Rea Exterior Side Interior Side	r 3 m e 3.4 m				lr	Rear nterior Side	3 m 9.3 m	
BUILDING HEIGHT:		20.0 m 22.0 m	6 storeys - Main Bui Elevator Overrun	lding Height				2.6 m	
GROSS FLOOR AREA:	PARKADE Sub-Tota Level 1 Level 2 Level 3 Level 4 Level 5 Level 6 Sub-Tota	I	Total 1,280.8 m² 1,280.8 m² 841.5 m² 841.5 m² 854.7 m² 854.7 m² 854.7 m² 852.1 m² 5,069.2 m²			Accessol	ry Bldg. Floor	Area	8 m2
SUITE BREAKDOWN:	Tota Unit Type	I Unit Area	6,350.0 m ²	L2 L	3 L4	L5	L6 To	otal Units	
SOITE BREAKDOWN:	Unit Type ST (Adaptable) 1 BR (Adaptable) 1 BR + Den (Adaptable) 1 BR + Den (Accessible) 2 BR (Adaptable) 2 BR (Adaptable) 3 BR (Adaptable) 4 BR (Adaptable)	38 m ² 52 m ² 70 m ² 70 m ² 75 m ² 85 m ² 100 m ²	L1 1 3 0 1 1 1 1 1 1 1 5 Sub Total 9	1 2 3 3 0 0	2 2 3 3 0 1 1 0 1 1 1 1 1 1	2 3 1 0 1 1 1 1 1	1 0 1 0 0 1 1 2 2 2 7	9 15 3 5 6 7 7	

67 stalls 6 stalls 68 stalls 6 stalls



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AMILY RENTAL

MHS_ALSTON FA HOUSING

No Date Revised

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

Principal in charge Drawn By

Reviewed By

Project number

Project number 24.02

Sheet Title

Site Plan

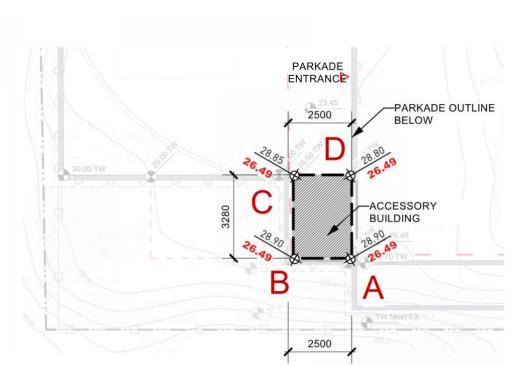
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Revision
File name 2402_MHS Family Housing_DP REV2 - 25.04.28.vwx
Plot date 230303

Grade	Points(m G	eodedic)									
	Existing	Proposed			Av	erage l	Height			Distance	Calculation
					а	+	b		/2 =		d x avg height
4	28.90	26.49	А ТО В	(26.49	+	26.49)	/2 = 26.49	2.500	66.23
3	28.90	26.49	в то с	(26.49	+	26.49)	/2 = 26.49	3.280	86.89
2	28.85	26.49	C TO D	(26.49	+	26.49)	/2 = 26.49	2.500	66.23
)	28.80	26.49	D TO A	(26.49	+	26.49)	/2 = 26.49	3.280	86.89
		-								11.560	306.22

306.22 / 11.56 **26.49** m Average Grade:



ACCESSORY BUILDING

	Existing	Proposed			Av	erage	Height		Distance	Calculation
					a	+	b	/2 =		d x avg height
Α	28.05	26.45	А ТО В	(26.45	+	26.45) /2 = 26.45	30.546	807.94
В	26.96	26.45	в то с	(26.45	+	26.45) /2 = 26.45	1.815	48.01
С	27.05	26.45	C TO D	(26.45	+	26.26) /2 = 26.36	4.633	122.10
D	27.45	26.26	D TO E	(26.26	+	26.17) /2 = 26.22	5.528	144.92
E	27.00	26.17	E TO F	(26.17	+	26.17) /2 = 26.17	0.850	22.24
F	27.00	26.17	F TO G	(26.17	+	26.45) /2 = 26.31	5.211	137.10
G	27.00	26.45	G TO H	(26.45	+	26.45) /2 = 26.45	0.850	22.48
H	27.00	26.45	H TO J	(26.45	+	26.45) /2 = 26.45	17.336	458.54
J	27.15	26.45	J TO K	(26.45	+	26.49) /2 = 26.47	2.766	73.22
K	27.20	26.49	K TO L	(26.49	+	26.49) /2 = 26.49	2.753	72.93
L	27.25	26.49	L TO M	(26.49	+	26.49) /2 = 26.49	6.588	174.52
M	27.30	26.49	M TO N	(26.49	+	26.39) /2 = 26.44	2.169	57.35
N	28.00	26.39	N TO O	(26.39	+	26.99) /2 = 26.69	26.025	694.61
0	29.60	26.99	ОТОР	(26.99	+	26.49) /2 = 26.74	2.020	54.01
P	28.90	26.49	P TO P1	(26.49	+	26.49) /2 = 26.49	2.500	66.23
P1	28.90	26.49	P1 TO Q	(26.49	+	29.60) /2 = 28.05	5.400	151.44
Q	29.60	29.60	Q TO R	(29.60	+	24.95) /2 = 27.28	3.280	89.46
R	29.00	24.95	R TO R1	(24.95	+	23.45) /2 = 24.20	5.400	130.68
R1	28.85	23.45	R1 TO S	(23.45	+	23.45) /2 = 23.45	2.500	58.63
S	28.80	23.45	S to T	(23.45	+	23.45) /2 = 23.45	7.225	169.43
T	28.82	23.45	T to U	(23.45	+	23.92) /2 = 23.69	3.590	85.03
U	28.87	23.92	U to V	(23.92	+	23.92) /2 = 23.92	1.800	43.06
V	28.98	23.92	V to W	(23.92	+	23.92) /2 = 23.92	1.900	45.45
W	28.96	23.92	W to X	(23.92	+	25.74) /2 = 24.83	11.200	278.10
X	28.67	25.74	X to Y	(25.74	+	26.45) /2 = 26.10	2.806	73.22
Y	28.67	26.45	Y to Z	(26.45	+	26.45) /2 = 26.45	6.521	172.48
Z	28.40	26.45	Z to Z1	(26.45	+	26.45) /2 = 26.45	2.683	70.97
Z1	28.32	26.45	Z1 to A	(26.45	+	26.45) /2 = 26.45	2.766	73.16
			<u> </u>						168.661	4397.28

Average Grade:

4397.28 / 168.66

26.07 m

Grade Points(m. - Geodedic)

LANGFORD STREET STREET ALSTON 8

2 CONTEXT PLAN A011 Scale: 1:1000

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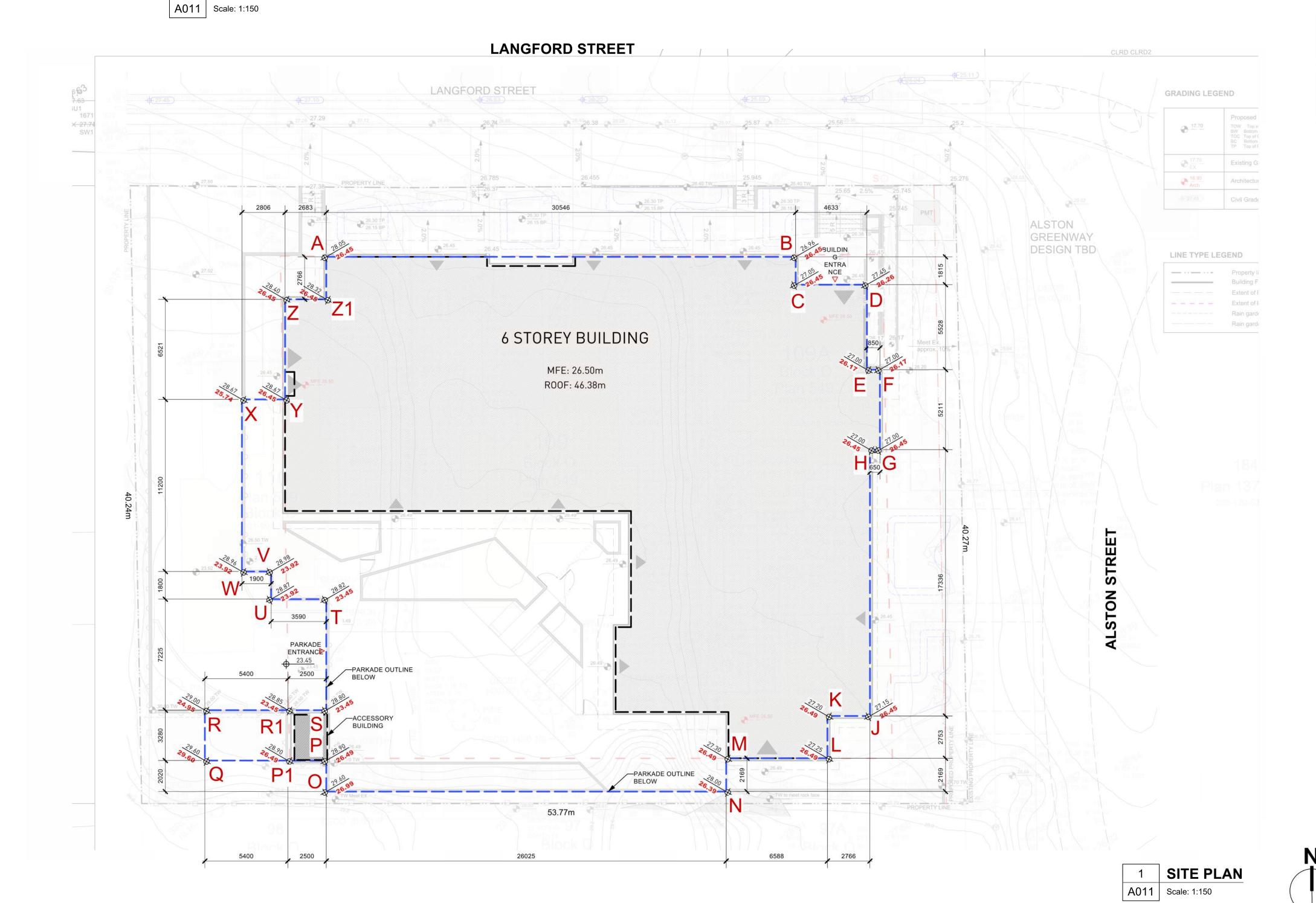


RENTAL **AMILY** O MHS_ALSTOHOUSING

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

Average Grade Calcs

File name 2402_MHS Family Housing_DP REV2 - 25.04.28.vwx Plot date 230303



KEY PLAN - ELEVATIONS

ELEVATION 2 ELEVATION 3

A012 Scale: 1:500

NOTE:

BCBC TABLE 3.2.3.1.-D

PERCENTAGES FOR UNPROTECTED OPENINGS PER

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RENT VMIL MHS_ALSTON HOUSING

2 2025-05-14 ISSUED FOR RESUBMISSION

1 2025-01-17 ISSUED FOR REZONING/DP

Project number 24.02

Limiting Distance

Calculations

Plot date 230303

File name 2402_MHS Family Housing_DP REV2 - 25.04.28.vwx

ELEVATION 1

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

ELEVATION 2

SETBACK DIS	TANCE:	13.85 n	n
UNPROTECT	ED % ALLOWED:	72.07 %	6
BUILDING FA	CE AREA:	260.47 s	qm
UNPROTECT	ED AREA ALLOWED:	187.71 s	qm
UNPROTECT	ED AREA:	87.50 s	qm
PERCENT UN	PROTECTED OPENINGS:	33.59 %	6

ELEVATION 3

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

ELEVATION 4

SETBACK DISTANCE:	12.74 m	_
UNPROTECTED % ALLOWED:	61.80 %	
BUILDING FACE AREA:	194.16 sqm	
UNPROTECTED AREA ALLOWED:	119.99 sqm	
UNPROTECTED AREA:	34.18 sqm	
PERCENT UNPROTECTED OPENINGS:	17.60 %	

ELEVATION 5

LLLVATIONS	
SETBACK DISTANCE:	12.46 m
UNPROTECTED % ALLOWED:	100.00 %
BUILDING FACE AREA:	31.03 sqm
UNPROTECTED AREA ALLOWED:	31.03 sqm
UNPROTECTED AREA:	28.49 sqm
PERCENT UNPROTECTED OPENINGS:	91.81 %

ELEVATION 1

SETBACK DISTANCE:	12.65 r	n
UNPROTECTED % ALLOWED:	100.00	%
BUILDING FACE AREA:	50.01	sqm
UNPROTECTED AREA ALLOWED:	50.01	sqm
UNPROTECTED AREA:	9.48 9	sqm
PERCENT UNPROTECTED OPENINGS:	18.96	%

ELEVATION 2

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

ELEVATION 3

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

ELEVATION 4

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

ELEVATION 5

SETBACK DISTANCE:	30.95 m
UNPROTECTED % ALLOWED:	100.00 %
BUILDING FACE AREA:	109.58 sqm
UNPROTECTED AREA ALLOWED:	109.58 sqm
UNPROTECTED AREA:	33.35 sqm
PERCENT UNPROTECTED OPENINGS:	30.43 %



ELEVATION 4 ELEVATION 5

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

ELEVATION 3

CODE ELEVATION - WEST VIEW

ELEVATION 2

ELEVATION 1

A012 Scale: 1:200

ELEVATION 1

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

ELEVATION 2

SETBACK DISTANCE:	5.96 n	n
UNPROTECTED % ALLOWED:	18.86 %	6
BUILDING FACE AREA:	138.21 s	qm
UNPROTECTED AREA ALLOWED:	26.07 s	qm
UNPROTECTED AREA:	9.48 s	qm
PERCENT UNPROTECTED OPENINGS:	6.86 %	6

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

ELEVATION 1

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

ELEVATION 2

14.53 m
78.36 %
268.74 sqm
210.57 sqm
91.51 sqm
34.05 %

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

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

ELEVATION 5

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

ELEVATION 3 ELEVATION 2 ELEVATION 4 ELEVATION 5 **ELEVATION 1**

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

ELEVATION 1

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

19.04	m
98.08	%
423.79	sqm
415.65	sqm
130.26	sqm
30.74	%
	98.08 423.79 415.65 130.26

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

ELEVATION 3

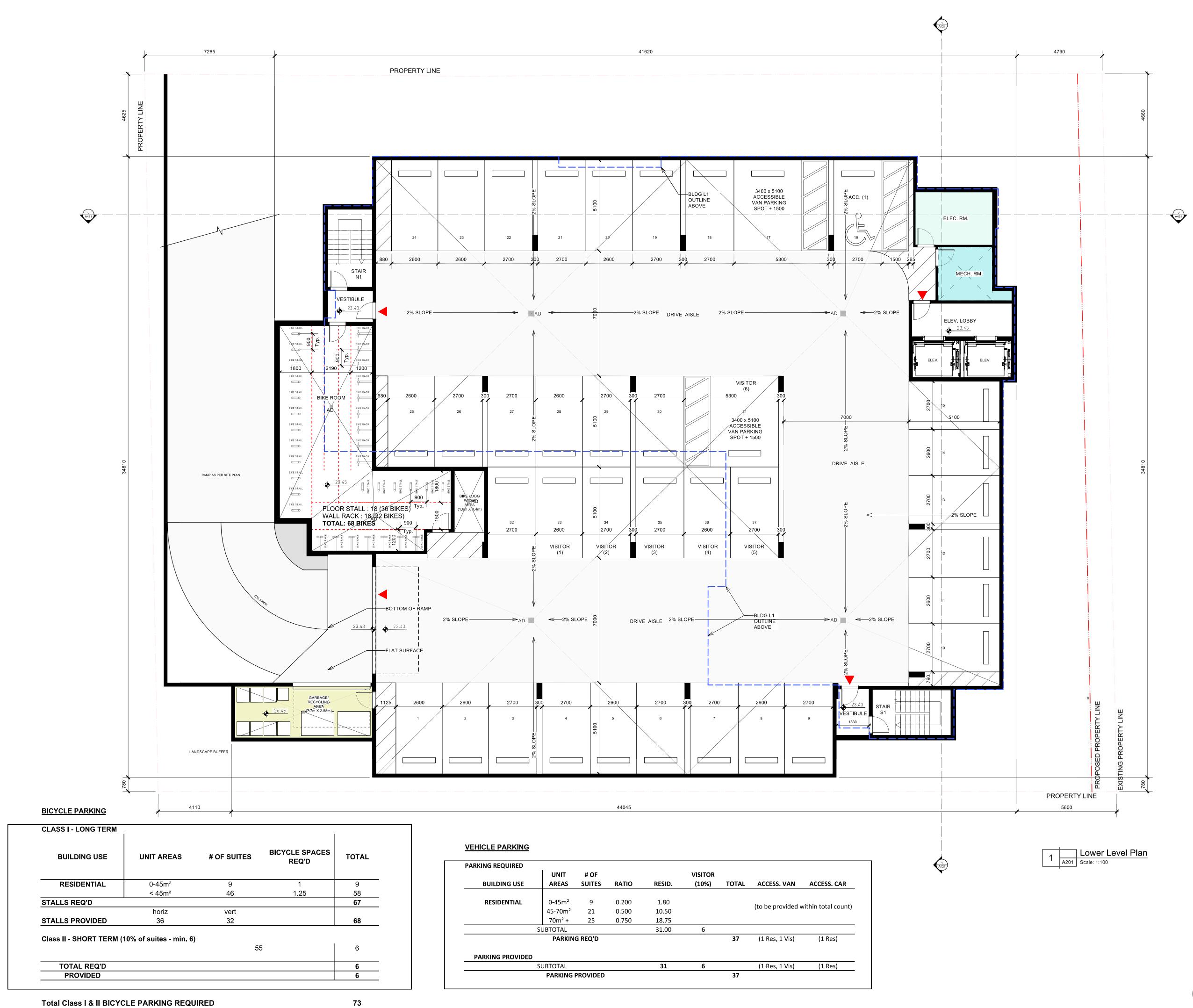
SETBACK DISTANCE:	2.95 m
JNPROTECTED % ALLOWED:	9.90 %
BUILDING FACE AREA:	122.04 sqm
JNPROTECTED AREA ALLOWED:	12.08 sqm
JNPROTECTED AREA:	11.72 sqm
PERCENT UNPROTECTED OPENINGS:	9.60 %

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

ELEVATION 3

ELEVATION 4

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



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AMILY

MHS_ALSTON HOUSING

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

Reviewed By

Project number 24.02

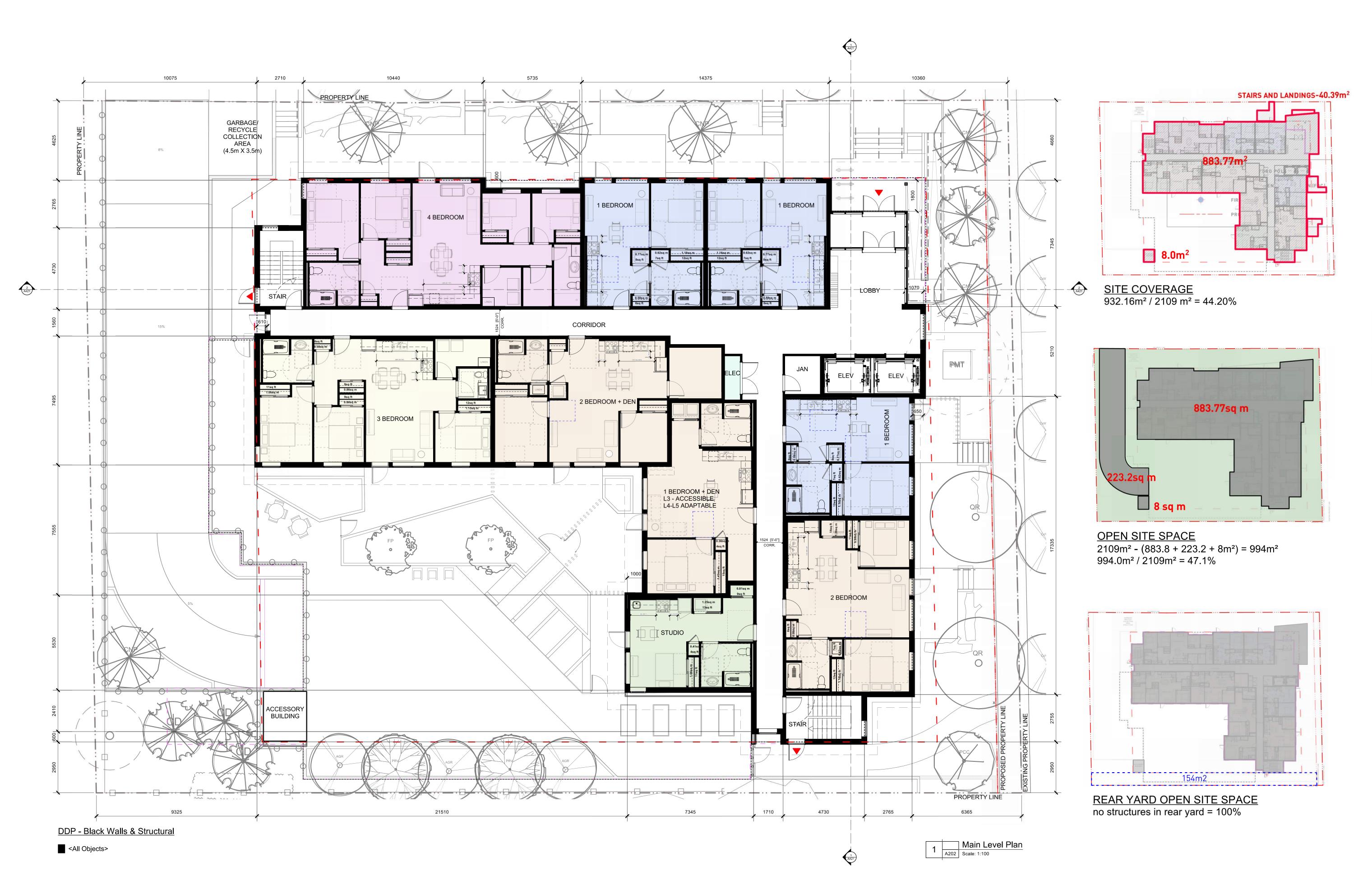
Plan - Parkade

Plot date 230303

File name 2402_MHS Family Housing_DP REV2 - 25.04.28.vwx

Total Class I & II BICYCLE PARKING PROVIDED

74





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MHS_ALSTON I HOUSING

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

Project number 24.02

Sheet Title

Plan - Main Level



File name 2402_MHS Family Housing_DP REV2 - 25.04.28.vwx Plot date 230303



DDP - Black Walls & Structural

<All Objects>



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MHS_ALSTON | HOUSING

No Date Revised

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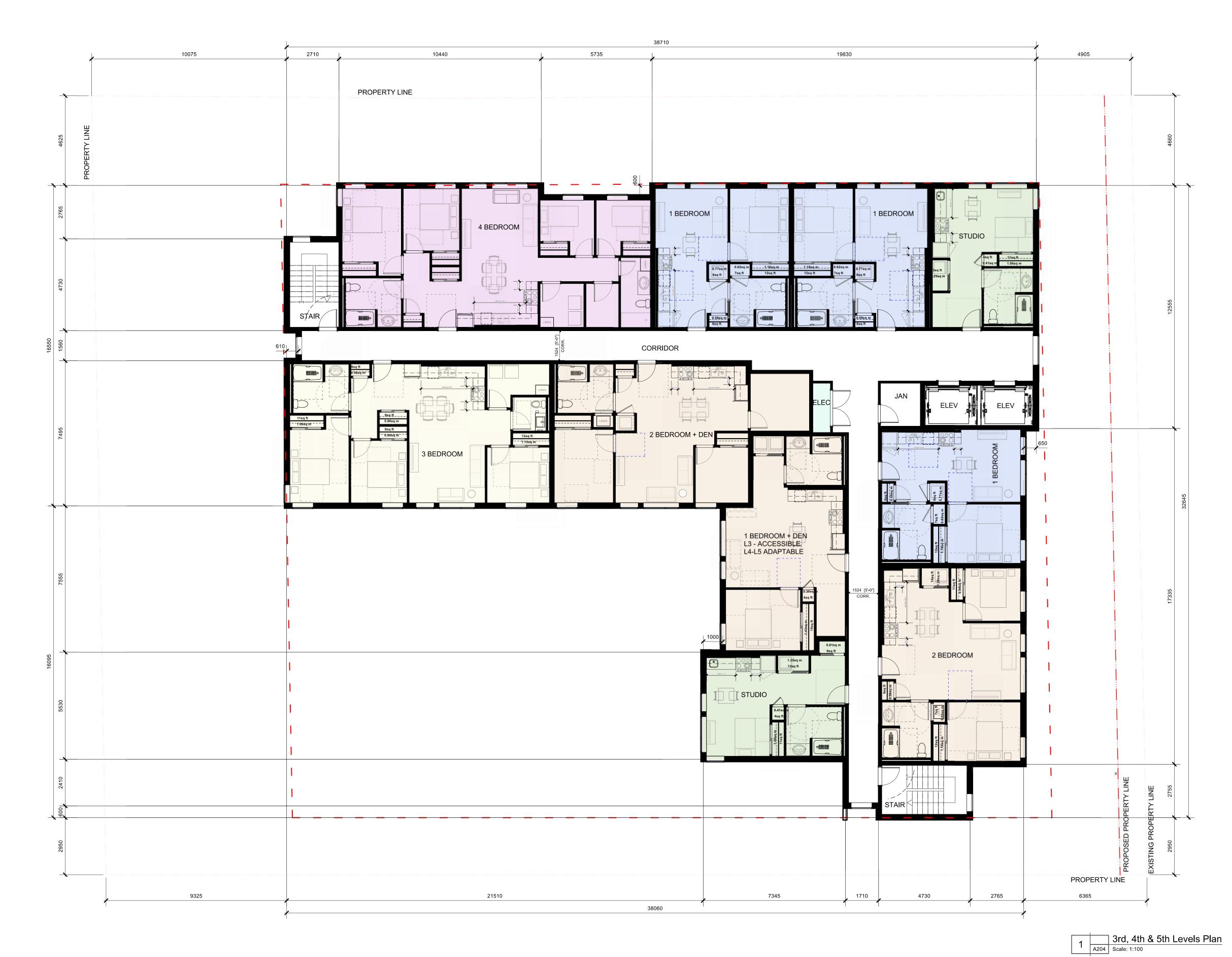
Principal in charge

Project number 24.02

Plan - 2nd Level



File name 2402_MHS Family Housing_DP REV2 - 25.04.28.vwx



DDP - Black Walls & Structural

<All Objects>



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HOUSING SOCIE

MHS_ALSTON FAMI HOUSING

No Date Revised

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 1 2025-01-17 ISSUED FOR REZONING/DP

Principal in charge

Project number 24.02

_____Sheet Title

Plan - 3rd,4th & 5th Levels

Sheet number



Revision
File name 2402_MHS Family Housing_DP REV2 - 25.04.28.vwx



DDP - Black Walls & Structural

<All Objects>



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MHS_ALSTON | HOUSING

No Date Revised

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Principal in charge

Reviewed By

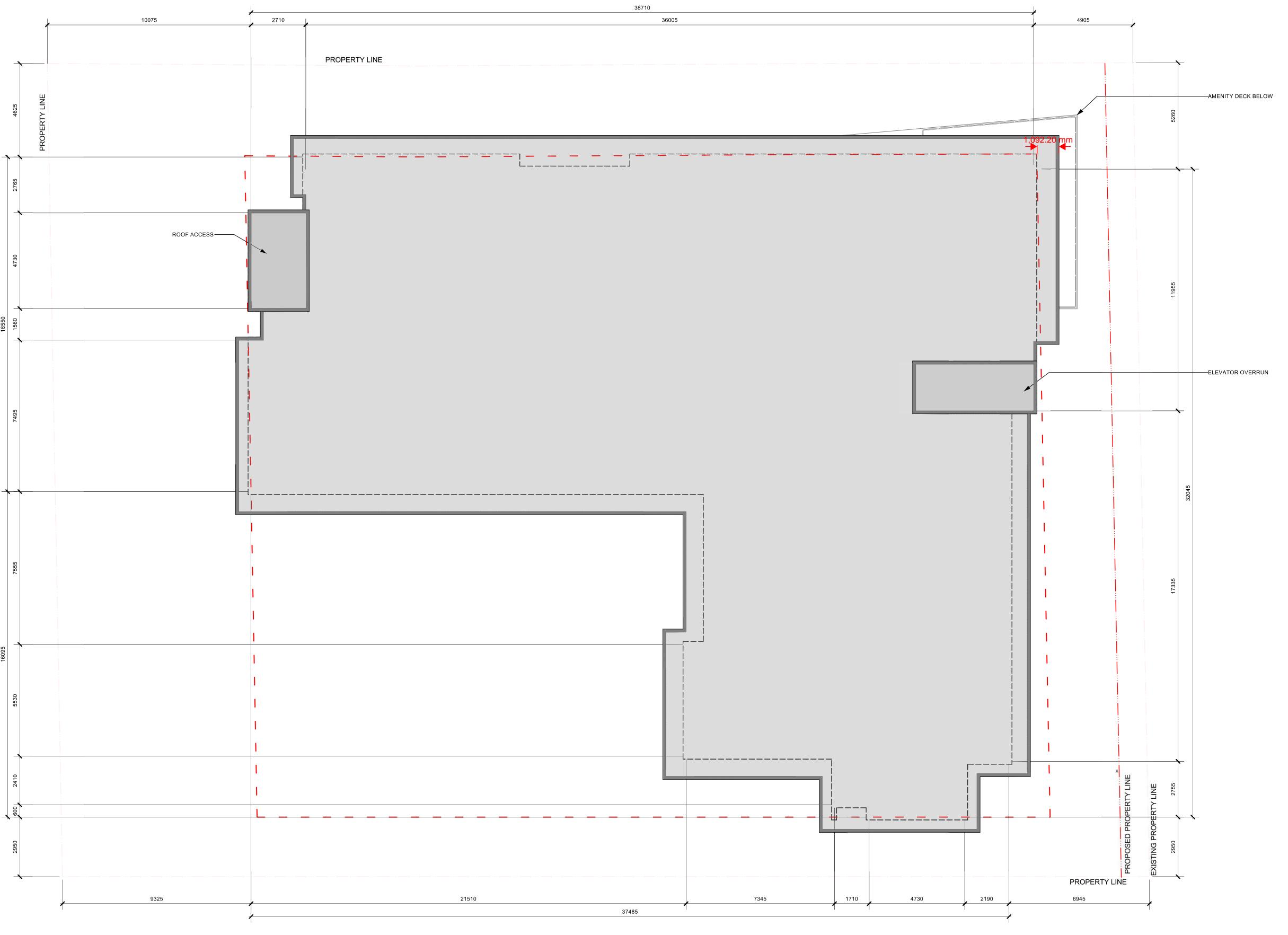
Project number 24.02

Plan - 6th Level





File name 2402_MHS Family Housing_DP REV2 - 25.04.28.vwx



Roof Level Plan A206 Scale: 1:100



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Principal in charge

Project number 24.02

Plan - Roof Level



File name 2402_MHS Family Housing_DP REV2 - 25.04.28.vwx



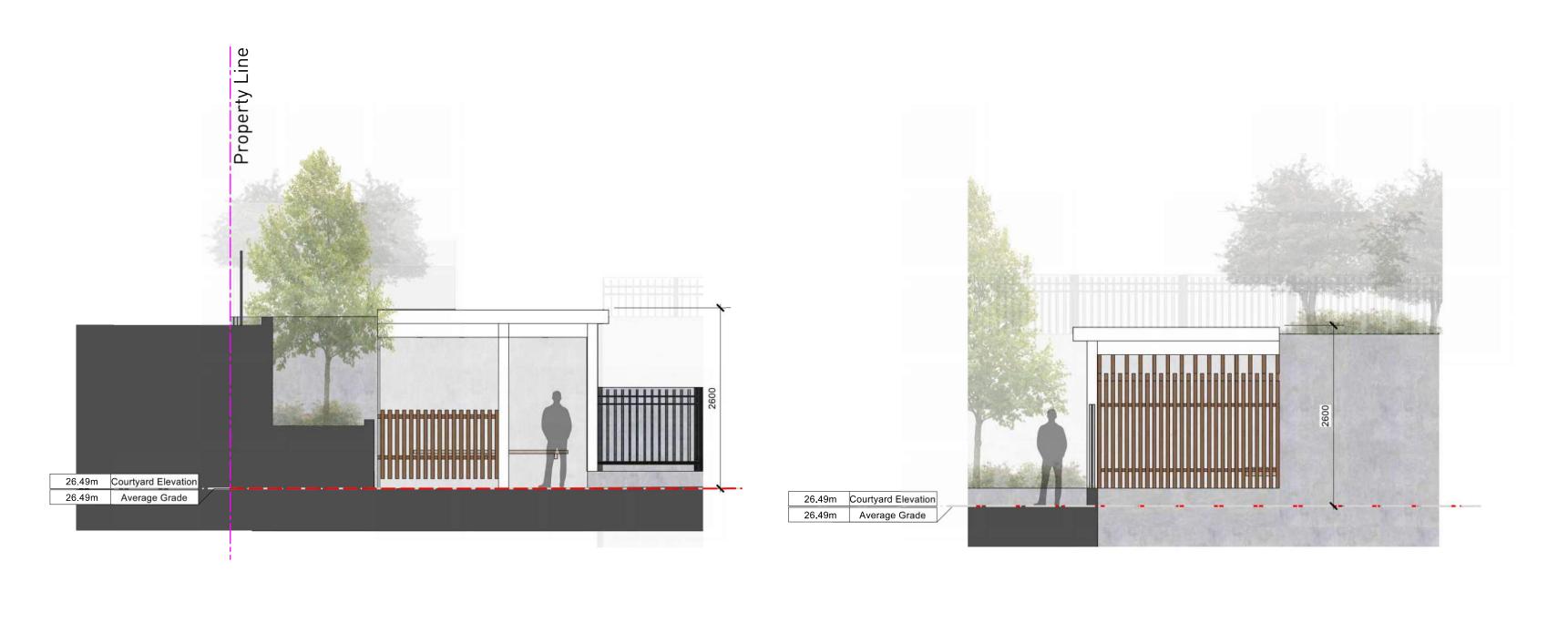


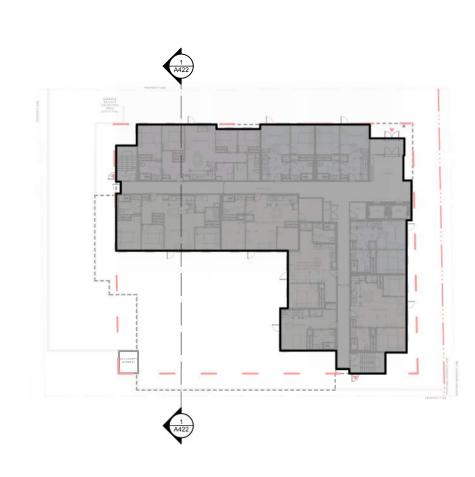






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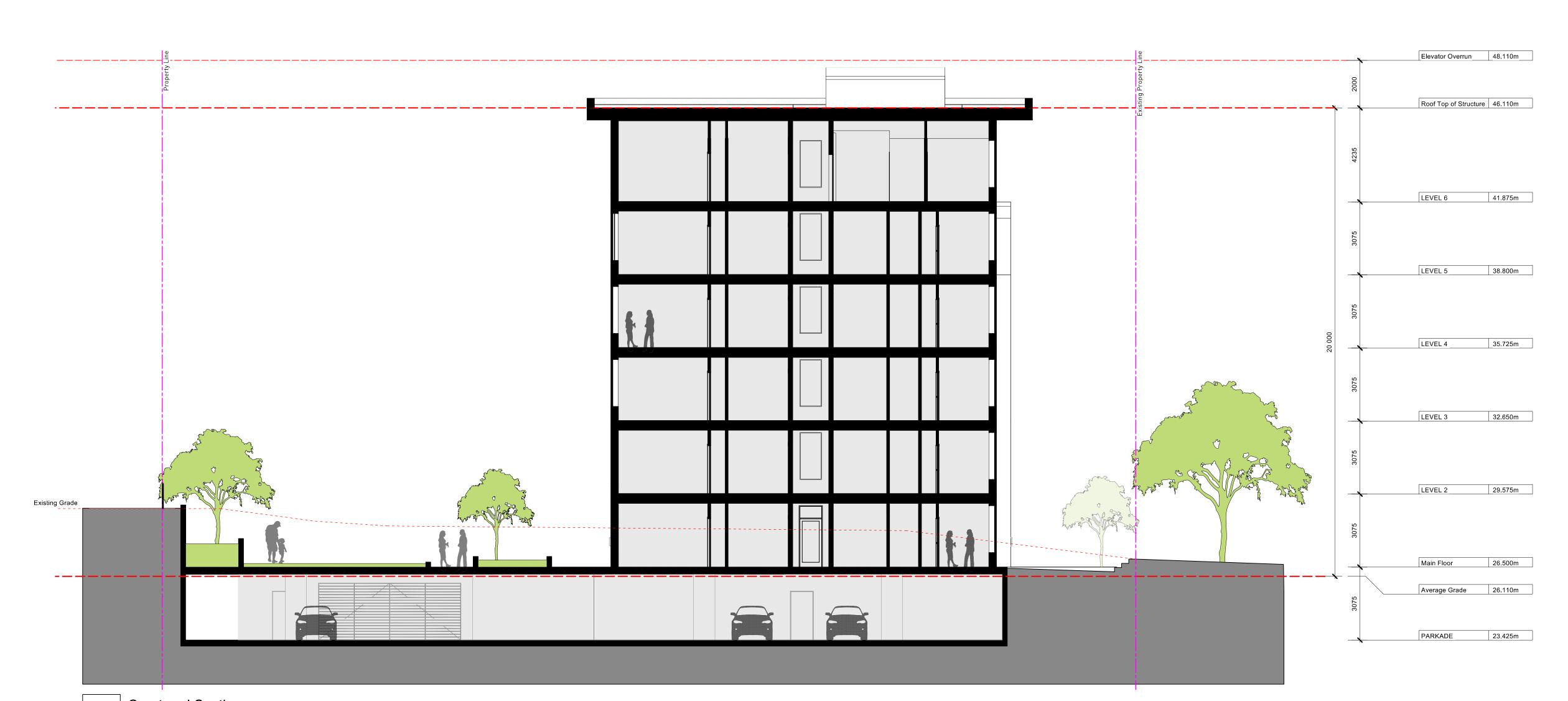




4 ACCESSORY BUILDING FRONT ELEVATION
A422 Scale: 1:50

3 ACCESSORY BUILDING SIDE ELEVATION
A422 Scale: 1:50

2 KEY PLAN - SECTIONS A422 Scale: 1:500



1 Courtyard Section
A422 Scale: 1:100



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AMILY RENTAL

No Date Revised

MHS_ALSTON HOUSING

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

Principal in charge Drawn By

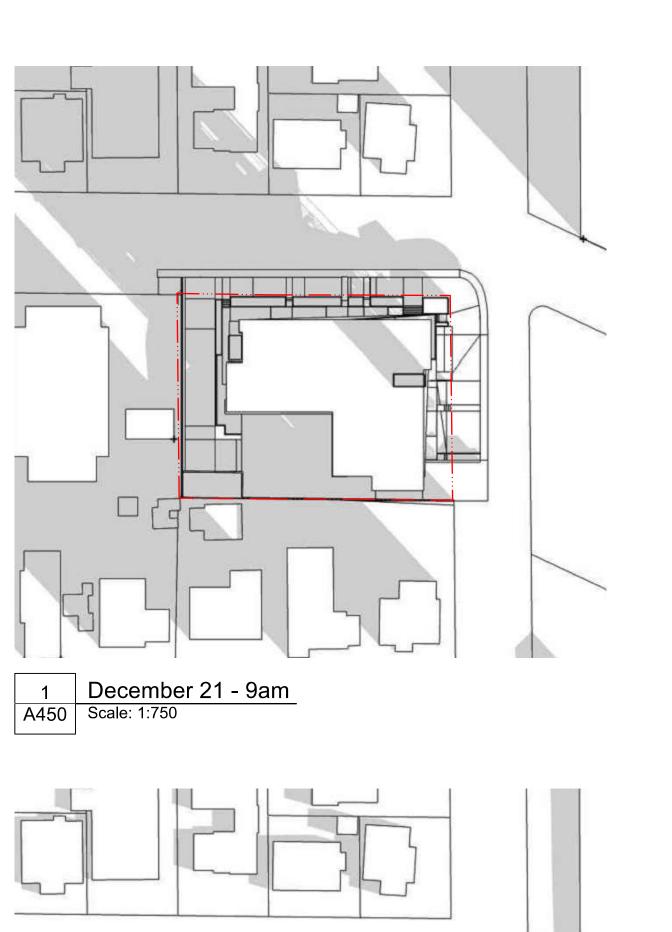
Reviewed By

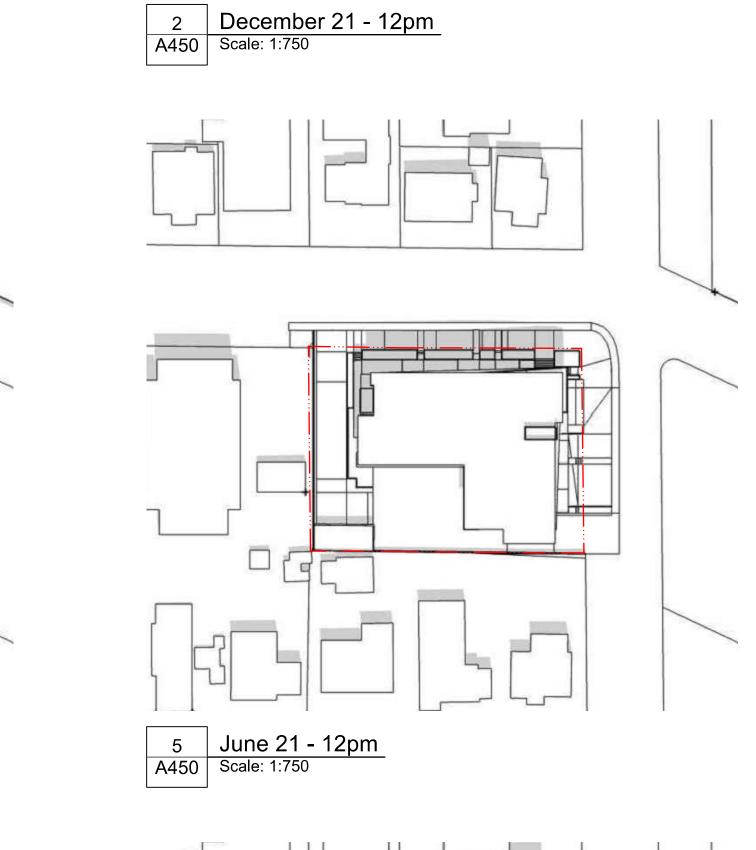
Project number 24.02

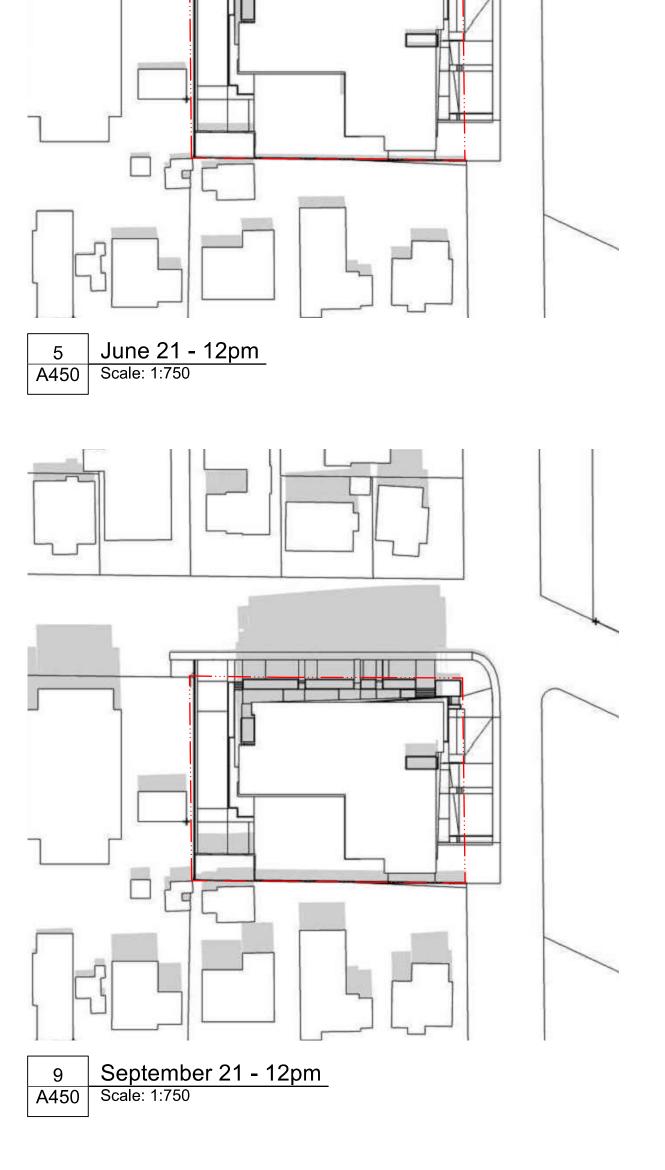
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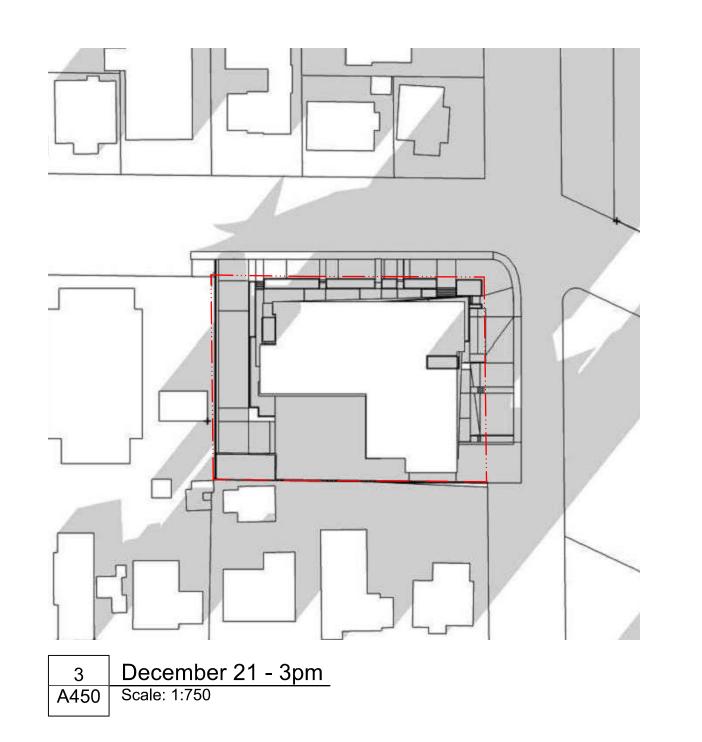
A422

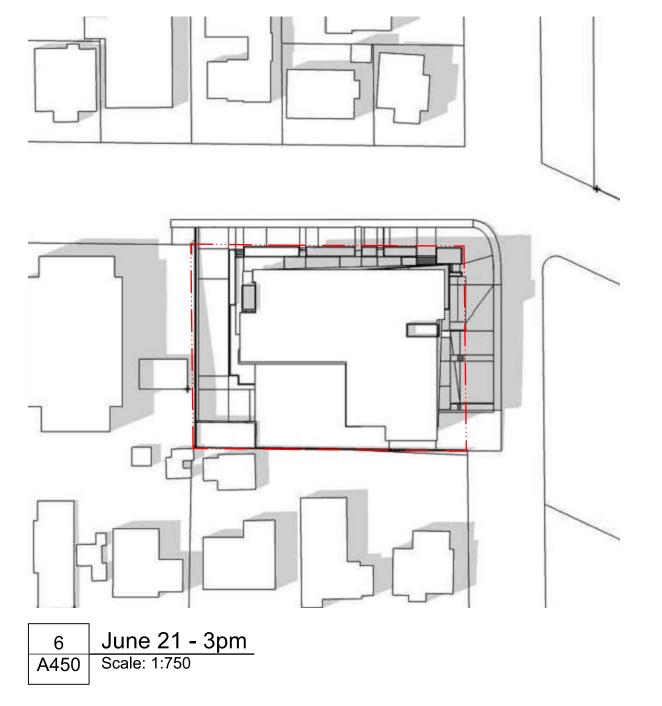
Revision
File name 2402_MHS Family Housing_DP REV2 - 25.04.28.vwx

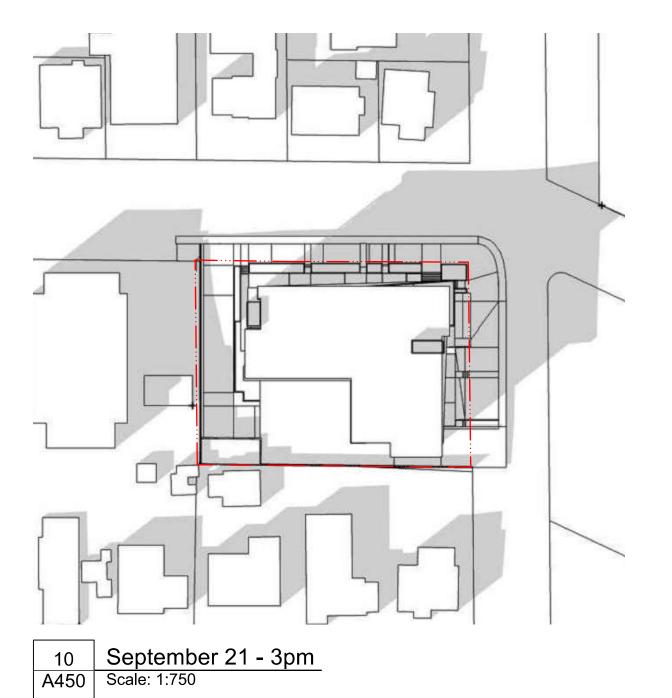


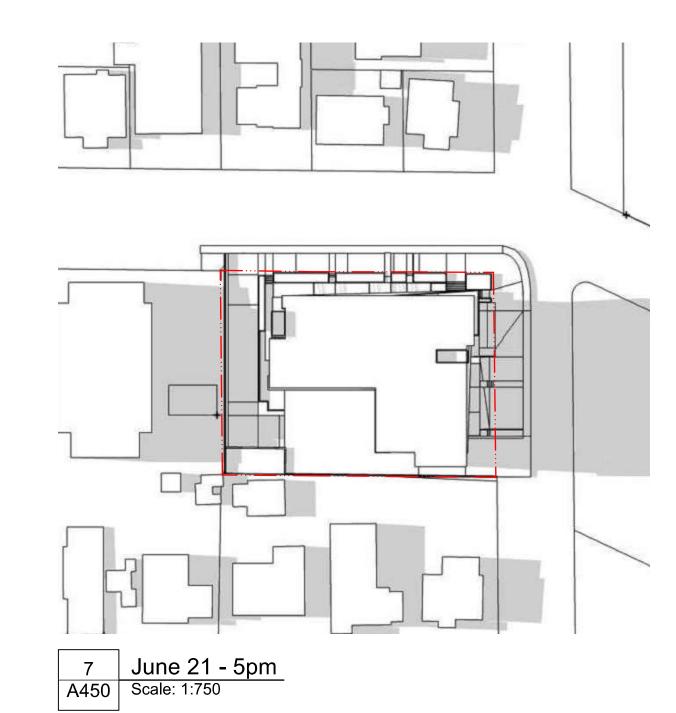


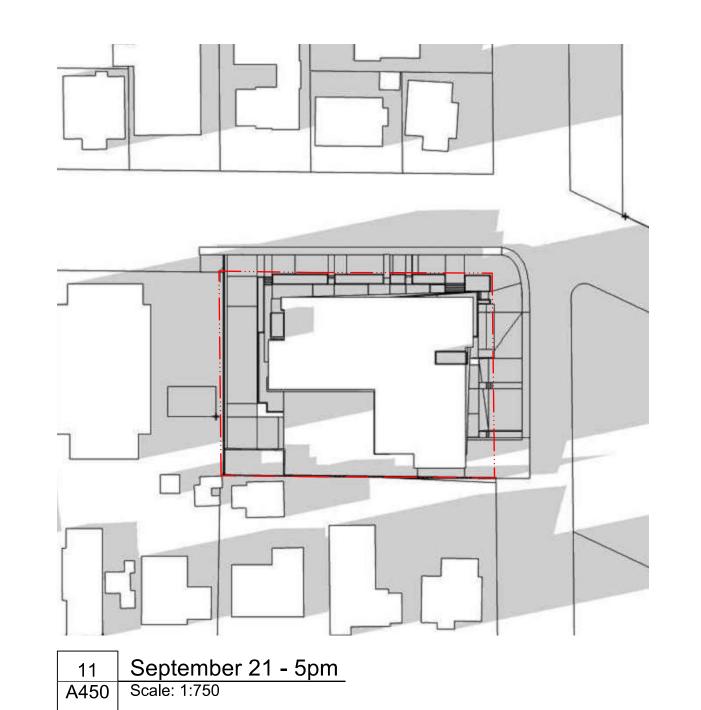














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RENTAL **AMILY**

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

Reviewed By

Project number 24.02

Sun Study

A450 File name 2402_MHS Family Housing_DP REV2 - 25.04.28.vwx Plot date 230303



4 June 21 - 9am A450 Scale: 1:750



Charcoal Cementitious Panel



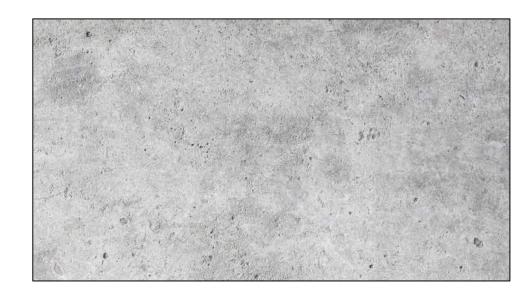
Red Ochre Cementitious Panel



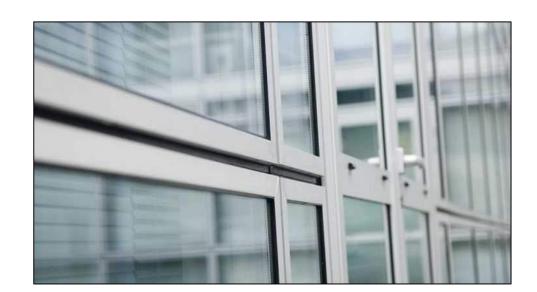
Wood Grain Vertical Metal Siding



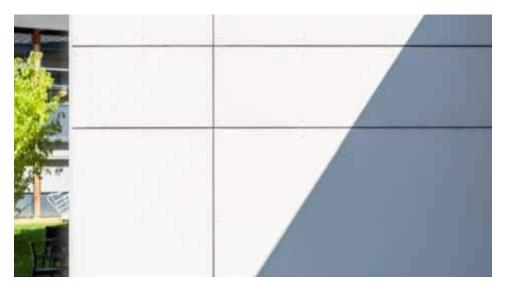
Architectural Concrete



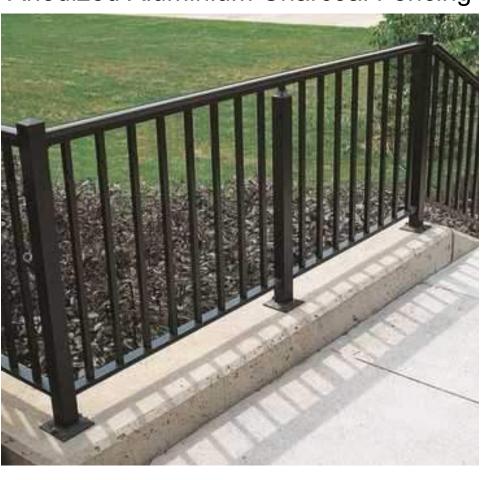
Aluminium Window Frames



White Cementitious Panel



Anodized Aluminium Charcoal Fencing



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MHS_ALSTON I HOUSING

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

Materials Board

A501

File name 2402_MHS Family Housing_DP REV2 - 25.04.28.vwx











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1 2025-01-17 ISSUED FOR REZONING/DP

Perspectives

A502

File name 2402_MHS Family Housing_DP REV2 - 25.04.28.vwx











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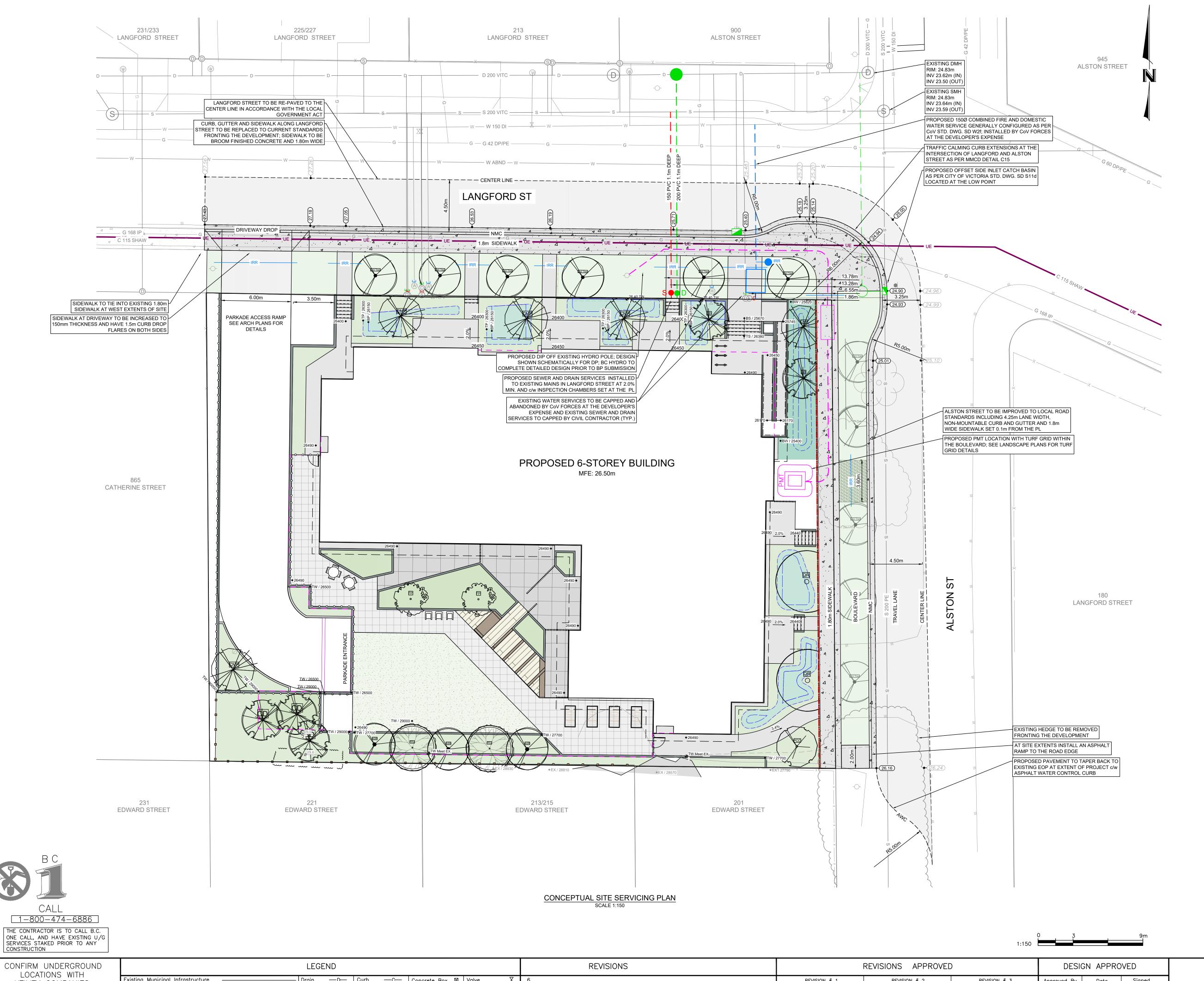


MHS_ALSTON | HOUSING

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

Perspectives & Street Elevations

File name 2402_MHS Family Housing_DP REV2 - 25.04.28.vwx



824 ALSTON STEET CITY OF VICTORIA **FAMILY RENTAL HOUSING**

MAY 12, 2025 SUBMITTED FOR **DEVELOPMENT PERMIT APPLICATION**

GWAII ENGINEERING 623 DISCOVERY STREET VICTORIA, B.C. V8T5G4 PHONE 250.590.1200 www.gwaiieng.com

UTILITY COMPANIES THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS

DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND	REVISIONS	REVISIONS APPROVED	DESIGN APPROVED
Existing Municipal Infrastructure ————————————————————————————————————	6	REVISION # 1 REVISION # 2 REVISION # 3	Approved By Date Signed
Proposed Municipal Infrastructure ————————————————————————————————————	5	Approved Date Signed Approved Date Signed Approved Date Signed	Design Engineer
Existing External U/G Utilities —e——t——g——c— Sewer —S— Manhole ⊙ Catch Basin ☑ Hydrant —♀	4	Design Design Design	Engineer
Proposed External U/G Utilities — Water — W— Cleanout 🖸 Culvert)- Reducer — —	3	Engineer Engineer Engineer	Manager of Development
Street Lighting Pole Mount № Standard Mount ៚ Traffic Sign 👄 Silt Trap 🛭 Cap / Plug — Air Valve 🚳	2	Manager of Development Manager of Development Manager of Development	
Post Top 💠 Pedestrian Signal 🖶 Traffic Signal 🕲 Ctrl Monument 🙆 Traverse Hub 🛧 Gas Valve 🤌 Water Meter 🖯	1	Development Coordinator Development Coordinator Coordinator	Development Coordinator

CIT	Y OF VI	CTORIA	GWAII FILE #	2926G
	824 ALSTON	MUNICIPAL DESIGN #	ı	
CONC	CEPTUAL SITE SE	REV. #	_	
24-81		Elev: 24.572m	DRAWING #	C01
JRCE	Drawn: JRCE	Checked: CBB		
Hor: 1:150	Vertical: -	Date: 2025-05-12	SHEET #	1 OF 1

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

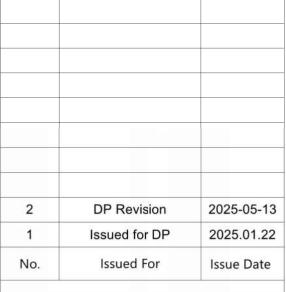
M'akola Housing Society

MHS ALSTON

Victoria, BC



NOTFORCONSTRUCTION





M'akola Housing Society

107-731 Station Ave. Victoria BC

MHS Alston

824 Alston St / 210, 220 Langford St. sheet title

Cover

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

L0.00

GENERAL NOTES

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

TREE RETENTION AND REMOVAL NOTES

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

SITE GRADING AND DRAINAGE NOTES

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

contact Landscape Architect on how to proceed in each instance.

ON SITE IRRIGATION NOTES

- 1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
- 2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
- 3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
- 4. Utilities Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.

Refer to electrical drawings for electrical service.

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

GROWING MEDIUM NOTES

- 1. Refer to Landscape Specifications for growing medium properties by soil type.
- Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of
- Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
- 4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the
- 5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
- 6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

- 1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise
- 2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
- 3. Written dimensions take precedence over scale. Do not scale drawings.
- 4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
- 5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre

GENERAL PLANTING NOTES

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

ON-SLAB TREE PLANTING NOTES

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

PAVING NOTES

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

WARRANTY AND MAINTENANCE NOTES

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

OFF SITE IRRIGATION NOTES

- 1. All boulevard irrigation work, including required inspections, shall comply to "City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision
- 2. The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042. Irrigation Inspections required for all sleeving, open trench mainline and lateral lines, system operation, controller, backflow preventer (incl. inspection tag and testing report). Call CoV Parks 250-361-0600 min. 2 days in advance to arrange for irrigation inspections.
- 3. Design/build drawings for boulevard Irrigation drawings must be submitted to Parks Division and Landscape Architect for review and approval minimum 30 days prior to installation work
- 4. Boulevard irrigation point of connection to be 25 mm service from existing water connection on, refer to Civil drawings for location. Separate water meter and timer/controller, to be provided at point of
- connection. Timer/controller for boulevard areas must be readily accessible to municipal staff. 5. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
- 6. Boulevard Irrigation electric zone valves to be RainBird PGA, except tree drip valves: Rainbird Low Flow Control Zone Kit w/ PR Filter; XCZLF-100-PRF 1.
- 7. 100mm diameter PVC Sleeving is required for all irrigation piping installed under hard surfaces. Extend sleeve 300mm beyond edge of hard surface into soft landscape areas.

OFF-SITE IRRIGATION INSPECTIONS REQUIRED

- 1. The following irrigation and sleeving inspections by Parks Staff are required by Schedule C. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
 - (1) Irrigation sleeving prior to backfilling
 - (2) Open trench main line and pressure test
 - (3) Open trench lateral line (4) irrigation system, controller, coverage test, backflow preventer assembly test report required backflow assembly is to have an inspection tag completed and attached.

BOULEVARD PLANTING NOTES

- 1. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.
- 2. The finished grade for boulevards must be firm against footprints, loose textured, free of all stones, roots, and branches. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
- 3. A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.

OFF-SITE HORTICULTURE INSPECTIONS REQUIRED

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

LIST OF ABBREVIATIONS

ARCH

APPROXIMAT

ARCHITECT

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

INCH(ES)

MFR

MIN MISC

NOM

NTS

INCLUDE(D)

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

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

VOLUME

WITHOUT

WEIGHT

WATER LEVEL

WELDED WIRE FRAME

WITH

VOL

W/O

WWF

ΥD

LINE TYPE LEGEND

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

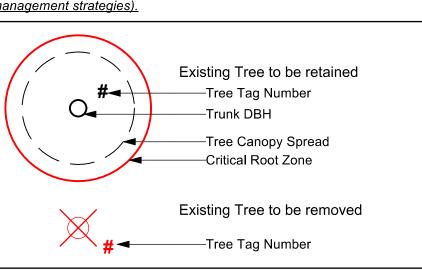
UNDERGROUND UTILITIES

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

EXISTING PROPOSED Storm Drain Water Electrical Gas Hydro Tel

EXISTING TREE LEGEND

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



GRADING I EGEND

GRADING LEGE					
\$ 26.85	Proposed Landscape Grade TOW Top of Wall BP Bottom of Pool BW Bottom of Wall TS Top of Stairs TOC Top of Curb BS Bottom of Stairs BC Bottom of Curb HP High Point TP Top of Pool LP Low Point				
⊕ EX / 26.85	Existing Grade				
→ 26.85	Architectural grade, for reference only				
27.45	Civil Grade, for reference only				
—	Root Barrier				

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

MATERIALS LEGEND

HARDSCAPE SURFACES

Municipal Sidewalk

(for reference only)

(for reference only)

Concrete Paving

control joints.

Wood Deck

Flush Curb

Retaining Wall - Concrete

Landscape Boulder

Key 1/3 of base into grade

Stairs with Handrail

Ramp with Handrail

To meet BCBC requirements

To meet BCBC requirements

600mm diameter minimum, no sharp edges.

STEPS, RAMPS, CURBS, WALLS

Asphalt Paving - Road / Drive Aisle / Parking

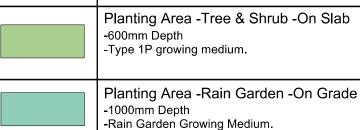
Cast in place, light broom finish. Sawcut

Unit Paver On Slab - Natural Colour

50mm thickness Texeda Slab on pedestals

Unit Paver On Slab - Charcoal Colour

50mm thickness Texeda Slab on pedestals.



Turf - Seed -200mm Depth, 1000mm depth at tree pits. -Type 2L Turf - Sod -Type 2L

Gravel Maintenance Edge -300 mm Depth, 450 mm Width -Max gravel size 25mm (1"). Turf - Grid

-CORE Grass 60-40 or Approved Equal -40mm Depth Grid over 150mm Depth 60-40 Growing Medium

FENCING & RAILS

Wood Privacy Screen 1800 mm height. Fence - Metal Picket Guardrail —O—— | Refer to Architectural 1800mm height, wood to match privacy

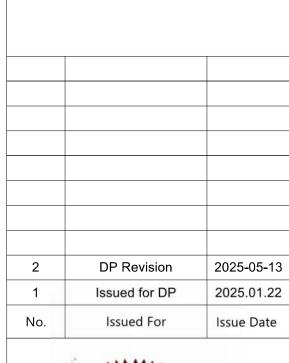
Fence - Wood

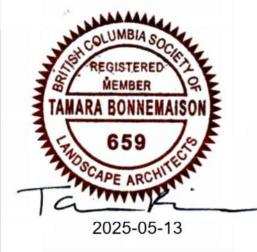
1800 mm height.

SITE FURNISHINGS

Bike Rack Raised Garden Bed Movable Furniture Play houses ustom wood play house and trellis







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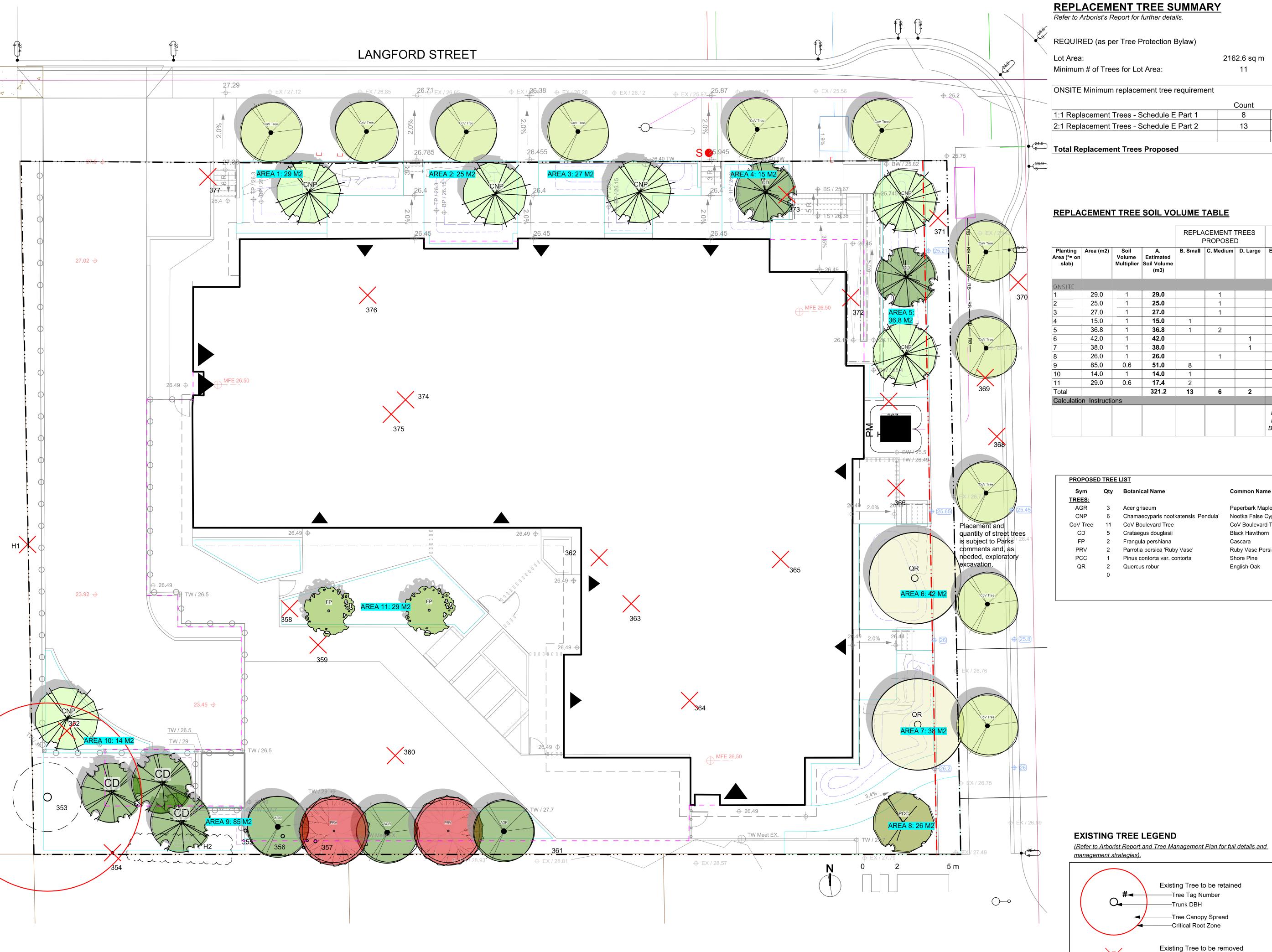
project MHS Alston 824 Alston St / 210, 220 Langford St. sheet title

General Information Sheet

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

L0.01

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



REPLACEMENT TREE SUMMARY

Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

2162.6 sq m

ONSITE Minimum replacement tree requirement

	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	8	1	8
2:1 Replacement Trees - Schedule E Part 2	13	0.5	6.5
Total Replacement Trees Proposed			14.5

REPLACEMENT TREE SOIL VOLUME TABLE

					CEMENT PROPOSEI		SOIL	VOLUME F	REQUIRED	(m3)
Planting Area (*= 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	29.0	1	29.0		1		0	20	0	20
2	25.0	1	25.0		1		0	20	0	20
3	27.0	1	27.0		1		0	20	0	20
4	15.0	1	15.0	1			8	0	0	8
5	36.8	1	36.8	1	2		6	30	0	36
6	42.0	1	42.0			1	0	0	35	35
7	38.0	1	38.0			1	0	0	35	35
8	26.0	1	26.0		1		0	20	0	20
9	85.0	0.6	51.0	8			48	0	0	48
10	14.0	1	14.0	1			8	0	0	8
11	29.0	0.6	17.4	2			12	0	0	12
Total			321.2	13	6	2				262
Calculatio	n Instructi	ons					Е	F	G	Total
							If B=1, Bx8, If B>1, Bx6	If C=1, Cx20, If C>1, Cx15	If D=1, Dx35, If D>1, Bx30	E+F+G

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

Existing Tree to be retained

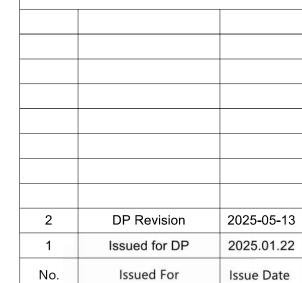
Tree Canopy Spread —Critical Root Zone

Existing Tree to be removed

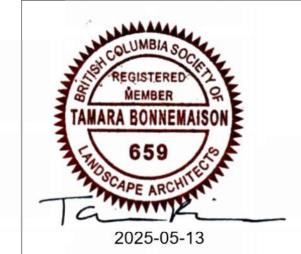
——Tree Tag Number

—Trunk DBH

Tree Tag Number



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



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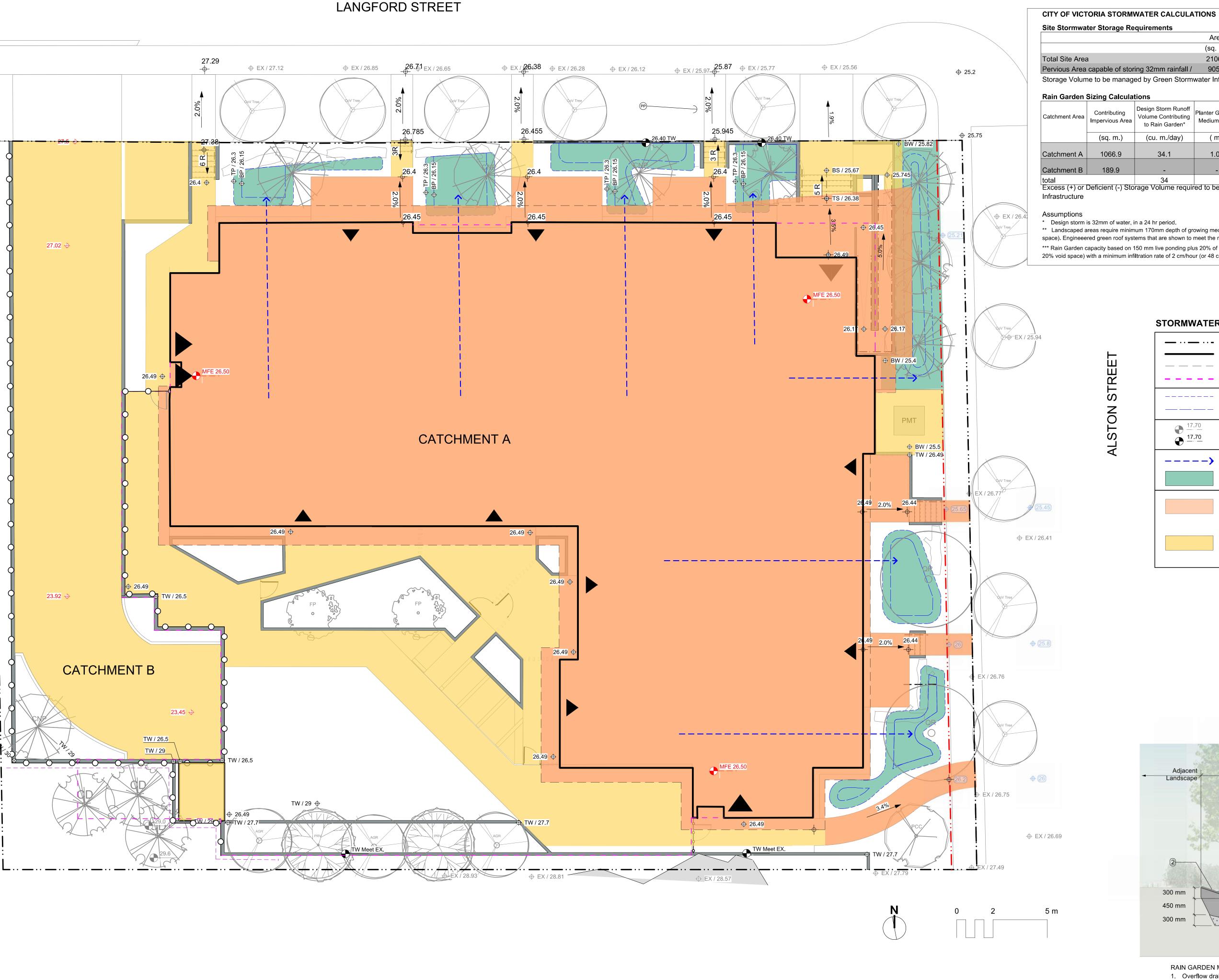
Victoria BC

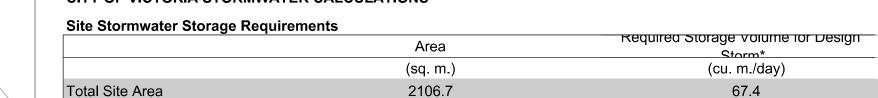
sheet title

Tree Replacement

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

L0.02





Pervious Area capable of storing 32mm rainfall / - 29.0 = 38.4 Storage Volume to be managed by Green Stormwater Infrstructure

Rain Garden Sizing Calculations

Rain Garden	Sizing Calcula	แอกร					
Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden*	Planter Growing	Stormwater Treatment Capacity per sq. m. of Rain Garden	Rain Garden Area (Bottom of Pool)	Rain Garden Capacity***	area of the rai garden to upstream impervious
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	
Catchment A	1066.9	34.1	1.00	0.83	52.5	43.6	4.9
Catchment B	189.9	-	-	-	0.0	-	-
total		34			52.5	43.6	

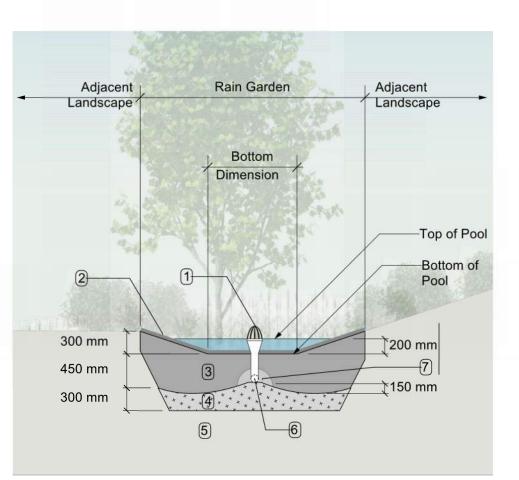
Excess (+) or Deficient (-) Storage Volume required to be managed by Green Stormwater

5.1

- * Design storm is 32mm of water, in a 24 hr period.
- ** Landscaped areas require minimum 170mm depth of growing medium in order to manage 32mm rainfall / 24 hours (assuming 20% void space). Engineeered green roof systems that are shown to meet the minimum requirements may also be included.
- *** Rain Garden capacity based on 150 mm live ponding plus 20% of the sand/ compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

STORMWATER MANAGEMENT LEGEND

	Property Line Building Footprint Extent of Roof / Canopy, ABOVE Extent of Parkade, BELOW
	Rain Garden Top of Pool (TP) Rain Garden Bottom of Pool (BP)
17.70 17.70	Existing Grade Proposed Landscape Grade
>	Direction of Flow Rain Garden Area
	Catchment A Roof & Paving Areas Draining to Rain Gardens.
	Catchment B Paving Areas Draining Directly to Storm System.



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

Typical Rain Garden Scale: 1:50



DP Revision Issued for DP 2025.01.22 Issue Date Issued For



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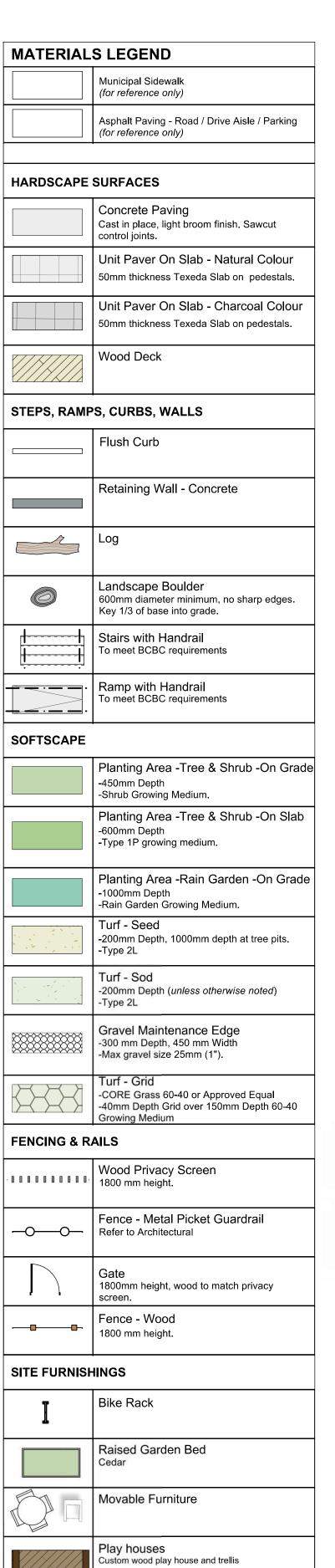
Langford St. sheet title

Stormwater Management

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

L0.03





Property line

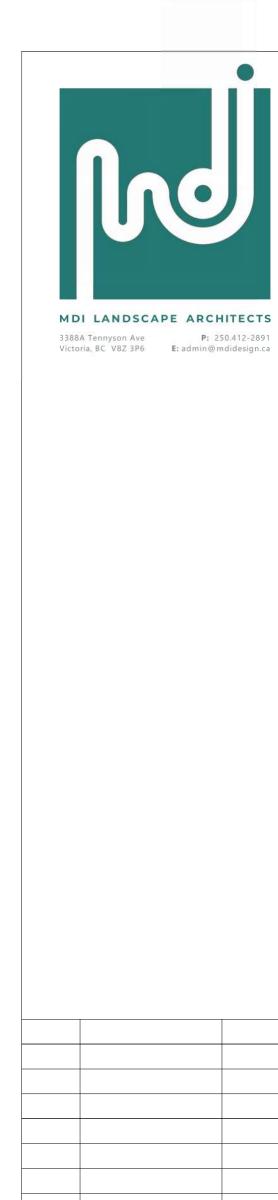
Building Footprint

Extent of Roof / Canopy, above

Rain garden - TOP OF POOL

Rain garden - BOTTOM OF POOL

Extent of Parkade, below





DP Revision

Issued for DP

Issued For

2025-05-13

2025.01.22

Issue Date

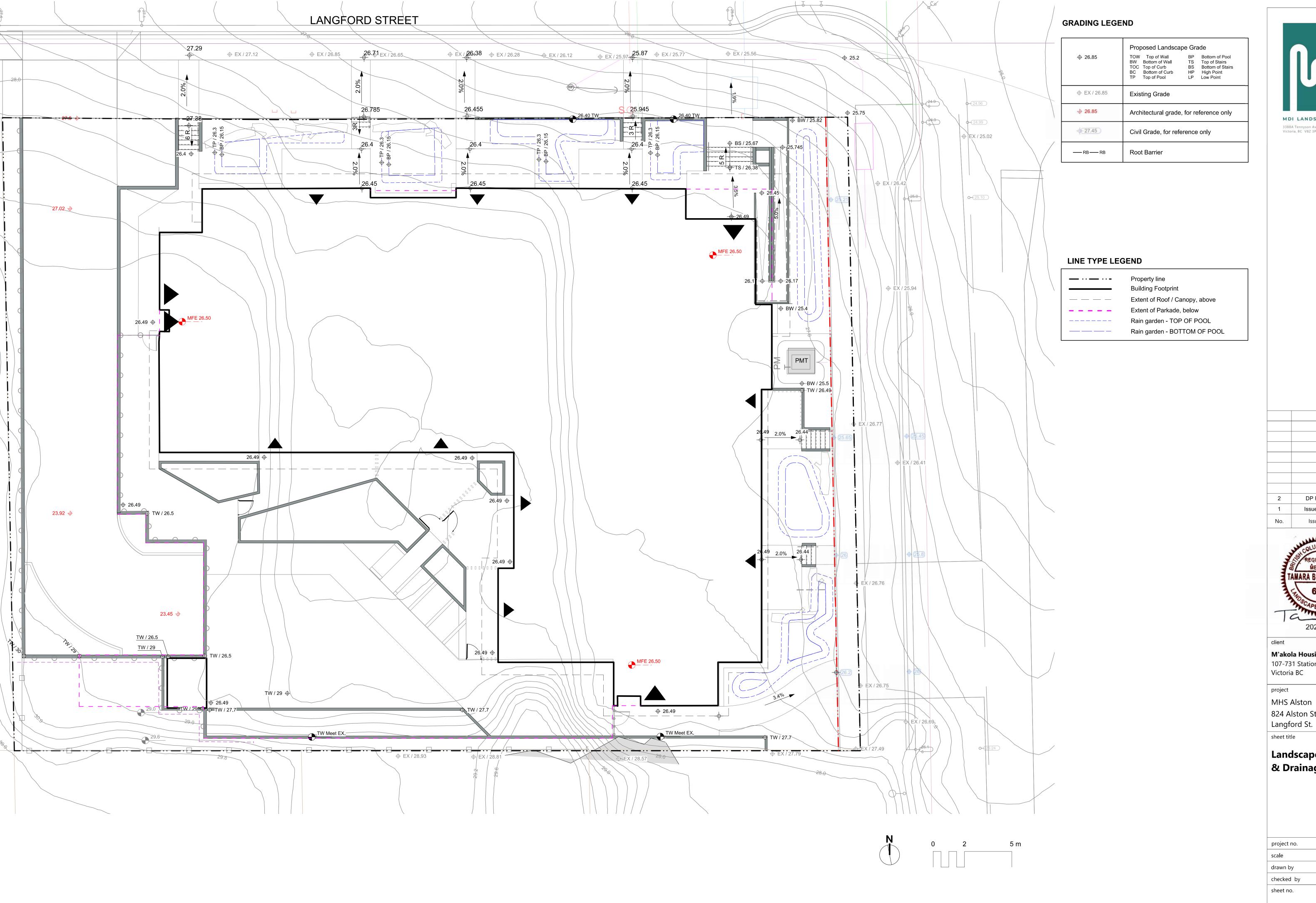
M'akola Housing Society
107-731 Station Ave.
Victoria BC

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

Landscape Materials

sheet title

project no.		124.34
scale	1:100	@ 24"x36"
drawn by		MDI
checked by		SM
sheet no.		
	L1.01	





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



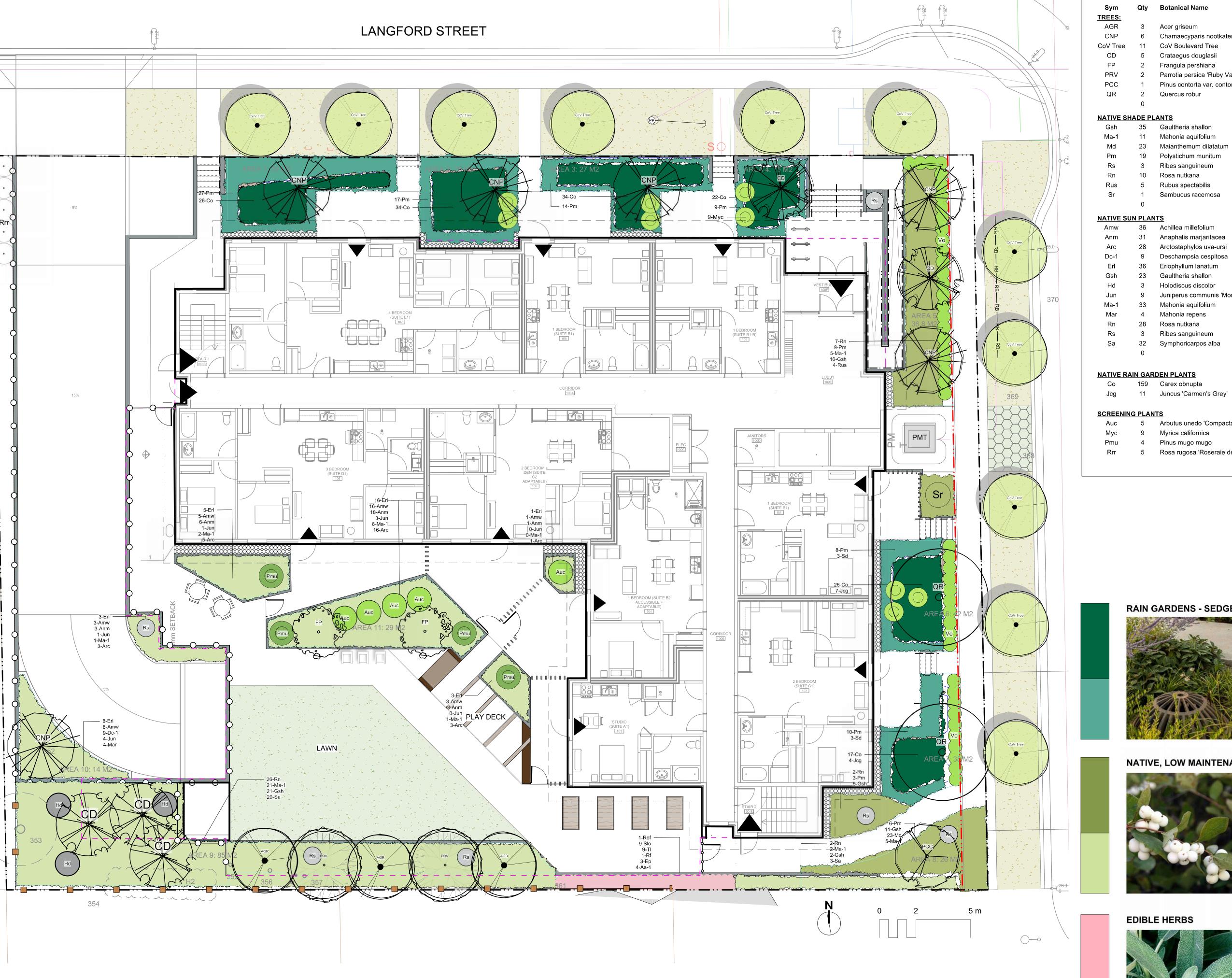
M'akola Housing Society 107-731 Station Ave.

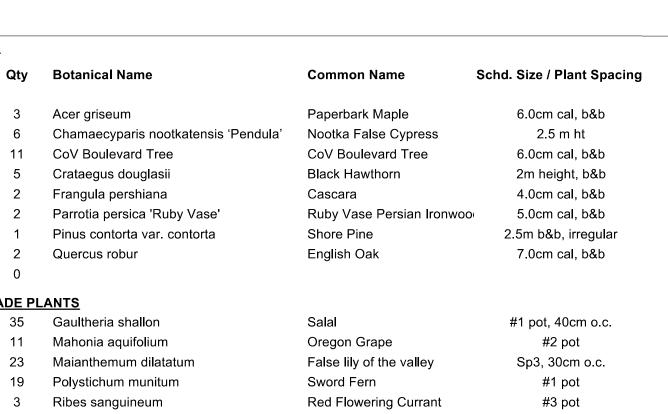
MHS Alston 824 Alston St / 210, 220

Landscape Grading & Drainage

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

L2.01







			,	• •
Pm	19	Polystichum munitum	Sword Fern	#1 pot
Rs	3	Ribes sanguineum	Red Flowering Currant	#3 pot
Rn	10	Rosa nutkana	Nootka Rose	#1 pot
Rus	5	Rubus spectabilis	Salmonberry	#1 pot
Sr	1	Sambucus racemosa	European Red Elder	#5 pot
	0			
NATIVE S	UN PLAN	NTS		
Amw	36	Achillea millefolium	White yarrow	#1 pot
Anm	31	Anaphalis marjaritacea	Pearly everlasting	#1 pot
Arc	28	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 60 cm O.C.
Dc-1	9	Deschampsia cespitosa	Tufted Hair Grass	plugs 500 mm spacing OC
Erl	36	Eriophyllum lanatum	Wooly Sunflower	#1 pot
Gsh	23	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Hd	3	Holodiscus discolor	Oceanspray	#2 pot
Jun	9	Juniperus communis 'Mondap'	Alpine Carpet Juniper	#1 pot
Ma-1	33	Mahonia aquifolium	Oregon Grape	#2 pot
Mar	4	Mahonia repens	Prostrate Oregon Grape	#1 pot
Rn	28	Rosa nutkana	Nootka Rose	#1 pot
Rs	3	Ribes sanguineum	Red Flowering Currant	#3 pot
Sa	32	Symphoricarpos alba	Snowberry	#1 pot
	0			
	AIN 0 A E	NDEN BLANTO		
Co	159	RDEN PLANTS Carex obnupta	Slough Sedge	#1 pot
Jcg	11	Juncus 'Carmen's Grey'	Soft Common Rush	#1 pot Sp3
Jug	1.1	Junious Gairneri's Grey	Soit Common Rush	ο μο

Dwarf Strawberry Tree

Roseraie de l'Hay Rose

Pacific Wax Myrtle

Dwarf Mugo Pine

PLANT LIST

3 Acer griseum

11 CoV Boulevard Tree

Crataegus douglasii

Frangula pershiana

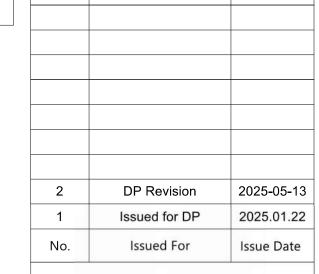
2 Parrotia persica 'Ruby Vase'

1 Pinus contorta var. contorta

5 Arbutus unedo 'Compacta'

5 Rosa rugosa 'Roseraie de l'Hay'

Myrica californica



TAMARA BONNEMAIS

2025-05-13

M'akola Housing Society

824 Alston St / 210, 220

107-731 Station Ave.

Victoria BC

MHS Alston

Langford St.

project

RAIN GARDENS - SEDGES, FERNS, DOUGLAS SPIRAEA





#5 pot

#3 pot

#5 pot

#5 pot

NATIVE, LOW MAINTENANCE SHRUBS







Planting

sheet title



		L3	3.01
i i	sheet no.		
1	checked by		SN
	drawn by		MD
No.	scale	1: 100	@ 24"x3
	project no.		124.3