

DRAWING LIST

ARCHITECTURAL

- A0.1 EXISTING SITE PLAN & CONTEXT
- A0.2 LEGAL SURVEY
- A0.3 SITE PLAN
- A1.1 PERSPECTIVES
- A1.2 PERSPECTIVES
- A1.3 PERSPECTIVES
- A2.0 FLOOR PLAN - P0 & P1
- A2.1 FLOOR PLAN - LEVEL 1
- A2.2 FLOOR PLAN - LEVEL 2
- A2.3 FLOOR PLAN - LEVEL 3
- A2.4 FLOOR PLAN - LEVEL 4
- A2.5 FLOOR PLAN - LEVEL 5
- A2.6 FLOOR PLAN - LEVEL 6
- A2.7 ROOF PLAN
- A4.0 BUILDING ELEVATIONS
- A4.1 BUILDING ELEVATIONS
- A4.2 BUILDING ELEVATIONS
- A4.3 STREET ELEVATIONS
- A4.4 BUILDING SECTIONS
- A4.5 SUN STUDY
- A4.6 MATERIALS BOARD
- A5.1 AVERAGE GRADE CALCULATIONS
- A5.2 BUILDING CODE ANALYSIS

LANDSCAPE

- L0.00 COVER
- L0.01 GENERAL SHEET INFORMATION
- L0.02 TREE REPLACEMENT
- L0.03 STORMWATER MANAGEMENT
- L1.01 LANDSCAPE MATERIALS
- L1.02 LANDSCAPE LIGHTING CONCEPT
- L1.03 LANDSCAPE SECTIONS
- L2.01 LANDSCAPE GRADING
- L3.01 PLANTING PLAN

CIVIL

22-148-CSP PRELIMINARY CIVIL PLAN

6



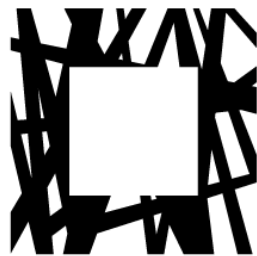
PROJECT TEAM

CLIENT
CAPITAL REGION HOUSING CORPORATION
631 FISGARD STREET
VICTORIA BC V8W 1R7

Colin Merriam
(250) 360-5965 | cmerriam@crd.bc.ca

ARCHITECT
LOW HAMMOND ROWE ARCHITECTS INC
SUITE 300 - 1590 CEDAR HILL CROSS ROAD
VICTORIA BC V8P 2P5

Paul Hammond
(250) 472-8013 x102 | PaulHammond@lhra.ca



LOW
HAMMOND
ROWE
ARCHITECTS

Copyright 2023 Low Hammond Rowe Architects Inc.



LANDSCAPE
MDI LANDSCAPE ARCHITECTS INC.
3388A TENNYSON AVENUE
VICTORIA BC V8Z 3P6

Melissa Lim
(250) 412-2891 x6 | melissa@mdidesign.ca

CIVIL
MCELHANNEY
3960 QUADRA STREET #500
VICTORIA BC V8X 4A3

Nathan Dunlop
(778) 746-7417 | ndunlop@mcelhanney.com

ARBORIST
TALBOT MACKENZIE & ASSOCIATES / TALMACK
3575 DOUGLAS STREET BOX #48153
VICTORIA BC V8Z 7H6

Noah Talbot
(250) 479-8733 | noah@talmack.ca

ENERGY ANALYST
FOCAL ENGINEERING
467 JOHN ST, SECOND FLOOR
VICTORIA, BC V8T 5H1

Riley Beise
(250) 516-6088x2 | riley@focaleng.com



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date:
November 7, 2023

ISSUED FOR: DDP REVISION

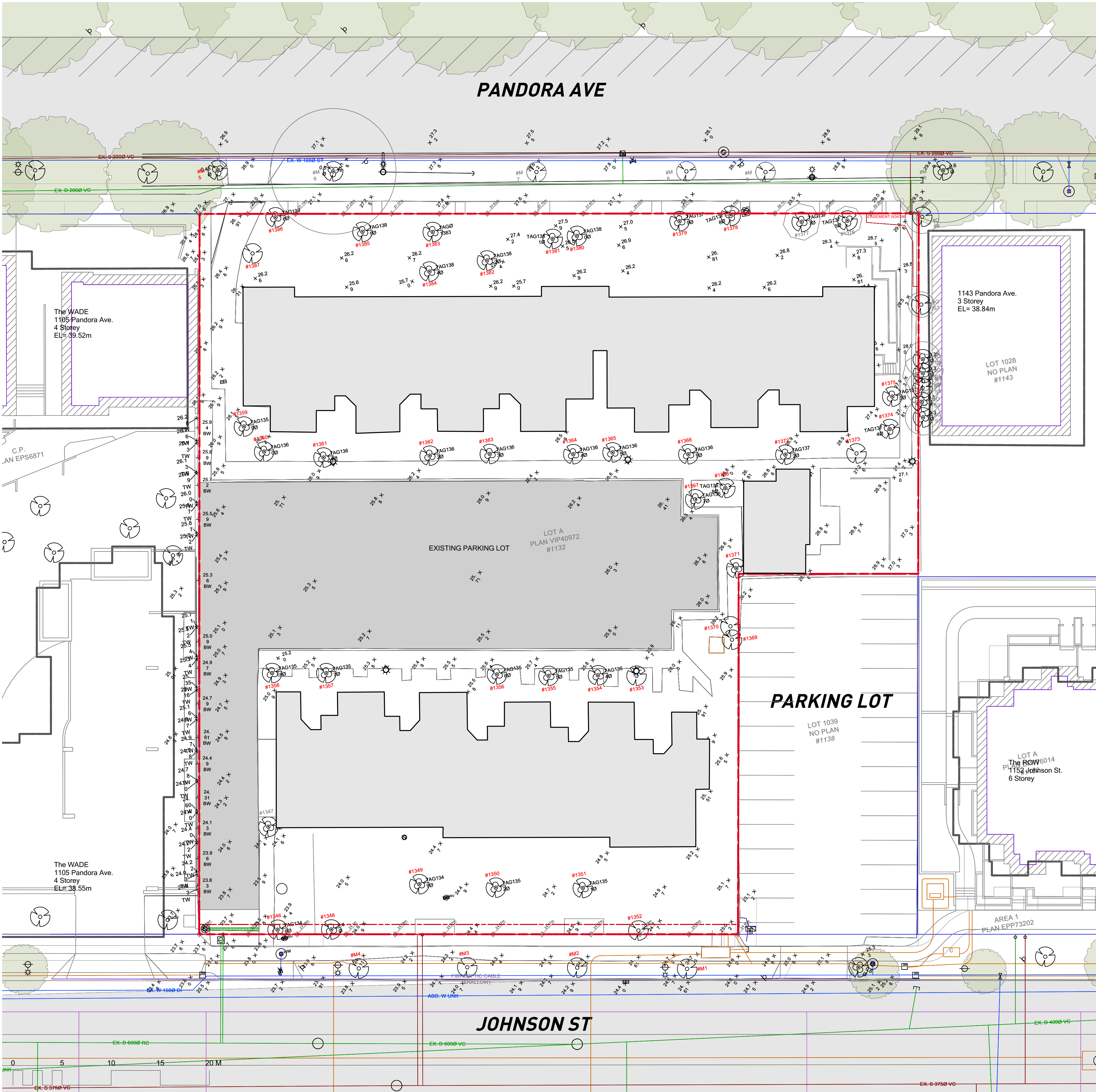
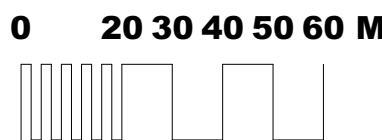
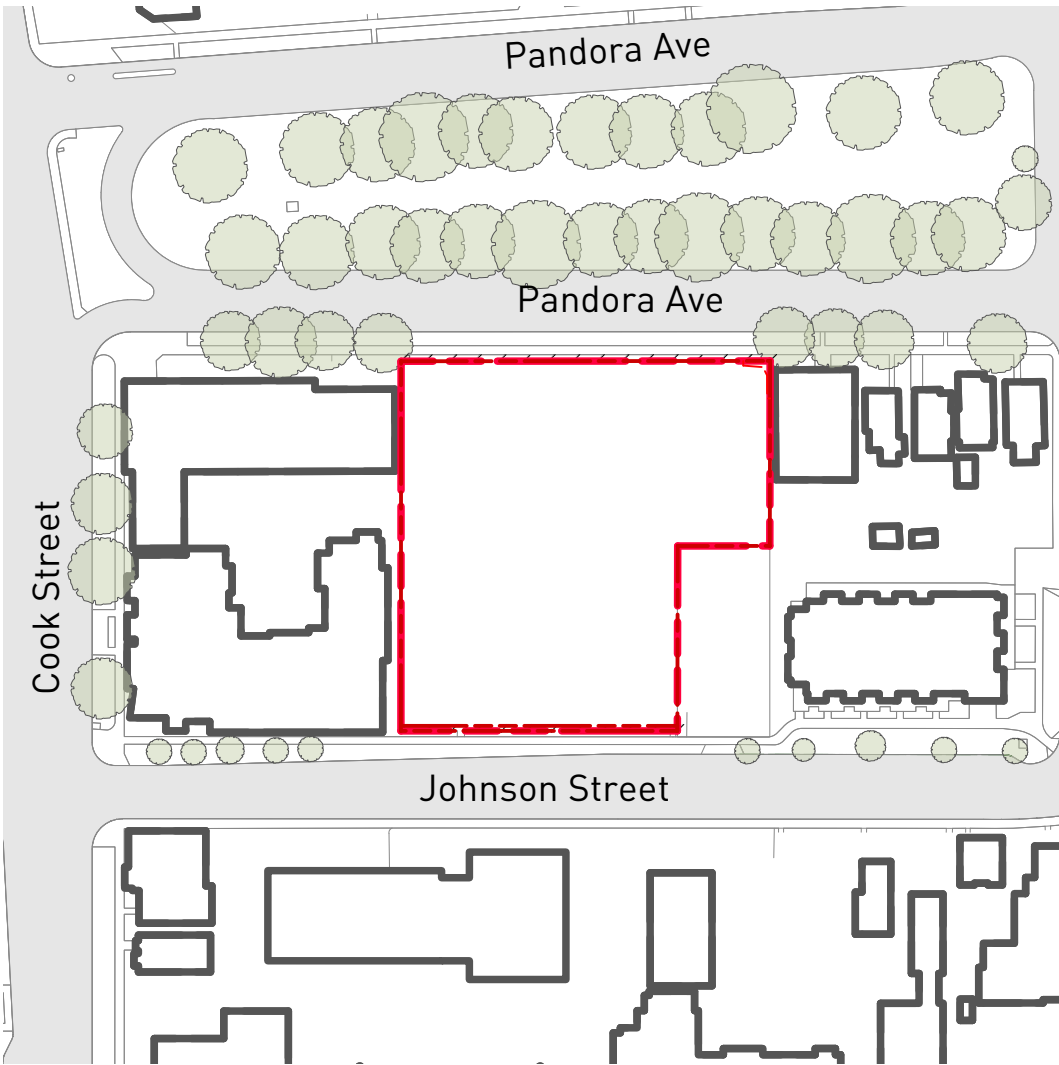
November 6th, 2023

VILLAGE ON THE GREEN

Affordable Rental Housing

1132 Johnson Street, Victoria BC





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

1132 Johnson Street, Victoria BC

No Date Revised

O 2023-11-06 REZONING / DDP RESUBMISSION

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

**Existing Site Plan &
Context**

Sheet number

A0.1

Sheets in set: 43 Revision

File name 2301_CRHC VOG_Housing_231105.vwxp

Plot date 2023-11-05



LOW
HAMMOND
ROWE
ARCHITECTS

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

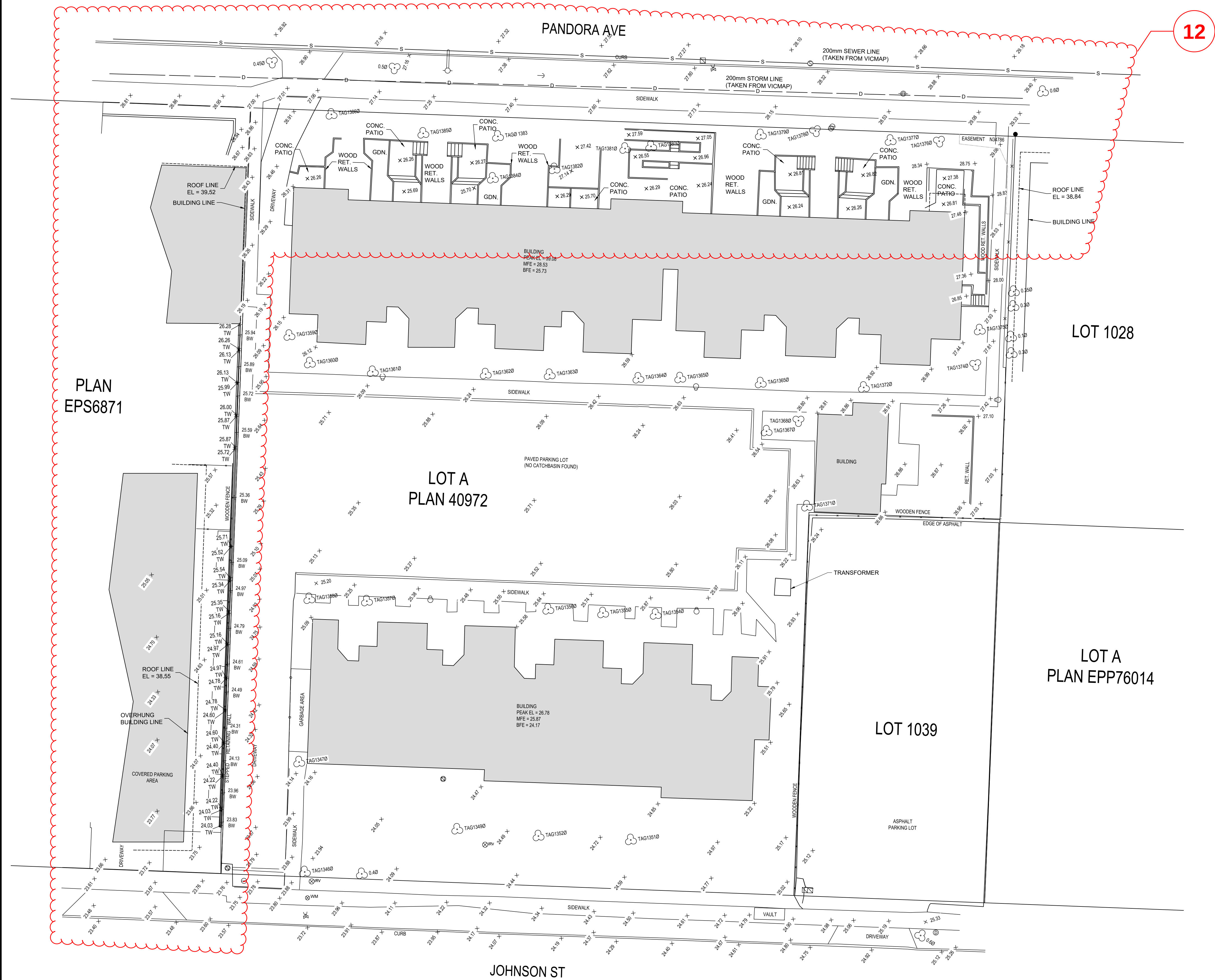
This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

Seal

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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

1132 Johnson Street, Victoria BC



12

PLAN
EPS6871

LOT A
PLAN 40972

LOT 1028

LOT A
PLAN EPP76014

LOT 1039

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

- NOTES:
- DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED
 - THE SURVEY IS ON A LOCAL GROUND SYSTEM AND WERE DERIVED FROM DUAL FREQUENCY GPS DIFFERENTIAL CARRIER PHASE OBSERVATIONS.
 - ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CV28SGVD USING
 - THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED INITIALLY ON 2021-06-22, WITH INFILL SURVEY COMPLETED 2023-03-14 & 2023-07-18.
 - CONTOUR INTERVAL IS 0.5m.

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

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS 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 EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

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



Suite 500
3950 Quadra Street
Victoria BC
Canada V8X 4A3
T 250 370 9221

Approved Sealed

CRHC

VILLAGE ON THE GREEN
TOPOGRAPHIC SURVEY
SITE PLAN
VICTORIA BC

Drawing No.

V-0 SK

Project Number
2241-21529-00

Rev.
2

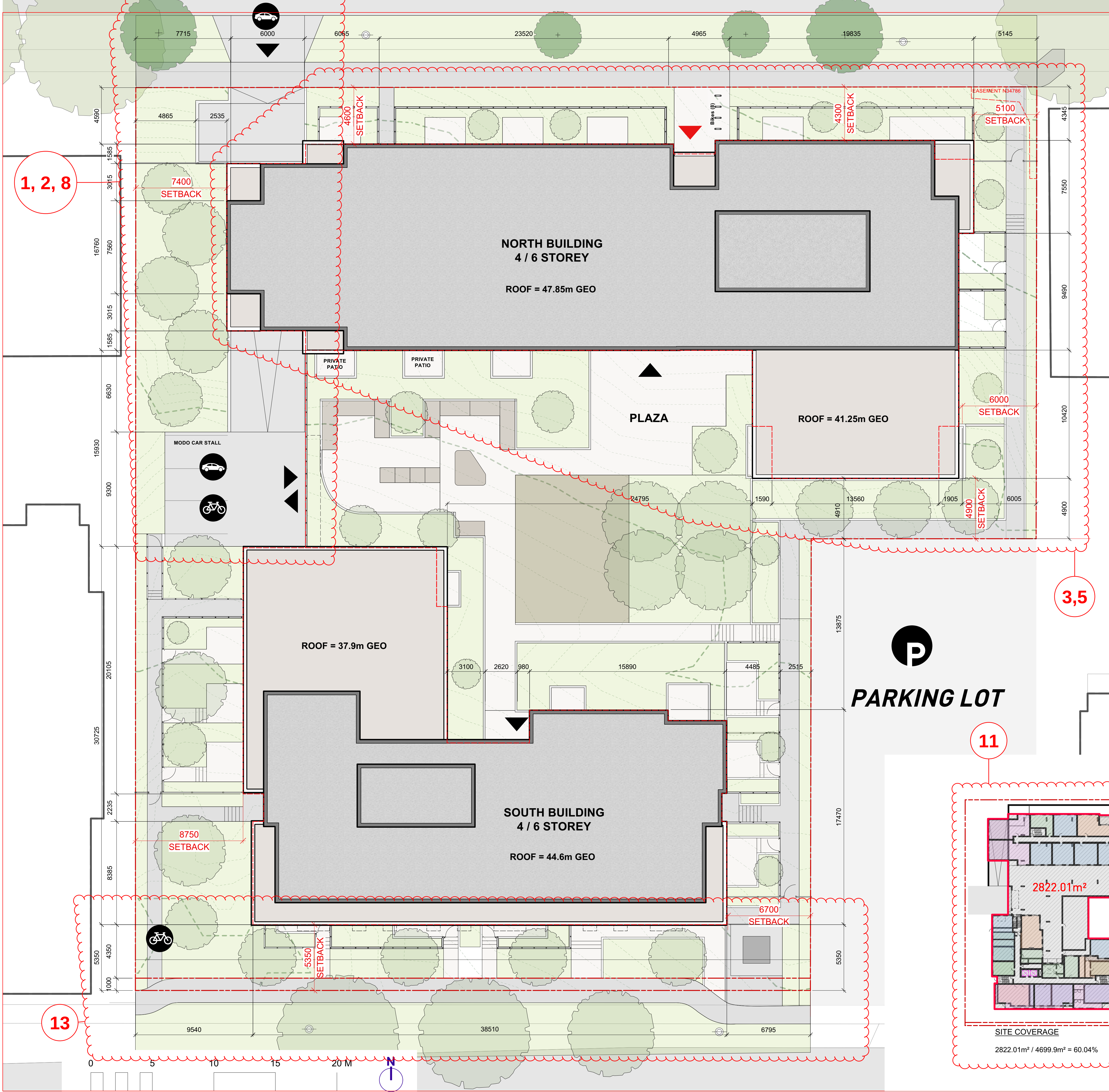
LEGAL SURVEY

Sheet number

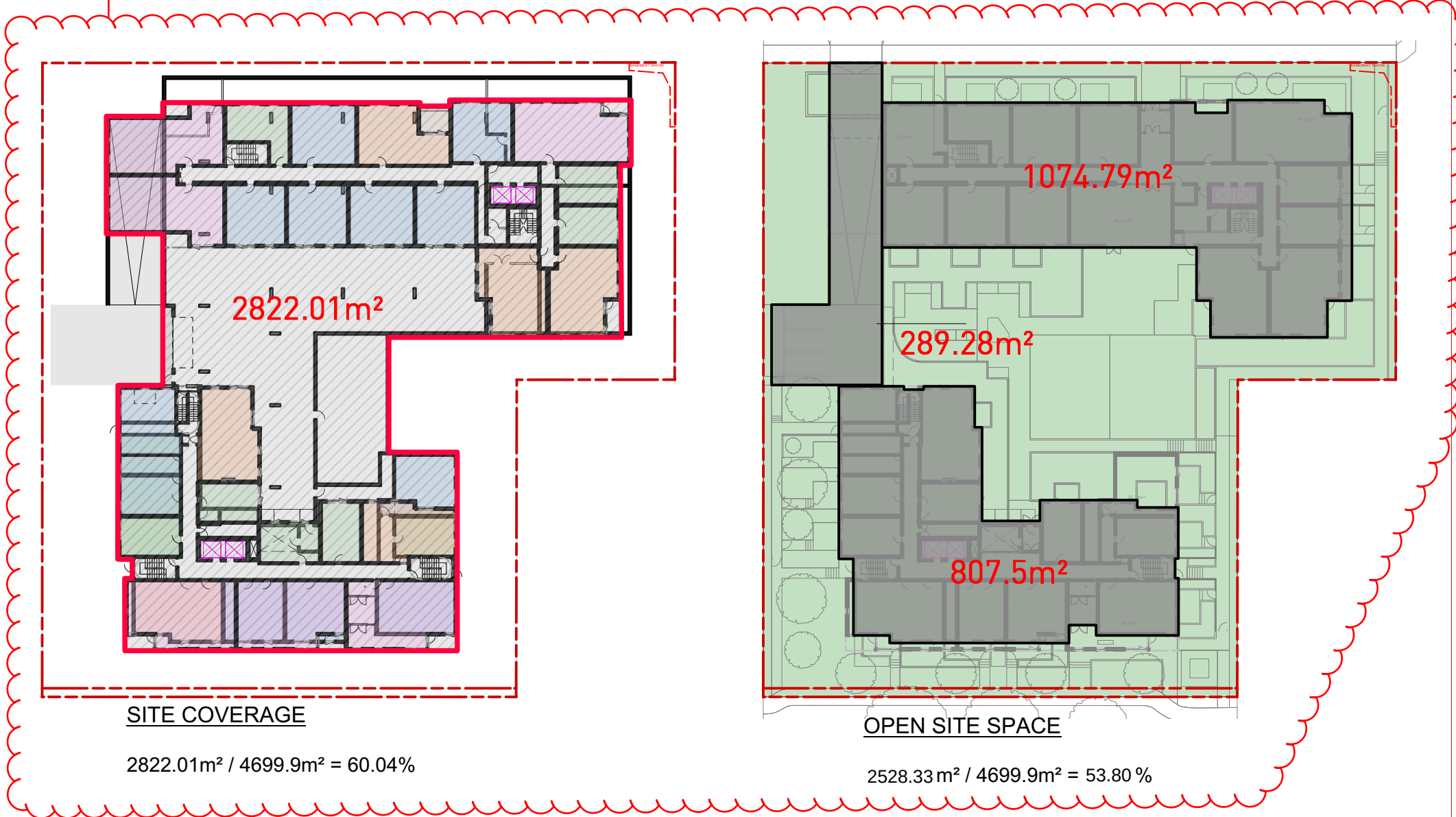
A0.2

Sheets in set: 43
Revision
File name: 2301_CRHC_VOG_Housing_231105.vwxp

Plot date: 2023-11-05



PROJECT INFORMATION TABLE				
Zone	(existing)	R3-1		
Site Area	(m2)	4,699.9 m2		
Total Floor Area	(m2)	9,353.6 m2		
Commercial Floor Area	(m2)	n/a		
Site Coverage	%	60.04%		
Open Site Space	%	53.80%		
Height of Building(s)	North Bld'g/South Bld'g	21.93m/18.68m		
Number of Storeys	(m)	6		
Parking Stalls on site	(number)	43		
Bicycle Parking Storage: (number & rack type)		205 Total		
Class I	Horizontal	126		
	Vertical	46		
	Cargo	17		
Class II	Horizontal	16		
Building Setbacks				
Front yard (south)	Johnson St.	5.35 m		
Rear yard (north)	Pandora Ave.	4.30 / 4.60 m		
Side yard (east)		5.10 / 6.70 m		
Side yard (west)		7.40 / 8.75 m		
Combined side yards				
Residential Use Details				
Total Number of units		140		
Unit Types:				
	Studio	40	29%	
	1 Bedroom	47	34%	
	2 Bedroom	28	20%	
	3 Bedroom	25	18%	
	Accessible suites	14 inc'd		
Ground-oriented units		26		
Minimum unit floor area (m2)		34.0 m2		
Total residential floor area		8,194.8 m2		
Total Area per Floor		Area (m2)	- (Elevator)	Net Area
LEVEL 0		607.54	-11.74	595.8
LEVEL 1		1792.38	-23.48	1768.9
LEVEL 2		1871.87	-23.48	1848.39
LEVEL 3		1871.26	-23.48	1847.78
LEVEL 4		1650.70	-23.48	1627.22
LEVEL 5		1427.38	-23.48	1403.9
LEVEL 6		875.37	-11.74	863.63
Total Net Area:		9955.62 m2		
FSR Calculation				
Area Exclusion (*with ceiling less than 1.8 above Average Grade)				
LEVEL 0 *		595.8	-	9955.62
FSR Net Area:		9359.82 m2		
FSR = Net Area / Site Area		9359.82 / 4699.94		
FSR =		2.0		



LOW
HAMMOND
ROWE
ARCHITECTS

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

This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

Seal

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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

1132 Johnson Street, Victoria BC

No	Date	Revised
O	2023-11-06	REZONING / DDP RESUBMISSION
N	2023-10-27	DDP REVISIONS - DRAFT
L	2023-08-18	BC HOUSING SD REVIEW
K	2023-07-24	REZONING / DDP
No	Date	Issued
Project Manager		Drawn By
Date	2023-01-09	Reviewed By PH
Project number		2301
Sheet Title		SITE PLAN
Sheet number		A0.3
Sheets in set: 43		Revision
File name		2301_CRHC VOG_Housing_231105.vwxp
Plot date		2023-11-05



3 Aerial View



2 Johnson Street View - Looking West



1 Main Entry - Johnson St.



LOW
HAMMOND
ROWE
ARCHITECTS

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

This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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

1132 Johnson Street, Victoria BC

6

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

O	2023-11-06	REZONING / DDP RESUBMISSION
L	2023-08-18	BC HOUSING SD REVIEW
K	2023-07-24	REZONING / DDP
I	2023-06-22	CoV PRELIMINARY DP REVIEW
H	2023-06-15	REVISED UNIT MIX & ELEVATIONS

No	Date	Issued
----	------	--------

Project Manager	Drawn By
-----------------	----------

Date	Reviewed By	PH
------	-------------	----

Project number	Scale	N.T.S.
----------------	-------	--------

Sheet Title

RENDERS
JOHNSON STREET
SOUTH BLDG.

Sheet number

A1.1

Sheets in set: 43

File name: 2301_CRHC VOG_Housing_231105.vwxp

Plot date: 2023-11-05



3

A1.2

Pandora Street - North-West Corner



2

A1.2

Main Entrance @ Pandora Street



1

A1.2

Pandora Street: North-East Corner



LOW
HAMMOND
ROWE
ARCHITECTS

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

This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.
Seal

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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

1132 Johnson Street, Victoria BC

3

No	Date	Revised
O	2023-11-06	REZONING / DDP RESUBMISSION
L	2023-08-18	BC HOUSING SD REVIEW
K	2023-07-24	REZONING / DDP
I	2023-06-22	CoV PRELIMINARY DP REVIEW
H	2023-06-15	REVISED UNIT MIX & ELEVATIONS

No	Date	Issued
Project Manager		
Drawn By		
Date	2023-01-09	Reviewed By PH
Project number	2301	Scale N.T.S.

Sheet Title
RENDERS
PANDORA STREET
NORTH BLDG.

Sheet number

A1.2

Sheets in set: 43 Revision

File name: 2301_CRHC VOG_Housing_231105.vwxp

Plot date: 2023-11-05



4 A1.3 Courtyard View - Facing North-East



3 A1.3 Courtyard View - Facing South-East



2 A1.3 Aerial View



1 A1.3 Street View at Pandora Looking East



LOW
HAMMOND
ROWE
ARCHITECTS

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

This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

Seal

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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

1132 Johnson Street, Victoria BC

6

No Date Revised

O 2023-11-06 REZONING / DDP RESUBMISSION
L 2023-08-18 BC HOUSING SD REVIEW
K 2023-07-24 REZONING / DDP
I 2023-06-22 CoV PRELIMINARY DP REVIEW
H 2023-06-15 REVISED UNIT MIX & ELEVATIONS

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301 Scale N.T.S.

Sheet Title

RENDERS
COURTYARD

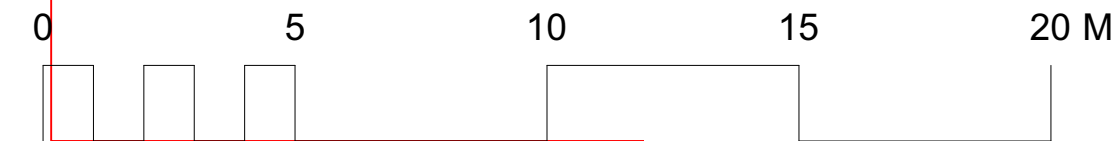
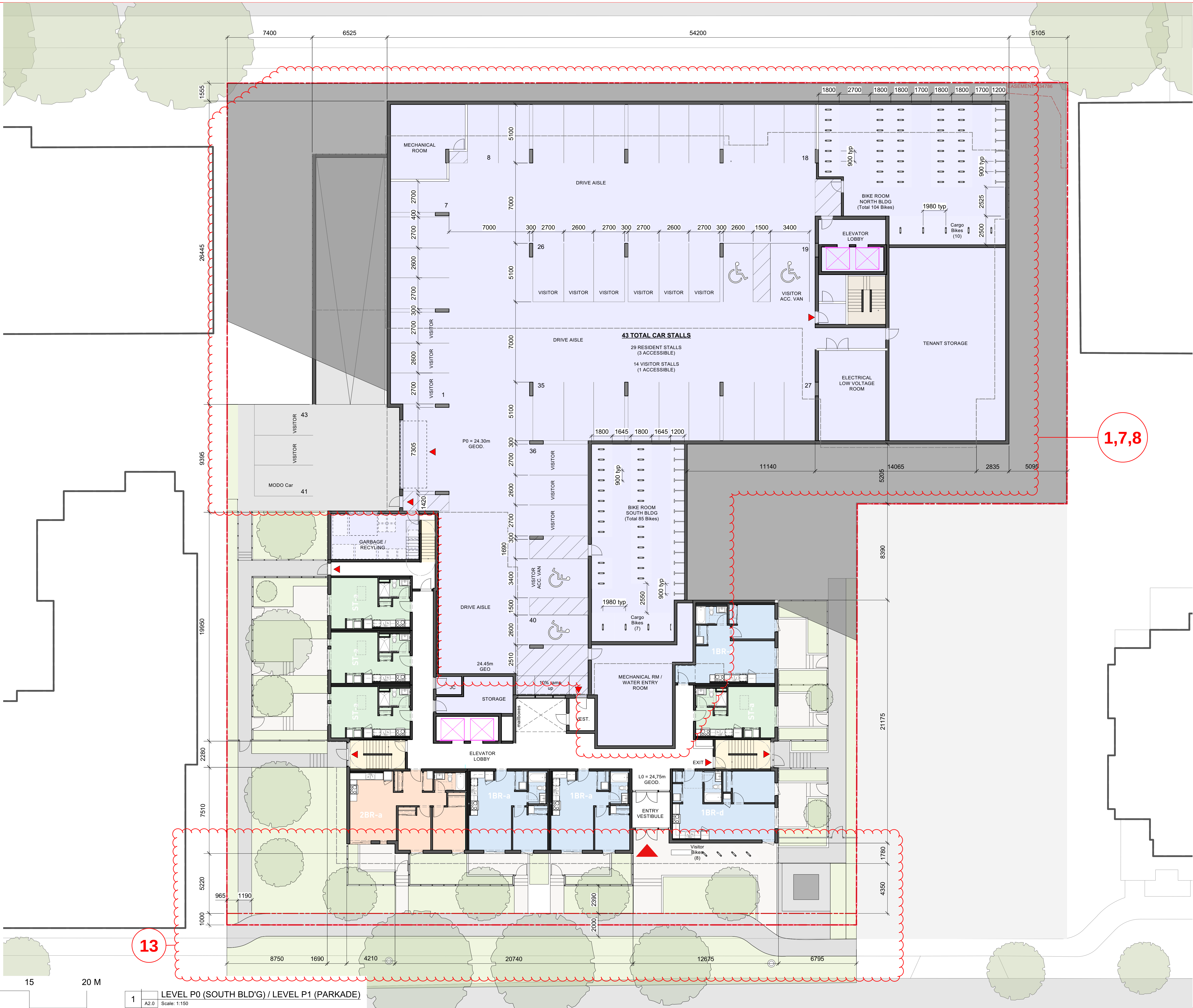
Sheet number

A1.3

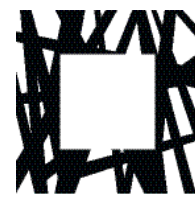
Sheets in set 43 Revision

File name 2301_CRHC VOG_Housing_231105.vwxp

Plot date 2023-11-05



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



LOW
HAMMOND
ROWE
ARCHITECTS

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

This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.
Seal

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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

1132 Johnson Street, Victoria BC

No	Date	Revised
O	2023-11-06	REZONING / DDP RESUBMISSION
N	2023-10-27	DDP REVISIONS - DRAFT
M	2023-10-06	DP REVISIONS / CRHC REVIEW
L	2023-08-18	BC HOUSING SD REVIEW
No	Date	Issued
Project Manager		Drawn By
Date	2023-01-09	Reviewed By PH
Project number	2301	
Sheet Title		

FLOOR PLAN - P0 & P1

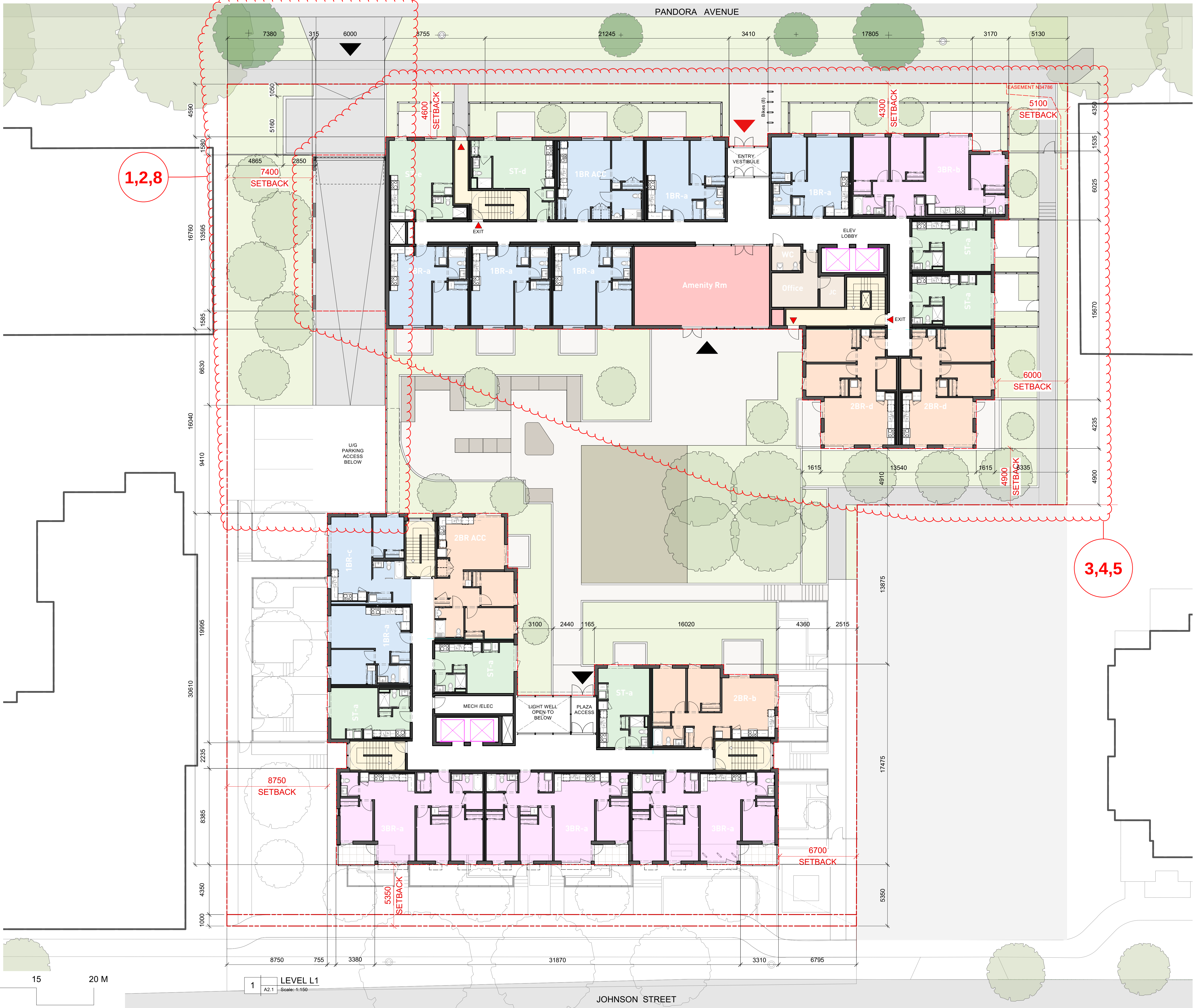
Sheet number

A2.0

Sheets in set: 43

File name: 2301_CRHC VOG_Housing_231105.vwpx

Plot date: 2023-11-05



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

1132 Johnson Street, Victoria BC

No	Date	Revised
O	2023-11-06	REZONING / DDP RESUBMISSION
N	2023-10-27	DDP REVISIONS - DRAFT
M	2023-10-06	DP REVISIONS / CRHC REVIEW
L	2023-08-18	BC HOUSING SD REVIEW
No	Date	Issued
Project Manager	Drawn By	
Date	2023-01-09	Reviewed By PH
Project number	2301	
Sheet Title		

FLOOR PLAN - LEVEL 1

Sheet number	A2.1	
Sheets in set: 43	Revision	
File name	2301_CRHC VOG_Housing_231105.vwxp	
Plot date	2023-11-05	



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

1132 Johnson Street, Victoria BC

No	Date	Revised
O	2023-11-06	REZONING / DDP RESUBMISSION
N	2023-10-27	DDP REVISIONS - DRAFT
M	2023-10-06	DP REVISIONS / CRHC REVIEW
L	2023-08-18	BC HOUSING SD REVIEW
No	Date	Issued
Project Manager	Drawn By	
Date	2023-01-09	Reviewed By PH
Project number	2301	
Sheet Title		

FLOOR PLAN - LEVEL 2

Sheet number	A2.2	
Sheets in set: 43	Revision	
File name	2301_CRHC VOG_Housing_231105.vwxp	
Plot date	2023-11-05	



0 5 10 15 20 M

2 LEVEL L3
A2.3 Scale: 1:150

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

1132 Johnson Street, Victoria BC

No Date Revised

O 2023-11-06 REZONING / DDP RESUBMISSION
N 2023-10-27 DDP REVISIONS - DRAFT
M 2023-10-06 DP REVISIONS / CRHC REVIEW
L 2023-08-18 BC HOUSING SD REVIEW

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

FLOOR PLAN - LEVEL 3

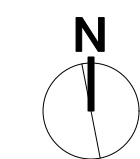
Sheet number

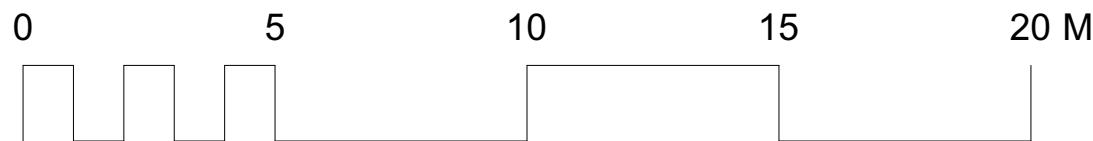
A2.3

Sheets in set: 43 Revision

File name 2301_CRHC VOG_Housing_231105.vwpx

Plot date 2023-11-05





1 LEVEL L4
A2.4 Scale: 1:150



LOW
HAMMOND
ROWE
ARCHITECTS

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

This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

Seal

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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

1132 Johnson Street, Victoria BC

No Date Revised

O 2023-11-06 REZONING / DDP RESUBMISSION
N 2023-10-27 DDP REVISIONS - DRAFT
M 2023-10-06 DP REVISIONS / CRHC REVIEW
L 2023-08-18 BC HOUSING SD REVIEW

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

FLOOR PLAN - LEVEL 4

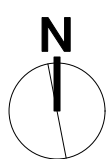
Sheet number

A2.4

Sheets in set: 43 Revision

File name 2301_CRHC VOG_Housing_231105.vwxp

Plot date 2023-11-05





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

1132 Johnson Street, Victoria BC

No	Date	Revised
O	2023-11-06	REZONING / DDP RESUBMISSION
N	2023-10-27	DDP REVISIONS - DRAFT
M	2023-10-06	DP REVISIONS / CRHC REVIEW
L	2023-08-18	BC HOUSING SD REVIEW

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

FLOOR PLAN - LEVEL 5

Sheet number	A2.5	Revision
Sheets in set:	43	
File name	2301_CRHC VOG_Housing_231105.vwxp	
Plot date	2023-11-05	

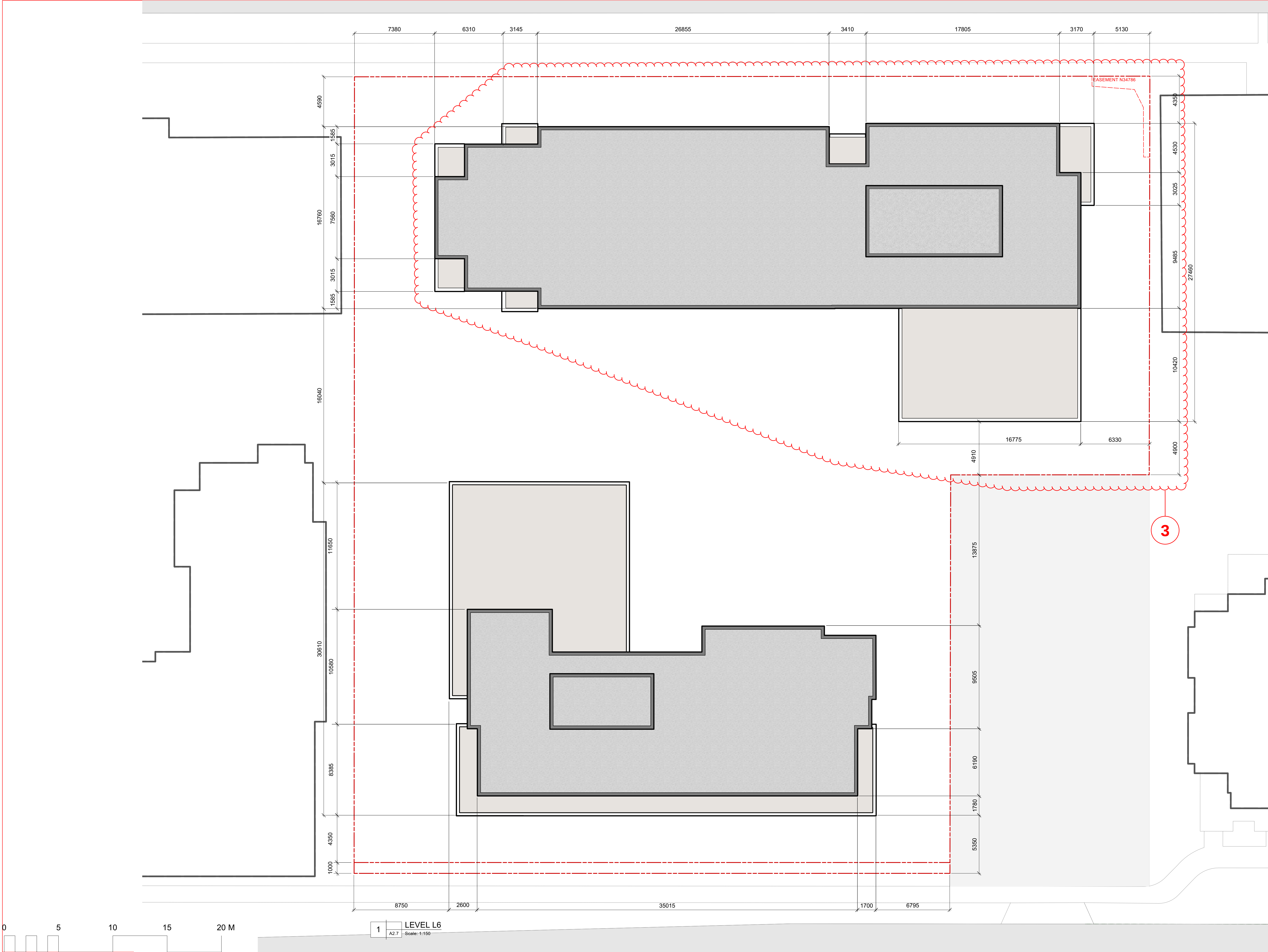


**Capital Region Housing Corporation
Village On The Green -
Affordable Rental Housing**

1132 Johnson Street, Victoria BC

No	Date	Revised
O	2023-11-06	REZONING / DDP RESUBMISSION
N	2023-10-27	DDP REVISIONS - DRAFT
M	2023-10-06	DP REVISIONS / CRHC REVIEW
L	2023-08-18	BC HOUSING SD REVIEW
No	Date	Issued
Project Manager		Drawn By
Date	2023-01-09	Reviewed By PH
Project number	2301	
Sheet Title		

FLOOR PLAN - LEVEL 6



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

1132 Johnson Street, Victoria BC

No Date Revised

O 2023-11-06 REZONING / DDP RESUBMISSION

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

ROOF PLAN

Sheet number

A2.7

Sheets in set: 43 Revision

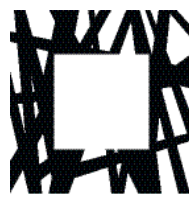
File name 2301_CRHC VOG_Housing_231105.vwxp

Plot date 2023-11-05



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

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



LOW
HAMMOND
ROWE
ARCHITECTS

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

This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.
Seal

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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

1132 Johnson Street, Victoria BC

No Date Revised

O 2023-11-06 REZONING / DDP RESUBMISSION

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

BUILDING ELEVATIONS

Sheet number

A4.0

Sheets in set: 43 Revision

File name 2301_CRHC VOG_Housing_231105.vwxp

Plot date 2023-11-05



This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

Seal

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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

1132 Johnson Street, Victoria BC

No.	Date	Revised
O	2023-11-06	REZONING / DDP RESUBMISSION
No.	Date	Issued
Project Manager		Drawn By
Date	2023-01-09	Reviewed By PH
Project number	2301	
Sheet Title		

BUILDING ELEVATIONS

Sheet number	
A4.1	
Sheets in set: 43	Revision
File name	2301_CRHC VOG_Housing_231105.vwxp
Plot date	2023-11-05



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

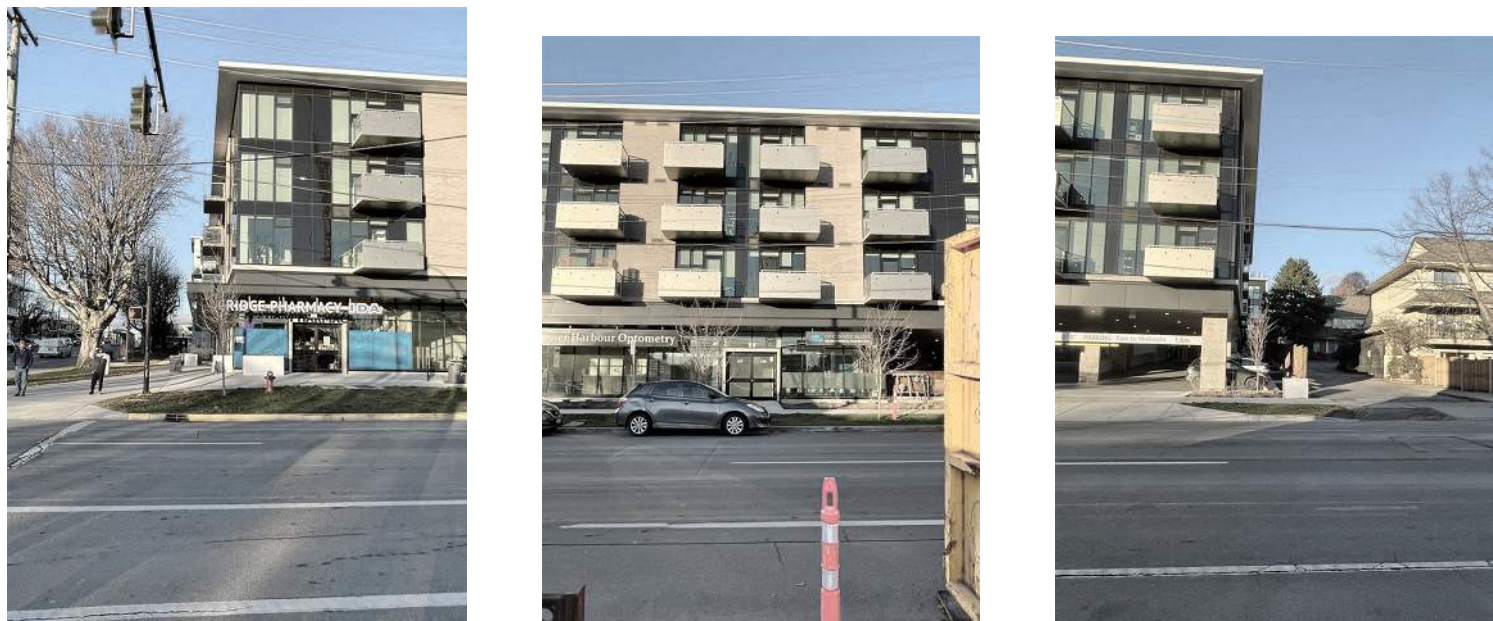
1132 Johnson Street, Victoria BC

No	Date	Revised
O	2023-11-06	REZONING / DDP RESUBMISSION
No	Date	Issued
Project Manager	Drawn By	
Date	2023-01-09	Reviewed By PH
Project number	2301	
Sheet Title		

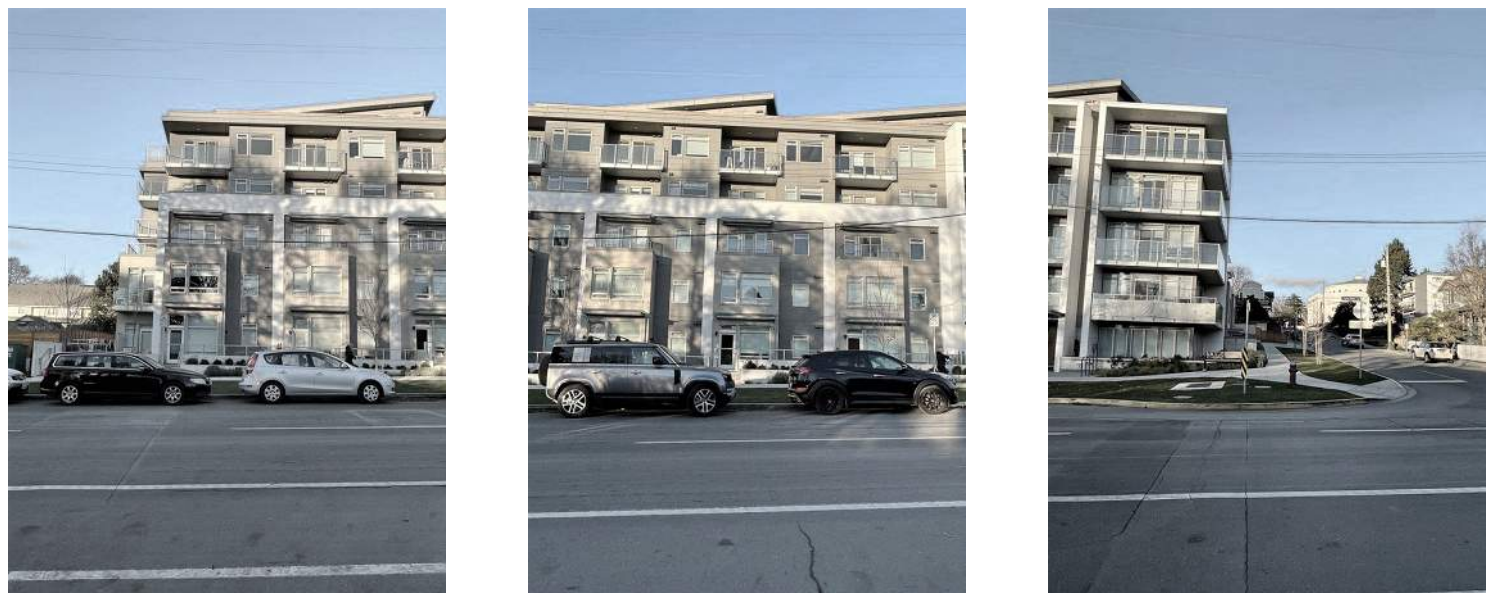
BUILDING ELEVATIONS

Sheet number	A4.2	
Sheets in set:	43	Revision
File name	2301_CRHC VOG_Housing_231105.vwxp	
Plot date	2023-11-05	

Johnson Existing Streetscape



Pandora Existing Streetscape



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



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



LOW
HAMMOND
ROWE
ARCHITECTS

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

This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

Seal

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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

1132 Johnson Street, Victoria BC

No Date Revised

O 2023-11-06 REZONING / DDP RESUBMISSION

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

STREET ELEVATIONS

Sheet number

A4.3

Sheets in set: 43 Revision

File name 2301_CRHC VOG_Housing_231105.vwxp

Plot date 2023-11-05



LOW
HAMMOND
ROWE
ARCHITECTS

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

This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.
Seal

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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

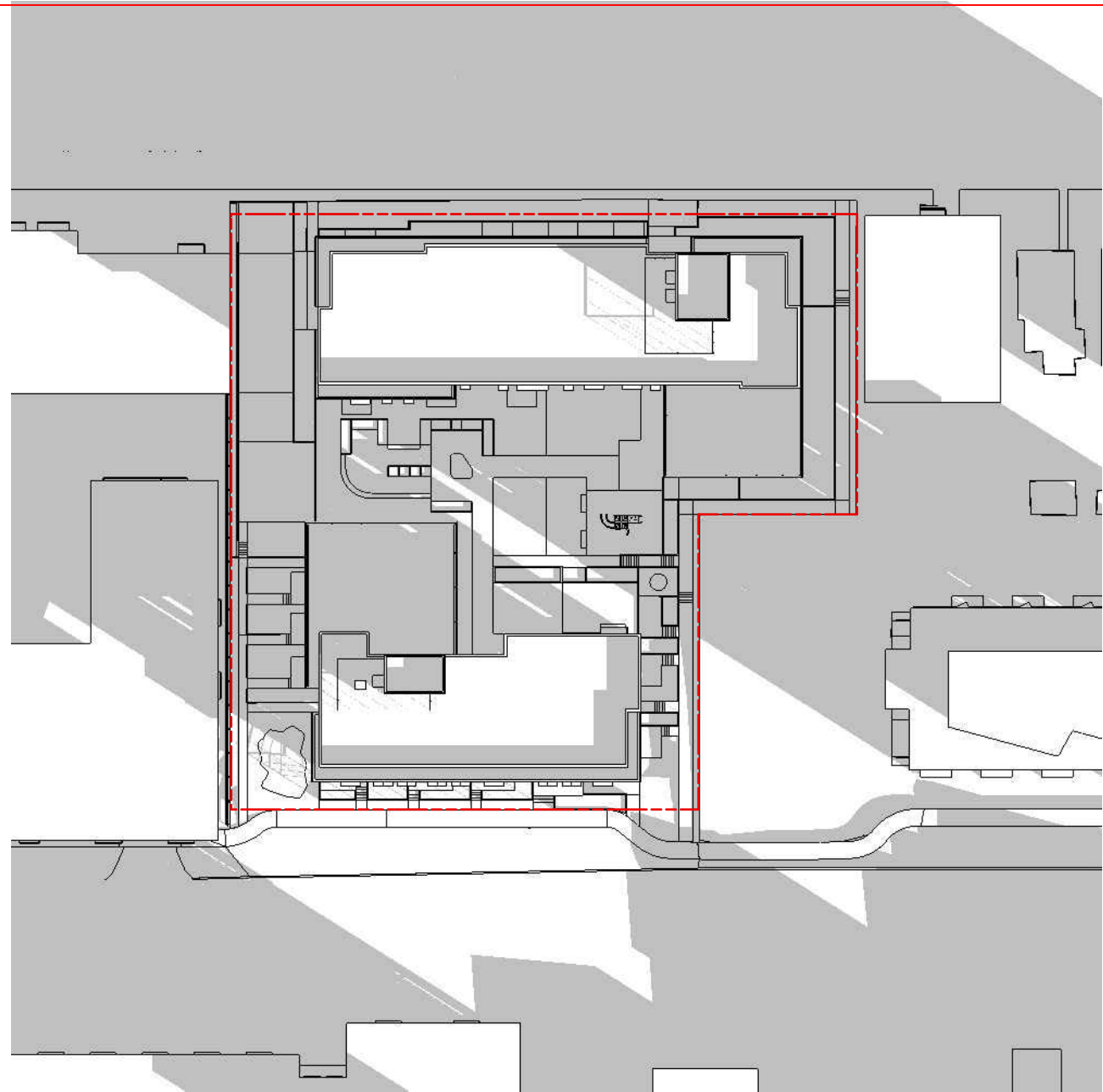
1132 Johnson Street, Victoria BC

No.	Date	Revised
O	2023-11-06	REZONING / DDP RESUBMISSION
No.	Date	Issued
Project Manager	Drawn By	
Date	2023-01-09	Reviewed By PH
Project number	2301	
Sheet Title		

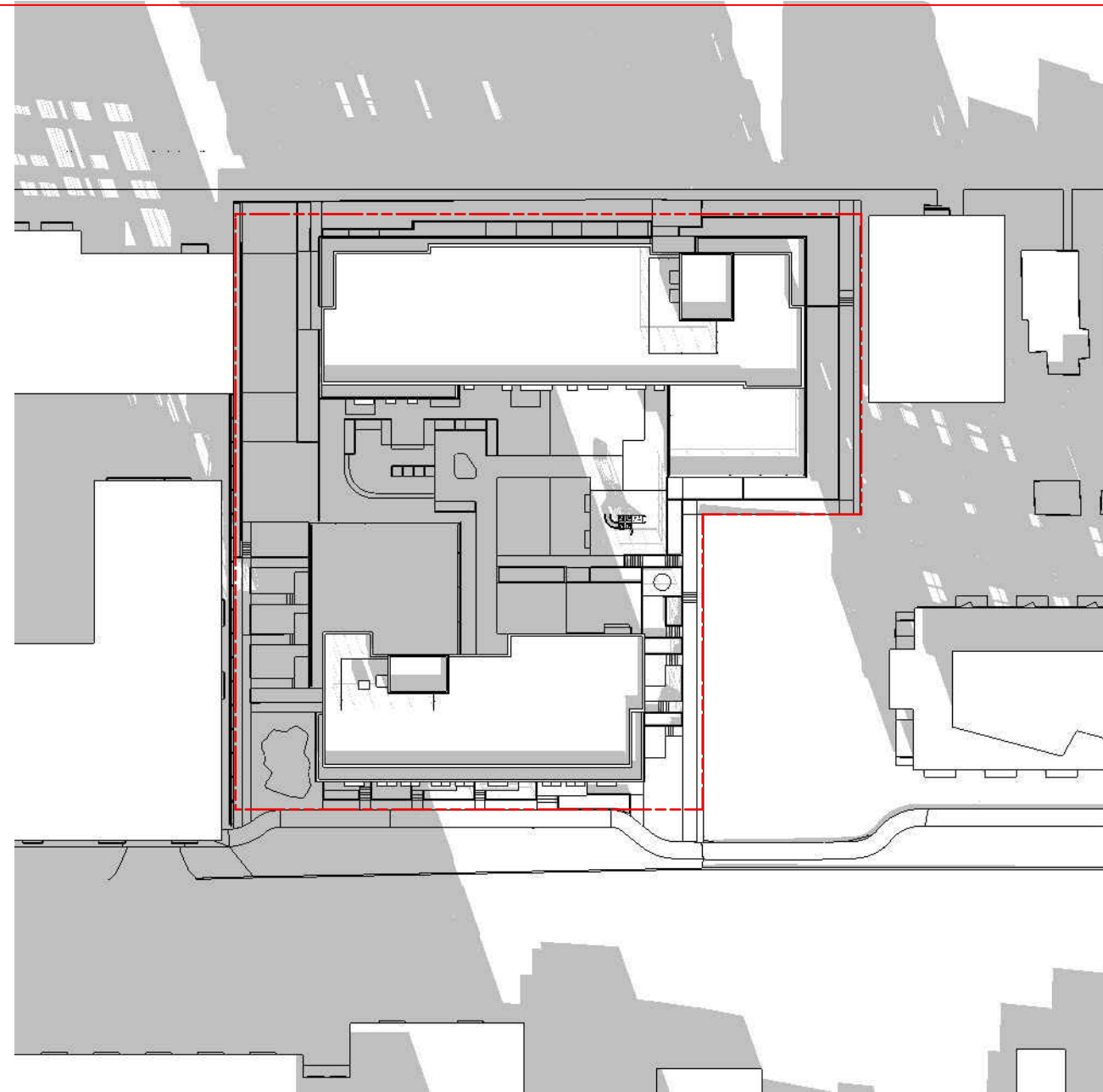
BUILDING SECTIONS

Sheet number	A4.4	
Sheets in set:	43	Revision
File name	2301_CRHC VOG_Housing_231105.vwxp	
Plot date	2023-11-05	

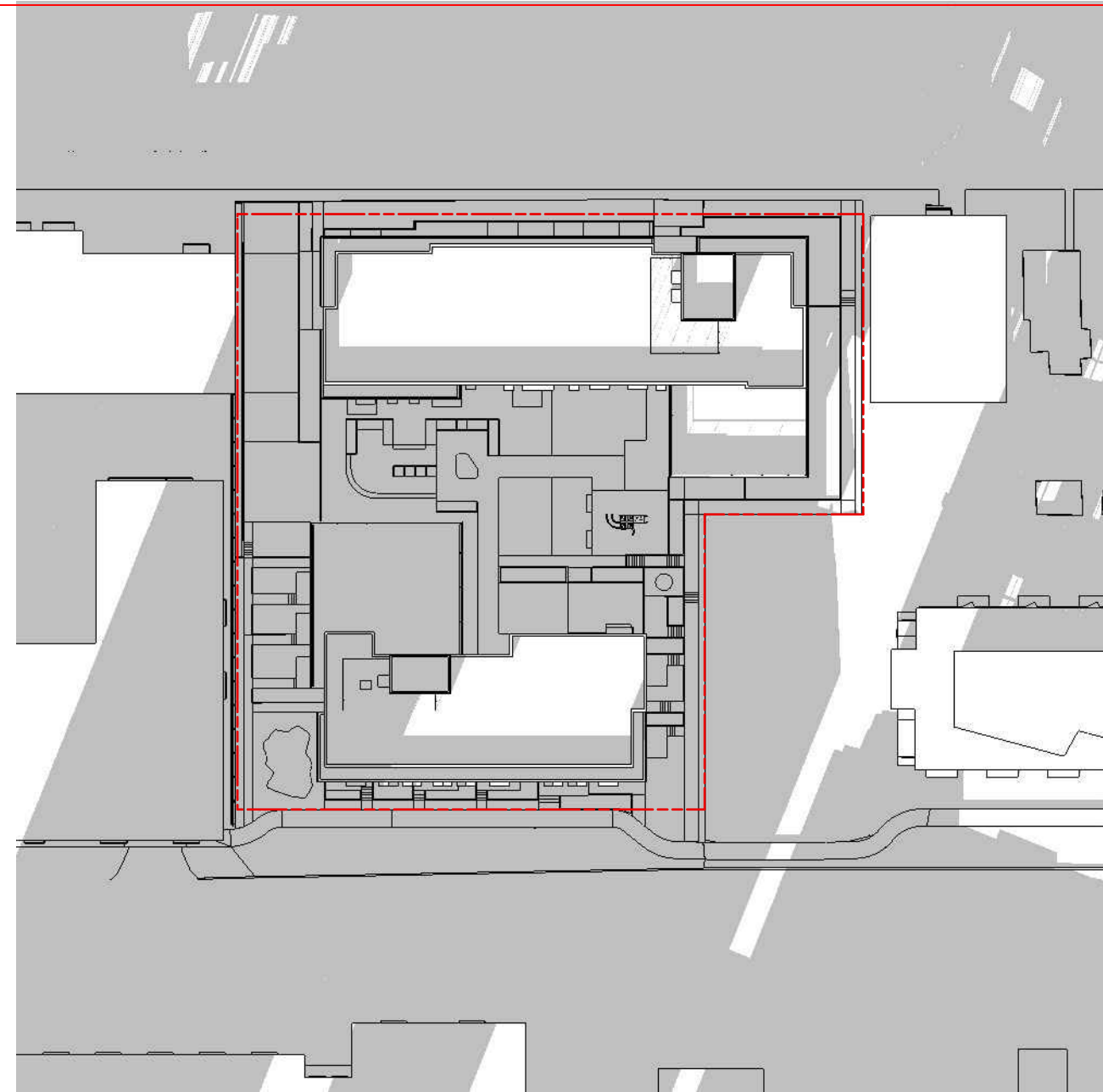




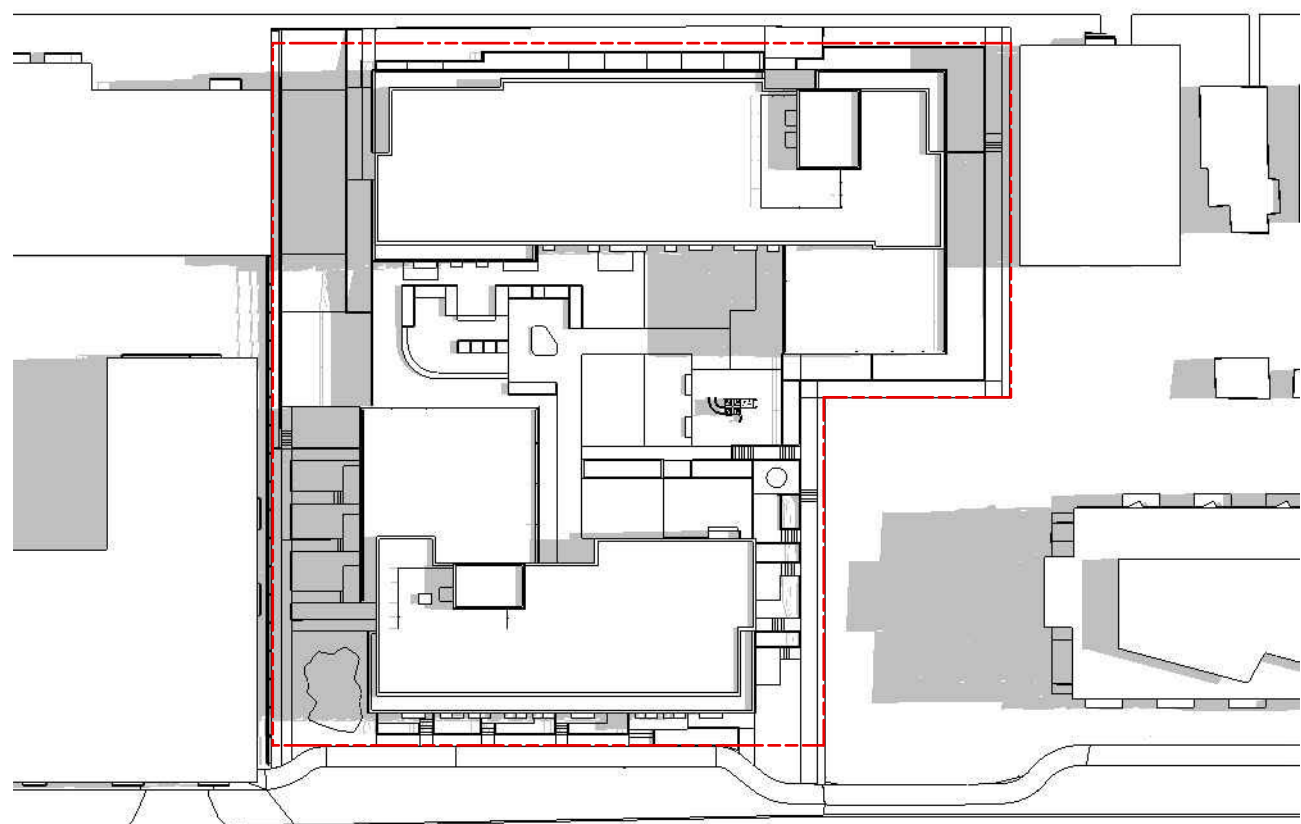
1 December 21 - 9AM
A4.5 Scale: 1:750



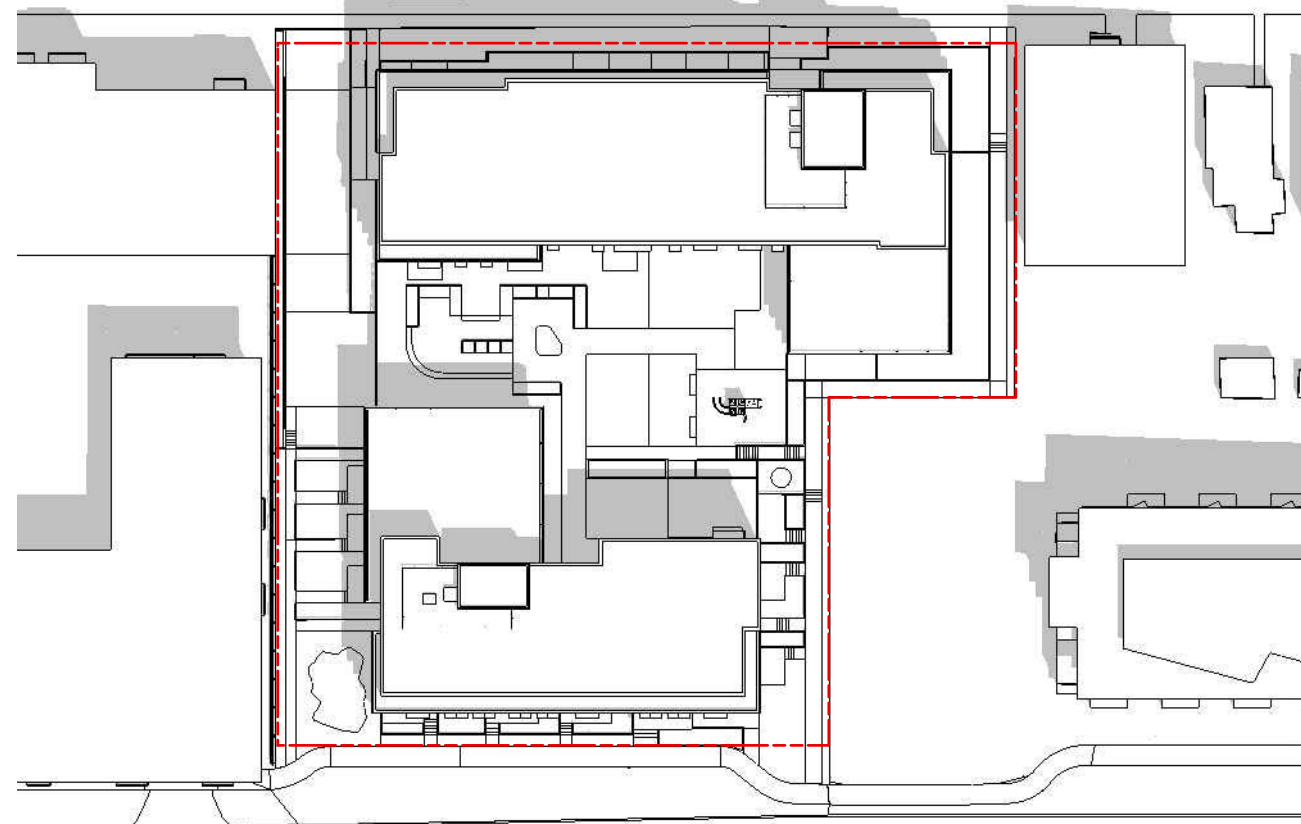
2 December 21 - 12PM
A4.5 Scale: 1:750



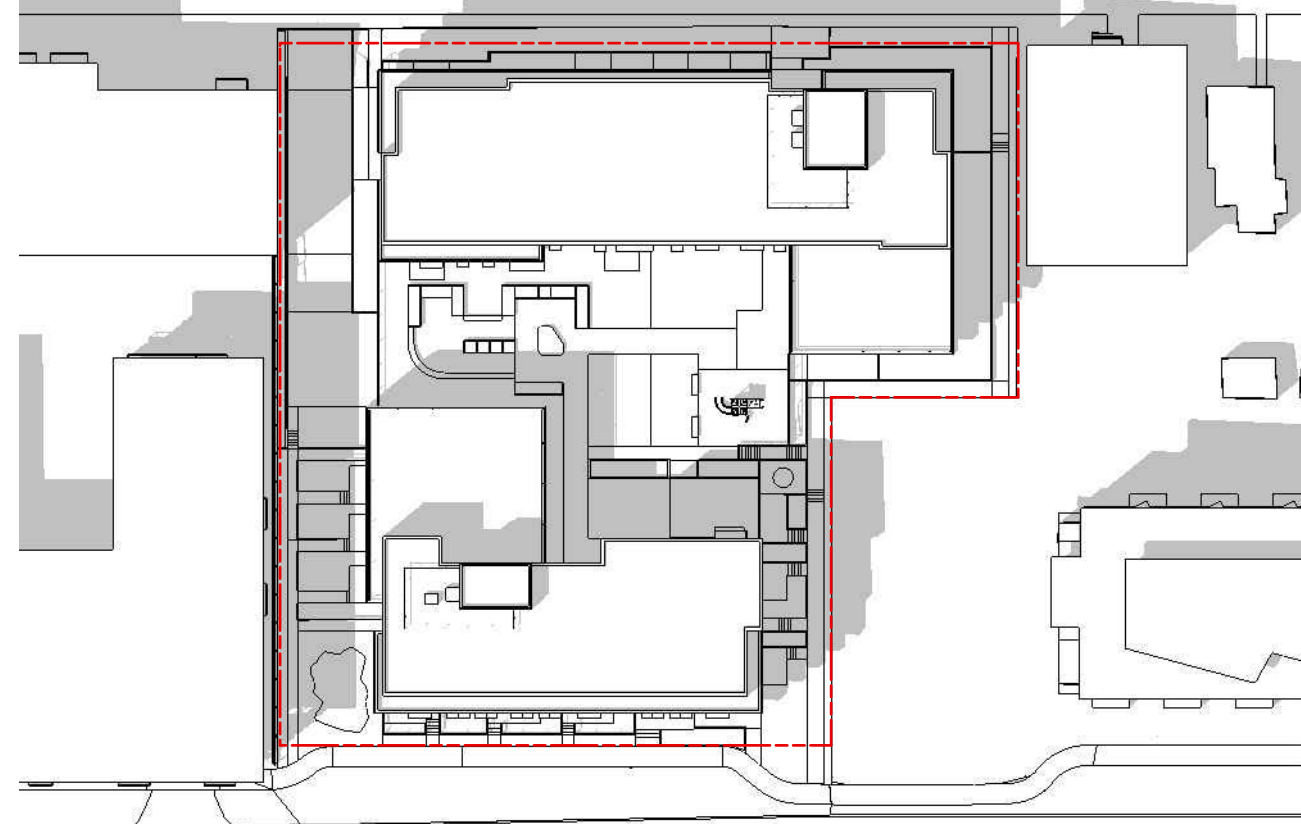
3 December 21 - 3PM
A4.5 Scale: 1:750



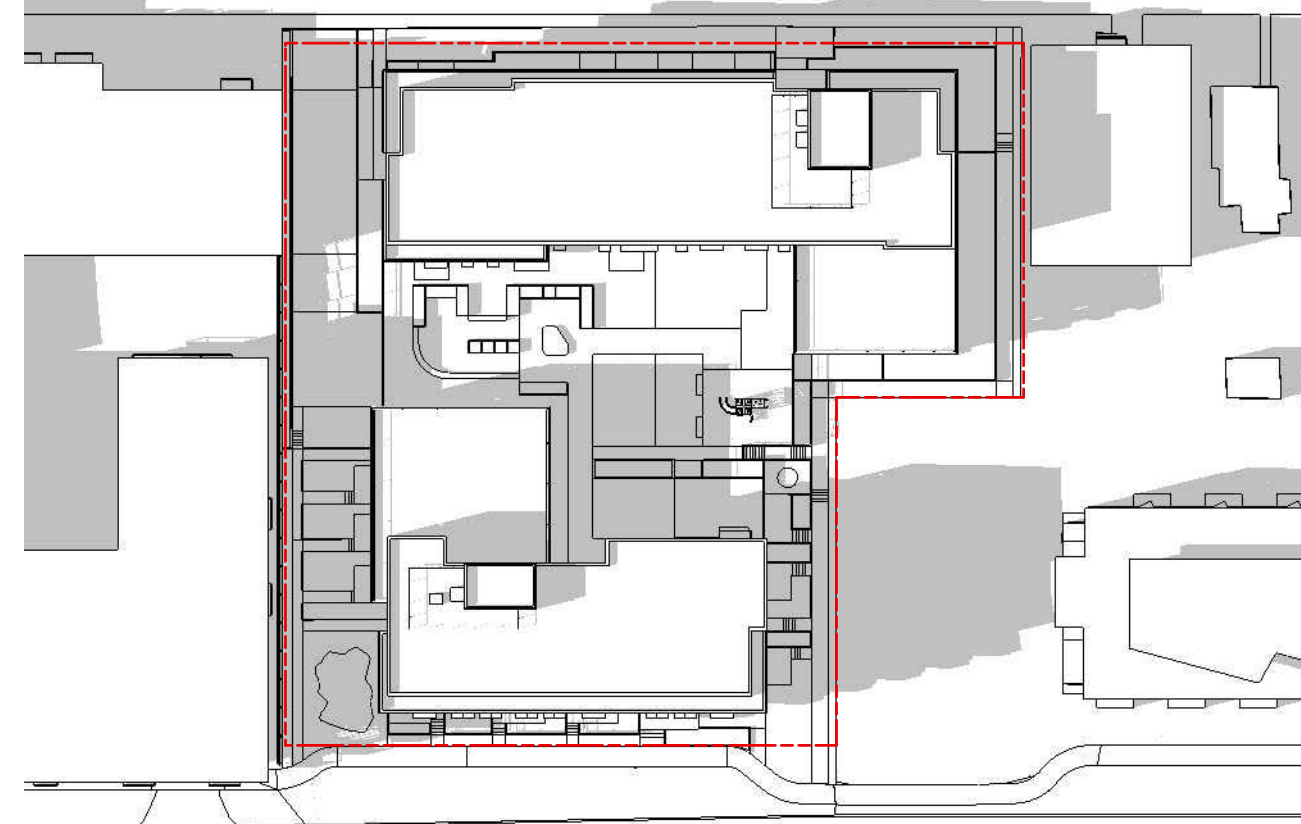
4 June 21 - 9AM
A4.5 Scale: 1:750



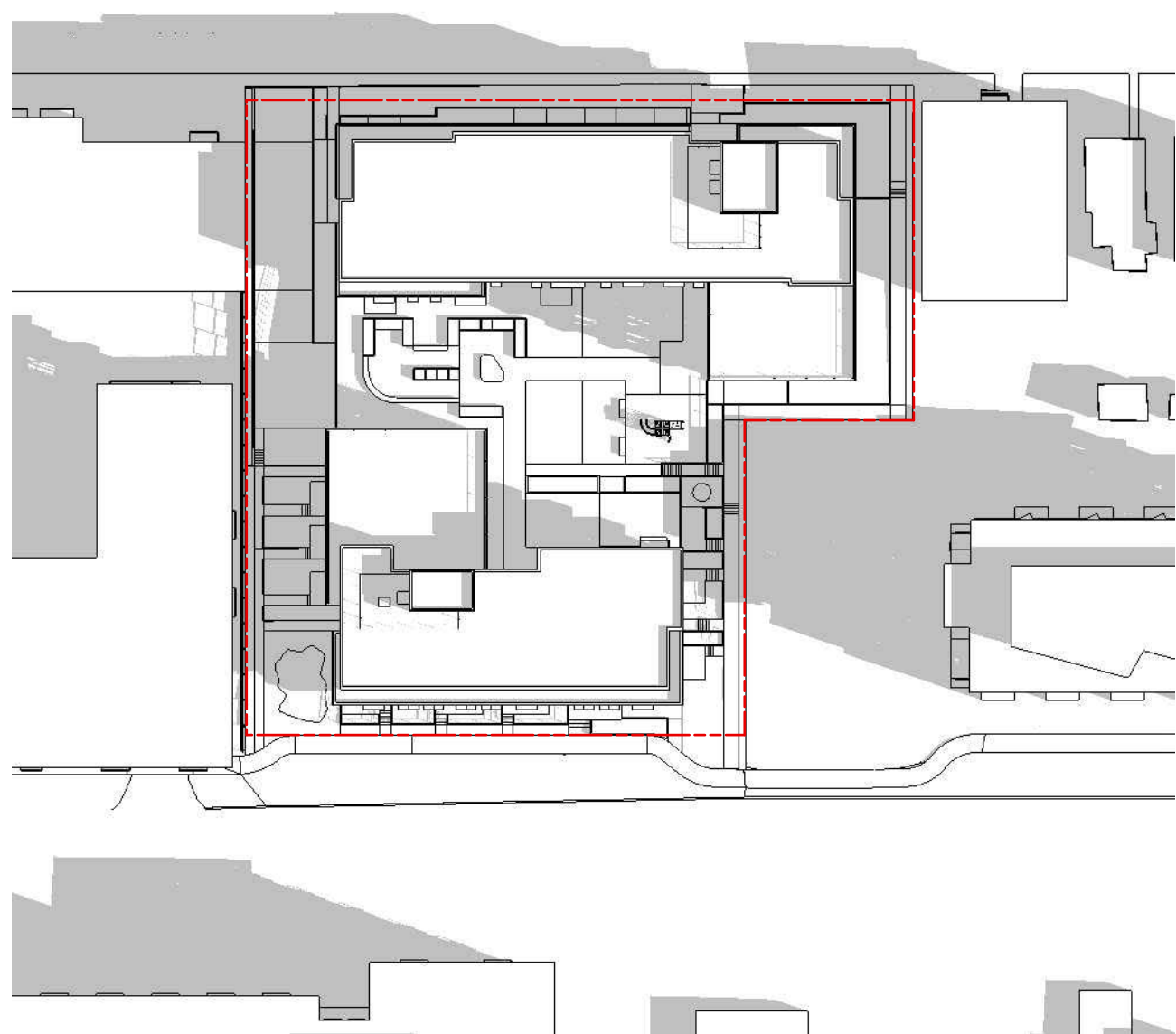
5 June 21 - 12PM
A4.5 Scale: 1:750



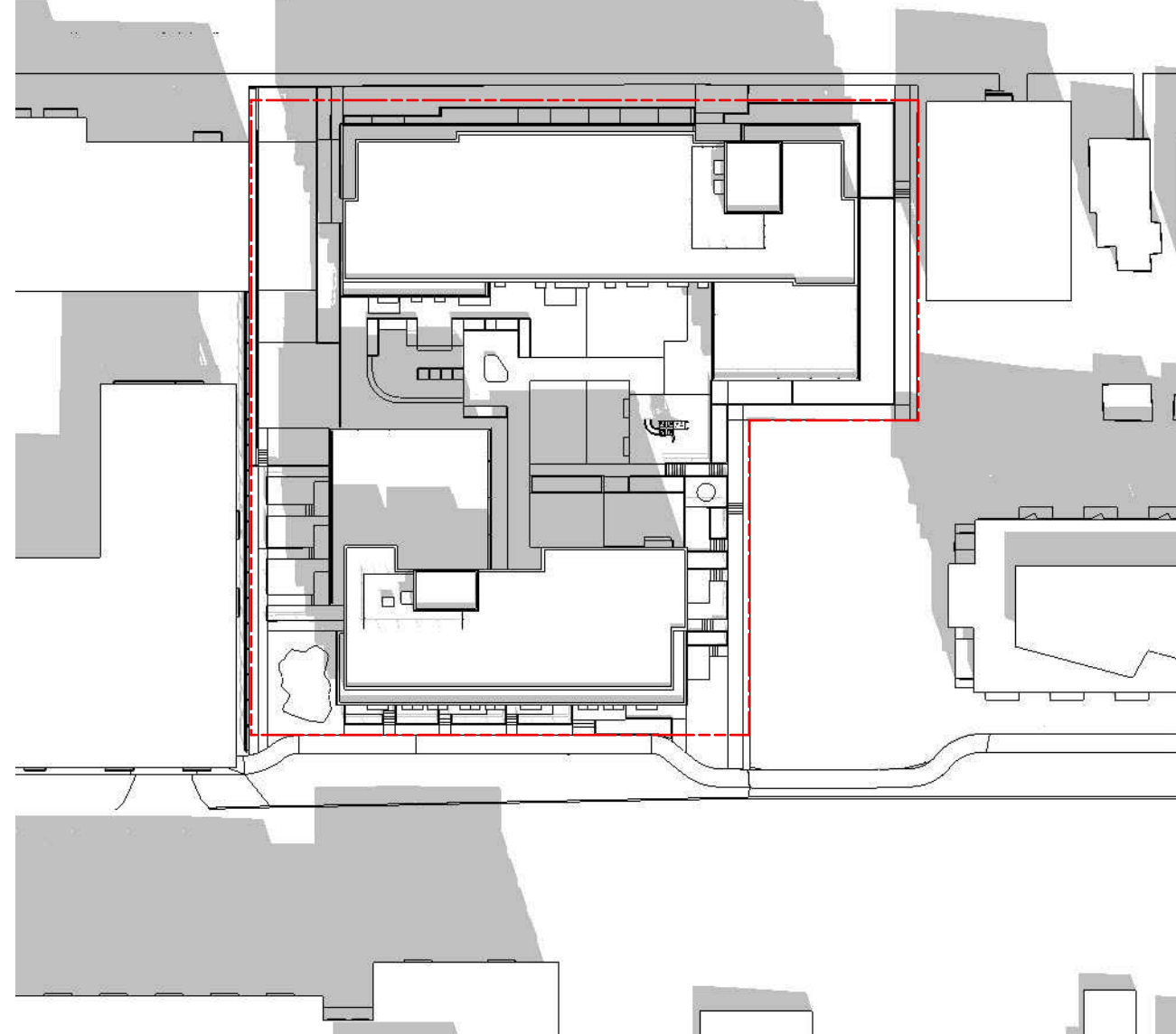
6 June 21 - 3PM
A4.5 Scale: 1:750



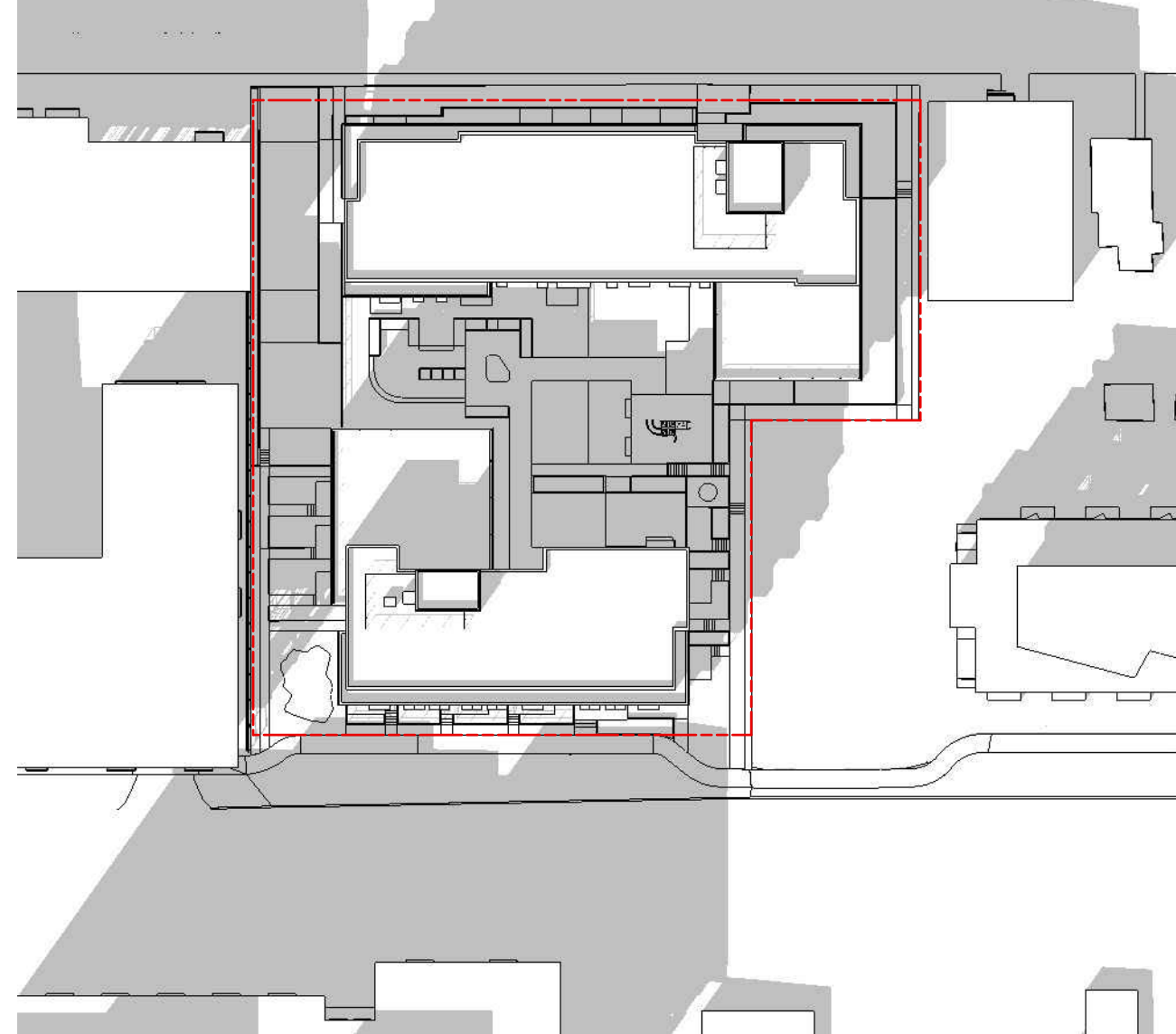
7 June 21 - 5PM
A4.5 Scale: 1:750



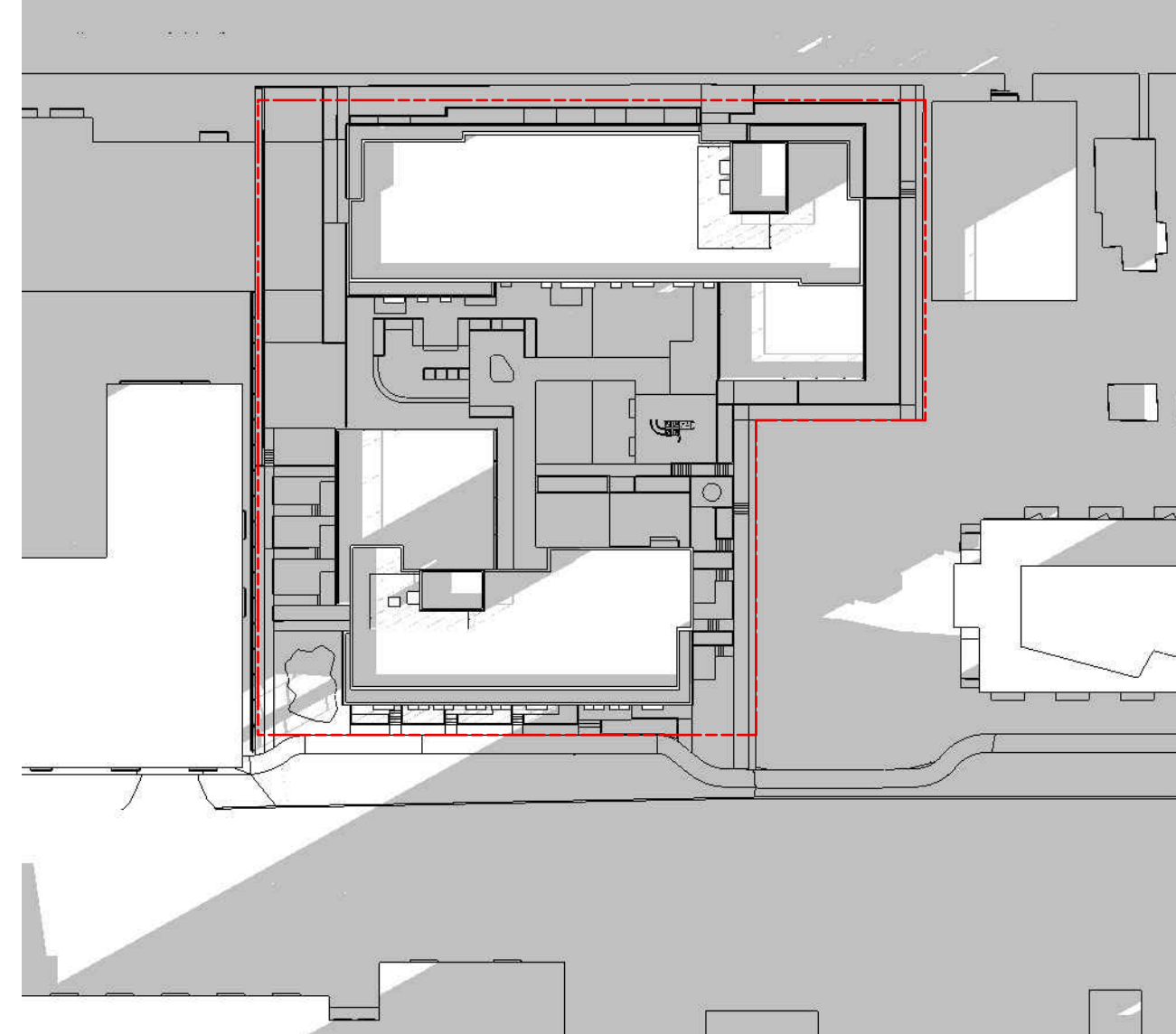
8 September 21 - 9AM
A4.5 Scale: 1:750



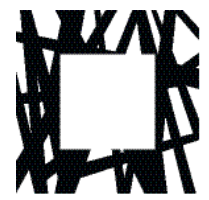
9 September 21 - 12PM
A4.5 Scale: 1:750



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



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



LOW
HAMMOND
ROWE
ARCHITECTS

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

This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.
Seal

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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

1132 Johnson Street, Victoria BC

No	Date	Revised
O	2023-11-06	REZONING / DDP RESUBMISSION
No	Date	Issued
Project Manager		Drawn By
Date	2023-01-09	Reviewed By PH
Project number	2301	
Sheet Title		

SUN STUDY

Sheet number	A4.5	Revision
Sheets in set:	43	
File name	2301_CRHC VOG_Housing_231105.vwpx	
Plot date	2023-11-05	

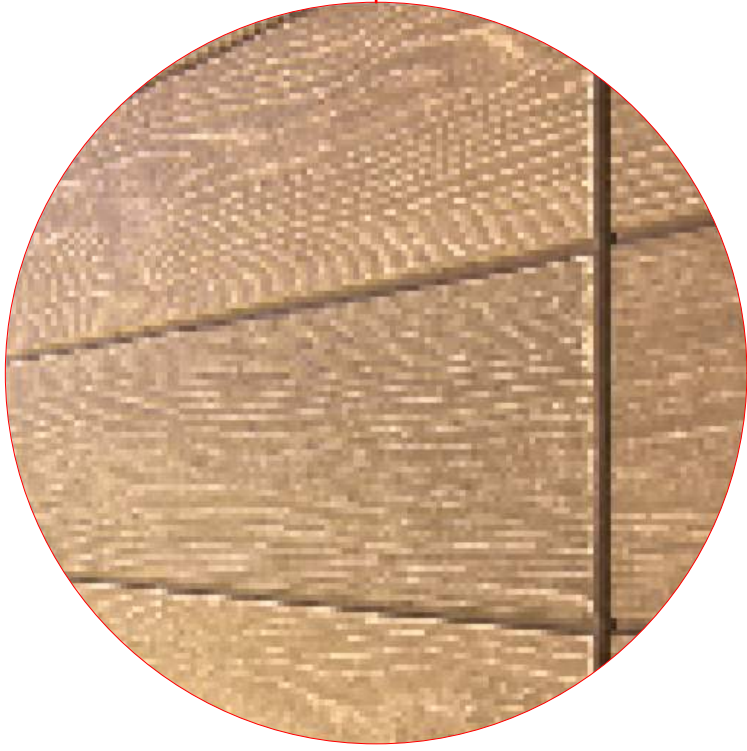




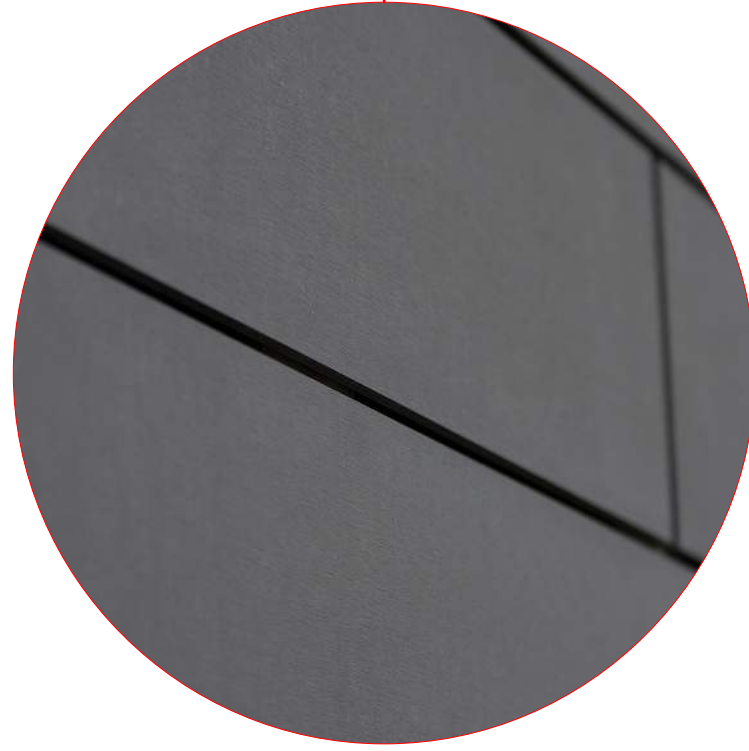
Corrugated Metal: Charcoal



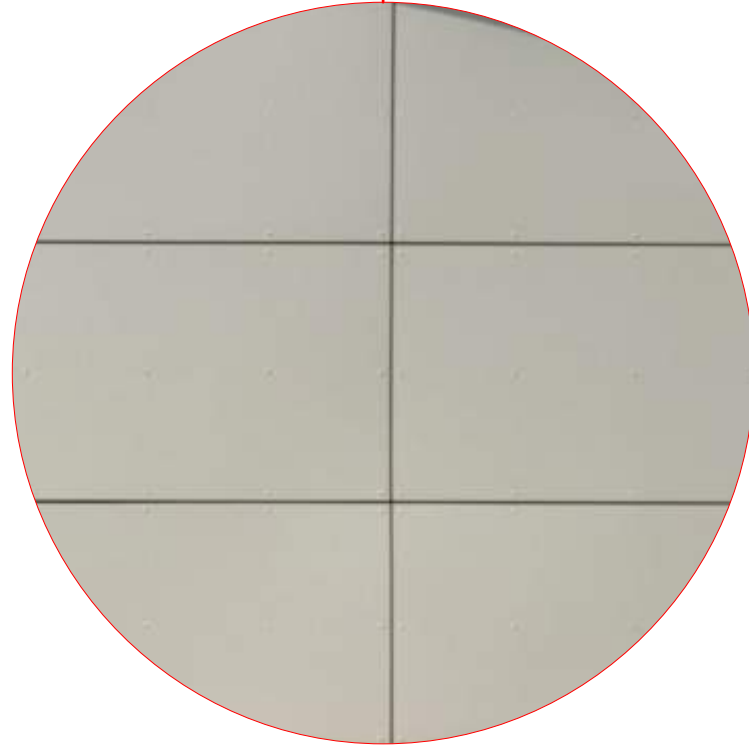
Railing Glazing



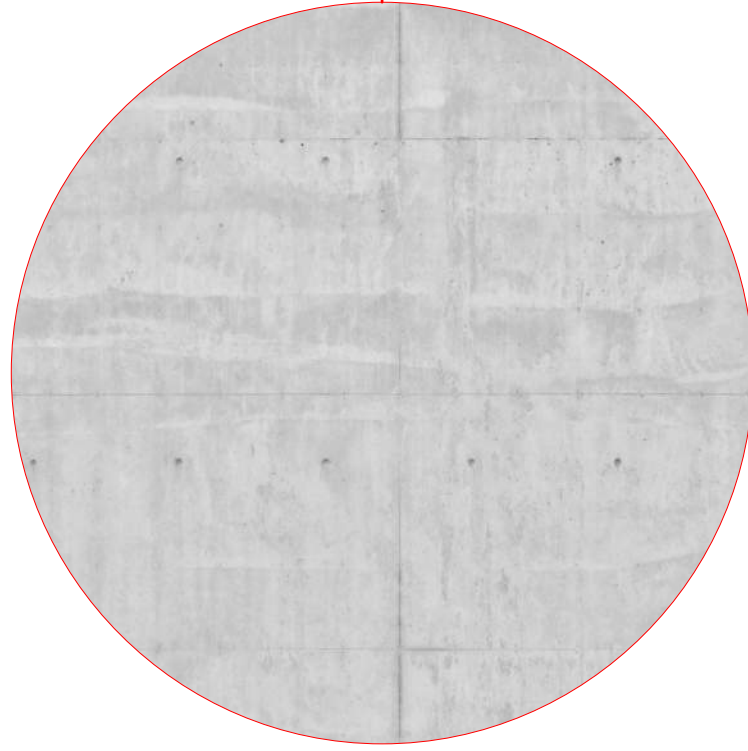
Cementacious Fiber Board:
Warm Colour



Cementatious Fiber Board:
Charcoal



Cementatious Fiber Board:
Warm-Grey Colour



Architectural Concrete



LOW
HAMMOND
ROWE
ARCHITECTS

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

This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

Seal

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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

1132 Johnson Street, Victoria BC

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

O	2023-11-06	REZONING / DDP RESUBMISSION
L	2023-08-18	BC HOUSING SD REVIEW
K	2023-07-24	REZONING / DDP
I	2023-06-22	CoV PRELIMINARY DP REVIEW
H	2023-06-15	REVISED UNIT MIX & ELEVATIONS

No	Date	Issued
----	------	--------

Project Manager	Drawn By
-----------------	----------

Date	2023-01-09	Reviewed By	PH
------	------------	-------------	----

Project number	2301	Scale	AS NOTED
----------------	------	-------	----------

Sheet Title

MATERIALS BOARD

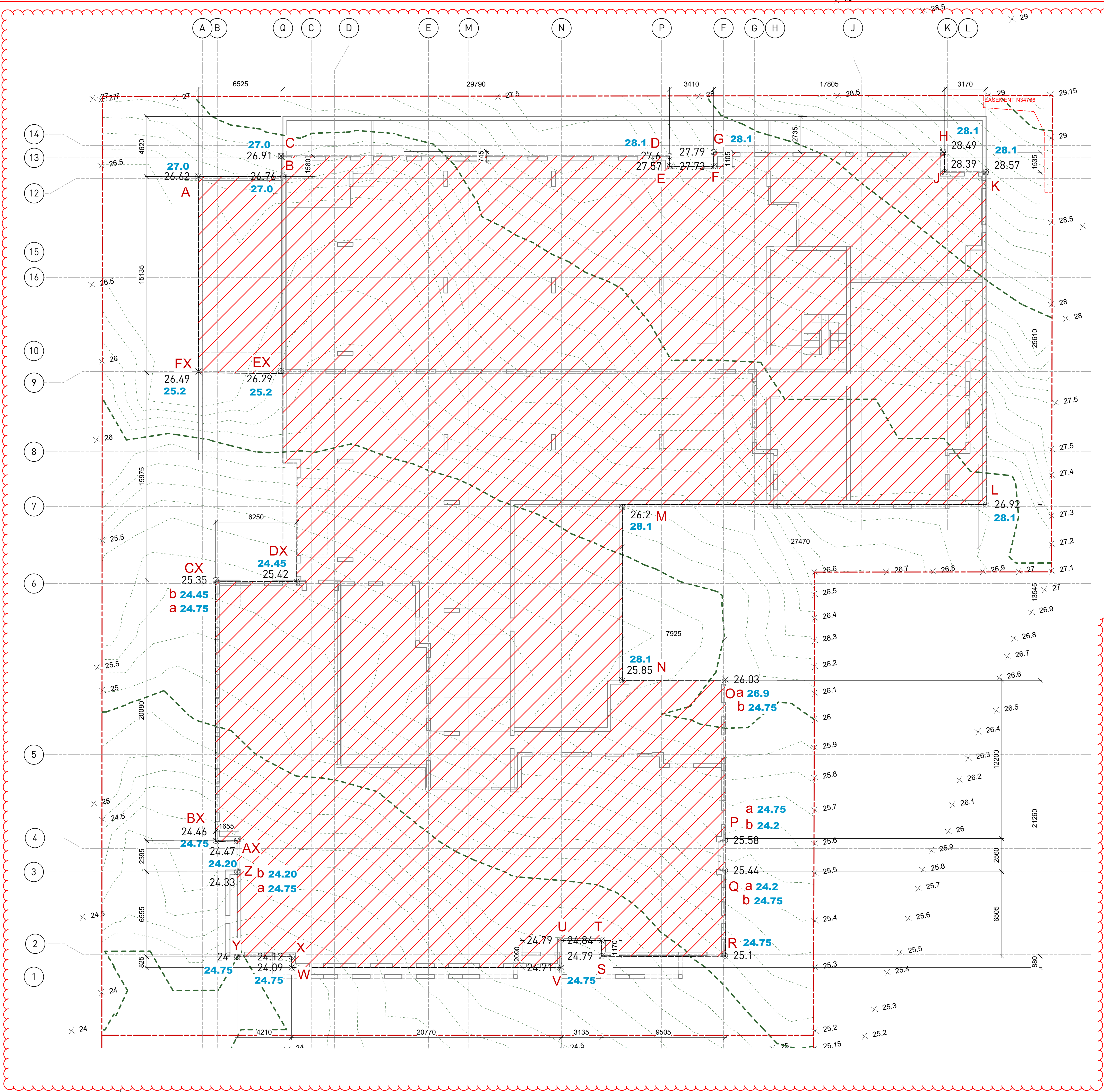
Sheet number

A4.6

Sheets in set	43	Revision
---------------	----	----------

File name	2301_CRHC VOG_Housing_231105.vwxp
-----------	-----------------------------------

Plot date	2023-11-05
-----------	------------



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

2301_CRHC VOG - 1132 JOHNSON STREET
1-Nov-23

L1	27.95 m	PANDORA ST
L0	24.75 m	JOHNSON ST
P1+	27.5 m	PARKADE ROOF
P1	24.3 m	UG PARKADE

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

Average Grade: 25.92 m

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

9

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

This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.
Seal
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

ELEVATION 1

SETBACK DISTANCE: ±7.40m
UNPROTECTED AREA ALLOWED: 7m+ = 66%
BUILDING FACE AREA: 314.34m²
UNPROTECTED AREA: 43.09m²
PERCENT UNPROTECTED OPENINGS: 13.70%

ELEVATION 2

SETBACK DISTANCE: ±12.40m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 127.02m²
UNPROTECTED AREA: 31.59m²
PERCENT UNPROTECTED OPENINGS: 24.87%

ELEVATION 3

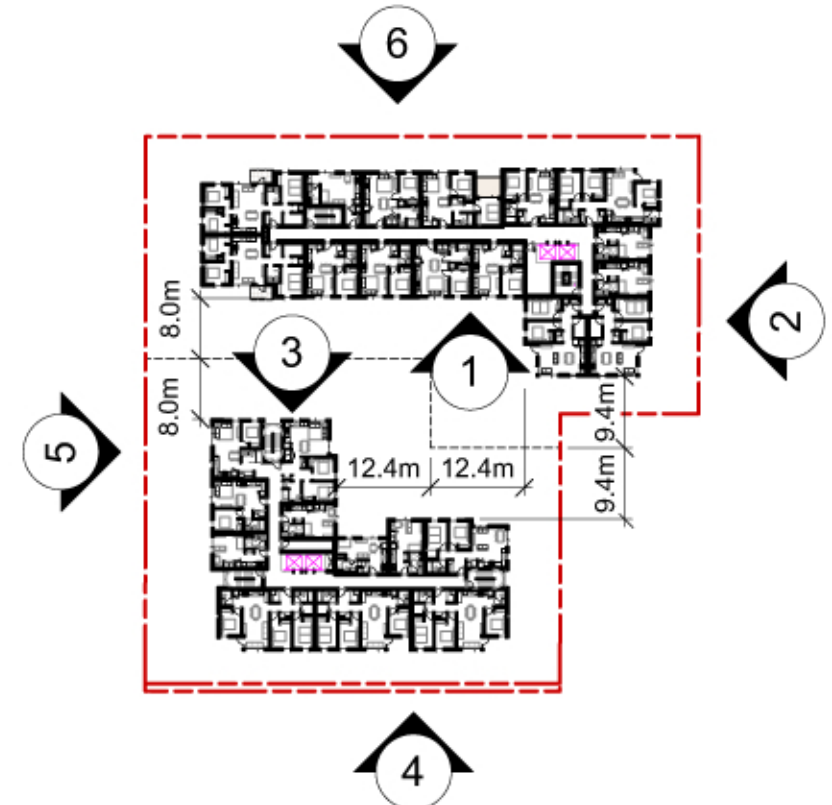
SETBACK DISTANCE: ±8.75m
UNPROTECTED AREA ALLOWED: 8m+ = 82%
BUILDING FACE AREA: 485.59m²
UNPROTECTED AREA: 132.34m²
PERCENT UNPROTECTED OPENINGS: 27.25%

ELEVATION 4

SETBACK DISTANCE: ±13.81m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 76.36m²
UNPROTECTED AREA: 17.59m²
PERCENT UNPROTECTED OPENINGS: 23.03%



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



KEY PLAN
Scale: 1:1000

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



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



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

ELEVATION 1

SETBACK DISTANCE: ±6.70m
UNPROTECTED AREA ALLOWED: 6m+ = 52%
BUILDING FACE AREA: 328.45m²
UNPROTECTED AREA: 80.78m²
PERCENT UNPROTECTED OPENINGS: 24.59%

ELEVATION 2

SETBACK DISTANCE: ±12.40m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 127.42m²
UNPROTECTED AREA: 29.66m²
PERCENT UNPROTECTED OPENINGS: 23.27%

ELEVATION 3

SETBACK DISTANCE: ±5.10m
UNPROTECTED AREA ALLOWED: 5m+ = 40%
BUILDING FACE AREA: 441.03m²
UNPROTECTED AREA: 142.11m²
PERCENT UNPROTECTED OPENINGS: 32.22%



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

ELEVATION

SETBACK DISTANCE: ±16.5m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 1094.61m²
UNPROTECTED AREA: 359.12m²
PERCENT UNPROTECTED OPENINGS: 32.80%



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

ELEVATION 1

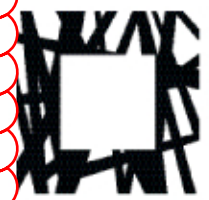
SETBACK DISTANCE: ±8.0m
UNPROTECTED AREA ALLOWED: 7m+ = 82%
BUILDING FACE AREA: 859.22m²
UNPROTECTED AREA: 275.78m²
PERCENT UNPROTECTED OPENINGS: 32.09%

ELEVATION 2

SETBACK DISTANCE: ±9.40m
UNPROTECTED AREA ALLOWED: 9m+ = 100%
BUILDING FACE AREA: 210.16m²
UNPROTECTED AREA: 60.02m²
PERCENT UNPROTECTED OPENINGS: 28.56%



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



LOW
HAMMOND
ROWE
ARCHITECTS

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

This document may not be forwarded to others, transmitted, or reproduced in any way without the express written permission of the copyright owner Low Hammond Rowe Architects Inc.

Seal

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original, when supplied by the architect, bearing images of the professional, seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

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

1132 Johnson Street, Victoria BC

No Date Revised

O 2023-11-06 REZONING / DOP RESUBMISSION

No Date Issued

Project Manager Drawn By

Date 2023-01-09 Reviewed By PH

Project number 2301

Sheet Title

BUILDING CODE
ANALYSIS

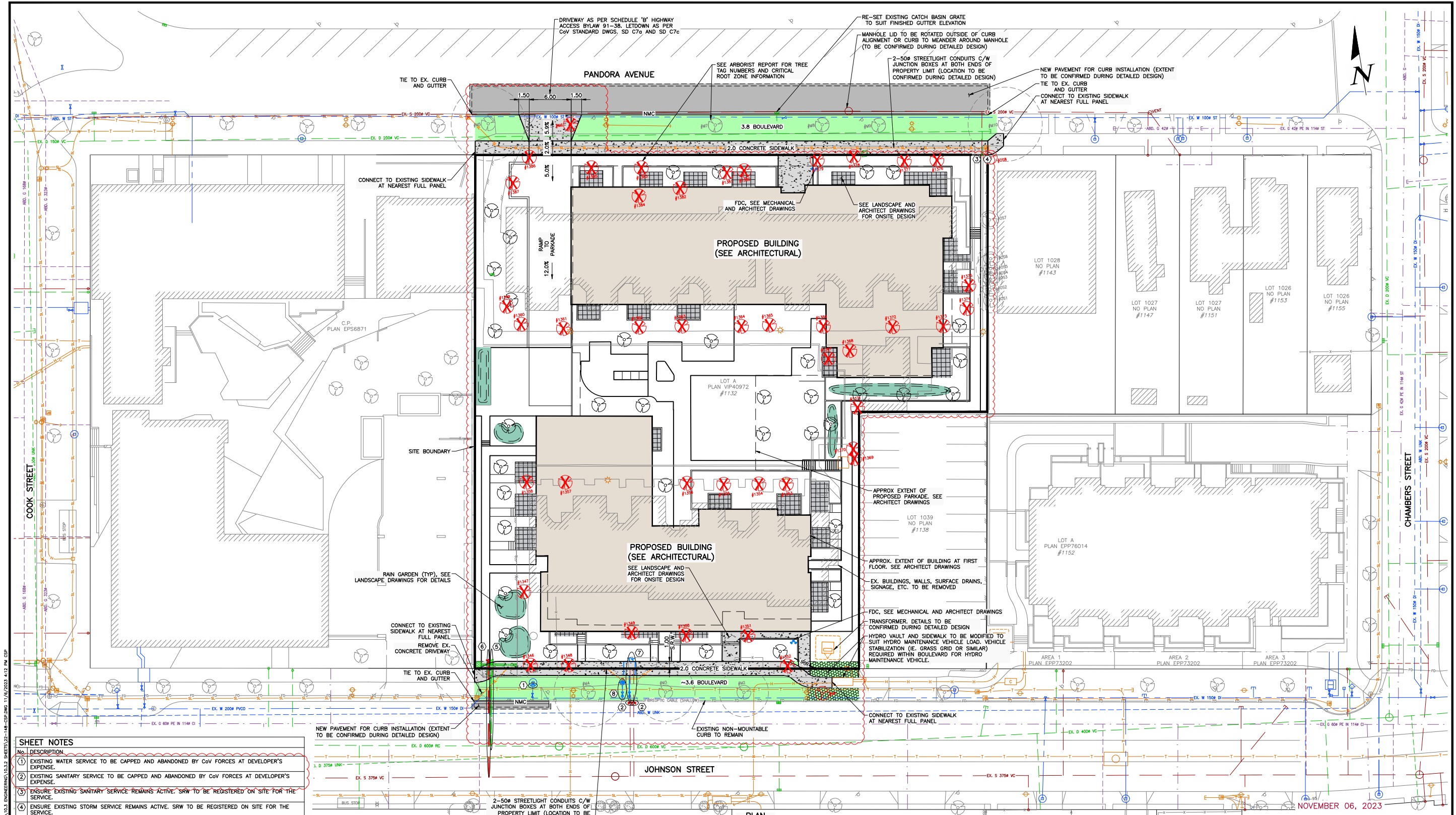
Sheet number

A5.2

Sheets in set: 43 Revision

File name 2301_CRHC VOG_Housing_231105.vwxp

Plot date 2023-11-05



- SHEET NOTES**
- | No. | DESCRIPTION |
|-----|--|
| 1 | EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE. |
| 2 | EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE. |
| 3 | ENSURE EXISTING SANITARY SERVICE REMAINS ACTIVE. SRW TO BE REGISTERED ON SITE FOR THE SERVICE. |
| 4 | ENSURE EXISTING STORM SERVICE REMAINS ACTIVE. SRW TO BE REGISTERED ON SITE FOR THE SERVICE. |
| 5 | NEW 200" STORM SERVICE CONNECTION c/w INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE. |
| 6 | NEW 150" SANITARY SERVICE CONNECTION c/w INSPECTION CHAMBER TO SRW LINE BY CoV FORCES AT DEVELOPER'S EXPENSE. |
| 7 | NEW 100" DOMESTIC WATER SERVICE CONNECTION AND 150" FIRE WATER SERVICE CONNECTION c/w METER VAULT (PER CoV DWG. SD W2) BY CoV FORCES AT DEVELOPER'S EXPENSE. |
| 8 | NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPER'S EXPENSE. |
- EXISTING TREE TO REMAIN (SEE ARBORIST REPORT)
- EXISTING TREE TO BE REMOVED (SEE ARBORIST REPORT)

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

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

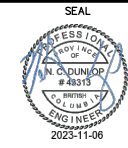
THIS DRAWING AND DESIGN IS THE PROPERTY OF McElhanney LTD. AND SHALL NOT BE USED, REUSED, OR REPRODUCED WITHOUT THE CONSENT OF THE SAID COMPANY. McELHANNEY LTD. WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
2	2023-11-06	ND	RE-ISSUED FOR DELEGATED DEVELOPMENT PERMIT				
1	2023-07-25	ND	ISSUED FOR DELEGATED DEVELOPMENT PERMIT				



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

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003229
Engineers and Geoscientists of BC



PROJECT:
**VILLAGE ON THE GREEN
VICTORIA, BC**

TITLE:
PRELIMINARY CIVIL PLAN

**RE-ISSUED FOR
DELEGATED
DEVELOPMENT
PERMIT**

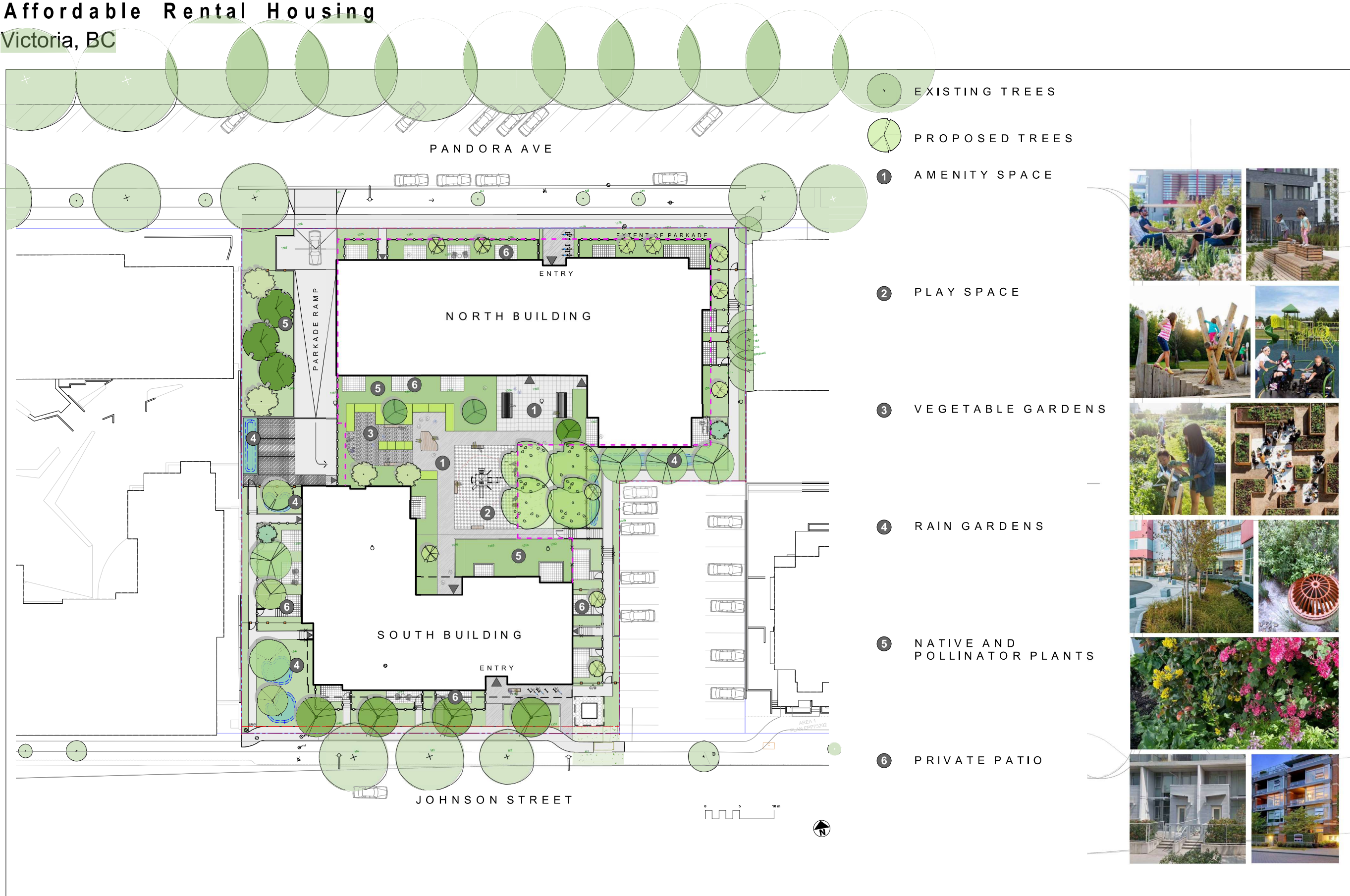
NOT FOR CONSTRUCTION

SCALE HORIZ: 1:250 VERT: N/A	ISSUED/REVISION 2
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 22-148-CSP	

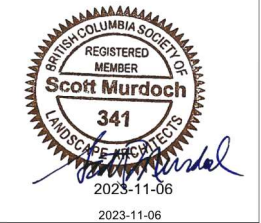
Capital Region Housing Corporation

Village on the Green

Affordable Rental Housing
Victoria, BC



rev no	description	date
2	DDP Rev	2023-11-06
1	DDP	2023-07-25



client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Cover

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

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 discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

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.
2. Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

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

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

GROWING MEDIUM NOTES

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

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

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 joint design and to prevent cracking.
2. Cast in place concrete areas that are subject to vehicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

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.

BOULEVARD & GREENWAY 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 Bylaw".
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.

BOULEVARD & GREENWAY PLANTING NOTES

1. 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. Email gstaniforth@victoria.ca to arrange for inspections, allow 48 hrs notice.
2. 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.
3. Required Parks inspections for seed and sod boulevard:
 1. Inspection of excavated and scarified subgrade prior to backfill.
 2. Inspection of installed, rolled and prepared growing media prior to sodding.
 3. Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.
4. 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.

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

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

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

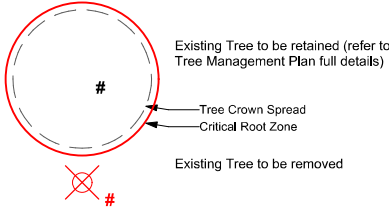
UNDERGROUND UTILITIES

(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 Grade, provided for reference only


16.90

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



3388A Terryton Ave,
Victoria, BC V8Z 3P8

Phone: 250.412-2891
Fax: 250.412-2892



client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title

General Information Sheet

project no. 123.05

scale 1:200 @ 24"x36"

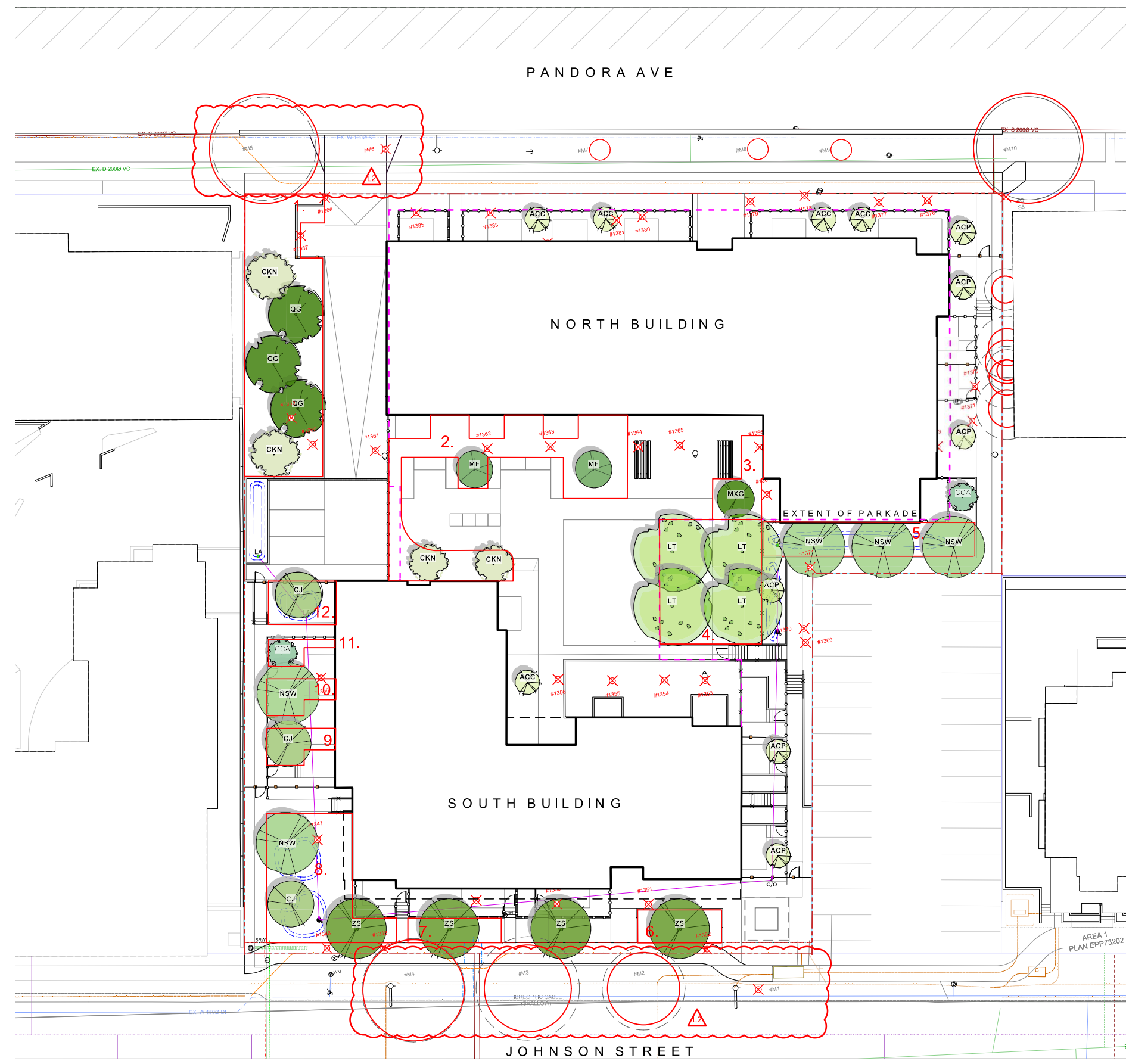
drawn by MDI

checked by SM

revision no. sheet no.

2 L0.01

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



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

Existing Tree to be retained (refer to Tree Management Plan full details)

Tree Crown Spread
Critical Root Zone

Existing Tree to be removed

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

REQUIRED (as per Tree Protection Bylaw)

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

ONSITE Minimum replacement tree requirement

	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	18	1	18
1:1 Replacement Trees - Schedule E Part 3	3	1	3
2:1 Replacement Trees - Schedule E Part 2	6	0.5	3
Total Replacement Trees Proposed			24
Onsite Replacement Tree Deficit			0

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

REPLACEMENT TREE SOIL VOLUME TABLE

Planting Area ID (= on slab)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)				Total
				B. Small	C. Medium / Part 3	D. Large	E. Small	F. Medium	G. Large		
ONSITE											
1	198.0	1	198.0	2		3	12		90	102	
2	151.0	0.6	90.6	2	2		12	30		42	
3	27.0	0.6	16.2		1			15		15	
4	120.0	1	120.0			4			120	120	
5	67.0	1	67.0		3			60		60	
6	25.8	1	25.8		1			20		20	
7	21.4	1	21.4		1			20		20	
8	113.9	1	113.9		3			60		60	
9	20.0	1	20.0	1			8			8	
10	20.0	1	20.0		1			20		20	
11	11.3	1	11.3		1			20		20	
12	27.5	1	27.5		1			20		20	
Total				5	14	7					

PROPOSED TREE LIST

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

TOTAL TREES TO BE INSTALLED ONSITE: 32

2DDP Rev2023-11-06

1DDP2023-07-25

rev no

description

date

3388A Terryson Ave.
Victoria, BC V8Z 3P6

Phone: 250.412.2891
Fax: 250.412.2892

REGISTERED MEMBER
Scott Murdoch
LANDSCAPE ARCHITECTS
341
2023-11-06

client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Tree Replacement

project no. 123.05

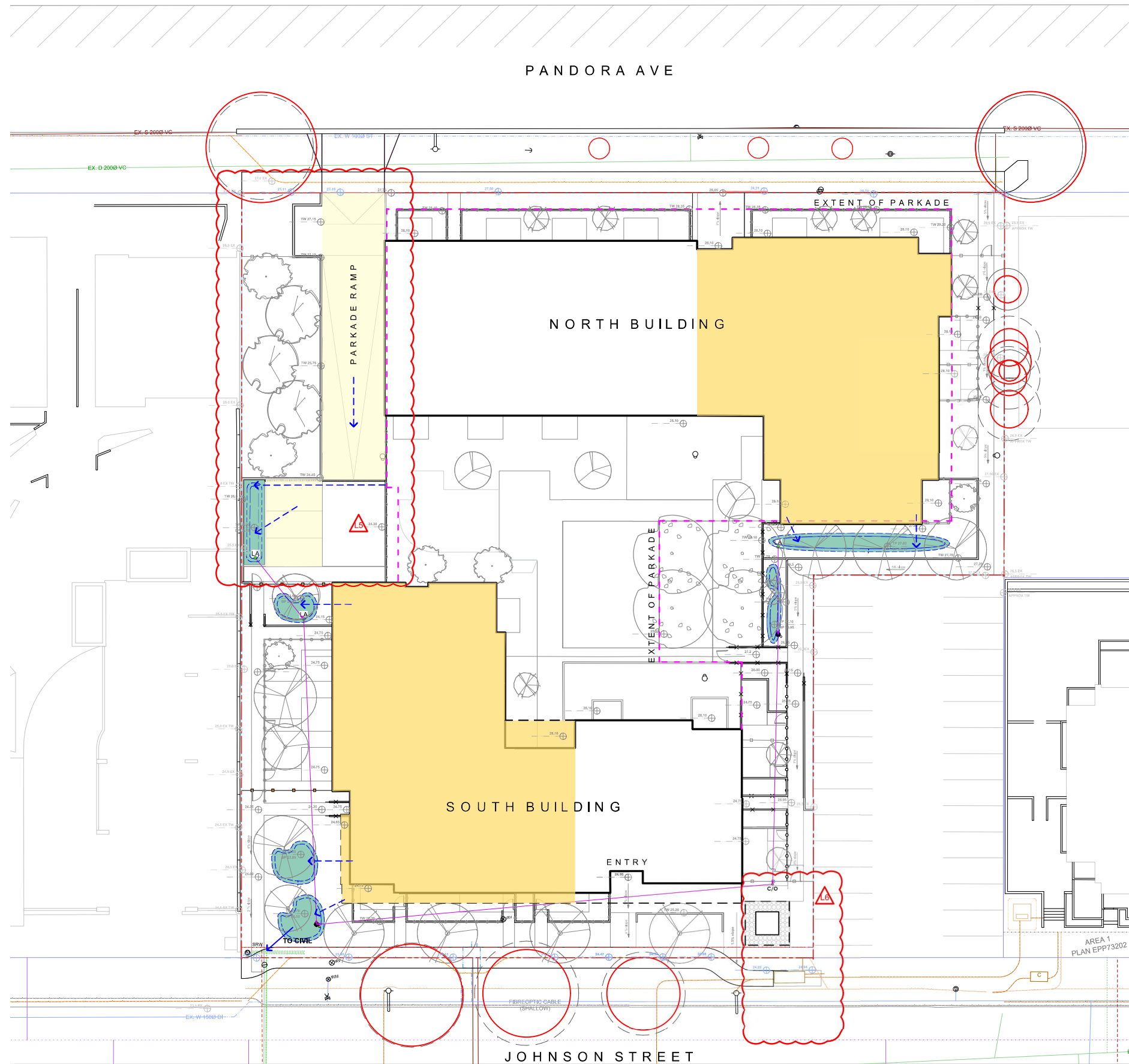
scale 1:200 @ 24"x36"

drawn by MDI

checked by SM

revision no. 2

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
- 16.50 --- EXISTING GRADE (APPROXIMATE)
- 16.35 --- PROPOSED LANDSCAPE GRADE
- TP TOP OF POOL
- BP BOTTOM OF POOL
- - - - - DIRECTION OF FLOW
- RAIN GARDEN ON GRADE

IMPERVIOUS AREAS

- ROOF DRAINS TO RAIN GARDEN
- PAVING AREA DRAINS TO RAIN GARDEN

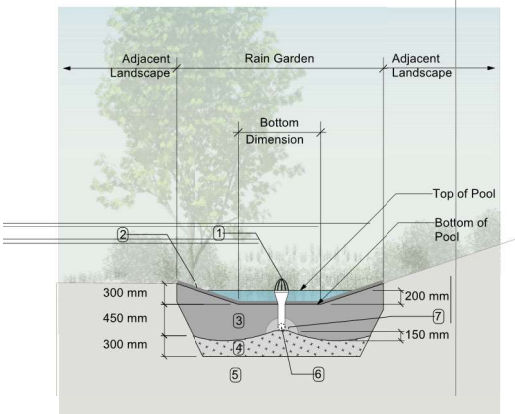
RAIN WATER MANAGEMENT NOTES

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

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

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

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



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

1 Typical Rain Garden
Scale: 1:50

2	DDP Rev	2023-11-06
1	DDP	2023-07-25
rev no	description	date

MDI
Landscape Architects
3388A Terryson Ave.
Victoria, BC V8Z 3P6
Phone: 250.412.2891
Fax: 250.412.2892

Scott Murdoch
REGISTERED MEMBER
LANDSCAPE ARCHITECT
2023-11-06

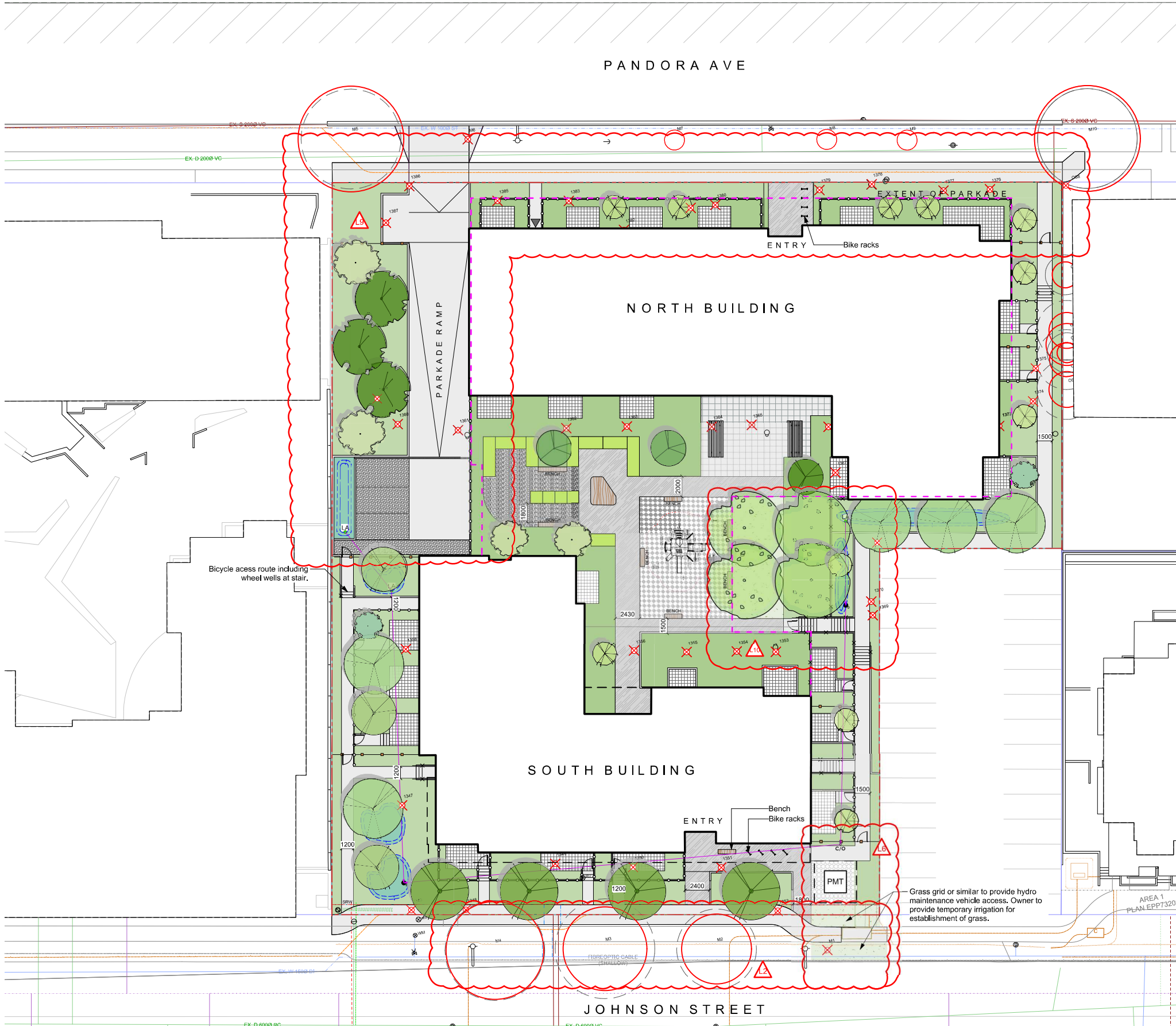
client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

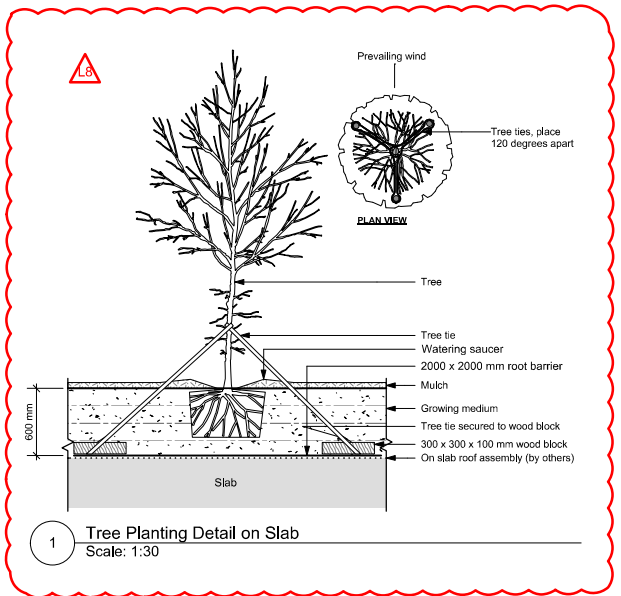
sheet title
Stormwater Management

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

2 **L0.03**



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



2

DDP Rev

2023-11-06

1

DDP

2023-07-25

rev no

description

date

3388A Terryman Ave.
Victoria, BC V8Z 3P6

Phone: 250.412.2891
Fax: 250.412.2892

REGISTERED MEMBER
Scott Murdoch
341
LANDSCAPE ARCHITECTS

2023-11-06
2023-11-06

client

Capital Region Housing Corporation

project

VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title

Landscape Materials

project no.

123.05

scale

1:200 @ 24"x36"

drawn by

MDI

checked by

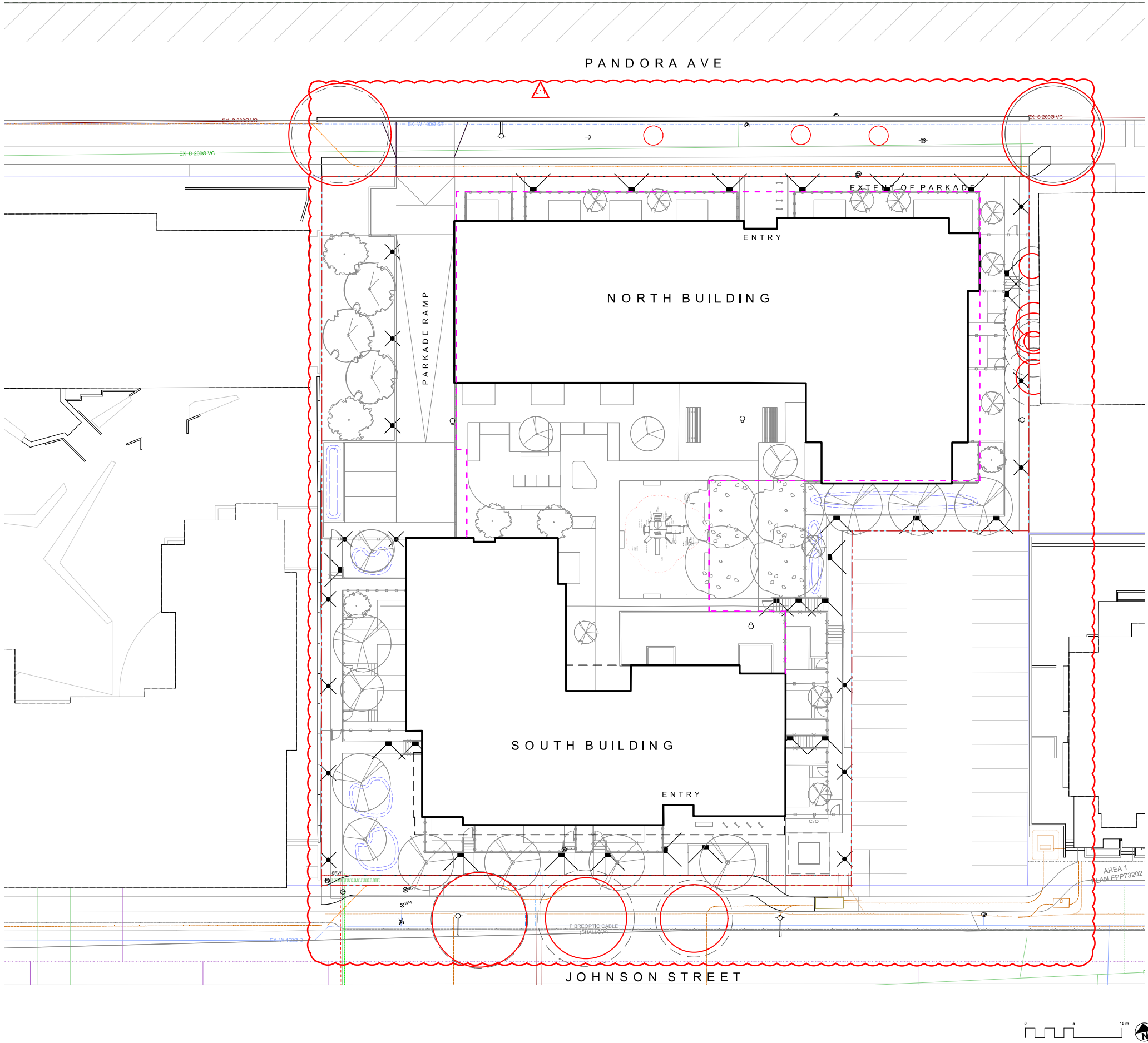
SM

revision no.

sheet no.

2

L1.01



2	DDP Rev	2023-11-06
1	DDP	2023-07-25
rev no	description	date



MDI
Landscape Architects

3388A Terryson Ave,
Victoria, BC V8Z 3P8

Phone: 250.412-2891
Fax: 250.412-2892



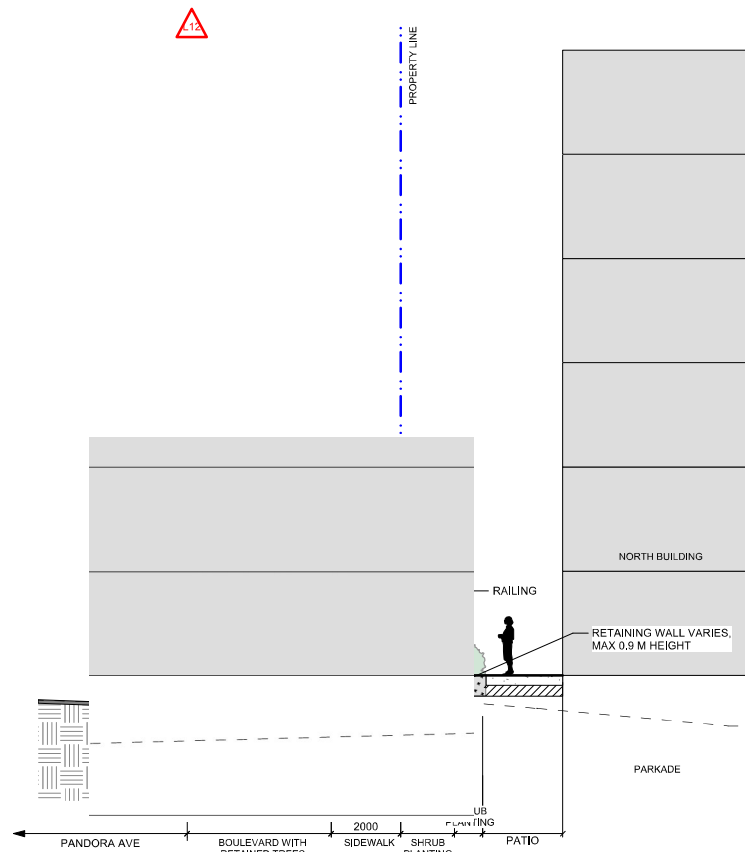
BRITISH COLUMBIA SOCIETY OF
LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2023-11-06

client
Capital Region Housing Corporation

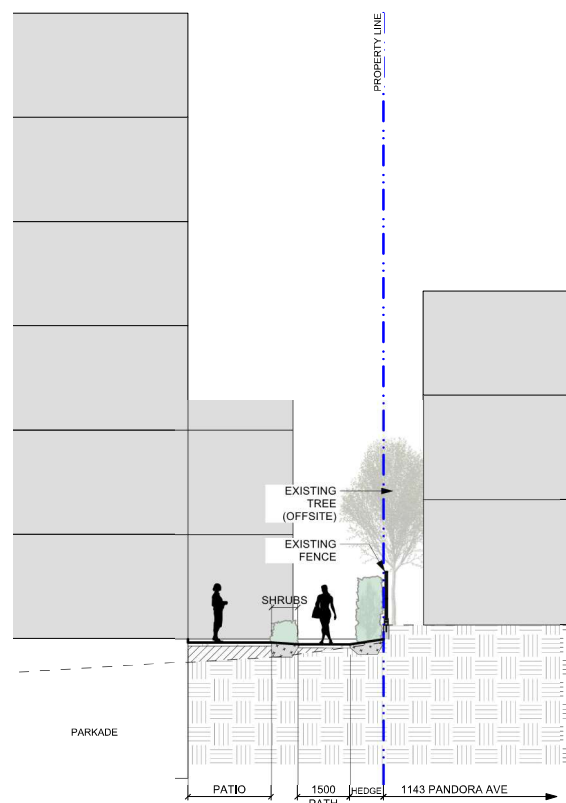
project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
**Landscape Lighting
Concept**

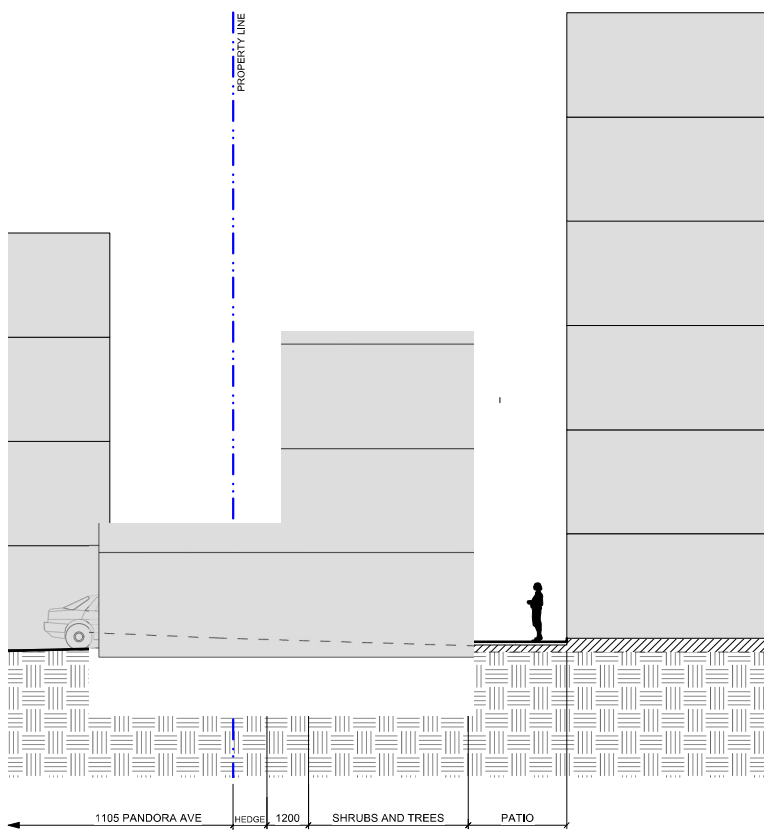
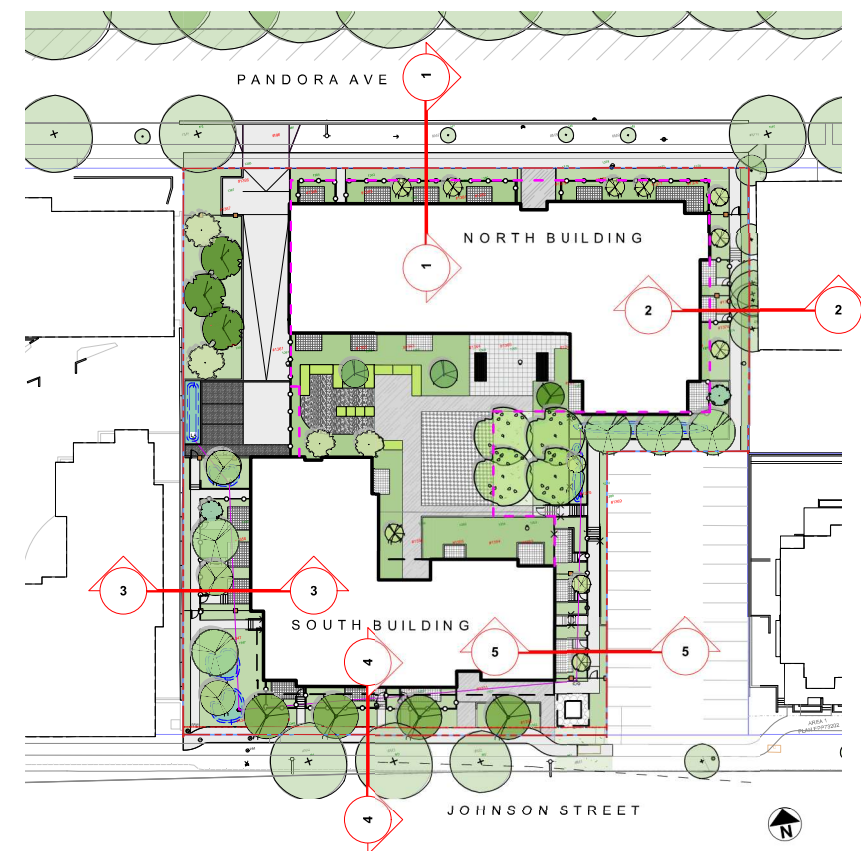
project no.	123.05
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.



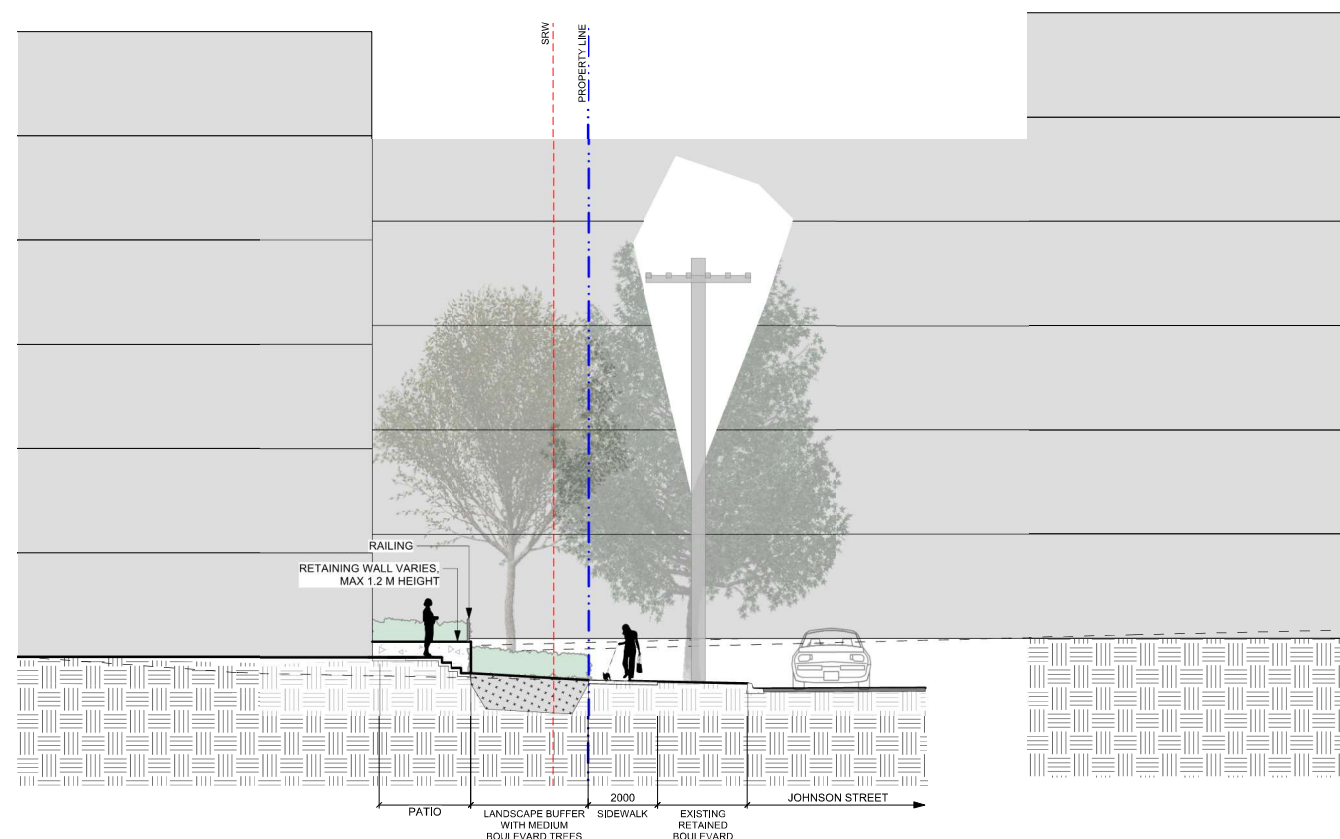
1 Pandora Avenue - typical frontage treatment
Scale: 1:100



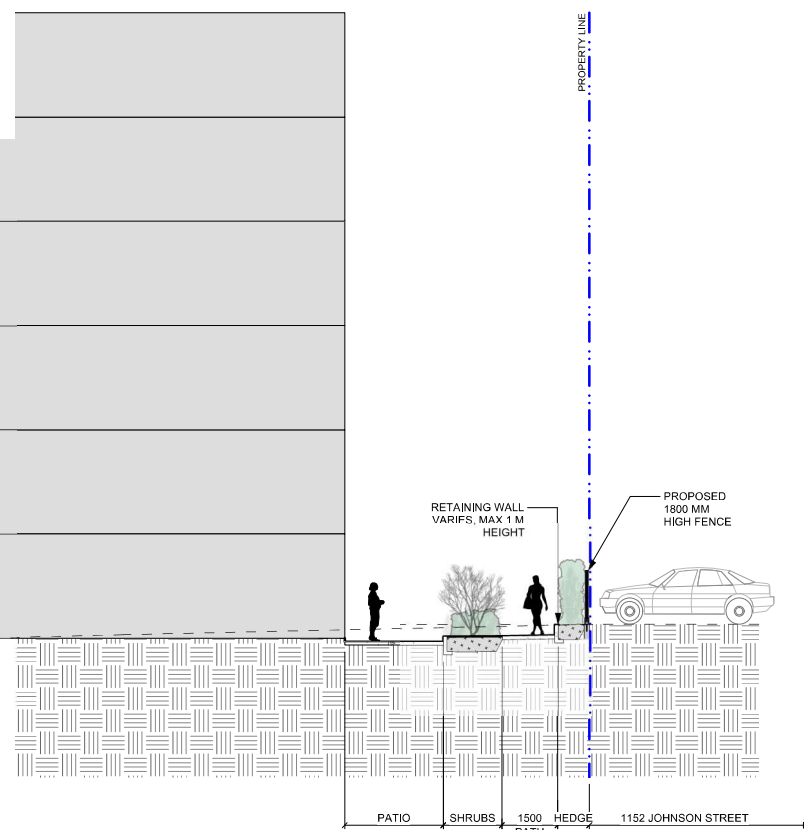
2 Section through Northeast property boundary @ patio
Scale: 1:100



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



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



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

2	DDP Rev	2023-11-06
1	DDP	2023-07-25
rev no	description	date

MDI
Landscape Architects

3388A Terryton Ave.
Victoria, BC V8Z 3P6

Phone: 250.412.2891
Fax: 250.412.2892

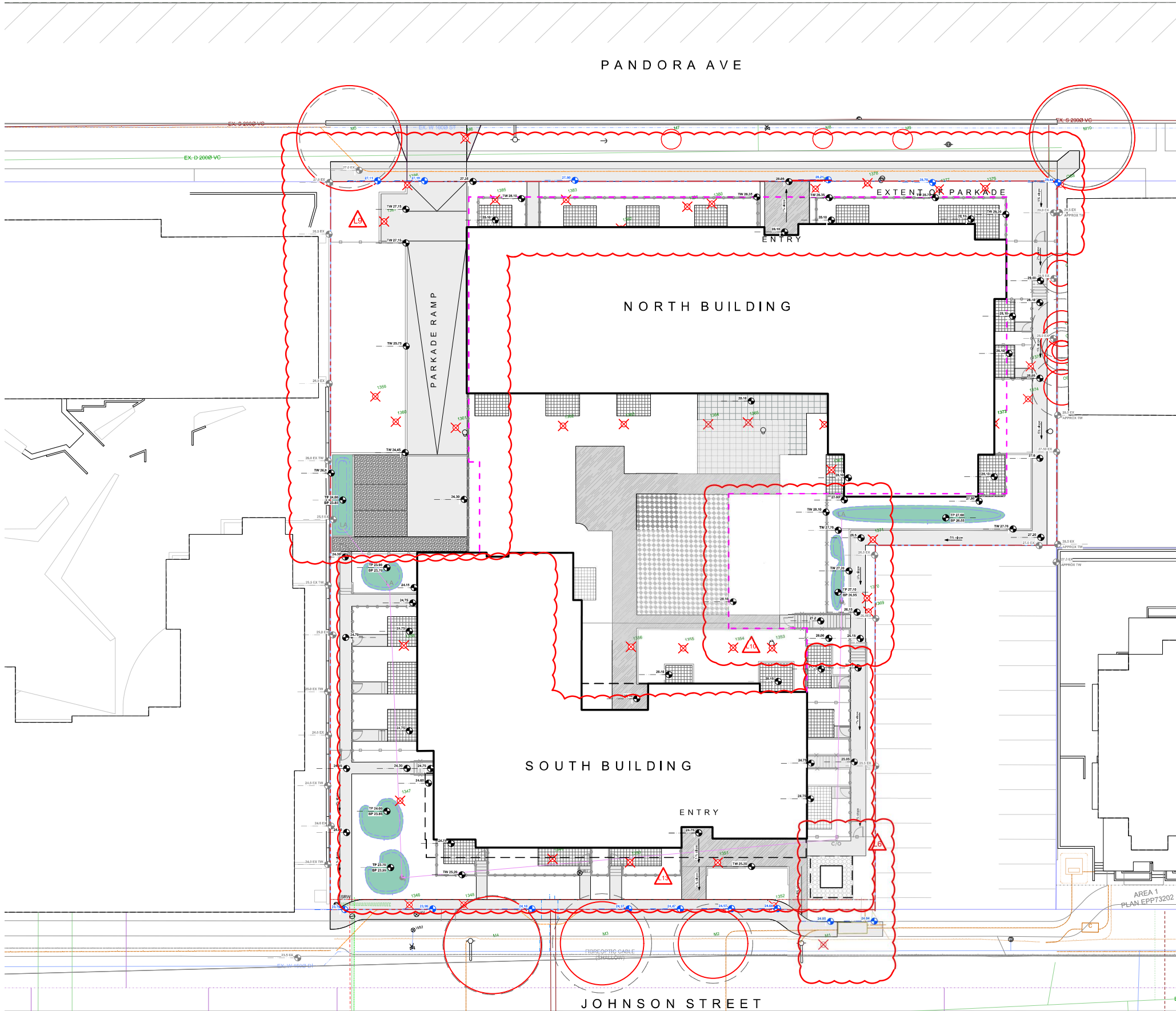
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2023-11-06

client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Landscape Sections

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



GRADING LEGEND

17.70 Existing Landscape Grade

17.70 Civil Grade, provided for reference only

16.90 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

2	DDP Rev	2023-11-06
1	DDP	2023-07-25
rev no	description	date

MDI
Landscape Architects

3388A Terryson Ave.
Victoria, BC V8Z 3P6

Phone: 250.412-2891
Fax: 250.412-2892

REGISTERED MEMBER
Scott Murdoch
341
LANDSCAPE ARCHITECTS

2023-11-06
2023-11-06

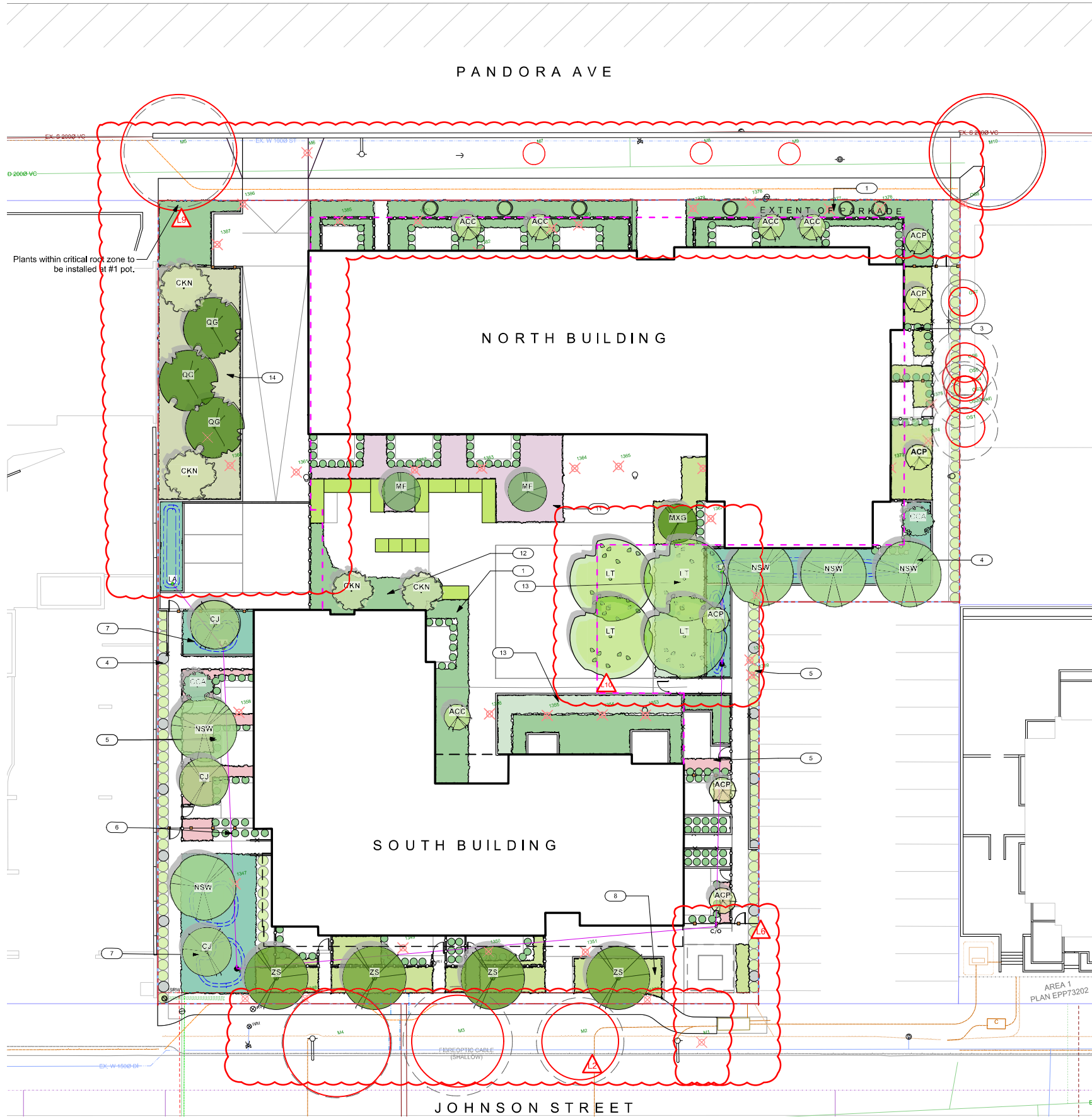
client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 Johnson Street
Victoria, BC

sheet title
Landscape Grading

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

2 **L2.01**



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	6	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	2.4 m ht, 1.5 width	
CJ	3	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b	P
CCA	2	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b	
CKN	4	Cornus x 'Venus'	White Flowering Dogwood	5.0cm cal, b&b	
LT	4	Liriodendron tulipifera	Tuliptree	6.0cm cal, b&b	
MXG	1	Magnolia x 'Galaxy'	Galaxy Magnolia	4.0cm cal, b&b	P
MF	2	Malus domestica Fuji	Fuji Apple	#10 pot, Min 1.2m ht	E
NSW	5	Nyssa sylvatica 'Wildfire'	Tupelo	6.0cm cal, b&b	
QG	3	Quercus garryana	Garry Oak	4.0cm cal, b&b	N
SHRUBS/FERNS/GRASSES/PERENNIALS:					
Achm	39	Achillea millefolium	Yarrow	Sp3	P/N
Aal	23	Adiantum aleuticum	Western Maidenhair Fern	#1 pot	N
Arc	62	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	N
Aff	47	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot	N
Ag	24	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot	P
Brs	40	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#1 pot	P
Cg	44	Ceanothus gloriosus	Point Reyes Creeper	#1 pot	P
Ep	29	Echinacea purpurea	Purple Coneflower	Sp3	P
Epr	43	Epimedium x rubrum	Barrenwort	#1 pot	P
Erl	44	Eriophyllum lanatum	Woolly Sunflower	#1 pot	N
Ec	46	Euphorbia characias 'Humpty Dumpty'	Dwarf Mediterranean Spurge	#1 pot	
Fibs	36	Fothergilla x intermedia 'Blue Shadow'	Blue Shadow Fothergilla	#3 pot	P
Gsh	44	Gaultheria shallon	Salal	#1 pot	N
Hid	6	Hamamelis 'intermedia 'Diane'	Hybrid Witch Hazel	#5 pot	P
Hto	77	Hebe topiaria	Topiari's hebe	#1 pot	
La	36	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot	P
Lm	36	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 pot	P
Ma	119	Mahonia aquifolium	Oregon Grape	#1 pot	N/P
Mar	112	Mahonia repens	Prostrate Oregon Grape	#1 pot	N/P
Nep	105	Nepeta x faassenii	Catmint	Sp3	P
Oi	52	Origanum laevigatum 'Herrenhausen'	Garden Oregano	Sp3	E
Oo	34	Oxalis oregana	Redwood Sorrel	Sp3	N
PeLS	23	Perovskia 'Little Spire'	Dwarf Russian Sage	Sp3	P
Pm	59	Polystichum munitum	Sword Fern	#1 pot	N
Rhc	26	Rhododendron catawbiense	Catawba Rhododendron	#3 pot	P
Rs	18	Ribes sanguineum	Red Flowering Currant	#3 pot	N/P
Rn	17	Rosa nutkana	Nootka Rose	#1 pot	N/P
Rrt	17	Rosa rugosa 'Therese Bugnet'	Therese Bugnet Rose	#1 pot	P
Rof	21	Rosmarinus officinalis	Rosemary	#1 pot	P/E
Slo	24	Salvia officinalis	Culinary Sage	#1 pot	P/E
Stp	24	Salvia officinalis 'purpurascens'	Purple Sage	Sp3	P/E
Smr	21	Smilacina racemosa	Silkleaf Woodwaxen	#1 pot	N
Sa	127	Symphoricarpos alba	Snowberry	#1 pot	N
Tax	207	Taxus spp	Hybrid Yew	#3 pot	
Tpc	64	Thymus praecox 'Coccineus'	Red Creeping Thyme	Sp3	P
Vsb	29	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot	P/E
Vo	105	Vaccinium ovatum	Evergreen Huckleberry	#1 pot	N/P/E
RAIN GARDEN PLANTS:					
Anl	36	Anemonehele lessoniana	Pheasant's Tail Grass	#1 pot	
Co	238	Carex obnupta	Slough Sedge	#1 pot	N
Csm	25	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot	
Csk	28	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot	
Jcg	208	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3	
Lim	133	Liriope muscari	Lily turf	#1 pot	
Lp	25	Lonicera pileata	Privet Honeysuckle	#2 pot	
Msl	16	Miscanthus sinensis 'Little Kittens'	Dwarf Maiden Grass	#1 pot	
Tbr	19	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot	

N = native, P=pollinator, E=edible
Trees= 40%
Shrubs/Ferns/Grasses/Perennials: 80%
Rain Garden: 30%

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

3388A Terryman Ave.
Victoria, BC V8Z 3P6

Phone: 250.412.2891
Fax: 250.412.2892

REGISTERED MEMBER
Scott Murdoch
341
2023-11-06

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