

DRAWING LIST

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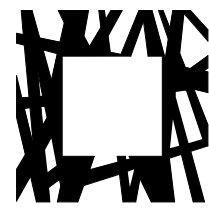
CIVIL

22-148-CSP PRELIMINARY CIVIL PLAN



CAPITAL REGION HOUSING CORPORATION - VILLAGE ON THE GREEN
1132 & 1138 JOHNSON STREET, VICTORIA BC

ISSUED FOR: DELEGATED DEVELOPMENT PERMIT RESUBMISSION
NOVEMBER 25, 2024



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HAMMOND
ROWE
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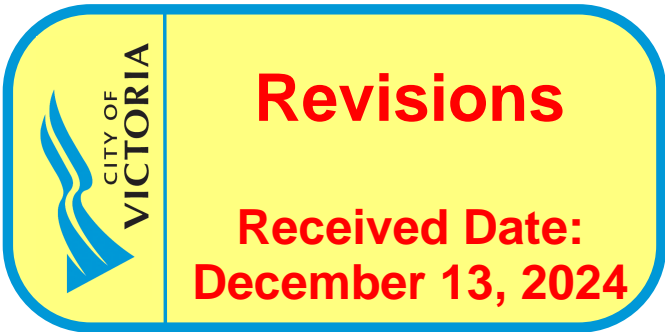
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CRHC
Capital Region Housing Corporation

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

1132 & 1138 Johnson Street, Victoria BC

No	Date	Revised
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C 2024-11-25 ISSUED FOR DDP RESUBMISSION
B 2024-11-06 ISSUED FOR 50% CD REVIEW
A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No	Date	Issued
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Principal in charge _____ Drawn By _____Reviewed ByProject numberSheet title

EXISTING SITE PLAN & CONTEXT

Sheet number

A0.1

Sheet in set: 1 Revision

File name: 2301 CRHC Johnson St CENTRAL BVT

Plot date 2024 11 25

FILE: X:\2233\Project\223301\23600-Village on the Green\07_DRAWINGS\01_Site\223301\23600-V-SITE-001

FILE PATH: C:\Users\lewin@lra\Documents\2301_CRHC_Johnson St_Central_Levin\lra.ca.vrl
PLOT DATE: 11/21/2024 1:59:42 PM
DESTROY ALL PRINTS BEARING PREVIOUS REVISION

REV	DATE	DESCRIPTION	DRAF	APRV
3	8/15/2024	Additional Survey Added of 1138 Johnson and east Pandora	VE	RL
2	9/1/2023	Additional Survey Added	MD	GO
1	4/28/2023	Additional Survey Added	MD	GO
0	9/1/2021	Original Issue	VE	GO
REV	DATE	DESCRIPTION	DRAF	APRV

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- NOTES**
- Distances are in metres and decimals thereof.
 - Parcel dimensions are derived from field survey and existing Land Title Office records, being Plan 40972, EPP76014, and EPS6871.
 - This plan represents field surveys conducted on 2021-06-22, 2023-03-14, 2023-07-19, and 2024-07-25
 - Coordinates are local ground. To convert to UTM zone 10 NAD83 (CSRS) multiply by the combined scale factor of 0.999607472 around a reference point at N 5363738.155m, E 473968.429m
 - Elevations are in meters and referred to Geodetic Datum CVD28BC.
 - Elevations are referenced to GCM 379800 (16-95), having an elevation of 26.15m.
 - Property Title Subject to: Easement N34786.
 - This document shall not be used to define property lines or property corners.



Original Drawing Size: (864mm x 560mm)

PLAN ID.: 22330123600-V-SITE-001

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Victoria BC V8X 4A3
Tel. 250 370 9221

CAPITAL REGION HOUSING DISTRICT

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

LEGAL SURVEY

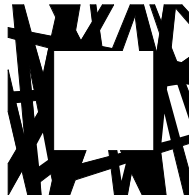
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A0.2

Sheet in set: 1

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Plot date: 2024 11 25

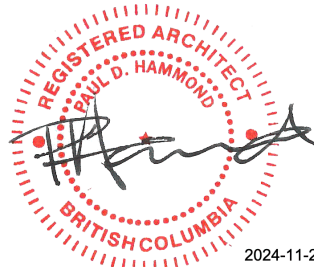


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Capital Region Housing Corporation
Village On The Green -
Affordable Rental Housing

1132 & 1138 Johnson Street, Victoria BC

NOTE:

ALL INFORMATION ON THIS DRAWING WAS PREPARED BY:

McElhanney
AUGUST 15, 2024

LHRa DOES NOT REPRESENT THE ACCURACY OF THIS
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R 2024-11-06 ISSUED FOR 50% REVIEW

A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No Date Issued

Principal in charge

PH

Drawn By

KL

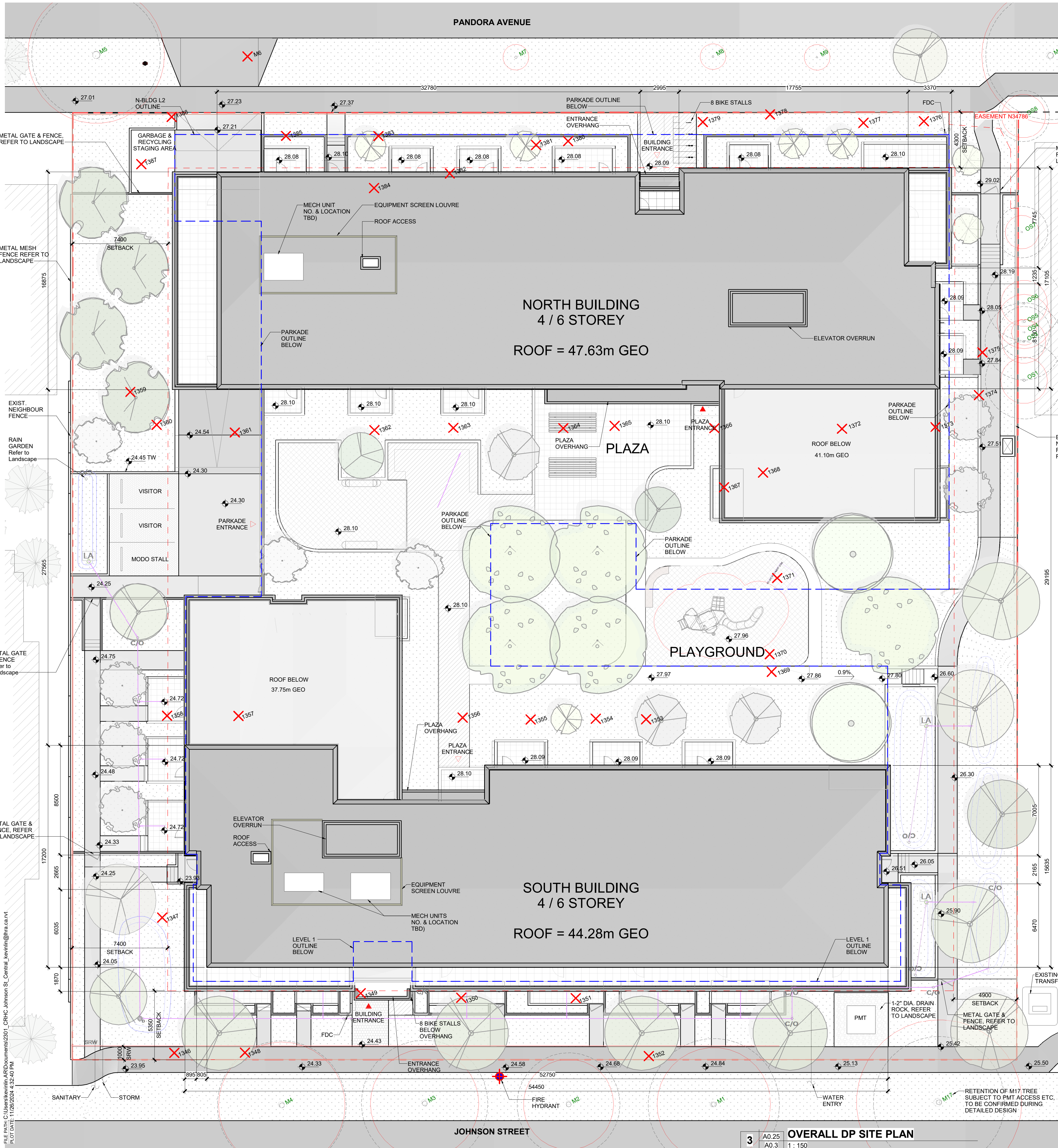
Reviewed By

PH/RD

Project number

2301

Sheet title



PROJECT INFORMATION TABLE

Zoning Criteria		Proposed
Zone	(existing)	R3-1
Site Area	(m2)	5,374.3 m2
Total Floor Area	(m2)	10,689.4 m2
Commercial Floor Area	(m2)	n/a
Site Coverage	%	61.50%
Open Site Space	%	55.31%
Height of Building(s)	North Bldg./South Bldg.	21.68m/18.33m
Number of Storeys	(m)	6
Parking Stalls on site	(number)	50
Bicycle Parking Storage:	(number & rack type)	233 Total
	Class I Horizontal	129
	Vertical	76
	Cargo	12
	Class II Horizontal	16

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

Residential Use Details		
Total Number of units		160
Unit Types:		
Studio		45 28%
1 Bedroom		58 36%
2 Bedroom		28 18%
3 Bedroom		29 18%
Accessible suites		16 included in total above
Ground-oriented units		27
Minimum unit floor area	(m2)	32.6 m²
Total residential floor area		9,338.7 m²

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

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

Total Net Area: 11645 m²

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

SITE LEGEND

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

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

EXISTING NEIGHBOURING TREES
APPROX. LOCATIONS

PROPOSED TREES
REFER TO LANDSCAPE PLANS
FOR ADDITIONAL DETAILS

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

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A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT
No Date Issued

Principal in charge PH Drawn By KL

Reviewed By PH/RD

Project number 2301

Sheet title

SITE PLAN

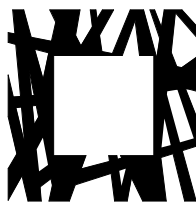
Sheet number

A0.3

Sheet in set: 1 Revision

File name 2301_CRHC Johnson St_Central_Leveling@lra.ca.vrt

Plot date 2024 11 25

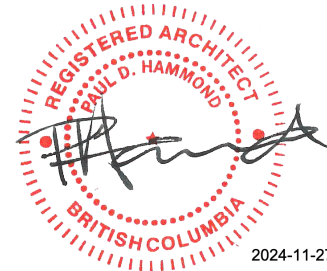


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Capital Region Housing Corporation

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

1132 & 1138 Johnson Street, Victoria BC

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

Project number	2301
Sheet title	

PERSPECTIVES

Sheet number

A1.1

Sheet in set: 1

Revision

File name

2301_CRHC Johnson St_CENTRAL.RVT

Plot date

2024 11 25



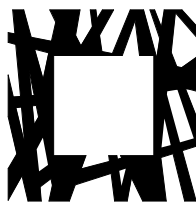
3 Johnson Street - Looking East



2 Johnson Street - Entry View



1 Johnson Street View - Looking West



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		Reviewed By	PH

Project number	2301
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Sheet title	
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PERSPECTIVES

Sheet number	
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A1.2

Sheet in set:	1	Revision
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File name	2301_CRHC Johnson St_CENTRAL.RVT
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Plot date	2024 11 25
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3 Pandora Street: North-West Corner
A1.2



2 Main Entrance @ Pandora Street
A1.2



1 Pandora Street: North-East Corner
A1.2



4 Courtyard View - Facing North-East
A1.3



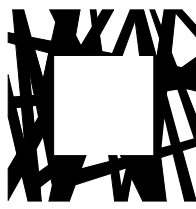
3 Courtyard View - Facing South-East
A1.3



2 Courtyard View - Facing West
A1.3



1 Aerial View
A1.3

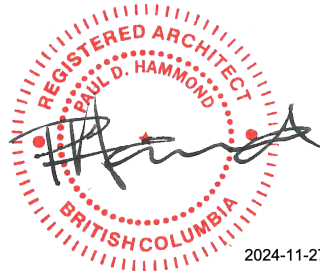


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PERSPECTIVES

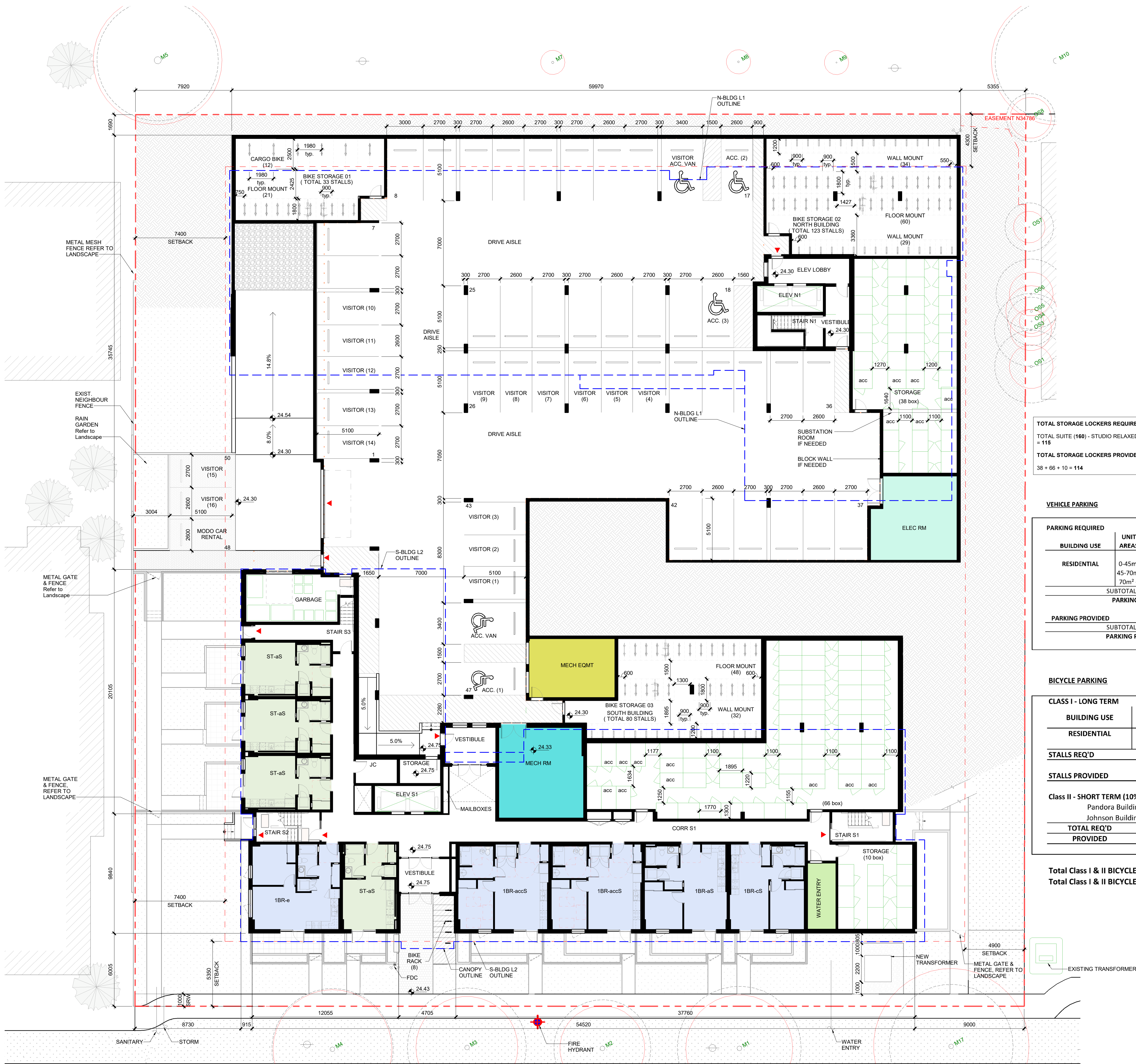
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File name 2301_CRHC Johnson St_CENTRAL.RVT

Plot date 2024 11 25



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

TOTAL STORAGE LOCKERS REQUIRED:
TOTAL SUITE (160) - STUDIO RELAXED (45)
= 115
TOTAL STORAGE LOCKERS PROVIDED:
38 + 66 + 10 = 114

VEHICLE PARKING

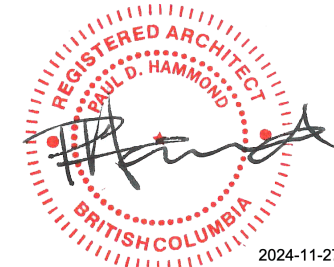
PARKING REQUIRED	BUILDING USE	UNIT AREAS	# OF SUITES	RATIO	RESID.	VISITOR (10%)	TOTAL	ACCESS. VAN	ACCESS. CAR
RESIDENTIAL	0-45m ²	45	0.200	9					
	45-70m ²	59	0.500	30					
	70m ² +	56	0.750	42					
	SUBTOTAL				81	16			
PARKING REQ'D							97	(1 Res, 1 Vis)	(3 Res)
PARKING PROVIDED							(INCLUDES ONE MODO STALL)		
SUBTOTAL							34	16	(1 Res, 1 Vis)
PARKING PROVIDED							50		

BICYCLE PARKING

CLASS I - LONG TERM				
BUILDING USE	UNIT AREAS	# OF SUITES	BICYCLE SPACES REQ'D	TOTAL
RESIDENTIAL	0-45m ²	45	1	45
	< 45m ²	115	1.25	144
STALLS REQ'D				189
STALLS PROVIDED		horiz	vert	cargo
		129	95	12
				236
Class II - SHORT TERM (10% of suites - min. 6)				
Pandora Building		84		8.4
Johnson Building		76		7.6
TOTAL REQ'D				16
PROVIDED				16

Total Class I & II BICYCLE PARKING REQUIRED 205
Total Class I & II BICYCLE PARKING PROVIDED 252

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Principal in charge PH Drawn By KL

Reviewed By PH/RD

Project number 2301

Sheet title

FLOOR PLAN - P0 & P1

Sheet number

A2.0

Sheet in set: 1 Revision

File name: 2301_CRHJ Johnson St_CENTRAL.RVT

Plot date: 2024-11-25



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

1132 & 1138 Johnson Street, Victoria BC

1	11.2024	Revision 1
No	Date	Revised

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Project number 2301

Sheet title

FLOOR PLAN - LEVEL 2

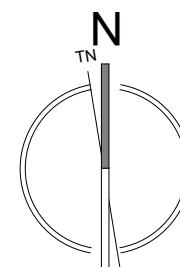
Sheet number

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File name 2301_CRHC Johnson St_CENTRAL.RVT

Plot date 2024 11 25



This architectural floor plan depicts a multi-story building with a complex layout of rooms, corridors, and stairs. The plan is divided into several main sections, each with its own set of dimensions and labels.

Top Section:

- Left Wing:** Contains rooms labeled 3BR-c, 3BR-c, 1BR-a, 1BR-a, 1BR-ACC, 1BR-b, and 1BR-a. It also includes STAIR N2 and a CORR N2.
- Right Wing:** Contains rooms labeled 1BR-a, 3BR-a, ST-c, ST-a, and 2BR-d. It includes STAIR N1, ELEC COMM, and a JC.
- Central Corridor:** Labeled CORR N2, it connects the left and right wings.
- Roof Canopy:** A label "ROOF CANOPY BELOW" points to a shaded area between the wings.

Bottom Section:

- Left Wing:** Contains rooms labeled 1BR-f, 1BR-a, ST-a, and 2BR-ACC. It includes STAIR S3 and a ROOF CANOPY BELOW label.
- Right Wing:** Contains rooms labeled ST-a, ST-f, 1BR-d, 1BR-a, and 2BR-b. It includes ELEC COMM and STAIR S1.
- Central Corridor:** Labeled CORR S3, it connects the left and right wings.
- Bottom Wing:** Contains rooms labeled 3BR-b, ST-a, 3BR-b, 3BR-b, and 3BR-b. It includes STAIR S2.

Dimensions:

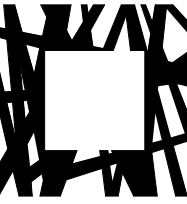
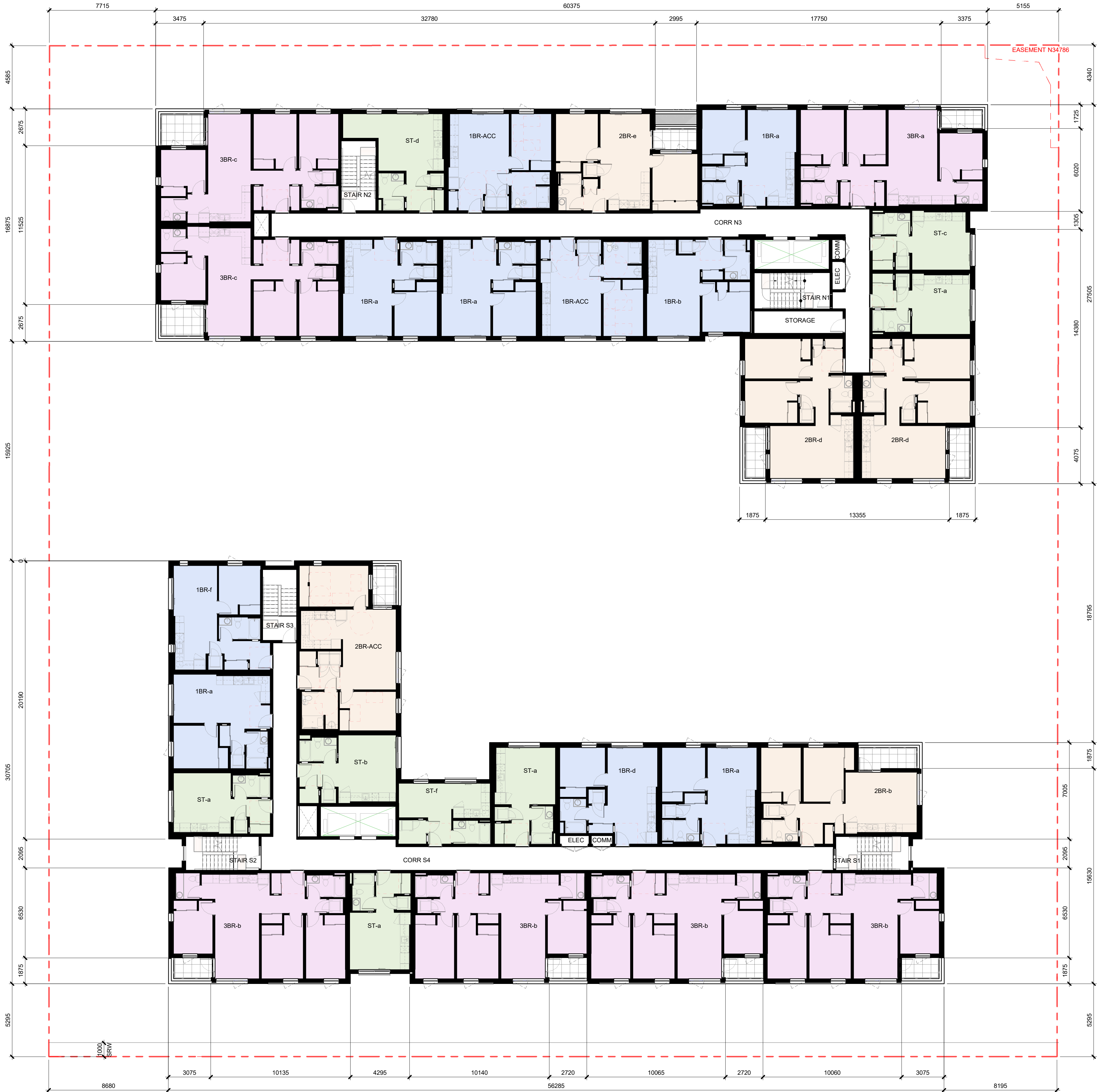
- Horizontal Dimensions (Top):** 7715, 3475, 32780, 60375, 2995, 17750, 3375, 5155.
- Horizontal Dimensions (Bottom):** 8680, 3075, 10135, 4295, 10140, 2720, 10065, 2720, 10060, 3075, 8195.
- Vertical Dimensions (Left):** 4585, 2675, 18975, 11525, 2675, 19225, 20205, 30705, 2095, 6530, 1875, 5295.
- Vertical Dimensions (Right):** 4340, 1775, 5970, 1240, 27505, 14445, 4075, 1875, 13355, 1875, 1875, 7005, 2095, 17505, 6530, 1875, 5295.

Other Labels:

- STAIR N1, STAIR N2, STAIR S1, STAIR S2, STAIR S3:** Indicate the locations of stairwells.
- ELEC COMM:** Indicates electrical and communication rooms.
- JC:** Indicates a janitor's closet.
- ROOF CANOPY BELOW:** Points to shaded areas on the roof.
- EASEMENT N34786:** A red dashed line indicates an easement area.

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Village On The Green -
Affordable Rental Housing

1132 & 1138 Johnson Street, Victoria BC

1	11/20/2024	Revision 1
No	Date	Revised

C	2024-11-25	ISSUED FOR DDP RESUBMISSION
B	2024-11-08	ISSUED FOR 50% CD REVIEW
A	2024-09-19	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
No	Date	Issued

Principal in charge	PH	Drawn By	KL
		Reviewed By	PH/RD

Project number	2301
----------------	------

Sheet title

FLOOR PLAN - LEVEL 3

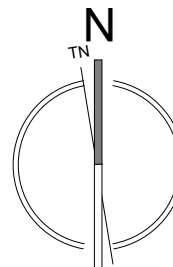
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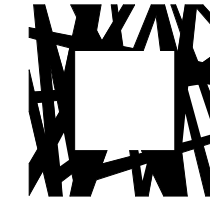
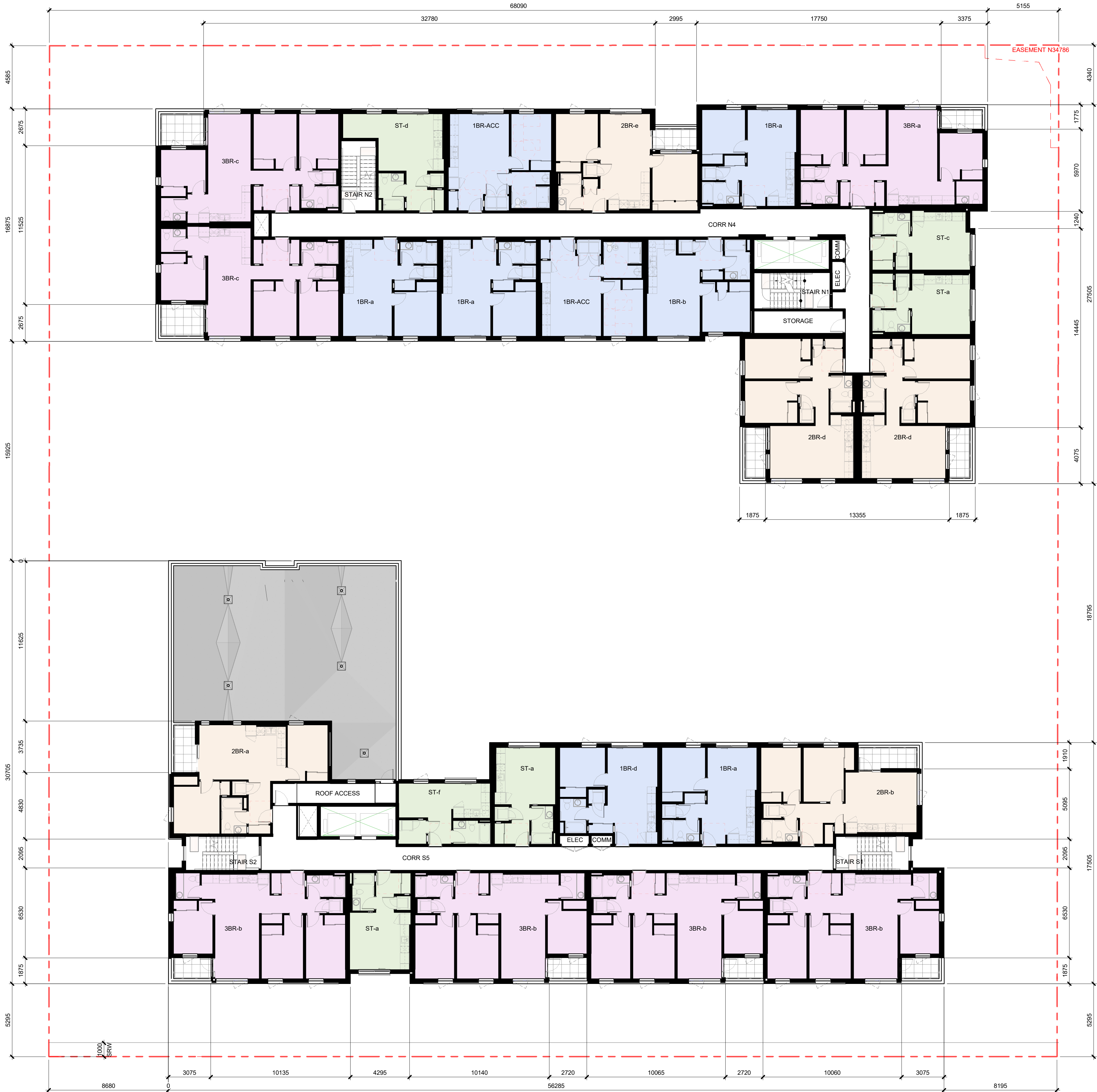
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Plot date: 2024-11-25



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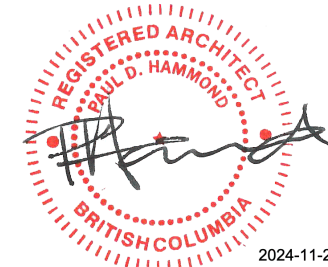


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		Reviewed By	PH/RD

Project number	2301
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Sheet title

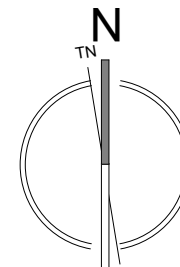
FLOOR PLAN - LEVEL 4

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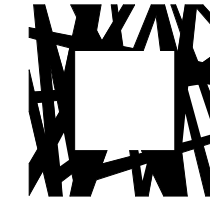
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Plot date: 2024-11-25



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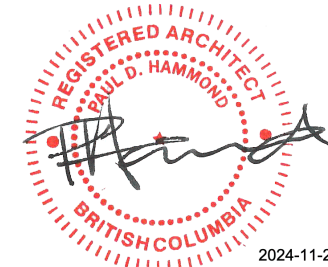


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		Reviewed By	PH/RD

Project number	2301
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Sheet title

FLOOR PLAN - LEVEL 5

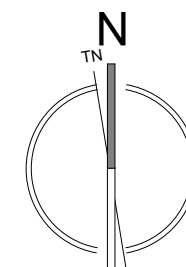
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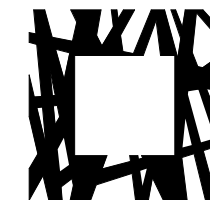
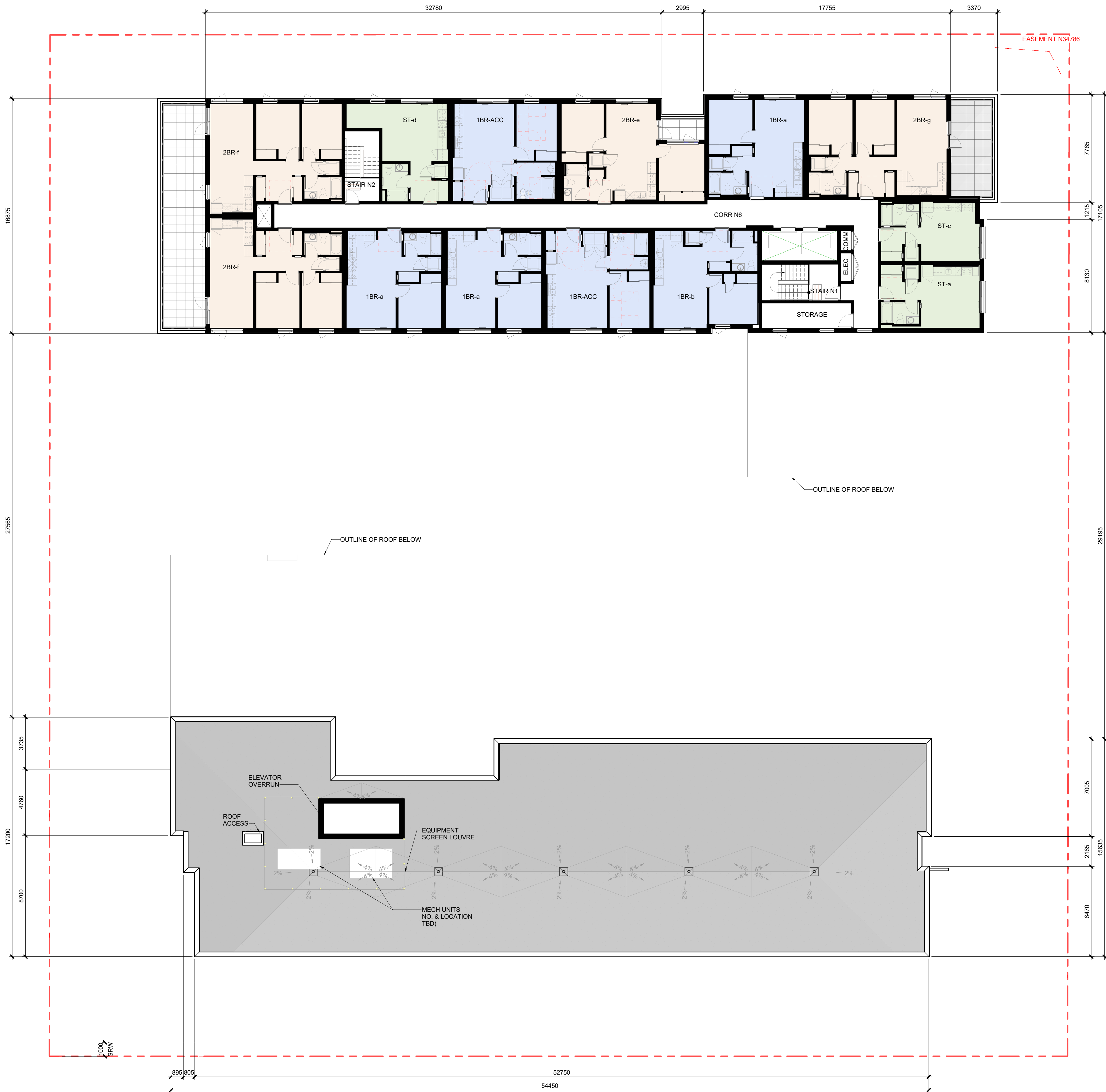
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		Reviewed By	PH/RD

Project number	2301
Sheet title	

FLOOR PLAN - LEVEL 6

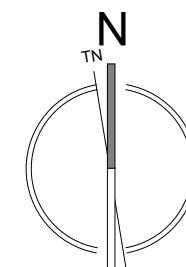
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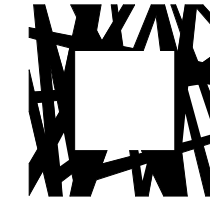
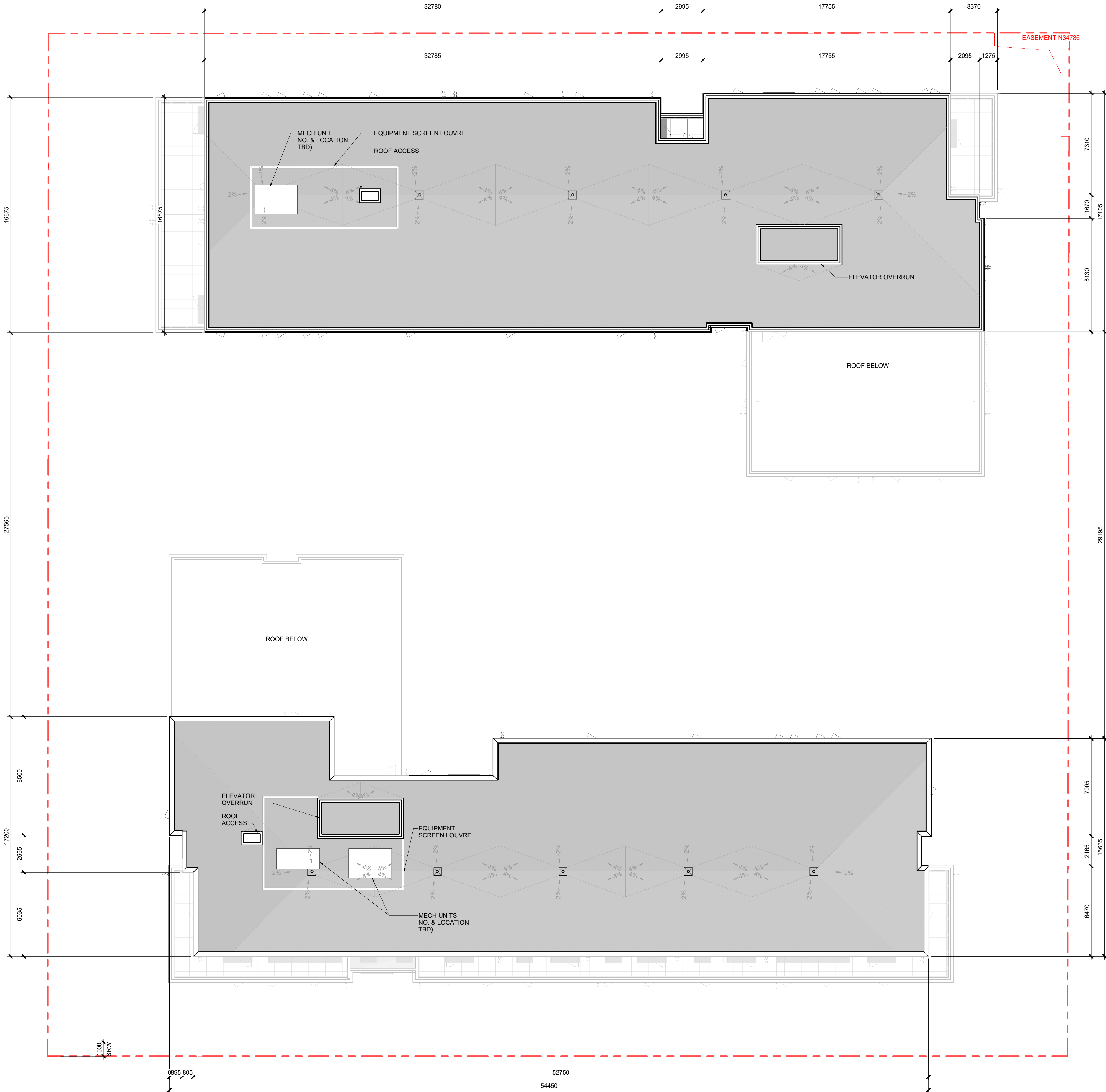
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Plot date: 2024/11/25



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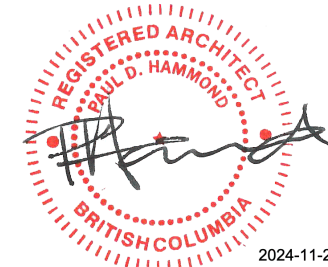


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Project number 2301

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ROOF PLAN

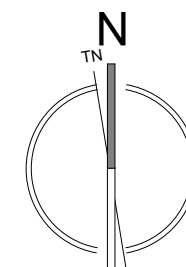
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Plot date 2024-11-25



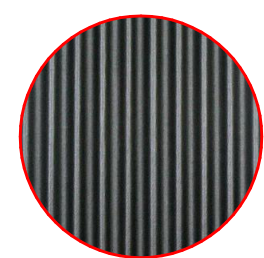
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2 JOHNSON ST ELEVATION - SOUTH
A4.0 1 : 150



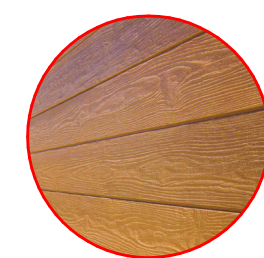
1 PANDORA AVE. ELEVATION - NORTH
A4.0 1 : 150



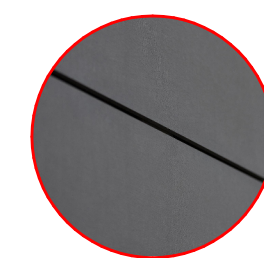
1 Corrugated Metal:
Charcoal



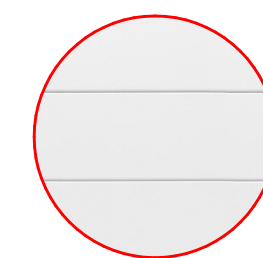
2 Railing Glazing



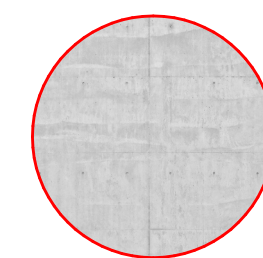
3 Cementitious Fibre Board:
Warm Colour



4 Cementitious Fibre Board:
Charcoal



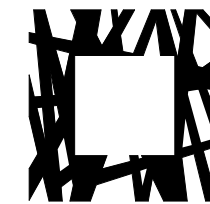
5 Cementitious Fibre Board:
Light Warm-Grey Colour



6 Architectural Concrete



7 White Vinyl Window



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Project number 2301

Sheet title

BUILDING ELEVATIONS

Sheet number

A4.0

Sheet in set: 1 Revision

File name 2301_CRHC Johnson St_CENTRAL.RVT

Plot date 2024 11 25

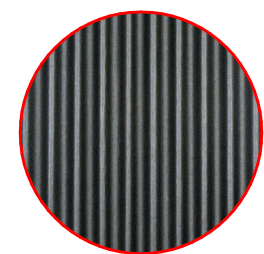
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2 OVERALL ELEVATION - EAST
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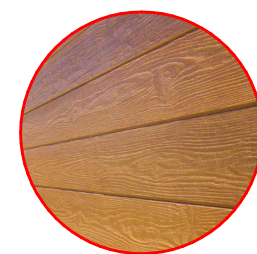
1 OVERALL ELEVATION - WEST
A4.1 1 : 150



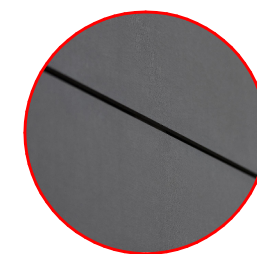
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Corrugated Metal:
Charcoal



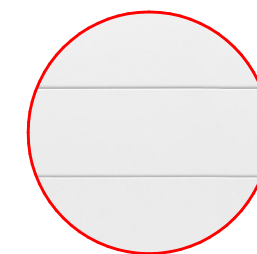
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Railing Glazing



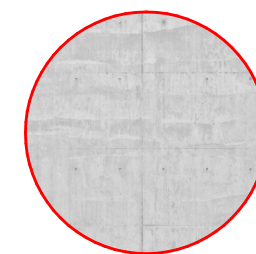
3
Cementitious Fibre Board:
Warm Colour



4
Cementitious Fibre Board:
Charcoal



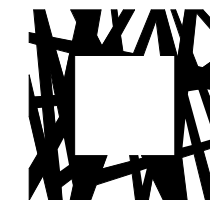
5
Cementitious Fibre Board:
Light Warm-Gray Colour



6
Architectural Concrete



7
White Vinyl Window

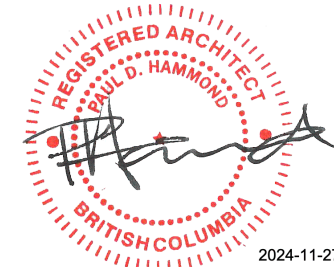


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Sheet title

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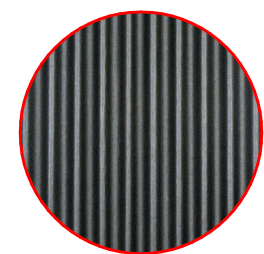
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2 NORTH BLDG - SOUTH ELEVATION
A4.2 1 : 150



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



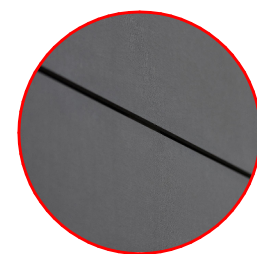
1 Corrugated Metal:
Charcoal



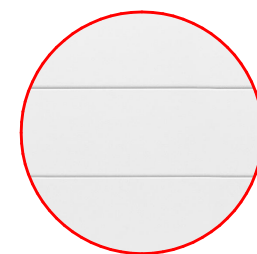
2 Railing Glazing



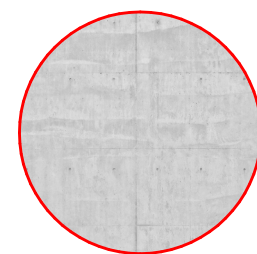
3 Cementitious Fibre Board:
Warm Colour



4 Cementitious Fibre Board:
Charcoal



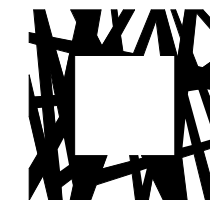
5 Cementitious Fibre Board:
Light Warm-Gray Colour



6 Architectural Concrete



7 White Vinyl Window

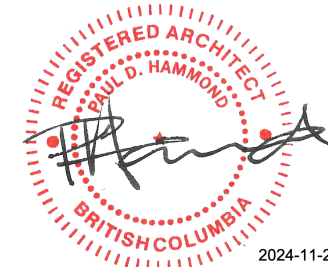


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Project number 2301

Sheet title

BUILDING ELEVATIONS

Sheet number

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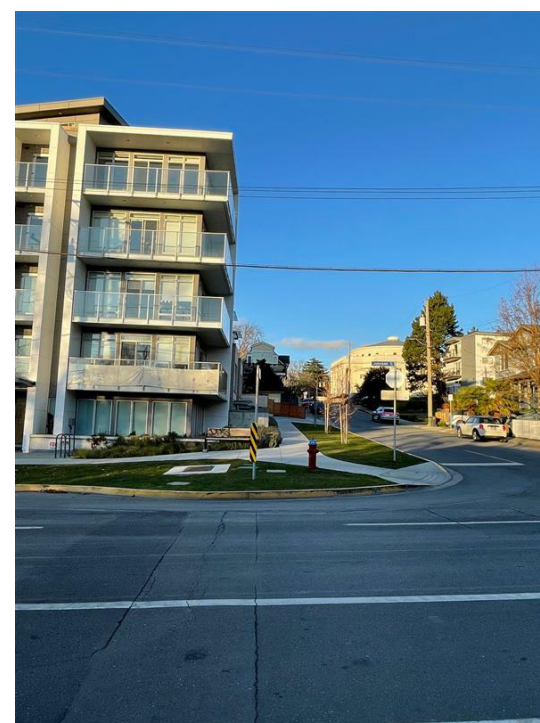
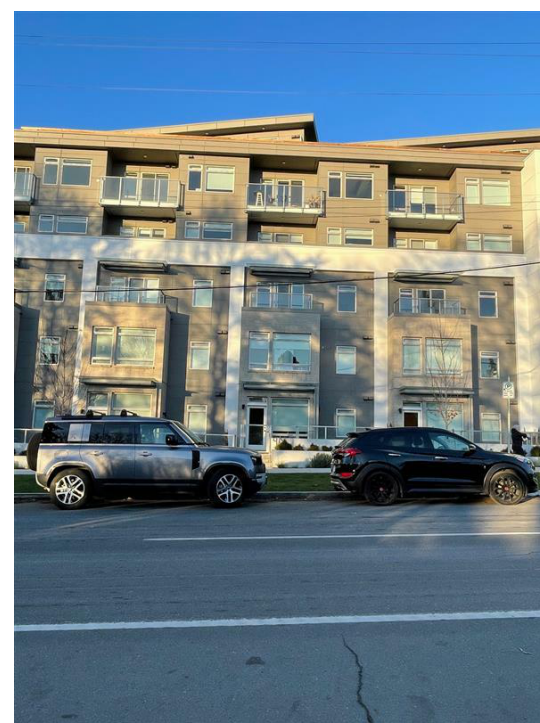
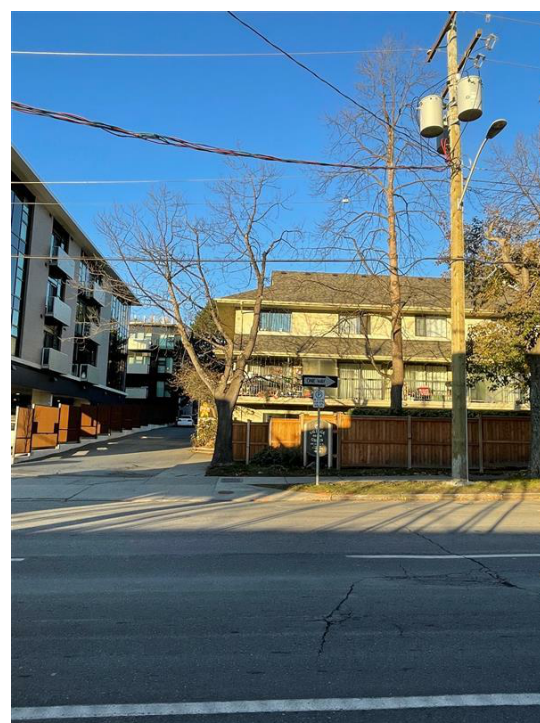
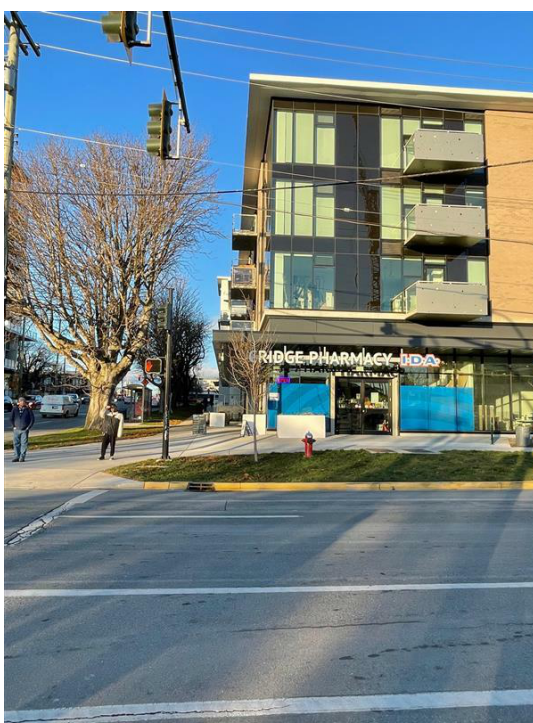
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Johnson Existing Streetscape

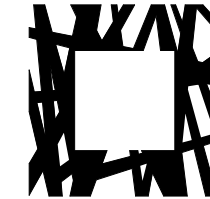


Pandora Existing Streetscape



2 JOHNSON STREETSCAPE
A4.3 1 : 300

1 PANDORA STREETSCAPE
A4.3 1 : 300

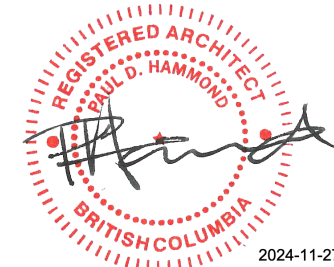


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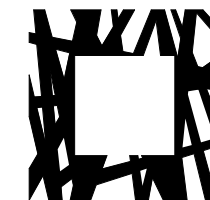
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CRHC
Capital Region Housing Corporation
Capital Region Housing Corporation
Village On The Green -
Affordable Rental Housing
1132 & 1138 Johnson Street, Victoria BC



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

1132 & 1138 Johnson Street, Victoria BC

No Date Revised

C 2024-11-25 ISSUED FOR DDP RESUBMISSION
B 2024-11-06 ISSUED FOR 50% CD REVIEW
A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No Date Issued

Principal in charge PH Drawn By KL

Reviewed By PH

Project number 2301

Sheet title

BUILDING SECTIONS

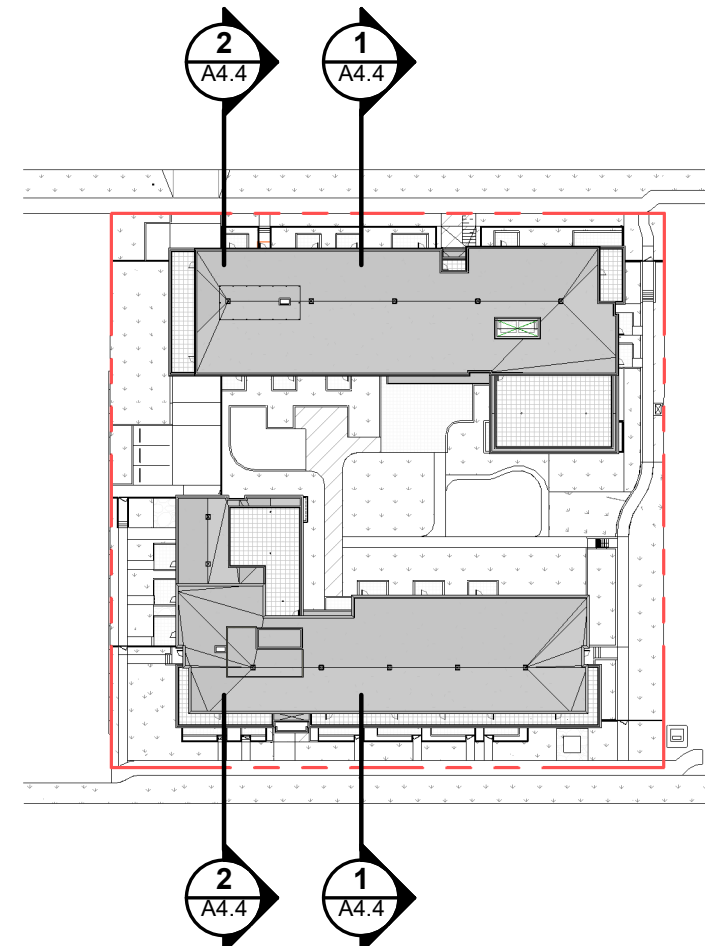
Sheet number

A4.4

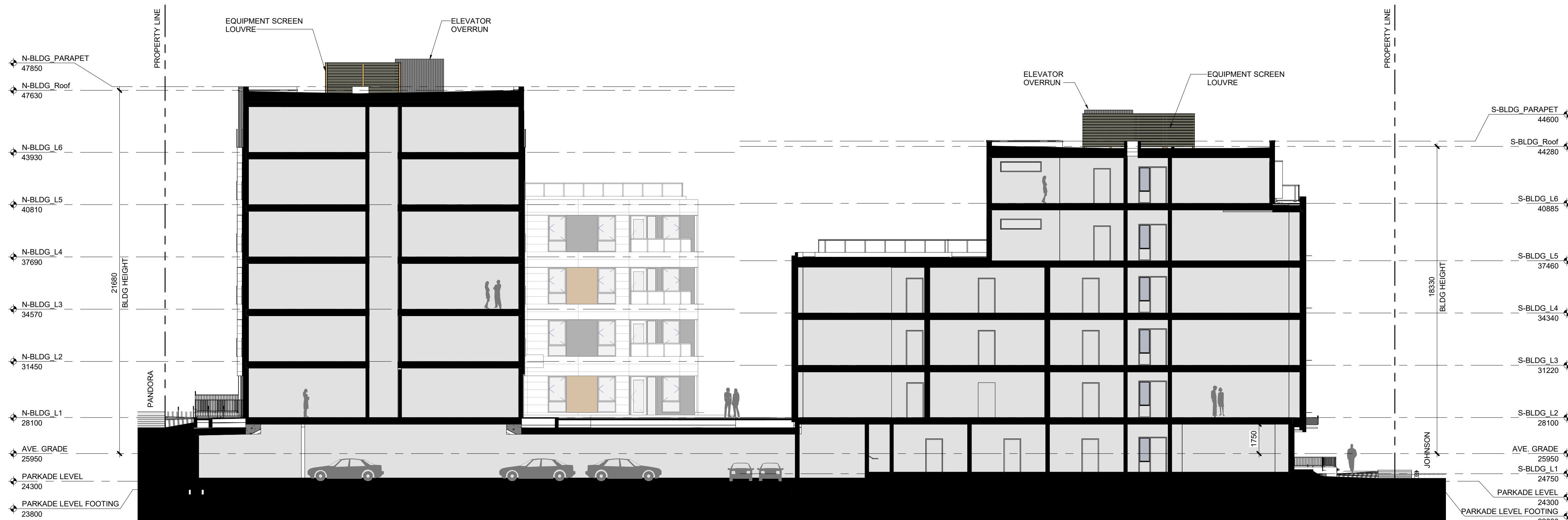
Sheet in set: 1 Revision

File name 2301_CRHC Johnson St_CENTRAL.RVT

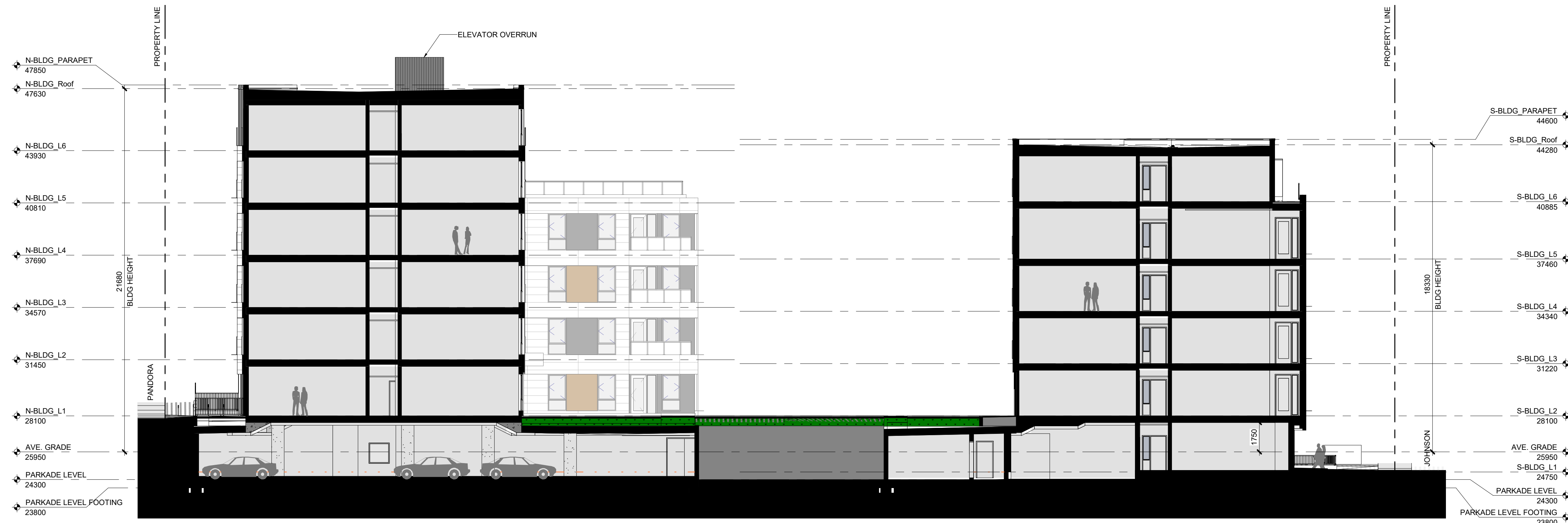
Plot date 2024 11 25



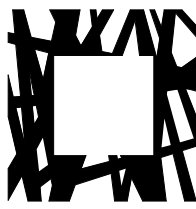
3 KEY PLAN - SECTIONS
1 : 1000



2 BUILDING SECTION 2 - VIEW EAST
1 : 150



1 BUILDING SECTION 1 - VIEW EAST
1 : 150



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

1132 & 1138 Johnson Street, Victoria BC

No	Date	Revised
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C 2024-11-25 ISSUED FOR DDP RESUBMISSION
B 2024-11-08 ISSUED FOR 50% CD REVIEW
A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No	Date	Issued
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Principal in charge	PH	Drawn By	KL
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		Reviewed By	PH
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Project number	2301
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Sheet title	
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SUN STUDY

Sheet number	
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A4.5

Sheet in set:	1	Revision
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File name	2301_CRHC Johnson St_CENTRAL.RVT
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Plot date	2024 11 25
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WINTER SOLSTICE 3PM



FALL EQUINOX 3PM



SUMMER SOLSTICE 3PM



WINTER SOLSTICE 12NOON



FALL EQUINOX 12NOON



SUMMER SOLSTICE 12NOON



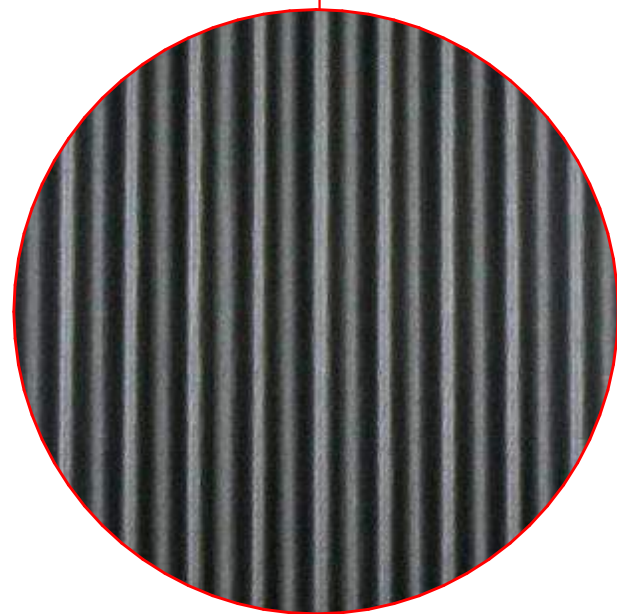
WINTER SOLSTICE 9AM



FALL EQUINOX 9AM



SUMMER SOLSTICE 9AM



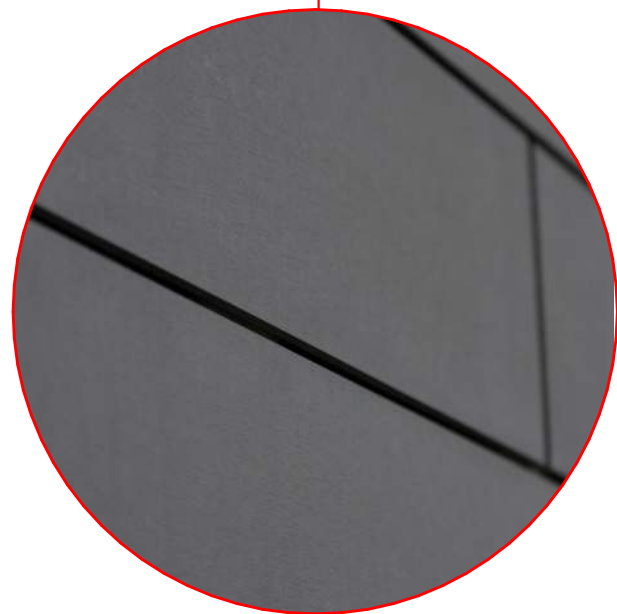
Corrugated Metal: Charcoal



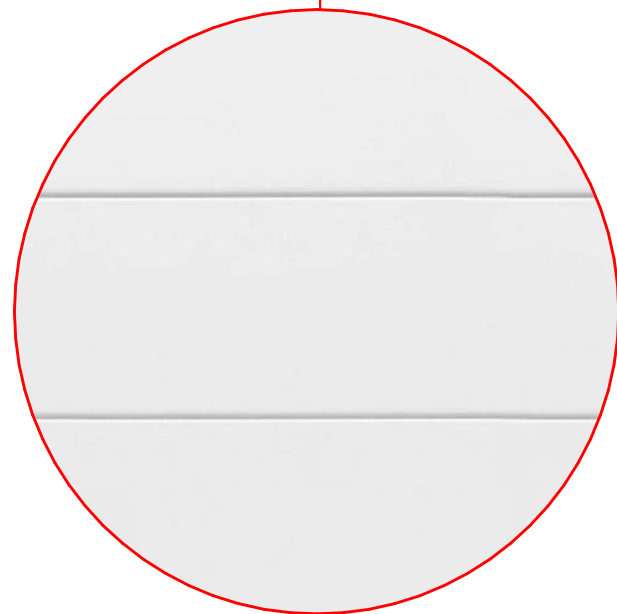
Railing Glazing



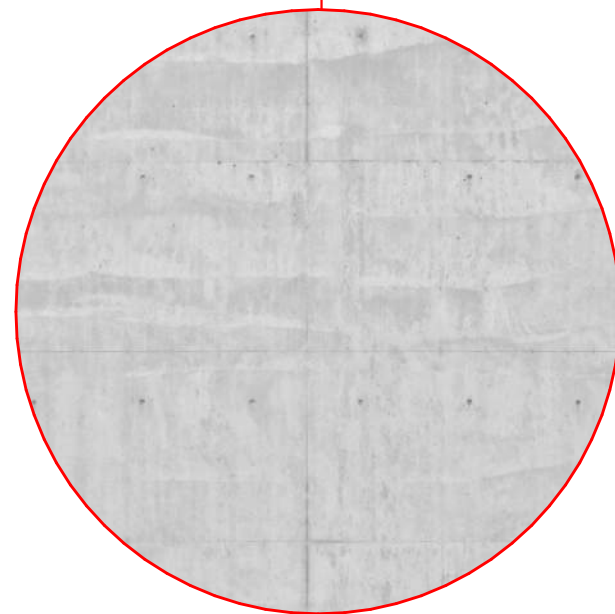
Cementitious Fibre Board:
Warm Colour



Cementitious Fibre Board:
Charcoal



Cementitious Fibre Board:
Light Warm-Grey Colour

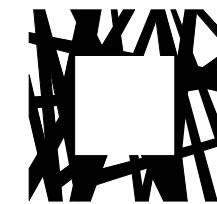


Architectural Concrete



White Vinyl Window

FILE PATH: C:\Users\skewin\AR\Documents\2301_CRHC_Johnson St_Central_Jewelin@hna.ca.vrt
PLOT DATE: 11/27/2024 1:13:12 PM



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Capital Region Housing Corporation
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1132 & 1138 Johnson Street, Victoria BC

No	Date	Revised
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C 2024-11-25 ISSUED FOR DDP RESUBMISSION
B 2024-11-06 ISSUED FOR 50% CD REVIEW
A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

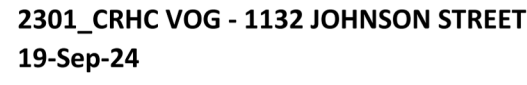
No	Date	Issued
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Principal in charge	PH	Drawn By	KL
		Reviewed By	PH

Project number	2301
Sheet title	

MATERIALS BOARD

Sheet number			
A4.6			
Sheet in set:	1	Revision	
File name	2301_CRHC Johnson St_CENTRAL.RVT		
Plot date	2024 11 25		



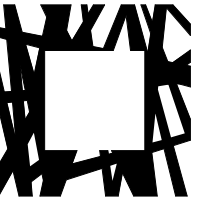
L1	27.95 m	PANDORA ST
L0	24.75 m	JOHNSON ST
P1-r	27.5 m	PARKADE ROOF
P1	24.3 m	UG PARKADE

Grade Points(m. - Geodetic)									
	Existing	Proposed	Average Height				Distance	Calculation	
			a	+	b	/2 =		d x avg height	
A	26.92	27.15	A TO B	(26.92 +	27.64)	/2 = 27.28	36.032	982.95
B	27.64	28.10	B TO C	(27.64 +	28.78)	/2 = 28.21	3.659	103.22
C	27.48	28.10	C TO D	(27.48 +	28.10)	/2 = 27.79	3.218	89.43
D	27.68	28.10	D TO E	(27.68 +	27.70)	/2 = 27.69	1.035	28.66
E	27.70	28.10	E TO F	(27.70 +	28.10)	/2 = 27.90	17.602	491.10
F	28.33	28.10	F TO G	(28.10 +	28.10)	/2 = 28.10	1.785	50.16
G	28.22	28.10	G TO H	(28.10 +	28.10)	/2 = 28.10	3.209	90.17
H	28.40	28.10	H TO J	(28.10 +	26.77)	/2 = 27.44	30.791	844.75
J	26.77	27.70	J TO K	(26.77 +	26.01)	/2 = 26.39	24.245	639.83
K	26.01	27.85	K TO L	(26.01 +	26.25)	/2 = 26.13	5.300	138.49
L	26.25	27.90	L TO M	(26.25 +	26.02)	/2 = 26.14	11.525	301.21
M	26.02	27.90	M TO N	(26.02 +	25.62)	/2 = 25.82	11.300	291.77
N	25.62	27.90	N TO O	(25.62 +	26.21)	/2 = 25.92	31.000	803.37
O	26.21	27.80	O TO P	(26.21 +	25.69)	/2 = 25.95	14.500	376.28
P	25.69	26.51	P TO Q	(25.69 +	25.69)	/2 = 25.69	0.610	15.67
Q	25.69	26.51	Q TO R	(25.69 +	25.62)	/2 = 25.66	2.468	63.32
R	25.62	26.51	R TO S	(25.62 +	25.64)	/2 = 25.63	1.610	41.26
S	25.64	26.51	S to T	(25.64 +	25.41)	/2 = 25.53	7.463	190.49
T	25.41	25.41	T to T1a	(25.41 +	25.20)	/2 = 25.31	6.889	174.33
T1a	25.22	25.20	T1a to T1b	(25.20 +	24.85)	/2 = 25.03	0.000	0.00
T1b	25.22	24.85	T1b to T2a	(24.85 +	24.47)	/2 = 24.66	28.950	713.91
U	24.47	24.65	U to V	(24.47 +	24.60)	/2 = 24.54	3.076	75.47
V	24.60	24.75	V to W	(24.60 +	24.42)	/2 = 24.51	4.521	110.81
W	24.42	24.75	W to X	(24.42 +	24.32)	/2 = 24.37	3.076	74.96
X	24.32	24.65	X to Y	(24.32 +	24.03)	/2 = 24.18	12.400	299.77
Y	24.03	24.55	Y to Z	(24.03 +	24.00)	/2 = 24.02	7.522	180.64
Y1	24.03	24.00	Y to Z	(24.00 +	24.00)	/2 = 24.00	0.290	6.96
Y2	24.03	24.00	Y to Z	(24.00 +	24.00)	/2 = 24.00	2.318	55.63
Z	24.52	24.00	Z to Aaa	(24.00 +	24.25)	/2 = 24.13	1.700	41.01
AAa	24.50	24.25	AAa to AAb	(24.25 +	24.50)	/2 = 24.38	0.000	0.00
AAb	24.50	24.75	AAb to Bba	(24.50 +	24.75)	/2 = 24.63	16.049	395.21
Bba	25.25	24.75	Bba to Bbb	(24.75 +	24.15)	/2 = 24.45	0.000	0.00
Bbb	25.25	24.15	Bbb to CC	(24.15 +	24.75)	/2 = 24.45	3.932	96.14
CC	25.38	24.75	CC to CD	(24.75 +	24.30)	/2 = 24.53	5.871	143.99
DD	25.44	24.30	DD to EE	(24.30 +	25.30)	/2 = 24.80	18.863	467.80
EE	26.24	25.30	EE to FF	(25.30 +	25.30)	/2 = 25.30	6.791	171.81
FF	26.23	25.30	FF to A	(25.30 +	26.92)	/2 = 26.11	16.946	442.46
								346.546	8993.01

Average Grade: $8993.01 \div 346.55 = 25.95 \text{ m}$

LEGEND:

T 00.00	EXISTING AVERAGE GRADE
00.00	PROPOSED AVERAGE GRADE



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

No	Date	Revised
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C 2024-11-25 ISSUED FOR DDP RESUBMISSION
B 2024-11-06 ISSUED FOR 50% CD REVIEW
A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No	Date	Issued
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Principal in charge PH Drawn By KI

Reviewed By PH

Project number 2301

Sheet title

AVERAGE GRADE CALCULATIONS

Sheet number _____

A5.1

Sheet in set: 1 Revision

File name 2301_CRHC Johnson St_CENTRAL.RVT

Plot date 2024 11 25

FILE PATH: C:\Users\levin@lra\Documents\2301_CRHC_Johnson St_Central_levin@lra.ca.vrl
PLOT DATE: 11/27/2024 1:13:34 PM



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

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



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

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



NORTH FACE
EXPOSED BUILDING FACE
153.38 m²
UNPROTECTED OPENINGS
29.89 m²
SETBACK DISTANCE: +/- 8 m
UNPROTECTED AREA ALLOWED 8m: 82%
PERCENT UNPROTECTED OPENINGS: 19%
NORTH FACE RECESSED
EXPOSED BUILDING FACE
685.78 m²
UNPROTECTED OPENINGS
204.37 m²
SETBACK DISTANCE: +/- 14.67 m
UNPROTECTED AREA ALLOWED 9m+: 100%
PERCENT UNPROTECTED OPENINGS: 30%

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



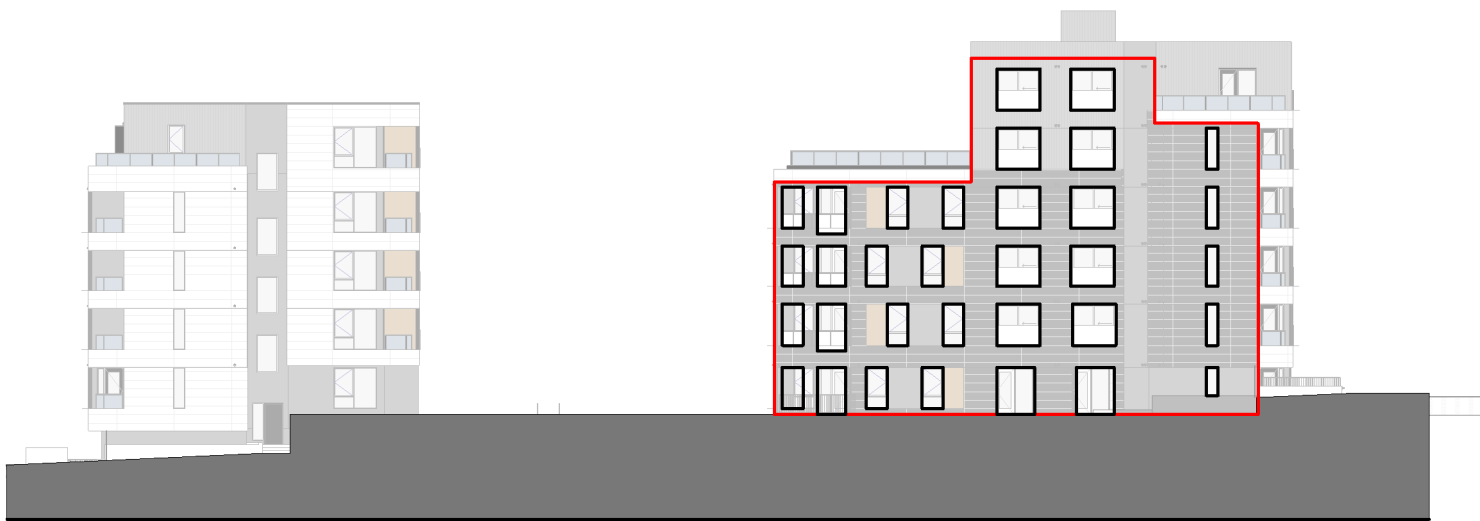
NORTH FACE
EXPOSED BUILDING FACE
1106.61 m²
UNPROTECTED OPENINGS
353.27 m²
SETBACK DISTANCE: +/- 16.6 m
UNPROTECTED AREA ALLOWED 9m+: 100%
PERCENT UNPROTECTED OPENINGS: 32%

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



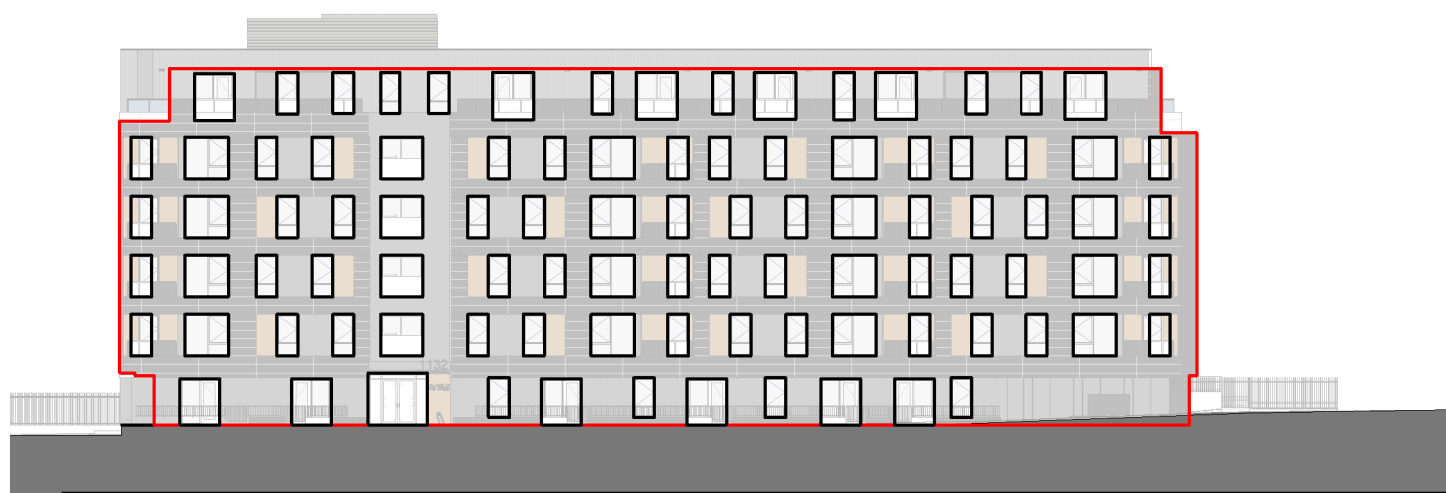
EAST FACE
EXPOSED BUILDING FACE
286.22 m²
UNPROTECTED OPENINGS
57.91 m²
SETBACK DISTANCE: +/- 8.2 m
UNPROTECTED AREA ALLOWED 8.2m: 85.6%
PERCENT UNPROTECTED OPENINGS: 20%

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



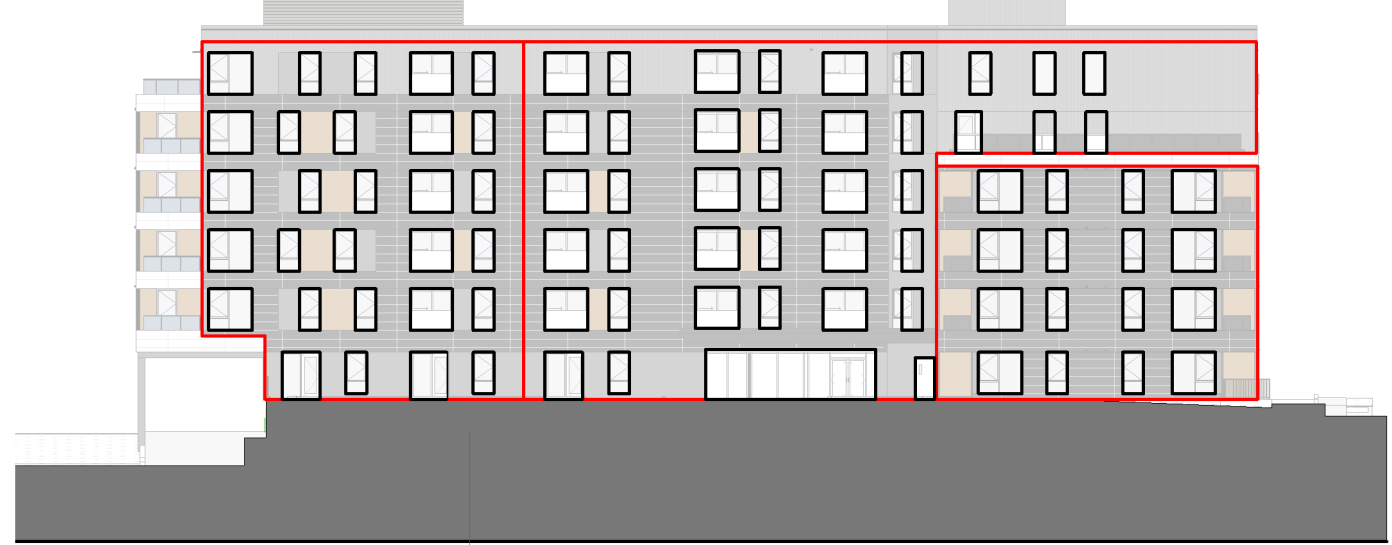
EAST FACE
EXPOSED BUILDING FACE
397.5 m²
UNPROTECTED OPENINGS
109.98 m²
SETBACK DISTANCE: +/- 5.2 m
UNPROTECTED AREA ALLOWED 5.2m: 42.4%
PERCENT UNPROTECTED OPENINGS: 28%

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



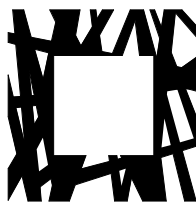
SOUTH FACE
EXPOSED BUILDING FACE
1055.37 m²
UNPROTECTED OPENINGS
319.41 m²
SETBACK DISTANCE: +/- 16.7 m
UNPROTECTED AREA ALLOWED 9m+: 100%
PERCENT UNPROTECTED OPENINGS: 30%

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



SOUTH FACE
EXPOSED BUILDING FACE
209.67 m²
UNPROTECTED OPENINGS
59.57 m²
SETBACK DISTANCE: +/- 9.5 m
UNPROTECTED AREA ALLOWED 9m+: 100%
PERCENT UNPROTECTED OPENINGS: 28%
SOUTH RECESSED PART 1
EXPOSED BUILDING FACE
512.5 m²
UNPROTECTED OPENINGS
160.07 m²
SETBACK DISTANCE: +/- 14.67 m
UNPROTECTED AREA ALLOWED 9m+: 100%
PERCENT UNPROTECTED OPENINGS: 31%
SOUTH RECESSED PART 2
EXPOSED BUILDING FACE
311.63 m²
UNPROTECTED OPENINGS
101.28 m²
SETBACK DISTANCE: +/- 8.2 m
UNPROTECTED AREA ALLOWED 8.2: 85.6%
PERCENT UNPROTECTED OPENINGS: 33%

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



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

1132 & 1138 Johnson Street Victoria BC

No Date Revised

C 2024-11-25 ISSUED FOR DDP RESUBMISSION
B 2024-11-06 ISSUED FOR 50% CD REVIEW
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No Date Issued

Principal in charge PH Drawn By KL

Reviewed By PH

Project number 2301

Sheet title

BUILDING CODE ANALYSIS

Sheet number

A5.2

Sheet in set: 1 Revision

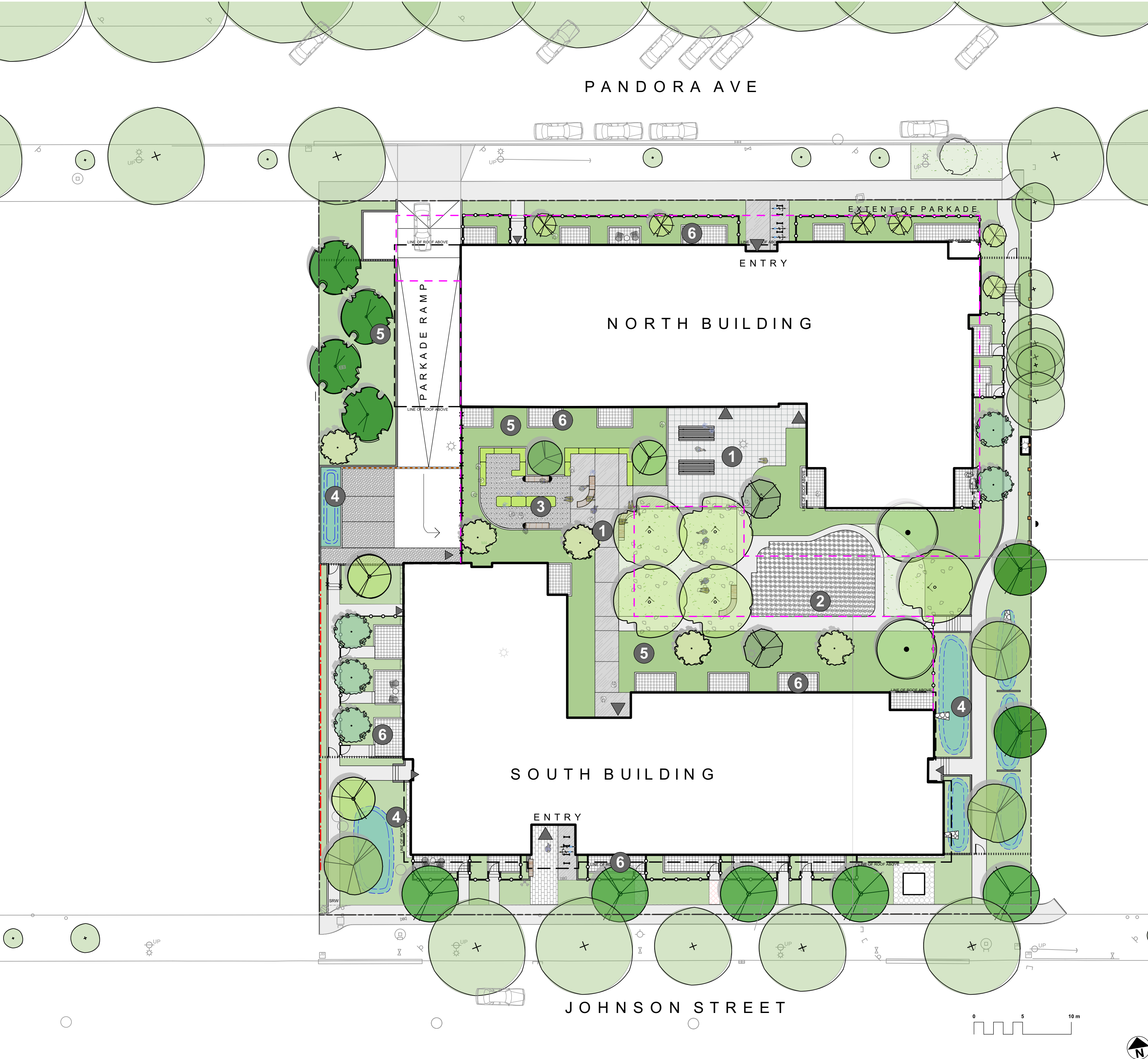
File name 2301_CRHC Johnson St_CENTRAL.RVT

Plot date 2024 11 25

Capital Region Housing Corporation

Village on the Green

Affordable Rental Housing
Victoria, BC



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



2	DDP Rev.	2024-11-25
1	Delegated DP	2024-09-19
No.	Issued For	Issue Date



client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 & 1138 Johnson St
Victoria, BC

sheet title
Cover

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

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) all applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or within 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 the construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

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

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

1. Contractor to provide irrigation system for all planters to current ILABC 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 ILABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and AutoCAD 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 system meets the design intent, standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.
13. Trees in Plaza in hard pavement (soil cells below) to receive temporary irrigation system around root collar and permanent drip irrigation system

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

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

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

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

1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple drain (drain mat) will be installed over the root barrier.
2. Parkade walls and foundation walls will be protected with a dimple drain (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.




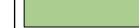


1. All boulevard irrigation work, including required inspections, shall comply to "City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw".
2. The irrigation system and sleeving inspection requirements can be found in Schedule C of the 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-PR F1.
7. 100mm diameter PVC Sleeving is required for all irrigation piping installed under hard surfaces. Extend sleeve 300mm beyond edge of hard surface into soft landscape areas.

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





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

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

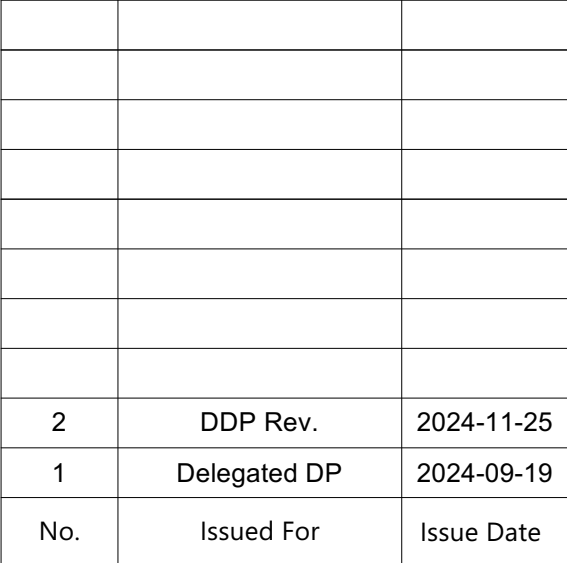
1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
2. Refer to Landscape Specifications for Maintenance Period following Acceptance.
3. Landscape installation is warranted for a 1 year warranty from date of acceptance. This warranty 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

SOFTSCAPE		
Shrub and Tree Planting Area - On Grade		2P growing medium, 450 mm depth
Shrub and Tree Planting Area - On Slab		1P growing medium, depth varies 600 mm for all tree locations.
Lawn Area (Sod)		1H growing medium, 150 mm depth
Rain Garden Area - On Grade		Rain Garden growing medium, 450 mm depth
Soil Cell Bridge		1X Silva Cell, or approved equivalent
Grass Grid		

GRADING LEGEND

	<u>17.70</u> Existing Landscape Grade		
	<u>17.70</u> Civil		
	<u>16.90</u> Arch		
	<u>17.70</u> Proposed Landscape Grade		
TO/W	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

APPROX	APPROXIMATE	MAX	MAXIMUM	
ARCH	ARCHITECT	MFR	MANUFACTURER	
AVG	AVERAGE	MH	MANHOLE	
B&B	BALLED AND BURLAPPED	MIN	MINIMUM	
BC	BOTTOM OF CURB	MISC	MISCELLANEOUS	
BLDG	BUILDING	MM	MILLIMETRE	
BM	BENCHMARK	N	NORTH	
BR	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	
CIF	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	CUBIC METRE	R	RADIUS	
DEG	DEGREE	REF	REFERENCE	
DEMO	DEMOLISH, DEMOLITION	REINF	REINFORCE(D)	
DIA	DIAMETER	REQ'D	REQUIRE(D)	
DIM	DIMENSION	REV	REVISION	
DTL	DETAIL	ROW	RIGHT OF WAY	
DWG	DRAWING	SOUTH	SOUTH	
E	EAST	SAN	SANITARY	
EA	EACH	SD	STORM DRAIN	
ELEV	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	STATION	STATION	
FFE	FINISHED GRADE ELEVATION	STD	STANDARD	
FG	FINISHED FLOOR	SYM	SYMMETRICAL	
FL	FLOW LINE	T&B	TOP AND BOTTOM	
FOC	FACE OF CURB	TC	TOP OF CURB	
FT	FOOT (FEET)	TOP OF FOOTING	TH	THICK
FTG	FOOTING	TOPO	TOPOGRAPHY	
GA	GAUGE	TR	TOP OF RAMP	
GEN	GENERAL	TS	TOP OF STEP	
GR	GRADE ELEVATION	TW	TOP OF WALL	
HORIZ	HORIZONTAL	TYP	TYPICAL	
HP	HIGH POINT	VAR	VARIES	
HT	HEIGHT	VOL	VOLUME	
ID	INSIDE DIAMETER	W	WITH	
INV	INVERT ELEVATION	W/O	WITHOUT	
IN	INCH(ES)	WT	WEIGHT	
INCL	INCLUDE(D)	WL	WATER LEVEL	
JT	JOINT	WWF	WELDED WIRE FRAME	
LF	LINEAR FEET	YD	YARD	
LP	LOW POINT	@	AT	



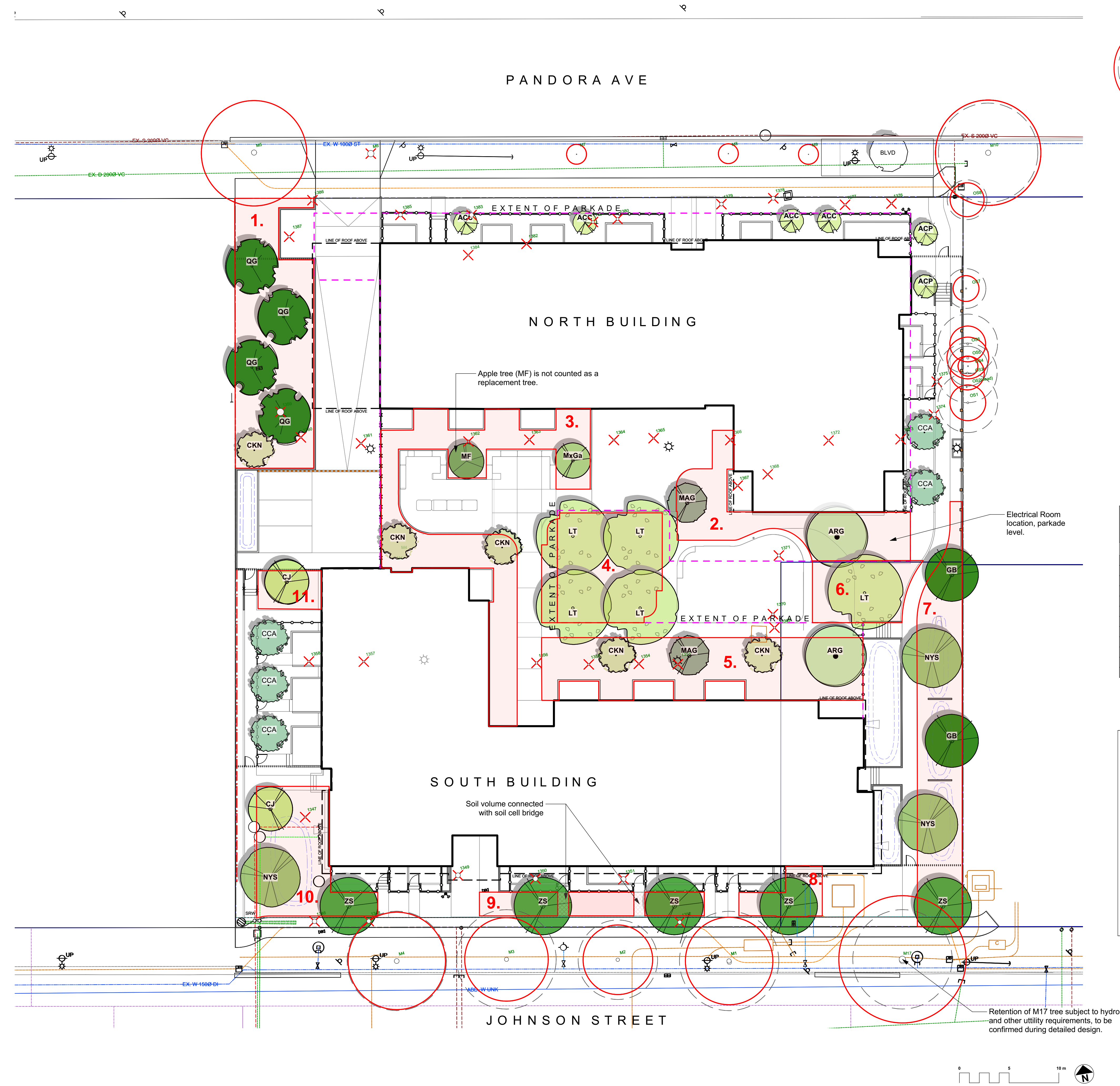
Capital Region Housing Corporation

sheet title

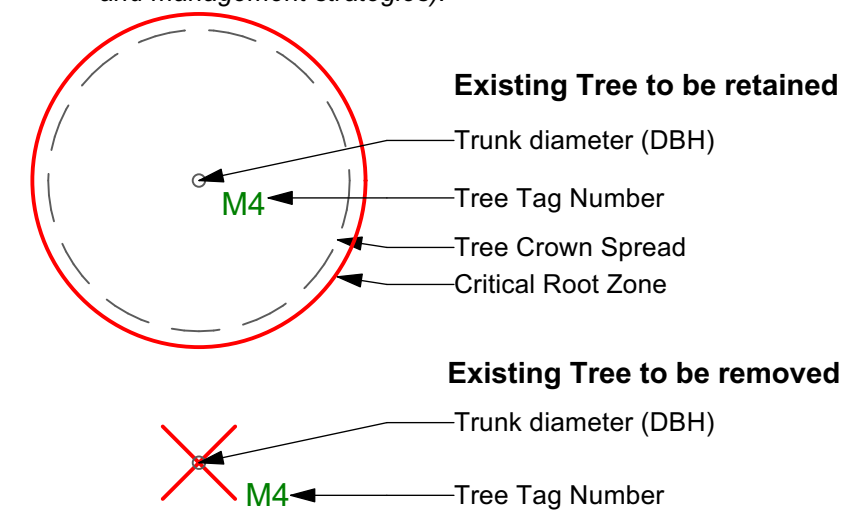
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scale	N/A @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	

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).



REPLACEMENT TREE SUMMARY
Refer to Arborist's Report for further details.


REQUIRED (as per Tree Protection Bylaw)
Lot Area: 5370 sq m
Minimum # of Trees for Lot Area: 27

ONSITE Minimum replacement tree requirement			
	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	24	1	24
2:1 Replacement Trees - Schedule E Part 2	6	0.5	3
Total Replacement Trees Proposed			27

REPLACEMENT TREE SOIL VOLUME TABLE


				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
Planting Area ID (= on slab)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total
ONSITE										
1	200.0	1	200.0	1		4	6	0	120	126
2*	113.0	0.6	67.8		2		0	30	0	30
3*	191.6	0.6	115.0	4			24	0	0	24
4	128.2	1 & 0.6	122.0			4	0	0	120	120
5*	180.9	0.6	108.5	3	1		18	15	0	33
6	59.0	1	59.0			1	0	0	30	30
7	167.7	1	167.7		4	1	0	60	30	90
8	29.8	1	29.8		1		0	20	0	20
9	48.0	1	48.0		2		0	30	0	30
10	104.5	1	104.5		3		0	45	0	45
11	24.0	1	24.0		1		0	20	0	20
Total				8	14	10				

PROPOSED TREE LIST				
Sym	Qty	Botanical Name	Schd. Size	Common Name
ACC	4	Acer circinatum	2.4 m ht, 1.5 width	Vine Maple
ACP	2	Acer circinatum 'Pacifc Fire'	2.4 m ht, 1.5 width	Pacific Fire Vine Maple
ARG	2	Acer rubrum 'Autumn Glory'	6.0cm cal, b&b	Autumn Glory Red Maple
BLVD	1	Boulevard Tree as per COV Parks	6.0 cm cal, b+b	Boulevard Tree as per COV Parks
CJ	2	Cercidiphyllum japonicum	5.0cm cal, b&b	Katsura Tree
CCA	5	Cercis canadensis	5.0cm cal, b&b	Eastern Redbud
CKN	7	Cornus x 'Venus'	5.0cm cal, b&b	White Flowering Dogwood
GB	2	Ginkgo biloba	7.0cm cal, b&b	Maidenhair Tree
LT	5	Liriodendron tulipifera	6.0cm cal, b&b	Tuliptree
MAG	2	Magnolia kobus	4.0cm cal, b&b	Kobus Magnolia
MxGa	1	Magnolia x 'Galaxy'	4.0cm cal, b&b	Galaxy Magnolia
MF	1	Malus domestica Fuji	#10 pot, Min 1.2m ht	Fuji Apple
NYS	3	Nyssa sylvatica	6.0cm cal, b&b	Tupelo
QG	4	Quercus garryana	4.0cm cal, b&b	Garry Oak
ZS	5	Zelkova serrata 'Green Vase'	6.0cm cal, b&b	Green Vase Zelkova
	0			



MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412.2891
E: admin@mdidesign.ca

2	DDP Rev.	2024-11-25
1	Delegated DP	2024-09-19
No.	Issued For	Issue Date

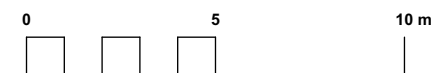


client
Capital Region Housing Corporation

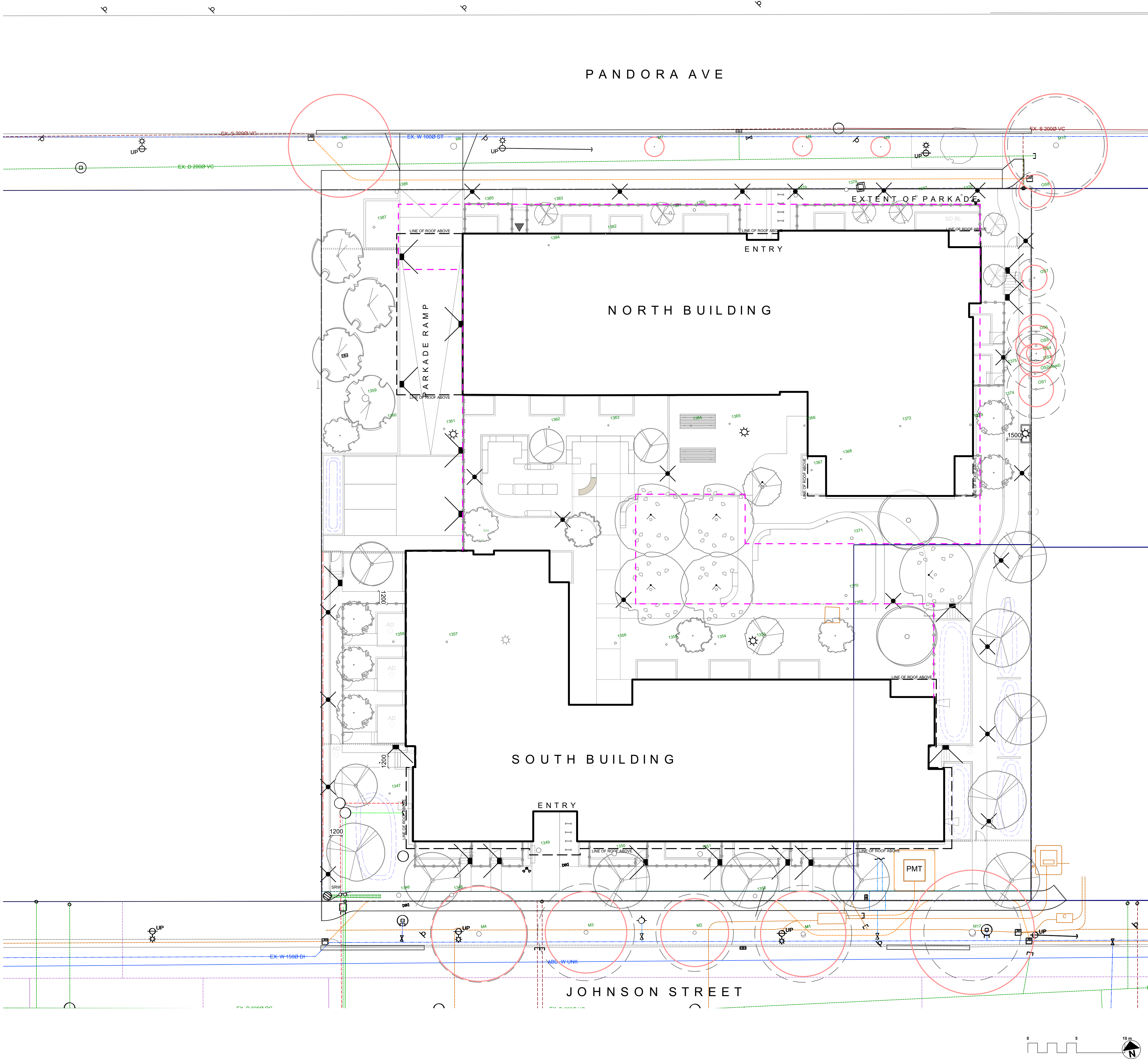
project
VILLAGE ON THE GREEN
1132 & 1138 Johnson St
Victoria, BC

sheet title
Tree Replacement

project no.	123.05
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	L0.02



L0.03



SITE LIGHTING		
Inset Wall Light		
Landscape Bollard / Post mounted light		
Landscape Tree Uplight		



2	DDP Rev.	2024-11-25
1	Delegated DP	2024-09-19
No.	Issued For	Issue Date



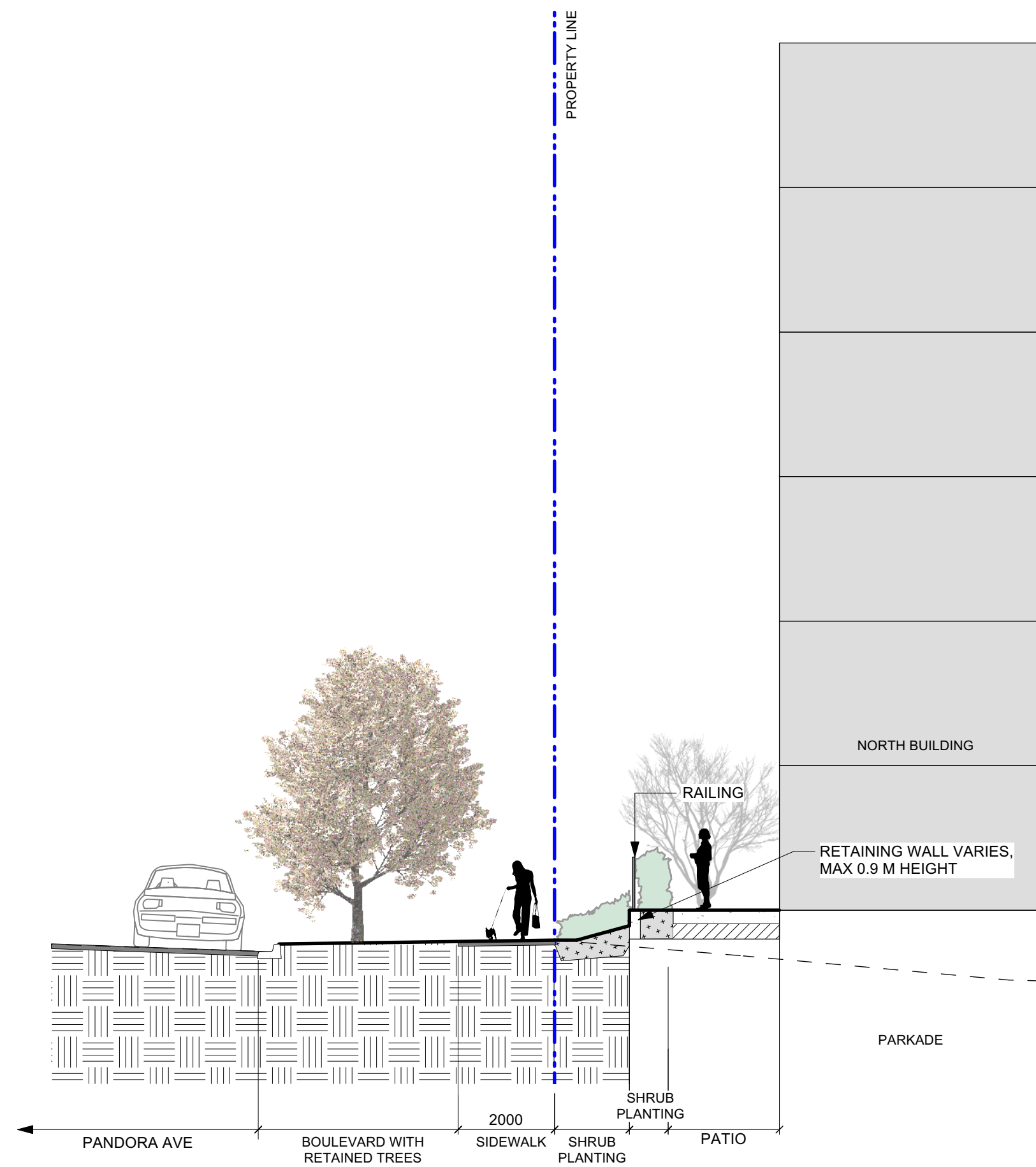
client
Capital Region Housing Corporation

project
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1132 & 1138 Johnson St
Victoria, BC

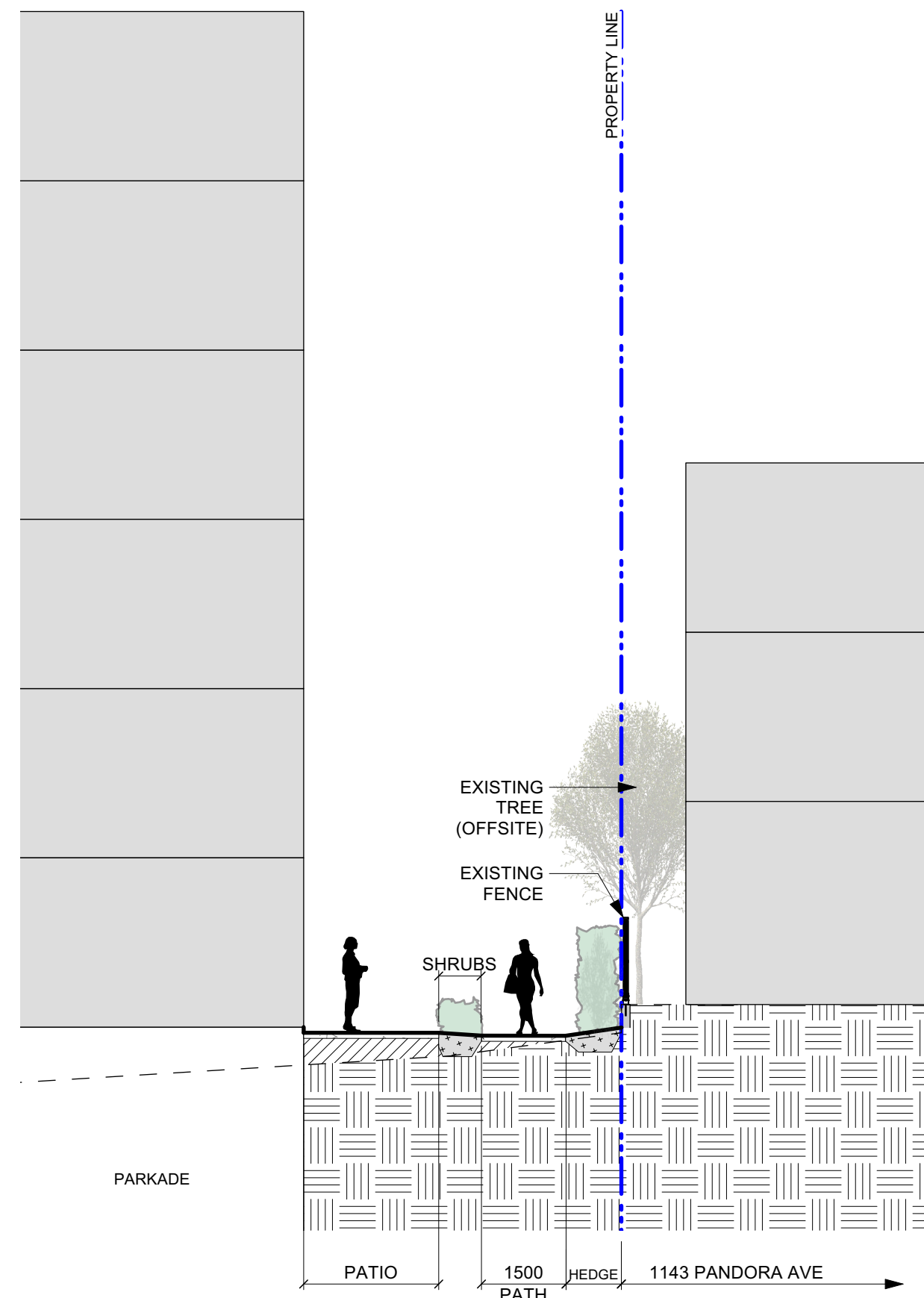
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**Landscape Lighting
Concept**

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drawn by	MDI
checked by	SM
sheet no.	

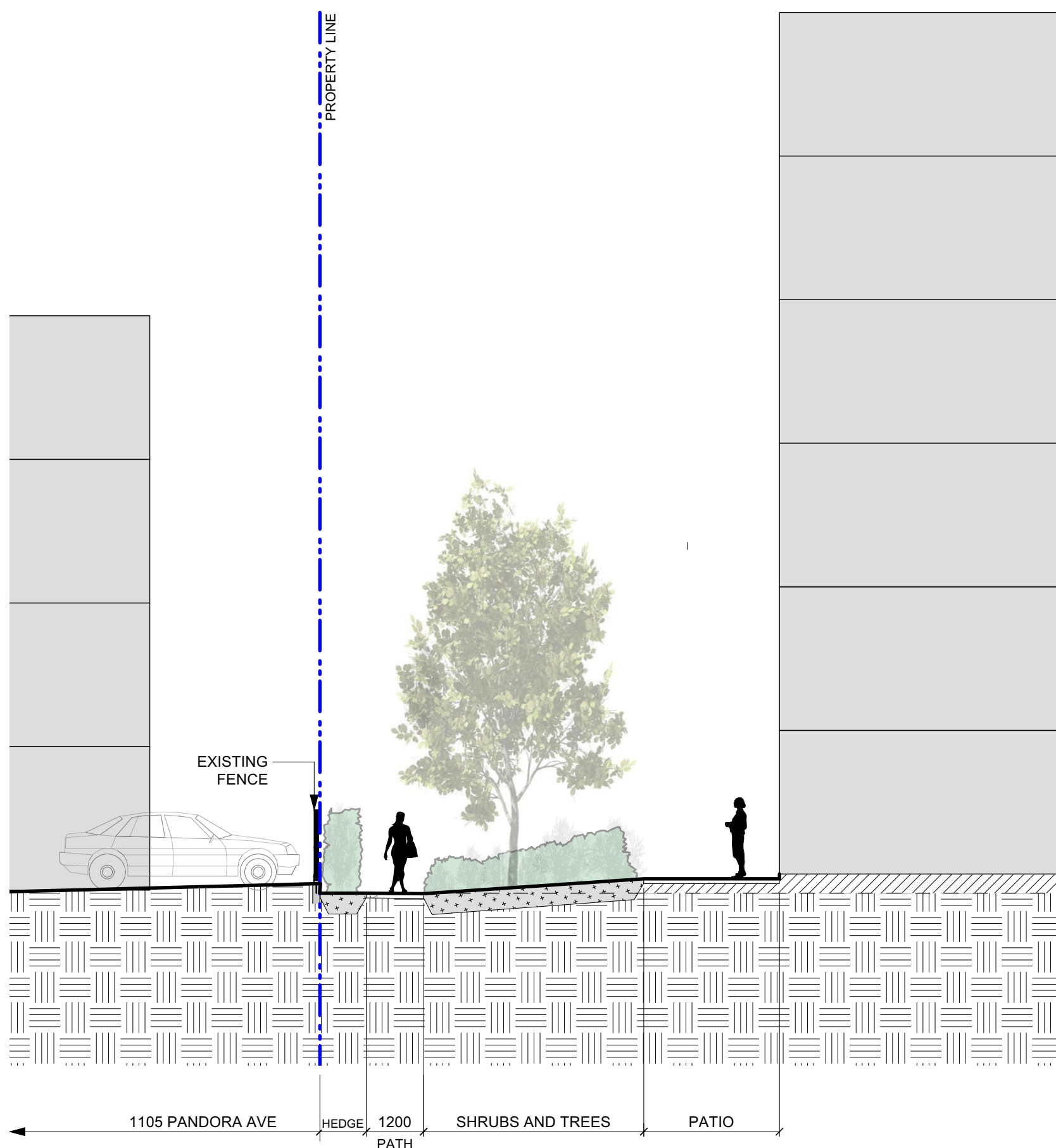
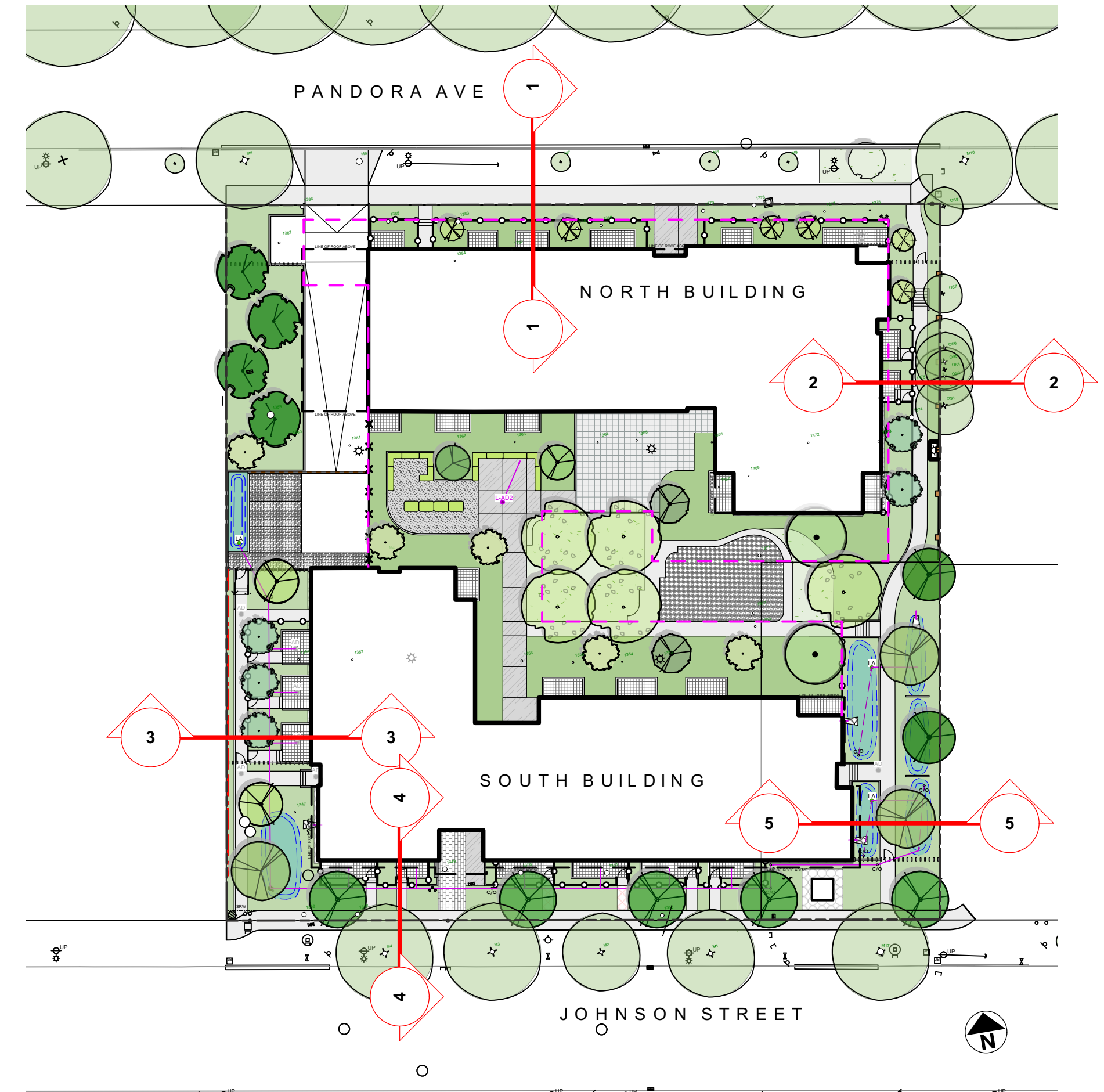
L1.02



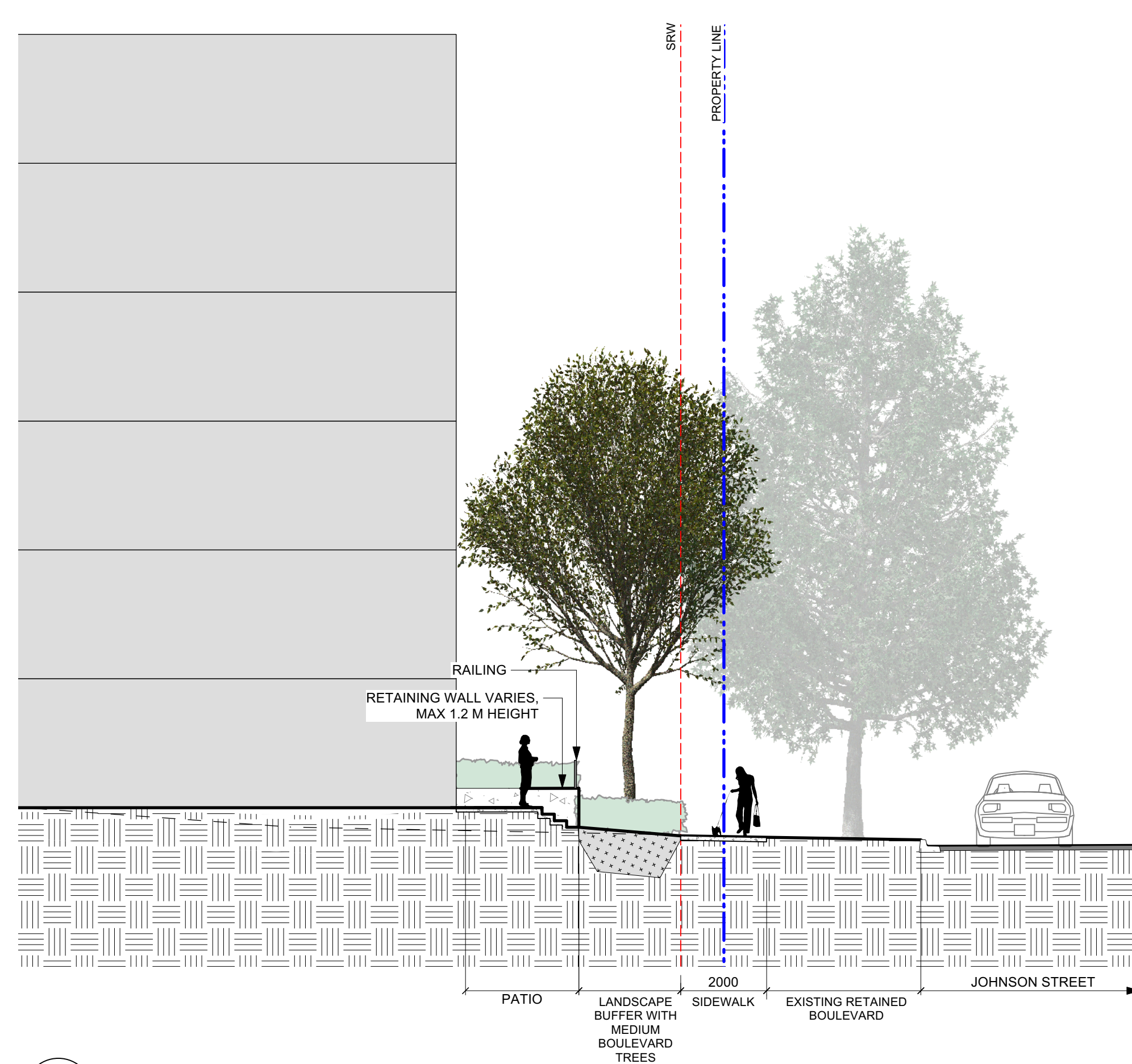
1 Pandora Avenue - typical frontage treatment
Scale: 1:100



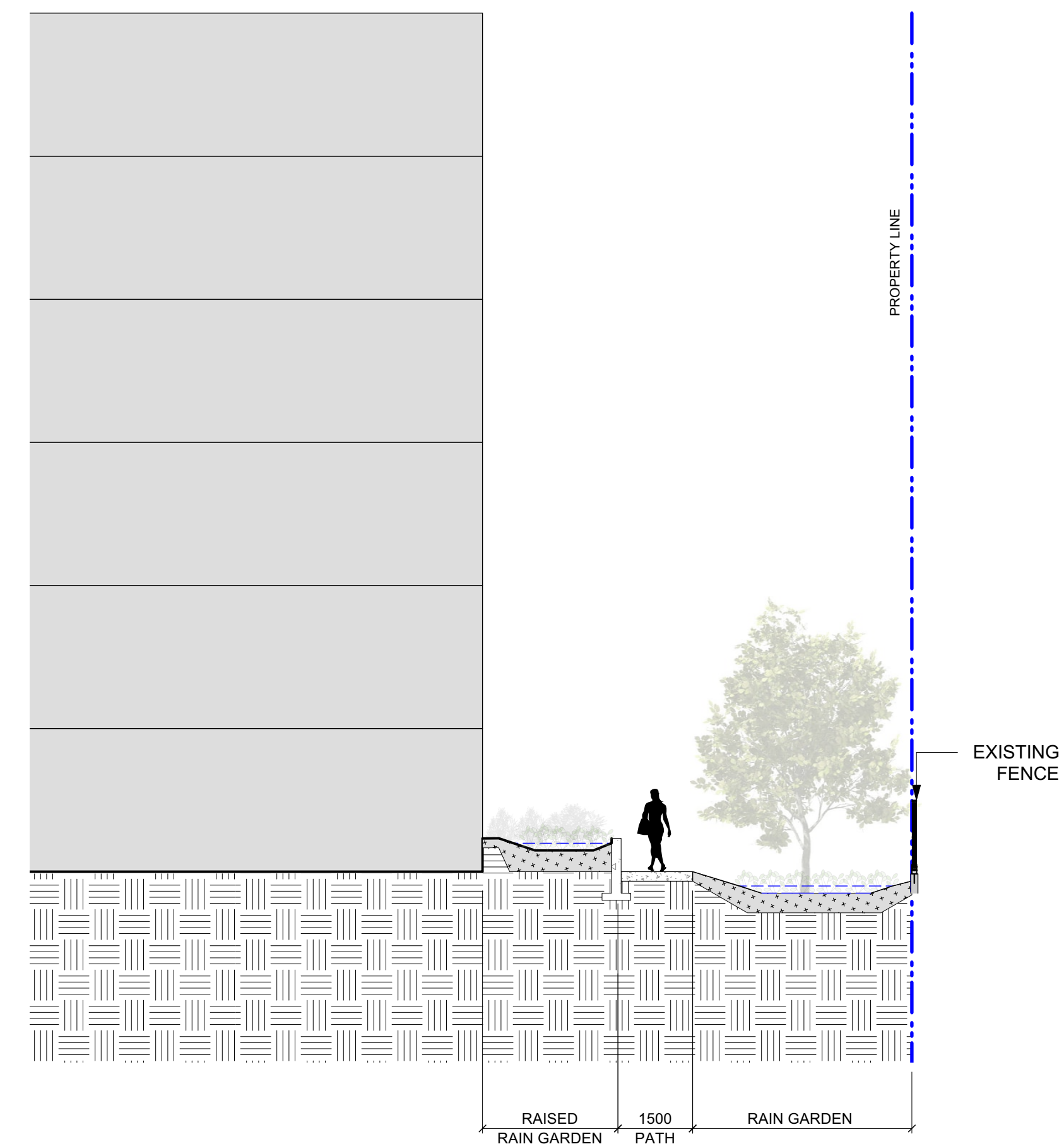
2 Section through Northeast property boundary @ patio
Scale: 1:100



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



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



5 Section through Southeast property boundary @ Rain Garden
Scale: 1:100



MDI LANDSCAPE ARCHITECTS
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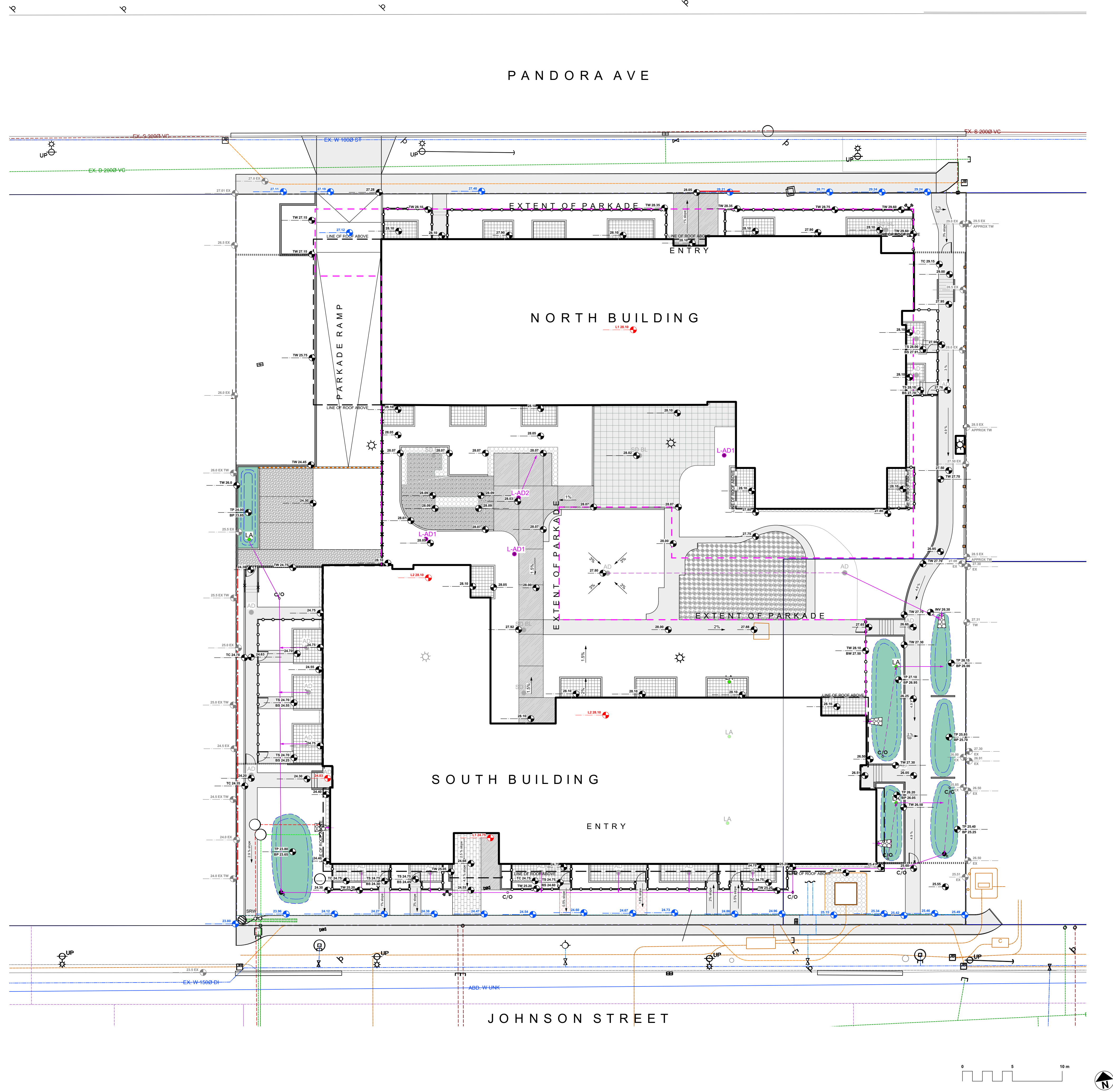
client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 & 1138 Johnson St
Victoria, BC

sheet title
Landscape Sections

project no.	123.05
scale	AS NOTED @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	

L1.03



GRADING LEGEND

17.70

Existing Landscape Grade

17.70

Civil

Civil Grade, provided for reference only

18.90

Arch

Architectural grade, provided for reference only

17.70

Proposed Landscape Grade

TOW

Top of Wall

BP

Bottom of Pool

BW

Bottom of Wall

TS

Top of Stairs

TC

Top of Curb

BS

Bottom of Stairs

BC

Bottom of Curb

HP

High Point

TP

Top of Pool

LP

Low Point

LANDSCAPE DRAINAGE LEGEND

Perforated Underdrain

Sched 40 PVC

Gravel flow dissipator

Clean out

LA

Rain Garden Overflow Drain. 8" DIA

L-AD2

Hardscape Bilevel connection

Rain Garden Overflow Drain with Catch Basin. 24" DIA

L-AD1

Inspection Chamber in softscape @ slab drain

AD

Area Drain

Trench Drain

SD BL

Mechanical Drains - bilevel (For Reference Only)

MDI LANDSCAPE ARCHITECTS

3388A Tenmison Ave
Victoria, BC V8Z 3P6

P: 250.412.2891
E: admin@mdidesign.ca

2	DDP Rev.	2024-11-25
1	Delegated DP	2024-09-19
No.	Issued For	Issue Date

REGISTERED MEMBER

Scott Murdoch

341

LANDSCAPE ARCHITECTS

John Murdoch

2024-11-26

client

Capital Region Housing Corporation

project

VILLAGE ON THE GREEN
1132 & 1138 Johnson St
Victoria, BC

sheet title

Landscape Grading
- Overall

project no.

123.05

scale

1:200 @ 24"x36"

drawn by

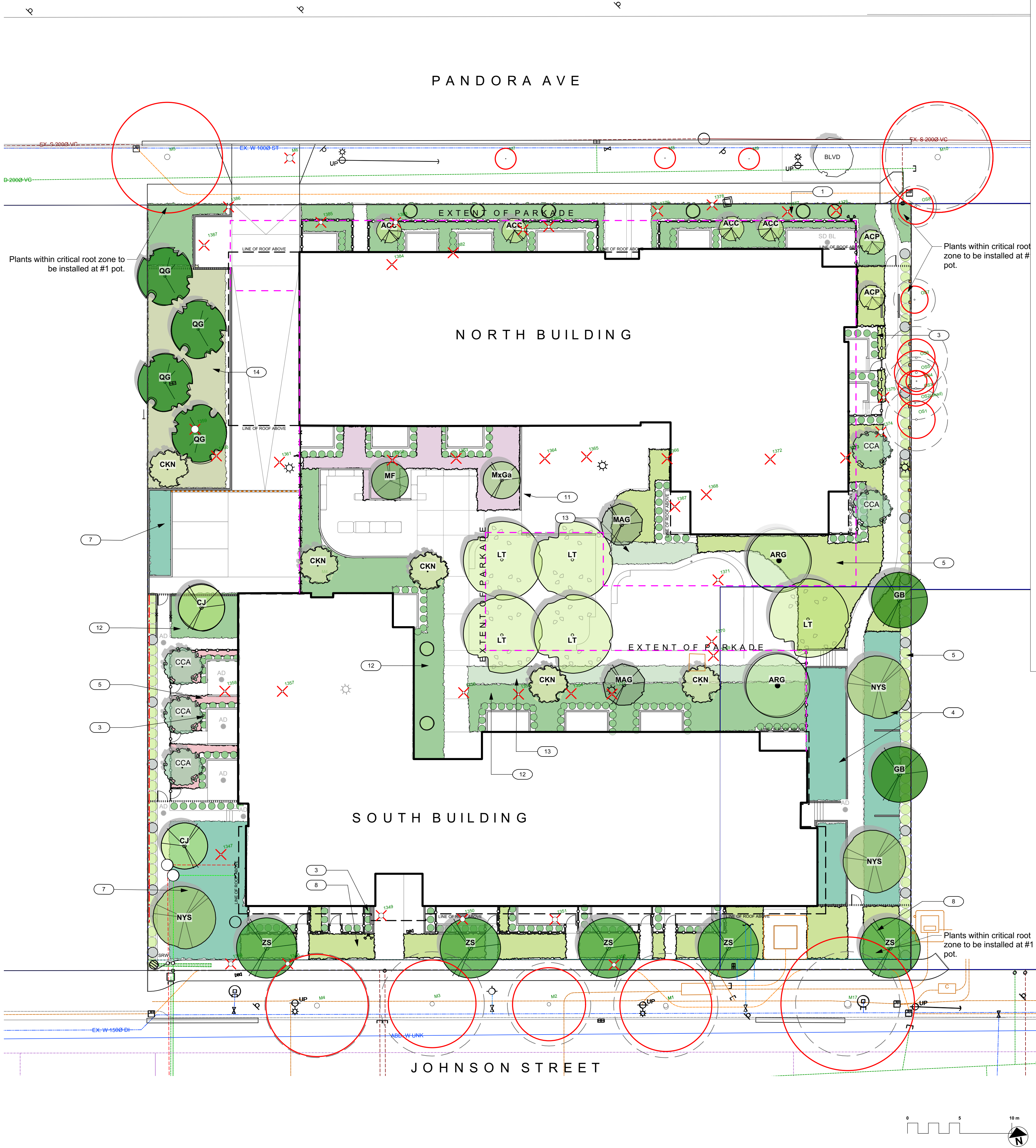
MDI

checked by

SM

sheet no.

L2.00



PLANT LIST					
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing	N/P/E
TREES:					
ACC	4	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width	N
ACP	2	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	2.4 m ht, 1.5 width	
ARG	2	Acer rubrum 'Autumn Glory'	Autumn Glory Red Maple	6.0cm cal, b&b	
BLVD	1	Boulevard Tree as per COV Parks	Boulevard Tree as per COV Parl	6.0 cm cal, b+b	
CJ	2	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b	
CCA	5	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b	P
CKN	7	Cornus x 'Venus'	White Flowering Dogwood	5.0cm cal, b&b	P
GB	2	Ginkgo biloba	Maidenhair Tree	7.0cm cal, b&b	
LT	5	Liriodendron tulipifera	Tuliptree	6.0cm cal, b&b	
MAG	2	Magnolia kobus	Kobus Magnolia	4.0cm cal, b&b	
MxGa	1	Magnolia x 'Galaxy'	Galaxy Magnolia	4.0cm cal, b&b	P
MF	1	Malus domestica Fuji	Fuji Apple	#10 pot, Min 1.2m ht	E
NYS	3	Nyssa sylvatica	Tupelo	6.0cm cal, b&b	
QG	4	Quercus garryana	Garry Oak	4.0cm cal, b&b	N
ZS	5	Zeikova serrata 'Green Vase'	Green Vase Zelkova	6.0cm cal, b&b	
SHRUBS/FERNS/GRASSES/PERENNIALS:					
Achm	29	Achillea millefolium	Yarrow	#1 pot	P/N
Arc	137	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	N
Aff	60	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot	N
Ag	42	Azalea japonica 'Glacier'	Glacier Azalea	#1 pot	
Brs	57	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#1 pot	P
Cg	63	Ceanothus gloriosus	Point Reyes Creeper	#1 pot	P
Ep	21	Echinacea purpurea	Purple Coneflower	#1 pot	P
Erl	96	Eriophyllum lanatum	Woolly Sunflower	#1 pot	N/P
Ec	67	Euphorbia characias 'Humpty Dumpty'	Dwarf Mediterranean Spurge	#1 pot	
Fibs	55	Fothergilla x intermedia 'Blue Shadow'	Blue Shadow Fothergilla	#3 pot	
Gsh	96	Gaultheria shallon	Salal	#1 pot	N
Hid	8	Hamamelis 'intermedia 'Diane'	Hybrid Witch Hazel	#5 pot	P
Hto	82	Hebe topiaria	Topiariat's hebe	#1 pot	
La	31	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot	P
Lm	31	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 pot	P
Ma	104	Mahonia aquifolium	Oregon Grape	#1 pot	N/P
Mar	159	Mahonia repens	Prostrate Oregon Grape	#1 pot	N/P
Nep	132	Nepeta x faassenii	Catmint	#1 pot	P
Oi	45	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot	P/E
PeLS	16	Perovskia 'Little Spire'	Dwarf Russian Sage	#1 pot	P
Pm	74	Polystichum munitum	Sword Fern	#1 pot	N
Rhc	42	Rhododendron catawbiense	Catawba Rhododendron	#3 pot	P
Rs	32	Ribes sanguineum	Red Flowering Currant	#3 pot	N/P
Rn	25	Rosa nutkana	Nootka Rose	#1 pot	N/P
Rrt	5	Rosa rugosa 'Therese Bugnet'	Therese Bugnet Rose	#1 pot	P
Rof	19	Rosmarinus officinalis	Rosemary	#1 pot	P/E
Slo	21	Salvia officinalis	Culinary Sage	#1 pot	P/E
Stp	21	Salvia officinalis 'purpurascens'	Purple Sage	Sp3	P/E
Sa	125	Symphoricarpos alba	Snowberry	#1 pot	N
Ssu	23	Symphytotrichum Subspicatum	Douglas' Aster	Sp3	N/P
Tax	227	Taxus x media	Hybrid Yew	#3 pot	
Tpc	56	Thymus praecox 'Coccineus'	Red Creeping Thyme	Sp3	P/E
Vsb	8	Vaccinium 'Sunshine Blue'	Blueberry	#3 pot	P/E
Vo	166	Vaccinium ovatum	Evergreen Huckleberry	#1 pot	N
RAIN GARDEN PLANTS:					
Anl	31	Anemmanthele lessoniana	Pheasant's Tail Grass	#1 pot	
Co	305	Carex obnupta	Slough Sedge	#1 pot	N
Csm	22	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot	
Csk	48	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot	
Jcg	255	Juncus 'Carmen's Grey'	Soft Common Rush	#1 pot	
Lim	174	Liriope muscari	Lily turf	#1 pot	
Lp	22	Lonicera pileata	Privet Honeysuckle	#2 pot	
Msl	14	Miscanthus sinensis 'Little Kittens'	Dwarf Maiden Grass	#1 pot	
Tbr	32	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot	

* DENOTES NATIVE/ POLLINATOR/ EDIBLE PLANTS

PLANTING PALLETTE NOTES

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



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2	DDP Rev.	2024-11-25
1	Delegated DP	2024-09-19
No.	Issued For	Issue Date



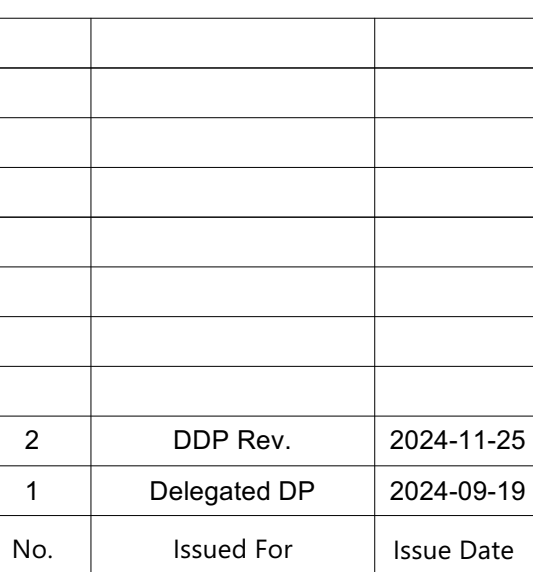
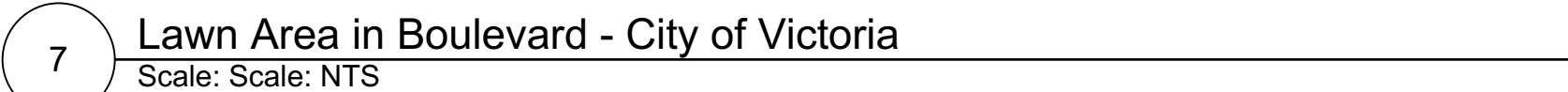
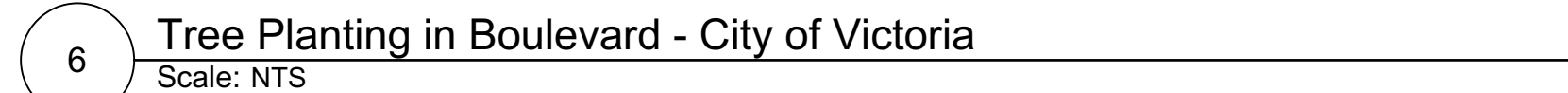
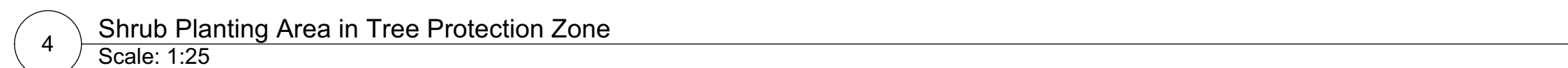
client
Capital Region Housing Corporation

project
VILLAGE ON THE GREEN
1132 & 1138 Johnson St
Victoria, BC

sheet title
Planting Plan

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

L3.01



VILLAGE ON THE GREEN
1132 & 1138 Johnson St
Victoria, BC

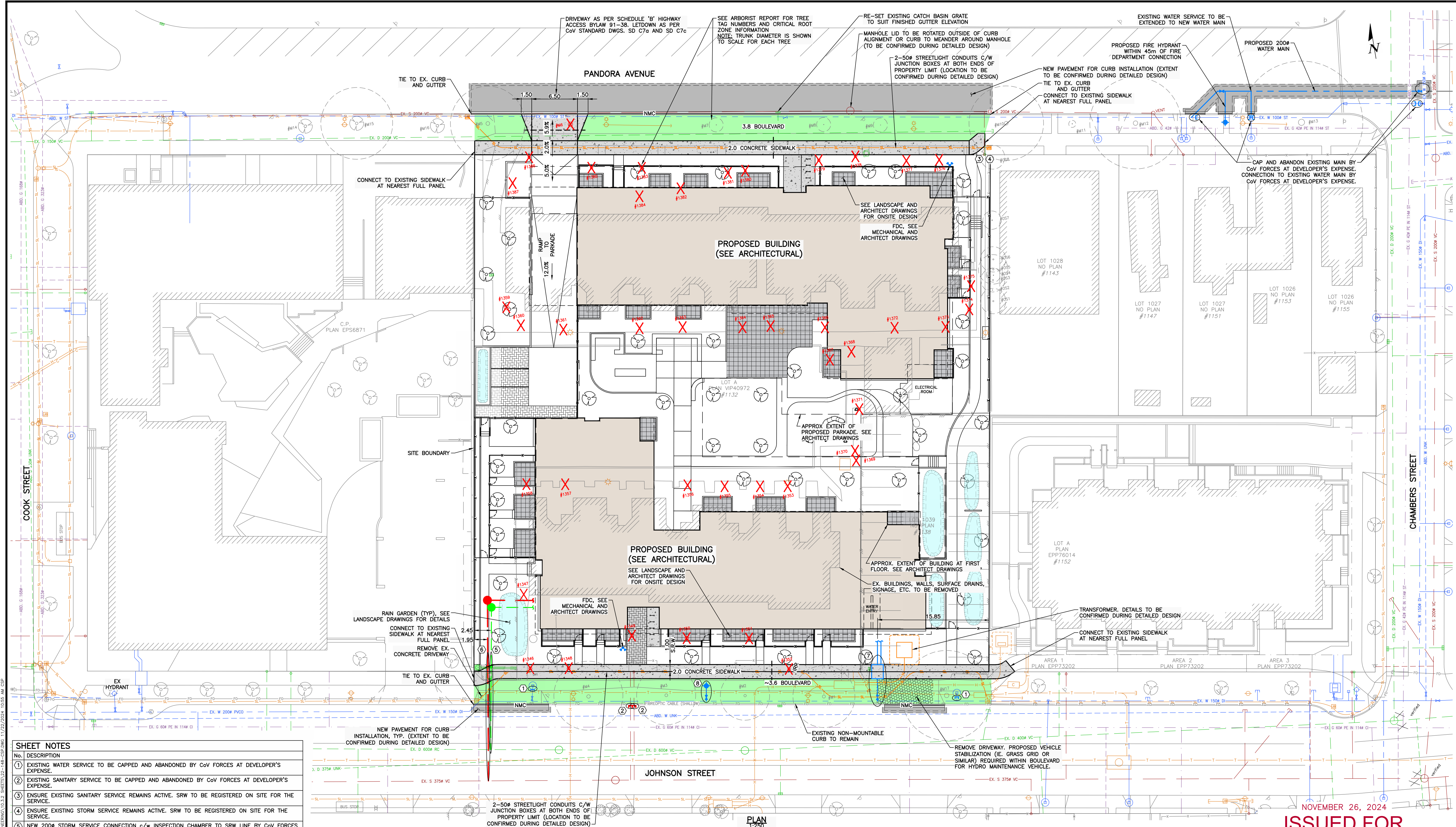
Sheet title

Landscape Details: Planting

Project no.	123.05
Scale	AS NOTED @ 24"x36"
Drawn by	MDI
Checked by	SM
Sheet no.	

L3.02

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.



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

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

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

NOVEMBER 26, 2024
**ISSUED FOR
DELEGATED
DEVELOPMENT
PERMIT**

NOT FOR CONSTRUCTION

PERMIT TO PRACTICE
PERMIT NUMBER: 1003289
Engineers and Geoscientists of BC



PROJECT:
VILLAGE ON THE GREEN
VICTORIA, BC

TITLE:
PRELIMINARY CIVIL PLAN

SCALE
HORIZ: 1:250 VERT: N/A
PROJECT NO.
22-148 ISSUED/REVISION
5
APPROVING AUTHORITY FILE NO.

DRAWING NO.
22-148-CSP

McElhanney
500 - 3960 QUADRA STREET
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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
5	2024-11-26	ND	ISSUED FOR DELEGATED DEVELOPMENT PERMIT				
4	2024-09-19	ND	ISSUED FOR DELEGATED DEVELOPMENT PERMIT				
3	2024-01-15	ND	RE-ISSUED FOR DELEGATED DEVELOPMENT PERMIT				
2	2023-11-06	ND	RE-ISSUED FOR DELEGATED DEVELOPMENT PERMIT				
1	2023-07-25	ND	ISSUED FOR DELEGATED DEVELOPMENT PERMIT				