PROJECT INFORMATION TABLE	
Zone (existing)	CR-3M, R-K
Proposed zone or site specific zone If unsure, state “new zone”	NEW ZONE
Site area (m²)	2875 m² (DPA 5 = 1099 m², DPA 16 = 1776 m²)
Total floor area (m²)	6299 m² (DPA 5 = 2747 m², DPA 16 = 3552 m²)
Commercial floor area (m²)	535 m²
Floor space ratio	2.19:1 (DPA 5 = 2.5:1, DPA 16 = 2:1)
Site coverage (%)	65.7%
Open site space (%)	34.1%
Height of building (m)	16.15 m
Number of storeys	4
Parking stalls (number) on site	80
Bicycle parking number (Class 1 and Class 2)	63 CLASS 1, 12 CLASS 2
Building Setbacks (m) *	* MEASURED TO BUILDING FACE
Front yard	3.18 m (PENDERGAST STREET)
Rear yard	4.18 m
Side yard (indicate which side)	3.54 m (WEST P.L.)
Side yard (indicate which side)	0.46 m (COOK STREET)
Combined side yards	4.00 m
Residential Use Details	
Total number of units	48
Unit type, e.g., 1 bedroom	11 1BR, 28 2BR, 9 3BR
Ground-orientated units	7
Minimum unit floor area (m²)	66 m²
Total residential floor area (m²)	5160 m²

COOK & PENDERGAST CORNER PERSPECTIVE

A0.00 Cover Sheet
A1.00 Survey, Existing Site Plan & Average Grade
A1.01 Code Analysis
A1.02 Limiting Distance
A1.03 Overall Site Plan
A1.04 Shadow Studies - Equinox
A1.05 Shadow Studies - Summer
A1.06 Shadow Studies - Winter
A2.00 Parking Level
A2.01 Ground Floor
A2.02 Level 2
A2.03 Level 3
A2.04 Level 4
A2.05 Roof Level
A3.00 Elevations
A3.01 Context Elevations
A4.00 Building Sections
A4.01 Context Sections
A9.00 Perspectives
A9.01 Materials
L1.01 Landscape Materials Plan
L1.02 Tree Retention and Removal Plan
L1.03 Stormwater Management Plan
L1.04 Planting Plan & Plant List
L1.05 Roof & Rooftop Landscape & Planting Plan
C1.00 Preliminary Site Plan

SITE CONTEXT PLAN

APPLICANT

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201-1628 WEST 1st AVENUE
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Aragon Properties Ltd.

Cook & Pendergast

Issued for Re-zoning & Development Permit - October 7, 2019

Project # 1719	Date 2019-10-04 12:15:45 PM
Sheet # A0.00	Revision 2 September 18, 2018

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101-804 Broughton Street
Victoria BC V8V 1E4 Canada
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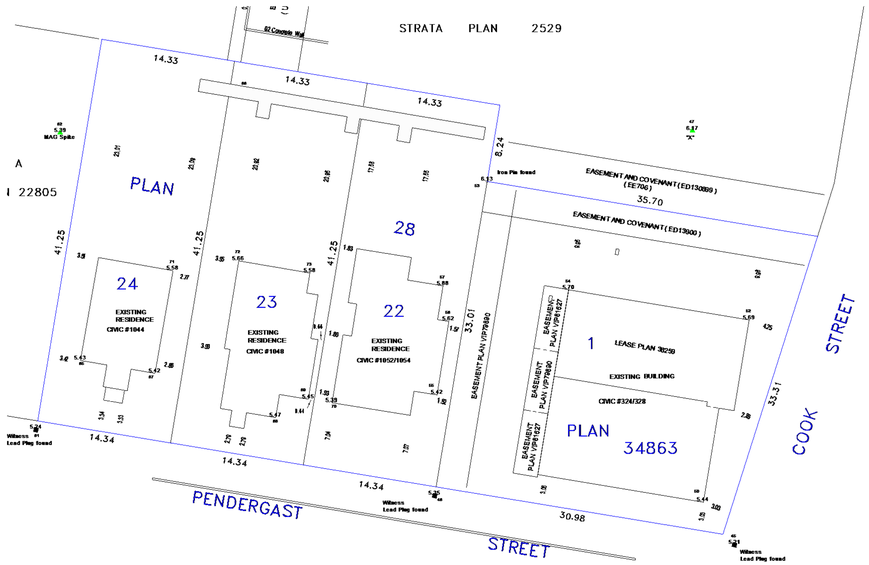
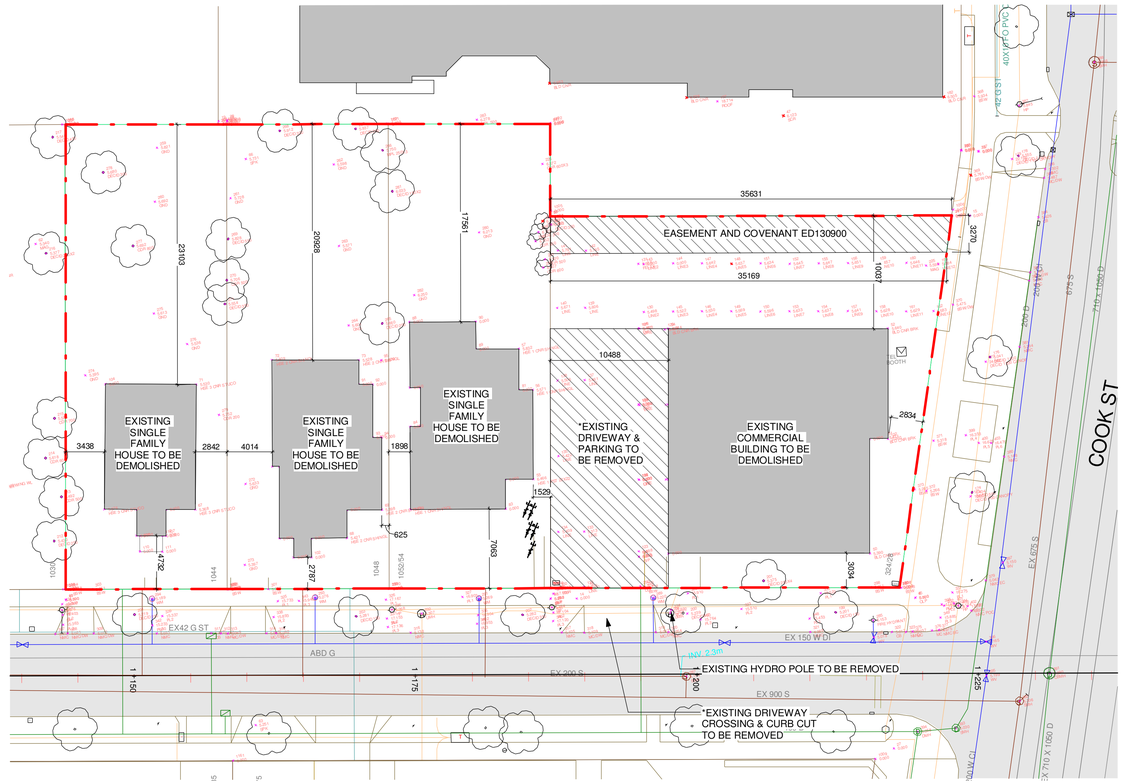




J.E.Anderson and Associates

SURVEYORS VICTORIA — ENGINEERS NANAIMO

Scale 1:250

0 2.5 5 10 15 20 25

NOTE : ELEVATIONS ARE TO GEODETIC DATUM
THE DECIMAL POINT OF THE ELEVATION DENOTES THE LOCATION OF THE SHOT TAKEN UNLESS OTHERWISE NOTED
BUILDING SETBACKS ARE CALCULATED TO THE EXTERIOR OF SIDING
PROPERTY BOUNDARIES HAVE BEEN CALCULATED FROM CURRENT SURVEY AND EXISTING SURVEY RECORDS

SITE PLAN

AT 1044-1054 PENDERGAST STREET AND 324/328 COOK STREET

LEGAL: LOT 1, PLAN 34863 AND LOTS 22, 23 AND 24, PLAN 28, ALL OF FAIRFIELD FARM ESTATE, VICTORIA CITY

DRAWN BY: PROJECT SURVEYOR/CARRIER

SCALE: 1:250 DATE: DEC. 20, 2016

CLIENT: DUCKETT DEVELOPMENTS INC.

OUR FILE: 36885 REVISION: JAN. 5, 2017.

D:\2000_SERVER\30105_SITE.DWG DBL

1 Survey Plan
1 : 300

NOTE:
REFER TO LANDSCAPE PLAN FOR TREE INFORMATION INCLUDING LOCATION OF TREES TO BE REMOVED

2 Existing Site Plan
1 : 250

AVERAGE GRADE CALCULATIONS

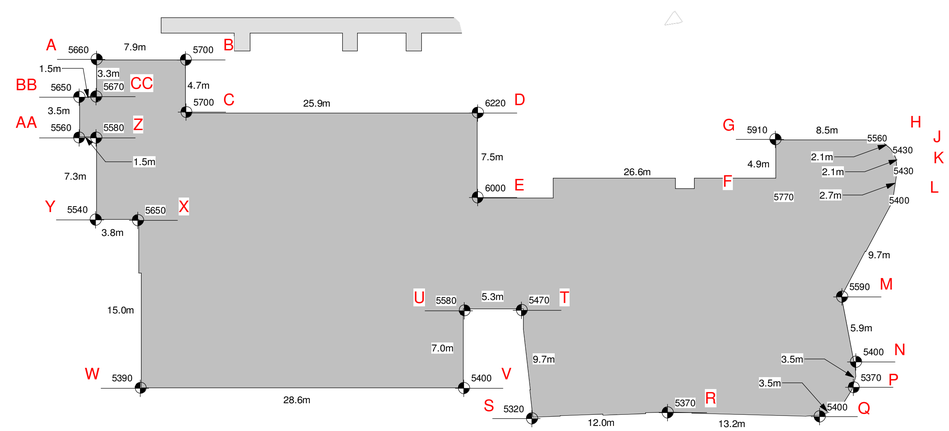
GRADE POINTS:

A:	5.66	R:	5.37
B:	5.70	S:	5.32
C:	5.70	T:	5.47
D:	6.22	U:	5.58
E:	6.00	V:	5.40
F:	5.77	W:	5.39
G:	5.91	X:	5.65
H:	5.56	Y:	5.54
J:	5.43	Z:	5.58
K:	5.43	AA:	5.56
L:	5.40	BB:	5.65
M:	5.59	CC:	5.67
N:	5.40		
P:	5.37		
Q:	5.40		

GRADE POINTS:

A-B:	((5.66+5.70)÷2)	x	07.9	=44.87
B-C:	((5.70+5.70)÷2)	x	04.7	=26.79
C-D:	((5.70+6.22)÷2)	x	25.9	=154.36
D-E:	((6.22+6.00)÷2)	x	07.5	=45.83
E-F:	((6.00+5.77)÷2)	x	26.6	=156.54
F-G:	((5.77+5.91)÷2)	x	04.9	=28.62
G-H:	((5.91+5.56)÷2)	x	08.5	=48.75
H-J:	((5.56+5.43)÷2)	x	02.1	=11.54
J-K:	((5.43+5.43)÷2)	x	02.1	=11.40
K-L:	((5.43+5.40)÷2)	x	02.7	=14.62
L-M:	((5.40+5.59)÷2)	x	09.7	=53.30
M-N:	((5.59+5.40)÷2)	x	05.9	=32.40
N-P:	((5.40+5.37)÷2)	x	03.5	=18.85
P-Q:	((5.37+5.40)÷2)	x	03.5	=18.85
Q-R:	((5.40+5.37)÷2)	x	13.2	=71.80
R-S:	((5.37+5.32)÷2)	x	12.0	=64.14
S-T:	((5.32+5.47)÷2)	x	09.7	=52.33
T-U:	((5.47+5.58)÷2)	x	05.3	=29.28
U-V:	((5.58+5.40)÷2)	x	07.0	=38.43
V-W:	((5.40+5.39)÷2)	x	28.6	=154.30
W-X:	((5.39+5.65)÷2)	x	15.0	=82.80
X-Y:	((5.65+5.54)÷2)	x	03.8	=21.26
Y-Z:	((5.54+5.58)÷2)	x	07.3	=40.59
Z-AA:	((5.58+5.56)÷2)	x	01.5	=08.36
AA-BB:	((5.56+5.65)÷2)	x	03.5	=19.62
BB:CC:	((5.65+5.67)÷2)	x	01.5	=08.49
CC-A:	((5.67+5.66)÷2)	x	03.3	=18.70
			227.2	**1276.82**

AVERAGE GRADE = 1276.82÷227.2 = **5.62**



3 Average Grade Plan
1 : 250

1	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE

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Project: Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name: Survey, Existing Site Plan & Average Grade

Date: October 7, 2019

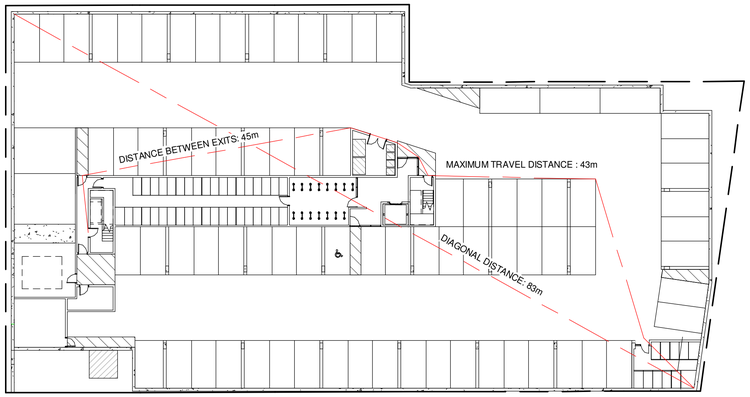
Scale: As indicated

Project #: 1719

Revision: May 4, 2018 — 1

Sheet #: A1.00

2019-10-04 10:45:09 AM



MIN. SEPARATION BETWEEN EXITS: 41.5 m

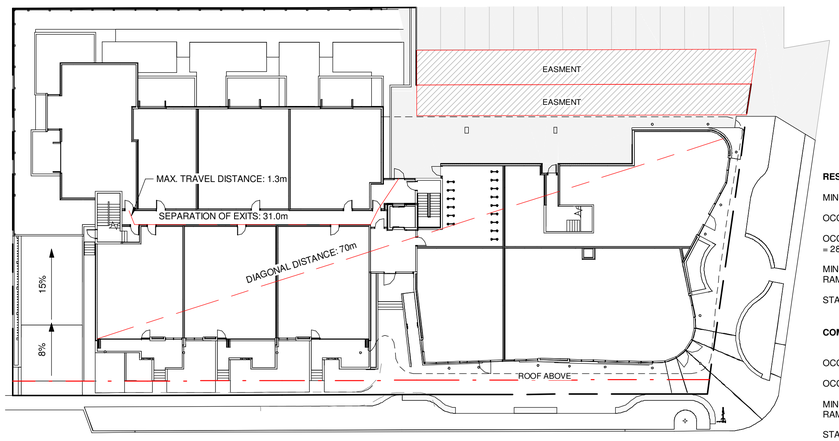
OCCUPANCY: GROUP F, DIVISION 3

OCCUPANT LOAD: 2683 m² / 46 m² PER PERSON = 59 PERSONS

MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 59 = 360mm

STAIRS : 8mm/PERSON X 59 = 472mm

1 Parking Level - Code Plan
1 : 300



RESIDENTIAL AREA

MIN. SEPARATION BETWEEN EXITS: 9 m

OCCUPANCY: GROUP C, RESIDENTIAL

OCCUPANT LOAD: 14 SLEEPING ROOMS X 2 PERSONS PER ROOM = 28 PERSONS

MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 28 = 171mm

STAIRS : 8mm/PERSON X 28 = 224mm

COMMERCIAL AREA

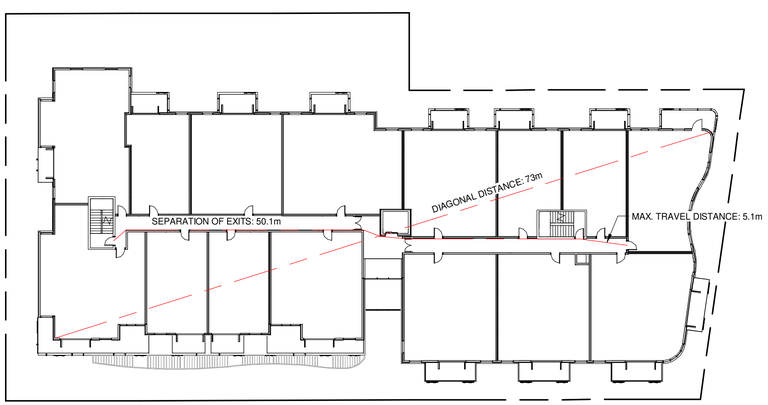
OCCUPANCY: GROUP E

OCCUPANT LOAD: 544 m² / 3.7 m² PER PERSON = 147 PERSONS

MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 147 = 897mm

STAIRS : 8mm/PERSON X 147 = 1176mm

2 Grade - Code Plan
1 : 300



MIN. SEPARATION BETWEEN EXITS: 9 m

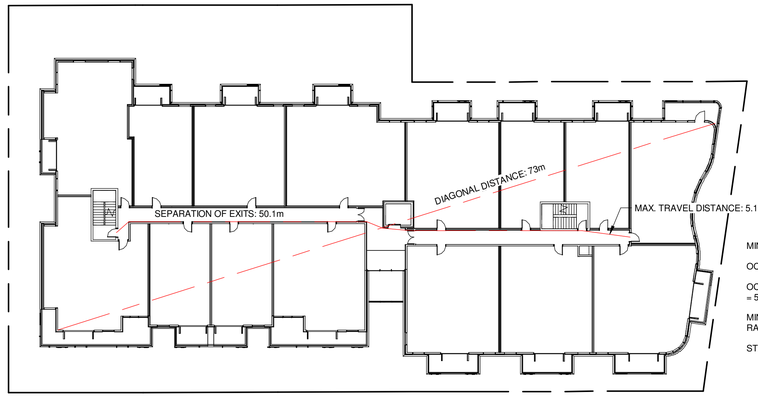
OCCUPANCY: GROUP C, RESIDENTIAL

OCCUPANT LOAD: 28 SLEEPING ROOMS X 2 PERSONS PER ROOM = 56 PERSONS

MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 56 = 342mm

STAIRS : 8mm/PERSON X 56 = 448mm

3 Level 2 - Code Plan
1 : 300



MIN. SEPARATION BETWEEN EXITS: 9 m

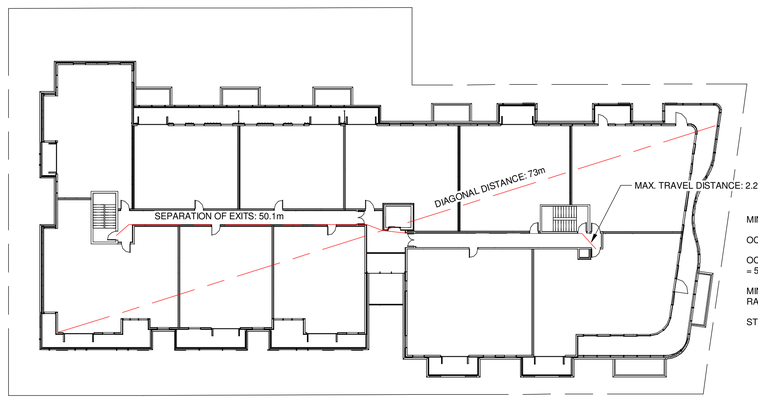
OCCUPANCY: GROUP C, RESIDENTIAL

OCCUPANT LOAD: 28 SLEEPING ROOMS X 2 PERSONS PER ROOM = 56 PERSONS

MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 56 = 342mm

STAIRS : 8mm/PERSON X 56 = 448mm

4 Level 3 - Code Plan
1 : 300



MIN. SEPARATION BETWEEN EXITS: 9 m

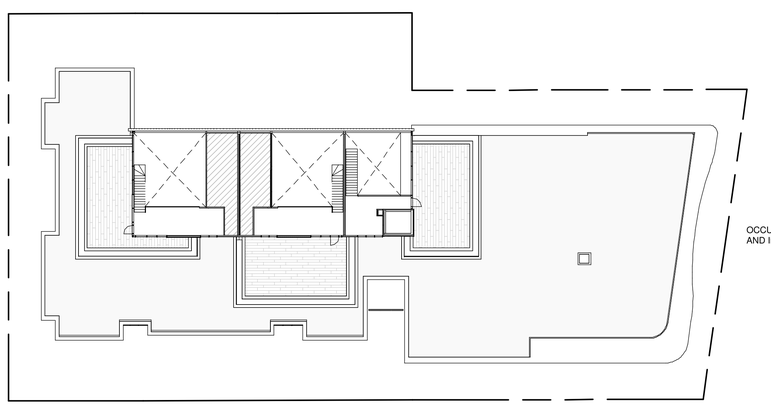
OCCUPANCY: GROUP C, RESIDENTIAL

OCCUPANT LOAD: 27 SLEEPING ROOMS X 2 PERSONS PER ROOM = 54 PERSONS

MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 54 = 329mm

STAIRS : 8mm/PERSON X 54 = 432mm

5 Level 4 - Code Plan
1 : 300



OCCUPIABLE AREA IS MEZZANINE TO LEVEL BELOW AND INCLUDED IN LEVEL 4 CALCULATIONS

6 Roof - Code Plan
1 : 300

BC BUILDING CODE 2012

3.1 GENERAL

3.1.2.1 OCCUPANCY CLASSIFICATION:

GROUP C RESIDENTIAL OCCUPANCY: LEVEL 1-4
GROUP F, DIVISION 3: PARKING LEVEL

3.1.3 SEPARATION OF USES

F-C TO C REQUIRES 1HR F.R.R.
C TO E REQUIRES A 2 HR F.R.R.

3.1.17 OCCUPANT LOAD

SEE A1.01

3.2 FIRE SAFETY

BUILDING AREA:
1750 m²

3.2.2 BUILDING SIZE AND CONSTRUCTION

3.2.2.50 GROUP C, UP TO 6 STORIES, SPRINKLERED

SPRINKLERED: YES

3.4 EXITS

3.4.2.1 MINIMUM NUMBER OF EXITS: 2 PER FLOOR

3.4.2.5 DISTANCE BETWEEN EXITS: SEE A1.01

3.4.2.5 LOCATION OF EXITS

MAX TRAVEL PERMITTED (RESIDENTIAL) : 30m
MAX TRAVEL PERMITTED (F3 USE) : 45m

3.7 HEALTH REQUIREMENTS

NUMBER OF REQUIRED WASHROOMS : T.B.D.

3.8 REQUIREMENTS FOR PERSONS WITH DISABILITIES

T.B.D.

NO.	DESCRIPTION	DATE
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Code Analysis

Date
October 7, 2019

Scale
1 : 300

Project #
1719

Revision

Sheet #
A1.01

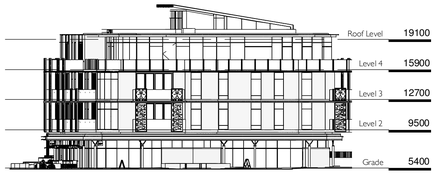
2019-10-04 10:45:14 AM

GROUP E OCCUPANCY

LIMITING DISTANCE:	16.2 m
EXPOSING BUILDING FACE:	200+ m²
MAXIMUM AREA OF UNPROTECTED OPENINGS:	**100%**

GROUP C OCCUPANCY

LIMITING DISTANCE:	16.2 m
EXPOSING BUILDING FACE:	150+ m²
MAXIMUM AREA OF UNPROTECTED OPENINGS:	**100%**



1 East Elevation Limiting Distance

1 : 300

GROUP E OCCUPANCY

LIMITING DISTANCE:	4.7 m
EXPOSING BUILDING FACE:	73 m²
MAXIMUM AREA OF UNPROTECTED OPENINGS:	**25%**
PROPOSED AREA OF UNPROTECTED OPENINGS:	15 m²
PROPOSED PERCENTAGE OF UNPROTECTED OPENINGS:	**20.5%**

GROUP C OCCUPANCY

SEE TABLE

2 North Elevation Limiting Distance

1 : 300

NORTH ELEVEATION - GROUP C OCCUPANCY

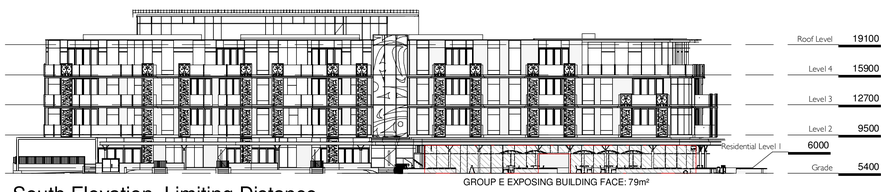
BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING FACE	MAXIMUM % OPENING	PROPOSED AREA OF OPENING	PROPOSED % OPENING
1	4.1 m	45 m²	60%	23 m²	51%
2	4.1 m	35 m²	71%	18 m²	51%
3	4.1 m	35 m²	71%	21 m²	60%
4	12.2 m	41 m²	100%	41 m²	63%
5	5.8 m	28 m²	100%	11 m²	39%
6	4.1 m	27 m²	78%	13 m²	48%
7	4.1 m	20 m²	100%	14 m²	70%
8	4.1 m	20 m²	100%	14 m²	70%
9	4.1 m	29 m²	78%	18 m²	62%
10	10.5 m	84 m²	100%	51 m²	61%
11	5.8 m	28 m²	100%	11 m²	39%
12	4.1 m	27 m²	78%	13 m²	48%
13	4.1 m	20 m²	100%	14 m²	70%
14	4.1 m	20 m²	100%	14 m²	70%
15	4.1 m	29 m²	78%	18 m²	62%
16	10.5 m	84 m²	100%	51 m²	61%
17	5.8 m	28 m²	100%	11 m²	39%
18	8.4 m	38 m²	100%	8 m²	21%
19	10.5 m	84 m²	100%	42 m²	50%
20	5.8 m	31 m²	100%	8 m²	26%

GROUP E OCCUPANCY

LIMITING DISTANCE:	10.9 m
EXPOSING BUILDING FACE:	79 m²
MAXIMUM AREA OF UNPROTECTED OPENINGS:	**100%**

GROUP C OCCUPANCY

LIMITING DISTANCE:	10.9 m
EXPOSING BUILDING FACE:	150+ m²
MAXIMUM AREA OF UNPROTECTED OPENINGS:	**100%**



3 South Elevation Limiting Distance

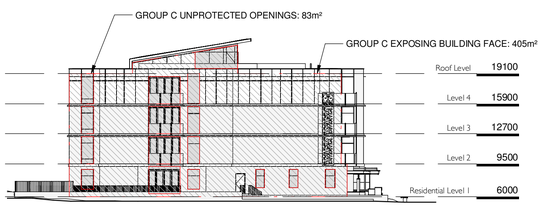
1 : 300

GROUP E OCCUPANCY

N/A

GROUP C OCCUPANCY

LIMITING DISTANCE:	5 m
EXPOSING BUILDING FACE:	405 m²
MAXIMUM AREA OF UNPROTECTED OPENINGS:	**40%**
PROPOSED AREA OF UNPROTECTED OPENINGS:	83 m²
PROPOSED PERCENTAGE OF UNPROTECTED OPENINGS:	**20.5%**



4 West Elevation Limiting Distance

1 : 300

NO.	DESCRIPTION	DATE
	Re-zoning & Development Permit	February 27, 2018

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Project

Cook & Pendergast

Aragon Properties Ltd.

328 Cook Street

Sheet Name

Limiting Distance

Date

October 7, 2019

Scale

1 : 300

Project #

1719

Revision

Sheet #

A1.02

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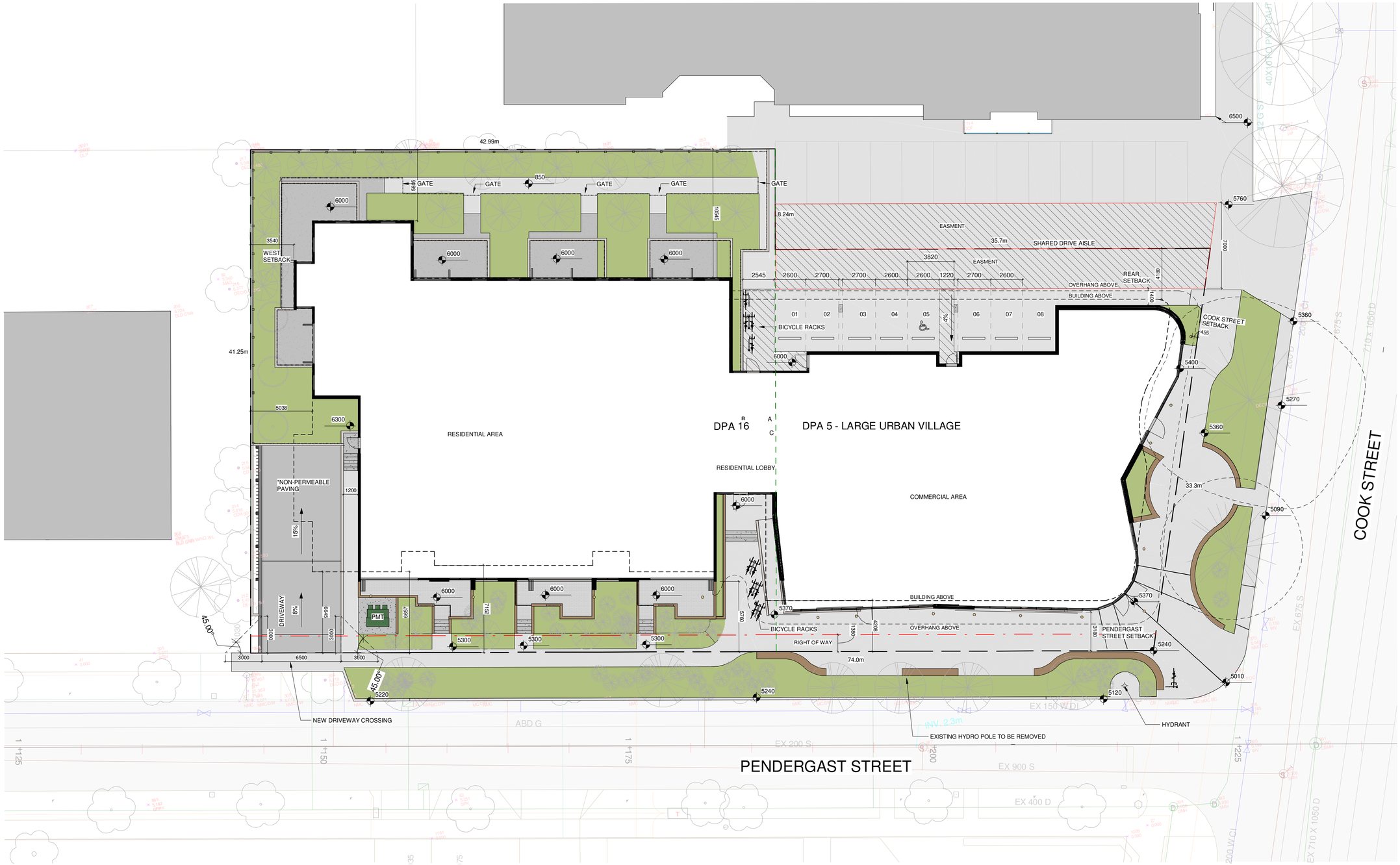

NOTE:
REFER TO LANDSCAPE PLAN FOR TREE INFORMATION INCLUDING LOCATION OF TREES TO BE REMOVED

1 Overall Site Plan
1 : 150

NO.	DESCRIPTION	DATE
1	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Overall Site Plan

Date
October 7, 2019

Scale
1 : 150

Project #
1719

Revision
May 4, 2018
1

Sheet #
A1.03

2019-10-04 10:45:36 AM

1 Shadow - Equinox - 8 AM
1 : 1000

4 Shadow - Equinox - 10 AM
1 : 1000

5 Shadow - Equinox - 12 PM
1 : 1000

2 Shadow - Equinox - 2 PM
1 : 1000

3 Shadow - Equinox - 4 PM
1 : 1000

6 Shadow - Equinox - 6 PM
1 : 1000

NO.	DESCRIPTION	DATE
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Shadow Studies - Equinox

Date
October 7, 2019

Scale
1 : 1000

Project #
1719

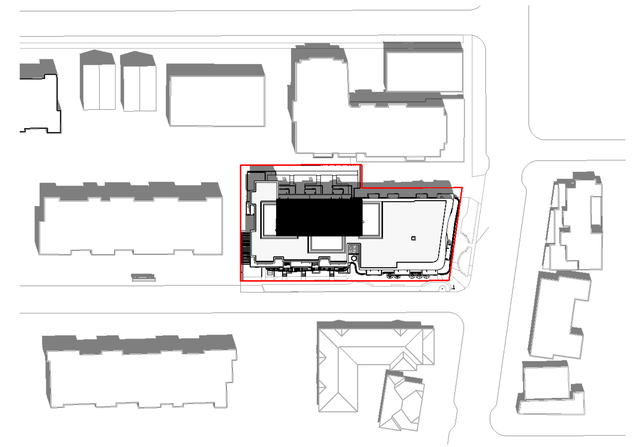
Revision

Sheet #
A1.04

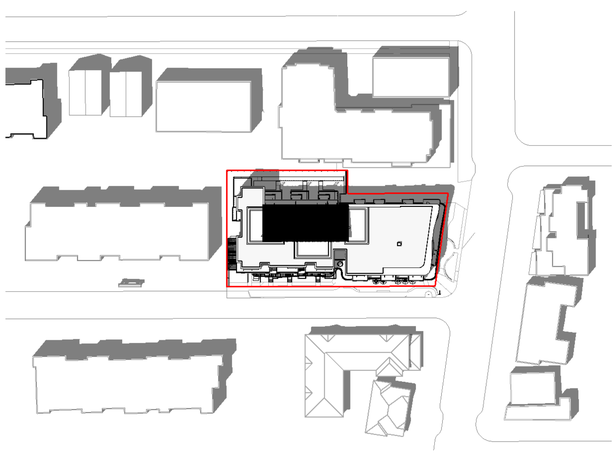
2019-10-04 10:46:40 AM

1 Shadow - Summer - 8 AM
1 : 1000

2 Shadow - Summer - 10 AM
1 : 1000



3 Shadow - Summer - 12 PM
1 : 1000



4 Shadow - Summer - 2 PM
1 : 1000

5 Shadow - Summer - 4 PM
1 : 1000

6 Shadow - Summer - 6 PM
1 : 1000

NO.	DESCRIPTION	DATE
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Shadow Studies - Summer

Date
October 7, 2019

Scale
1 : 1000

Project #
1719

Revision

Sheet #
A1.05

2019-10-04 10:47:45 AM

1 Shadow - Winter - 8 AM
1 : 1000

2 Shadow - Winter - 10 AM
1 : 1000

3 Shadow - Winter - 12 PM
1 : 1000

4 Shadow - Winter - 2 PM
1 : 1000

5 Shadow - Winter - 4 PM
1 : 1000

NO.	DESCRIPTION	DATE
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Shadow Studies - Winter

Date
October 7, 2019

Scale
1 : 1000

Project #
1719

Revision

Sheet #
A1.06

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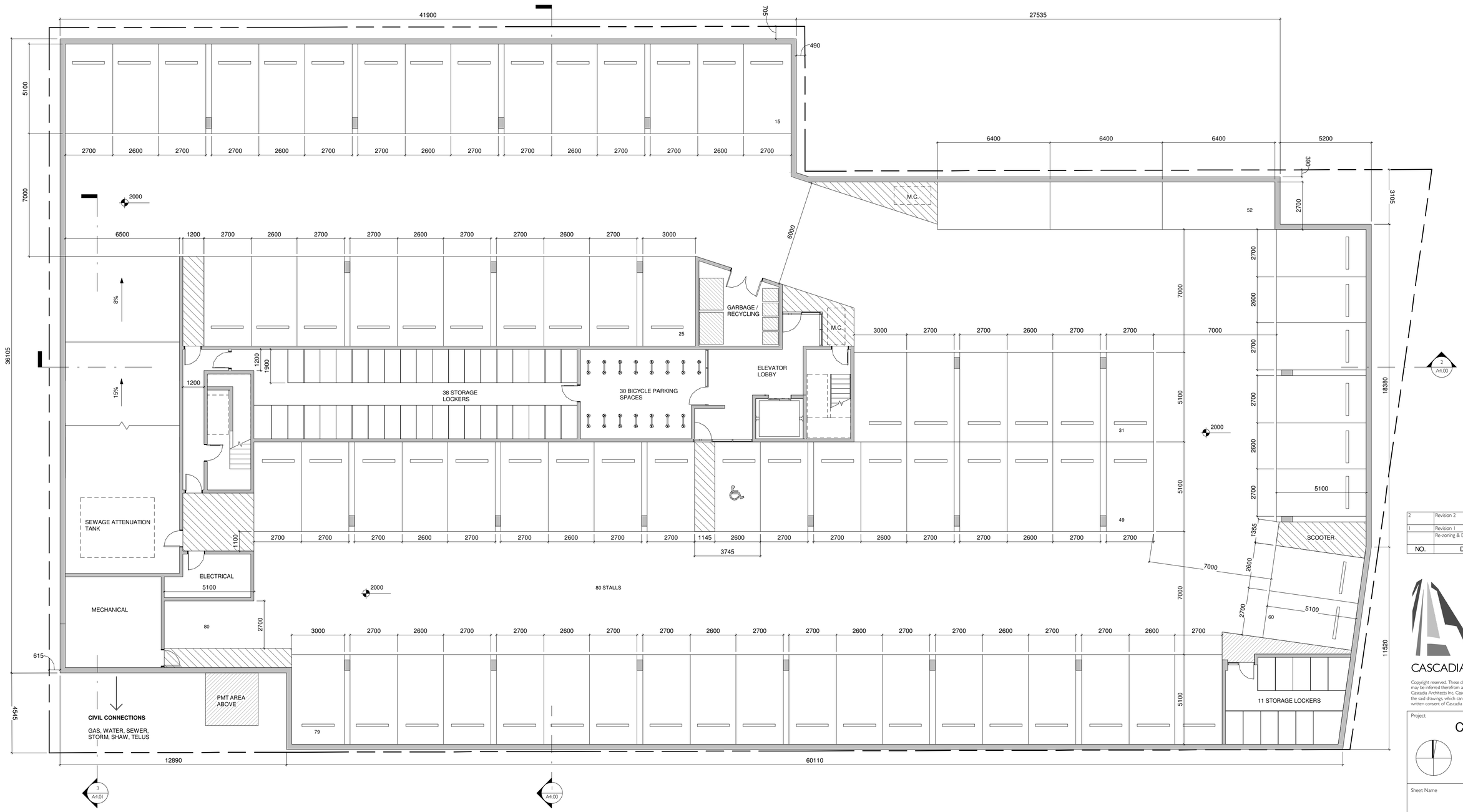

NO.	DESCRIPTION	DATE
2	Revision 2	September 18, 2018
1	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Parking Level

Date
October 7, 2019

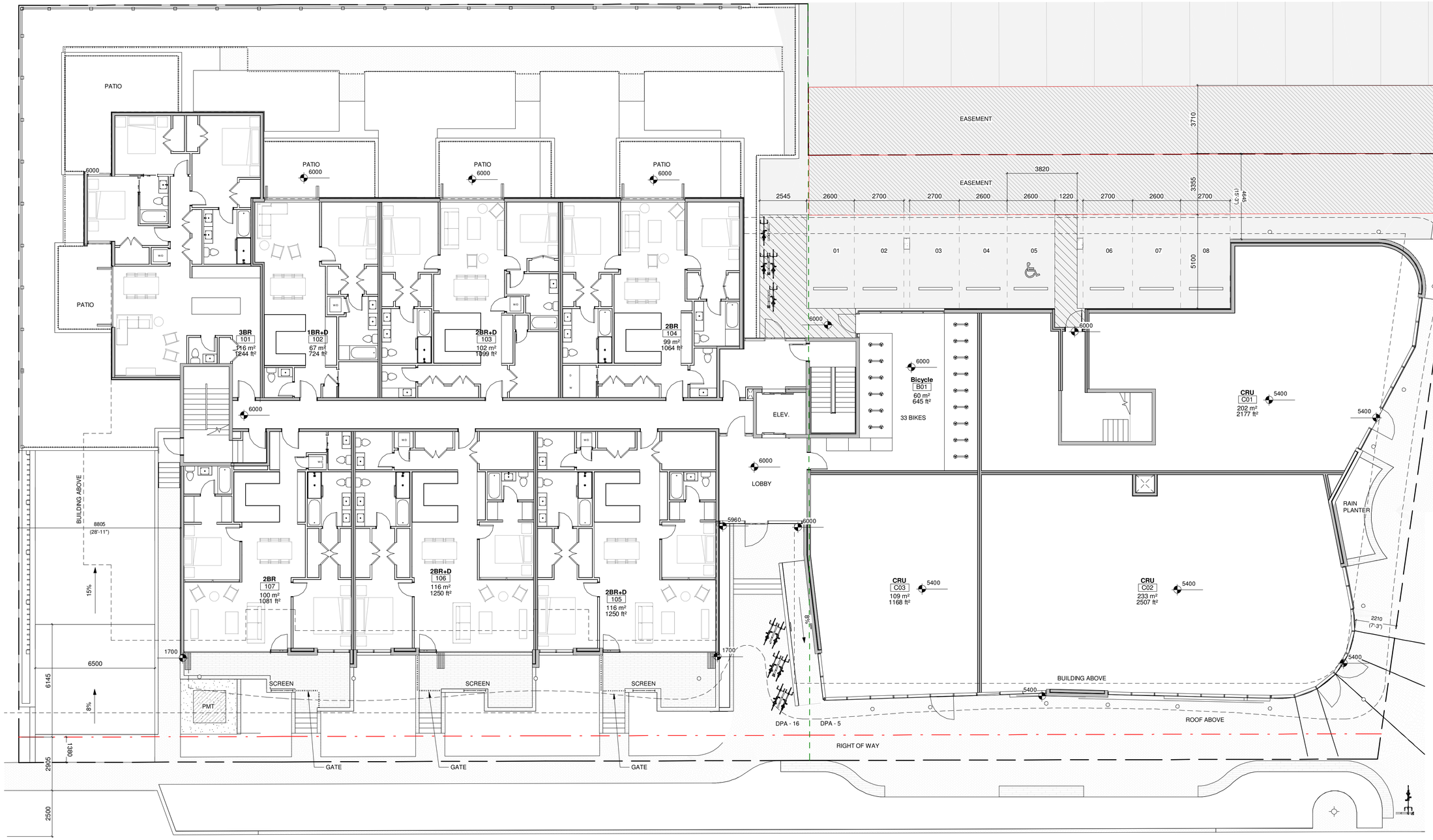
Scale
1 : 100

Project #
1719

Revision
September 18, 2018
2

Sheet #
A2.00

2019-10-04 10:48:40 AM



DPA - 5 AREA = 587 m²

DPA - 16 AREA = 840 m²

NO.	DESCRIPTION	DATE
1	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Ground Floor

Date
October 7, 2019

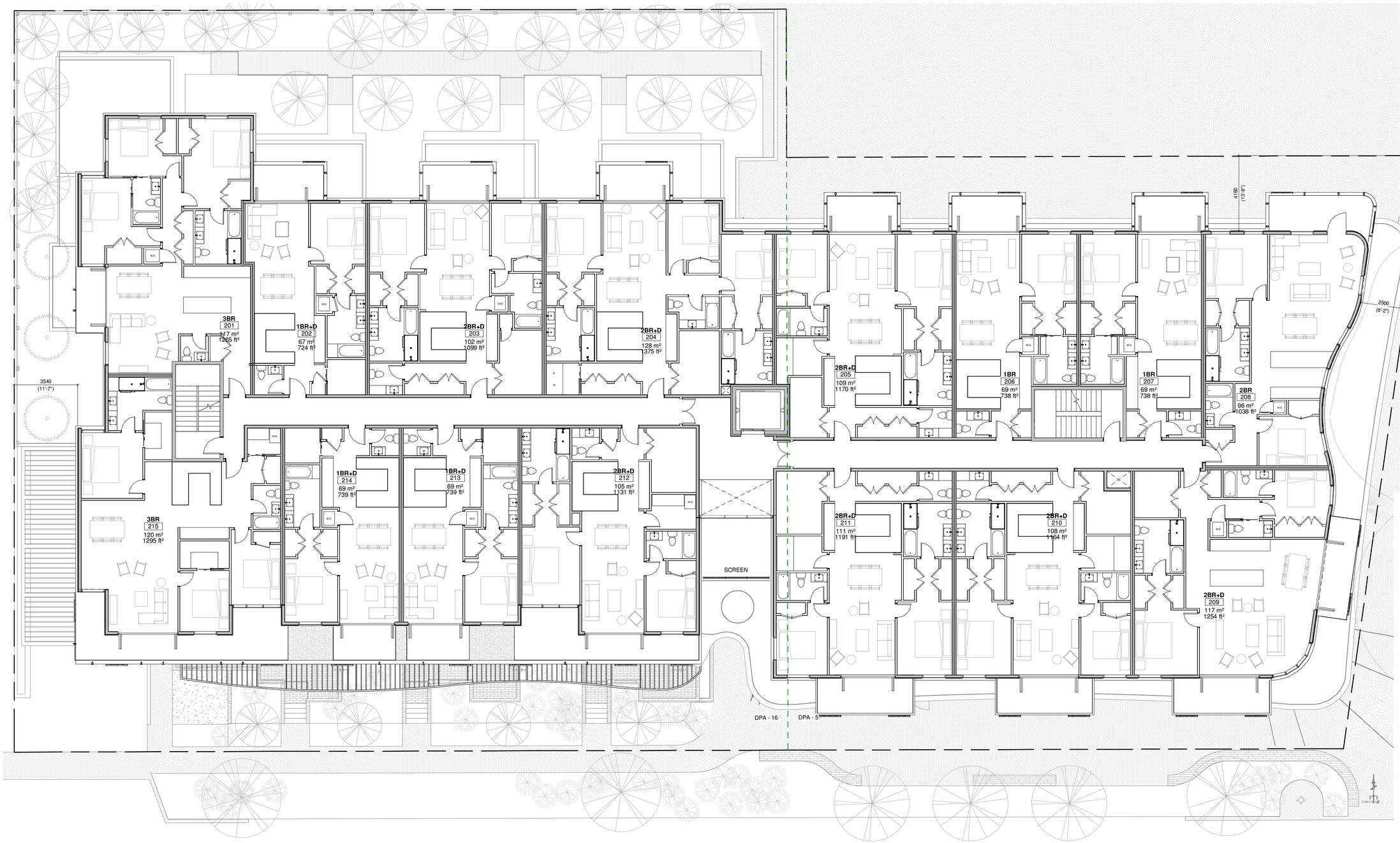
Scale
1 : 100

Project #
1719

Revision
May 4, 2018
1

Sheet #
A2.01

2019-10-04 10:48:47 AM



DPA - 5 AREA = 741.5 m²

DPA - 16 AREA = 892 m²

NO.	DESCRIPTION	DATE
I	Revision I	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Level 2

Date
October 7, 2019

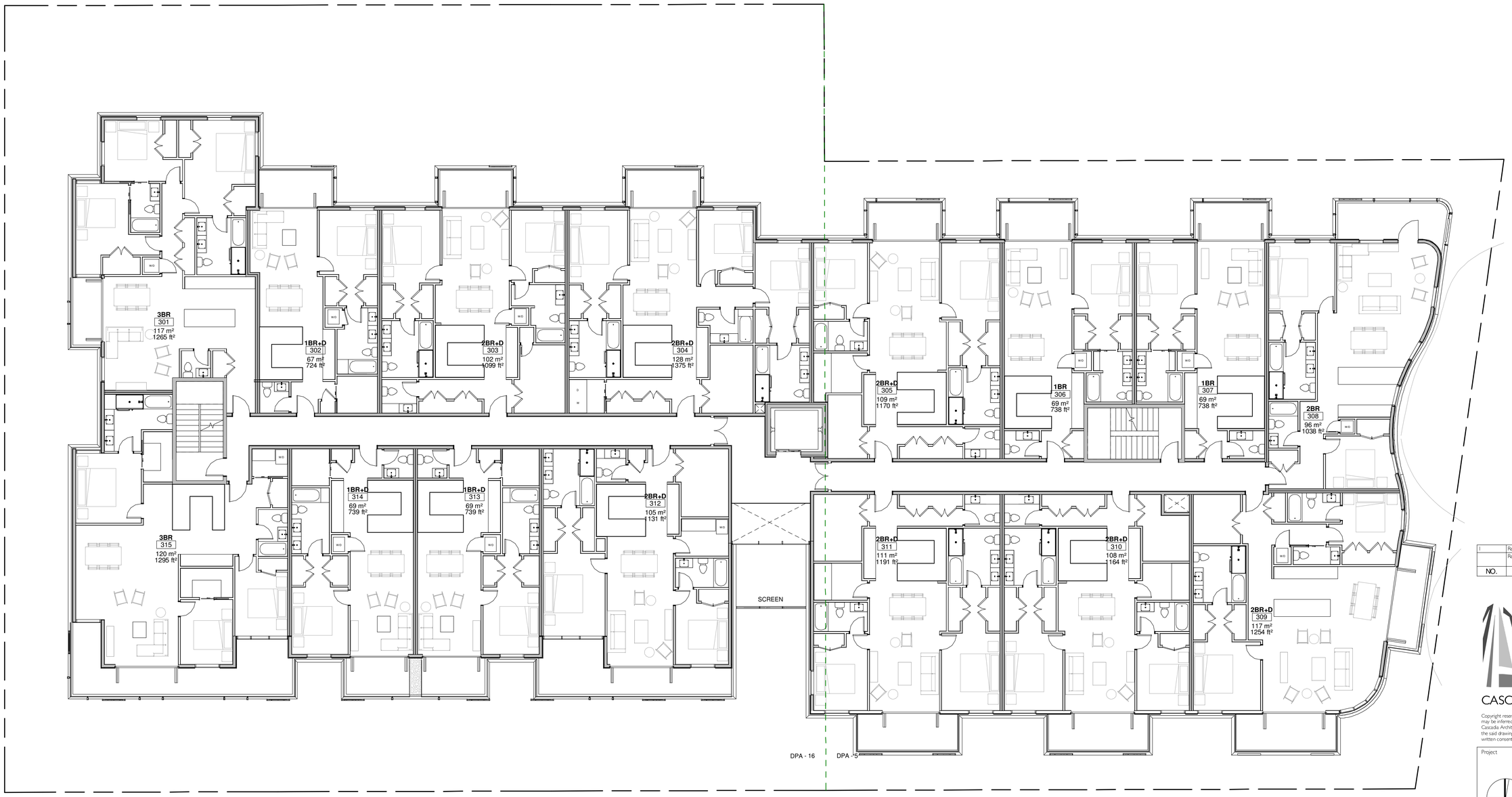
Scale
1 : 100

Project #
1719

Revision
May 4, 2018
1

Sheet #
A2.02

2019-10-04 10:48:56 AM



DPA - 5 AREA = 741.5 m²

DPA - 16 AREA = 892 m²

NO.	DESCRIPTION	DATE
1	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Level 3

Date
October 7, 2019

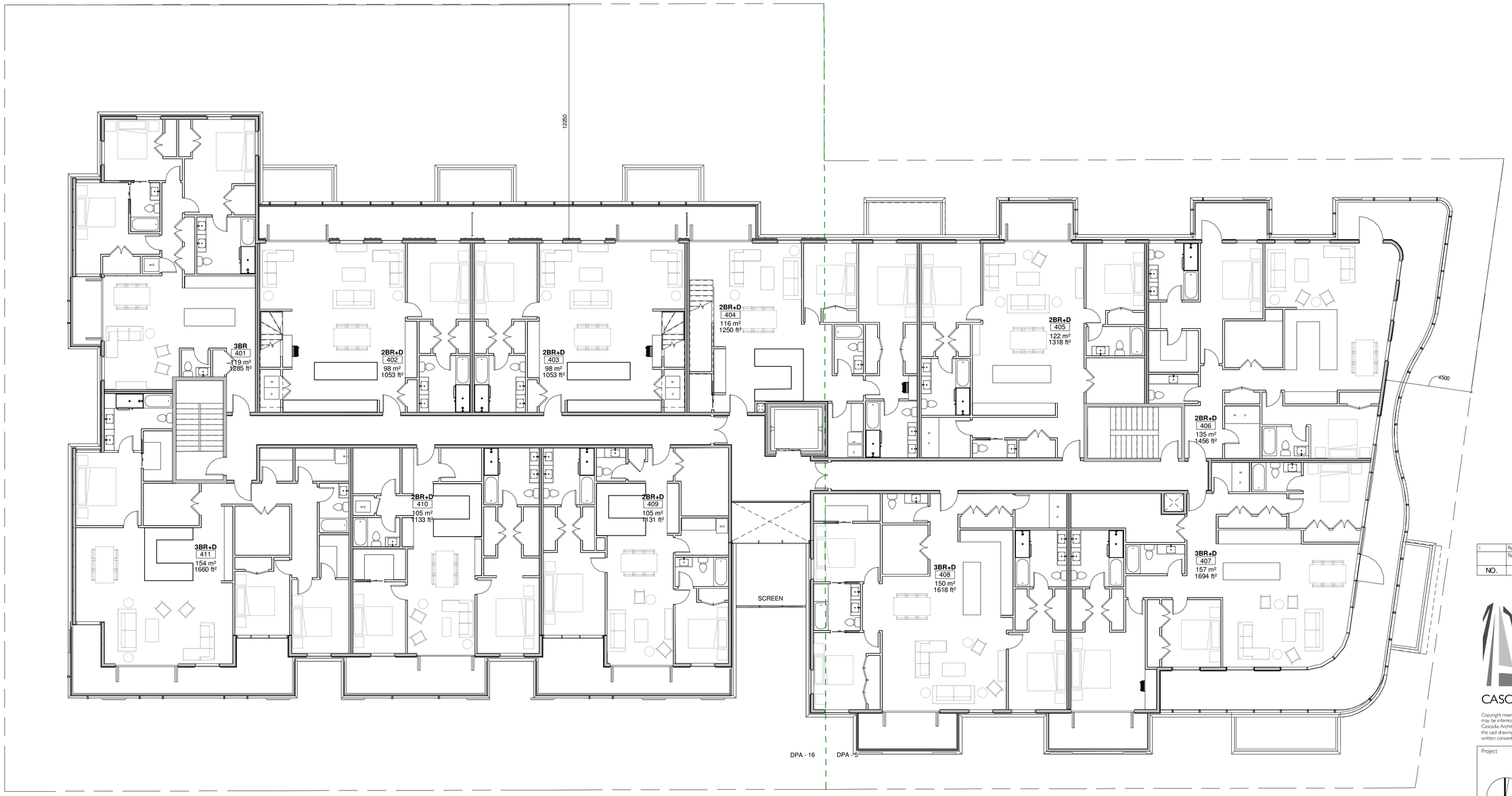
Scale
1 : 100

Project #
1719

Revision
May 4, 2018
1

Sheet #
A2.03

2019-10-04 10:49:02 AM



DPA - 5 AREA = 677 m²

DPA - 16 AREA = 847 m²

NO.	DESCRIPTION	DATE
1	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Level 4

Date
October 7, 2019

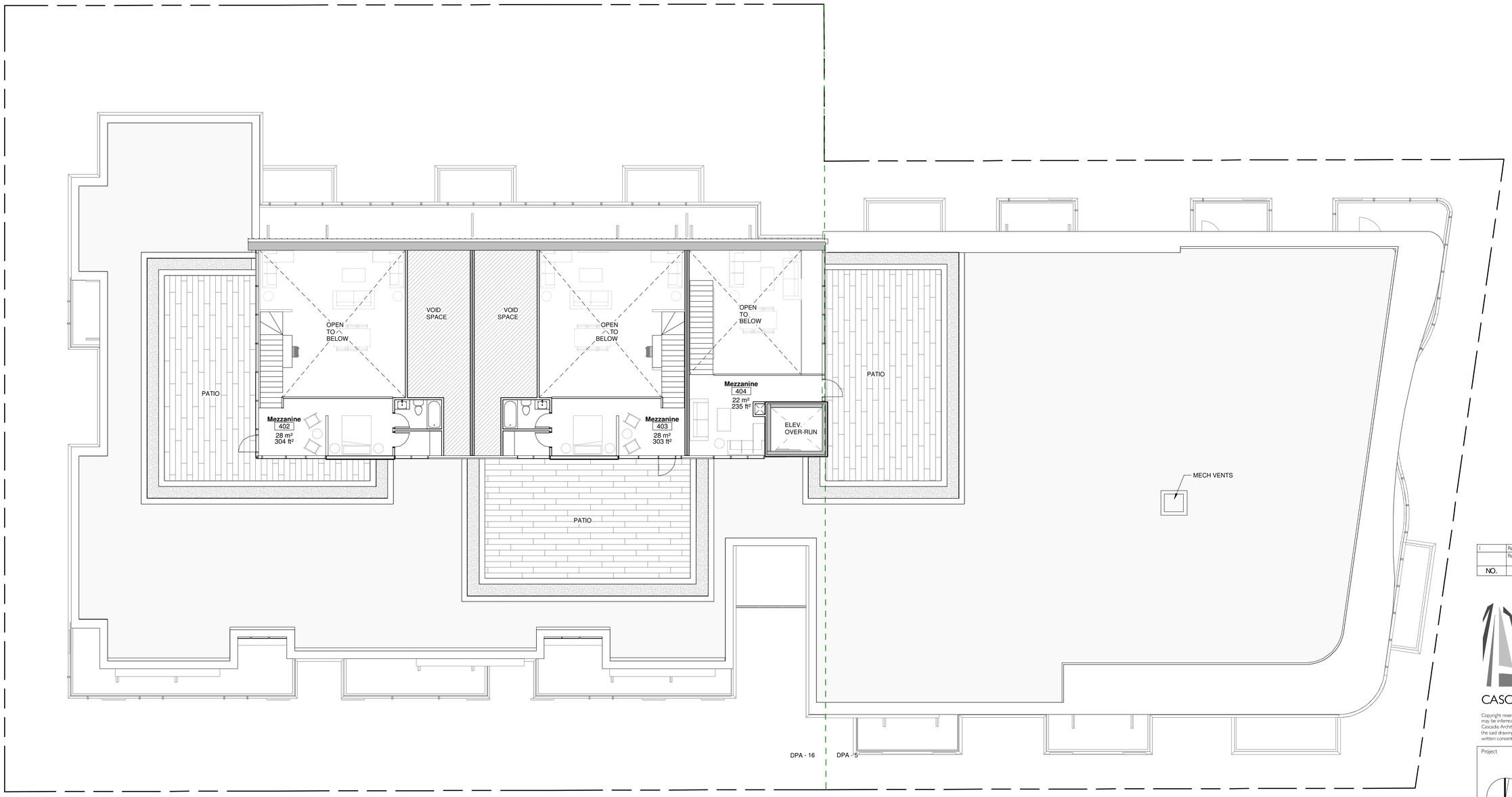
Scale
1 : 100

Project #
1719

Revision
May 4, 2018
1

Sheet #
A2.04

2019-10-04 10:49:05 AM



DPA - 16 AREA = 81 m²

NO.	DESCRIPTION	DATE
1	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Roof Level

Date
October 7, 2019

Scale
1 : 100

Project #
1719

Revision
May 4, 2018
1

Sheet #
A2.05

2019-10-04 10:49:10 AM

1 South Elevation
1 : 200

2 East Elevation
1 : 200

3 North Elevation
1 : 200

4 West Elevation
1 : 200

MATERIALS LEGEND

1	CEMENTITOUS PANEL CLADDING	7	CLEAR SEALED WOOD
2	WOOD-FINISH BOARD CLADDING	8	PRE-FINISHED METAL (CHARCOAL)
3	BRICK CLADDING	9	PERFORATED PRE-FINISHED ALUMINUM
4	STONE CLADDING	10	SOLID PRE-FINISHED ALUMINUM
5	GLASS	11	CONCRETE BLOCK
6	T&G CEDAR SOFFIT	12	PRE-FINISHED STANDING SEAM METAL

NO.	DESCRIPTION	DATE
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Elevations

Date
October 7, 2019

Scale
1 : 200

Project #
1719

Revision

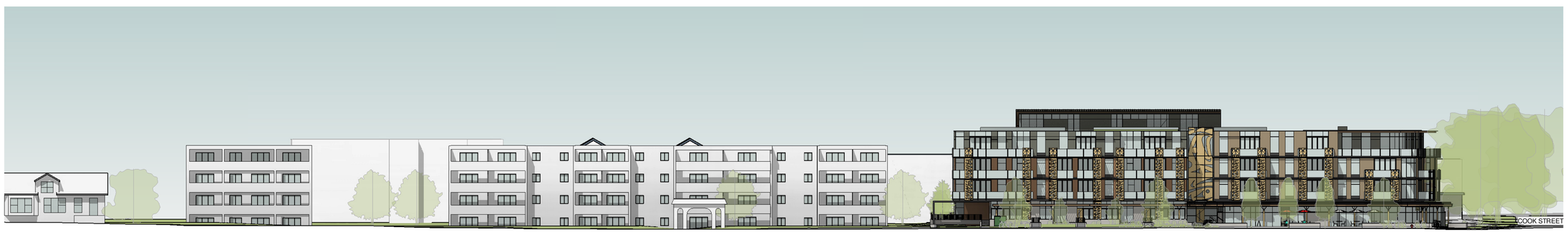
Sheet #
A3.00

2019-10-04 10:49:45 AM

VIEW ALONG COOK STREET

VIEW ALONG PENDERGAST STREET

CORNER OF COOK STREET & PENDERGAST STREET



1 Pendergast Street Elevation

1 : 300

2 Cook Street Elevation

1 : 300

NO.	DESCRIPTION	DATE
	Re-zoning & Development Permit	February 27, 2018

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Project

Cook & Pendergast

Aragon Properties Ltd.

328 Cook Street

Sheet Name

Context Elevations

Date

October 7, 2019

Scale

1 : 300

Project #

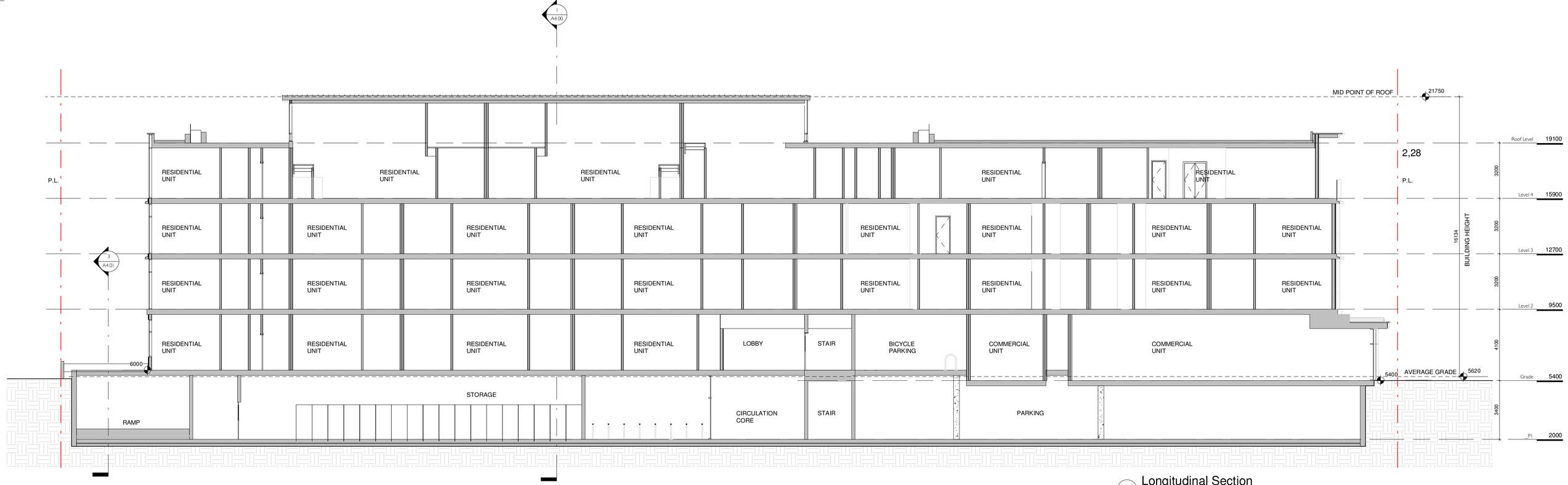
1719

Revision

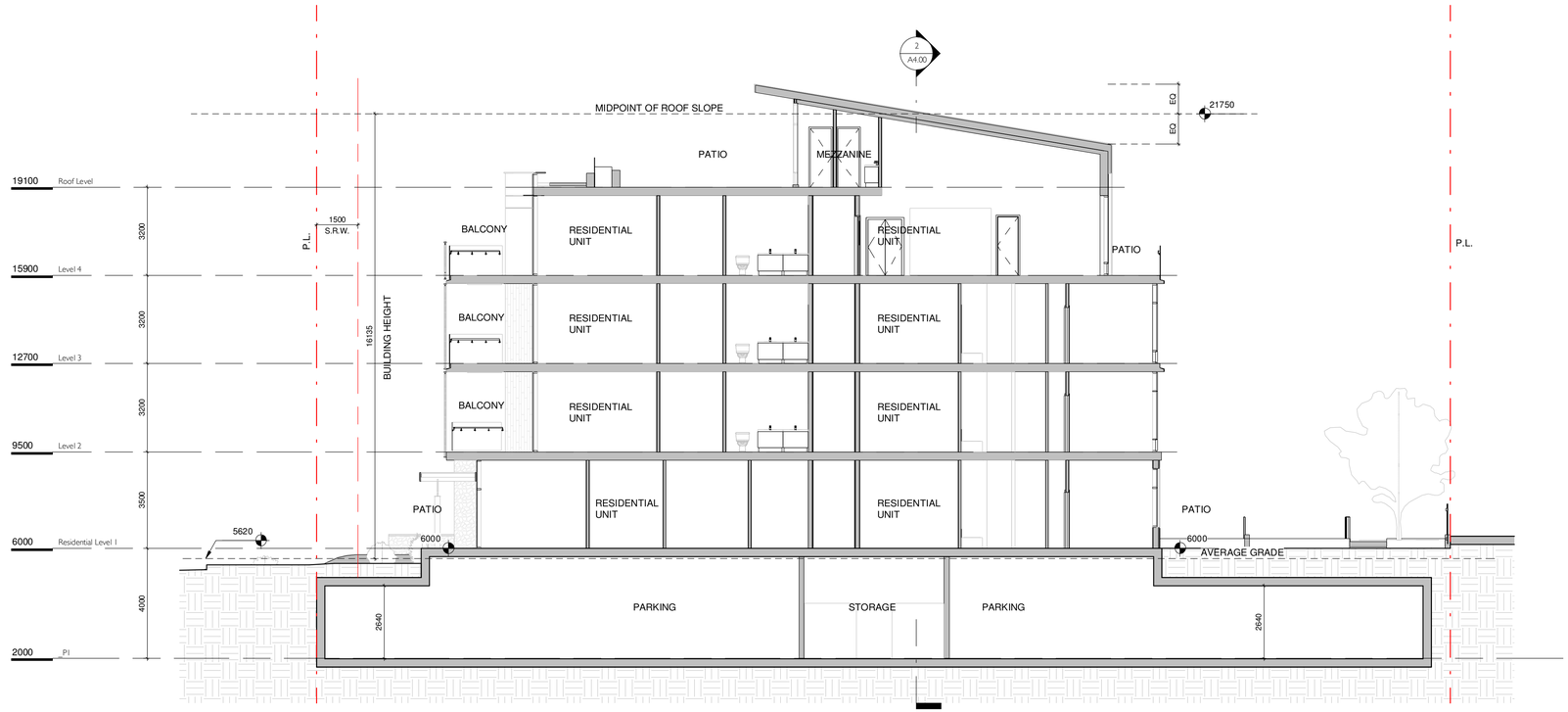
Sheet #

A3.01

2019-10-04 10:50:11 AM



2 Longitudinal Section
1 : 100



1 Cross Section
1 : 100

NO.	DESCRIPTION	DATE
1	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Building Sections

Date
October 7, 2019

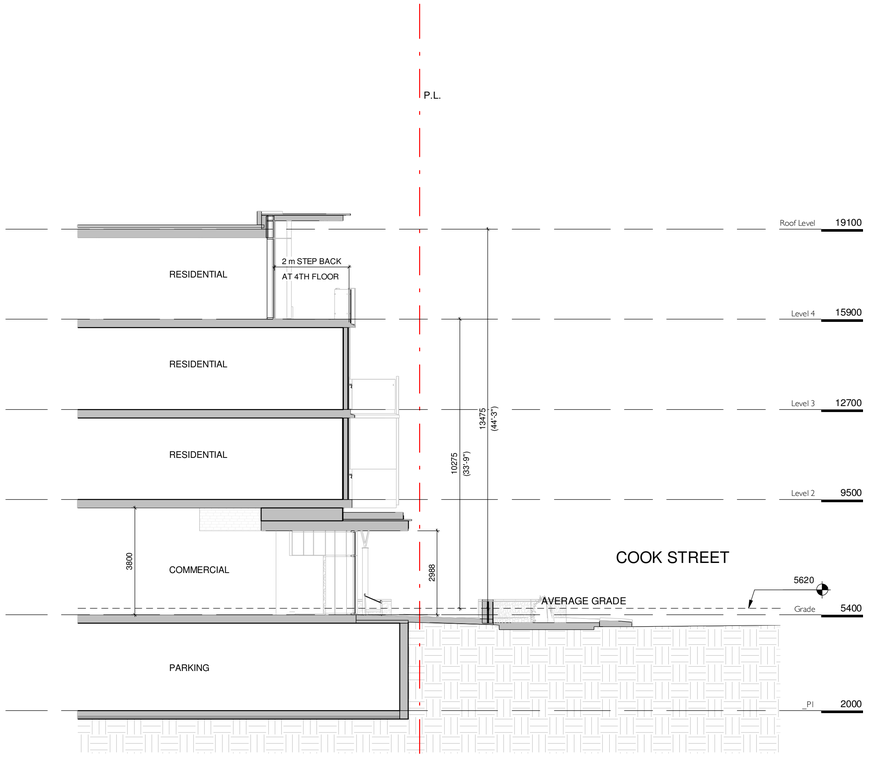
Scale
1 : 100

Project #
1719

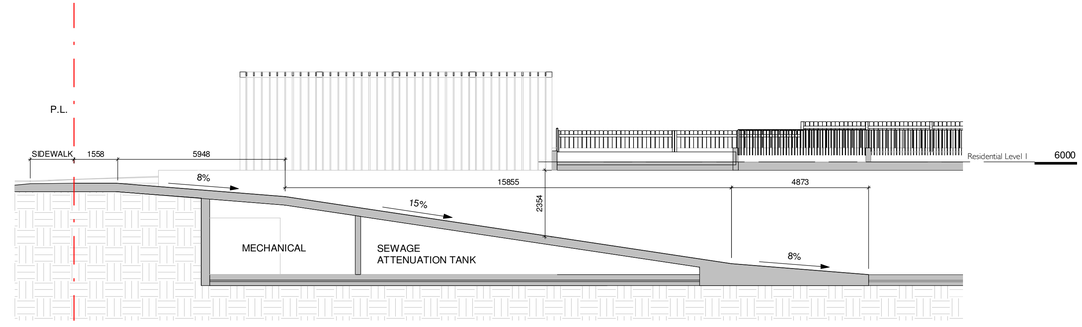
Revision
May 4, 2018
1

Sheet #
A4.00

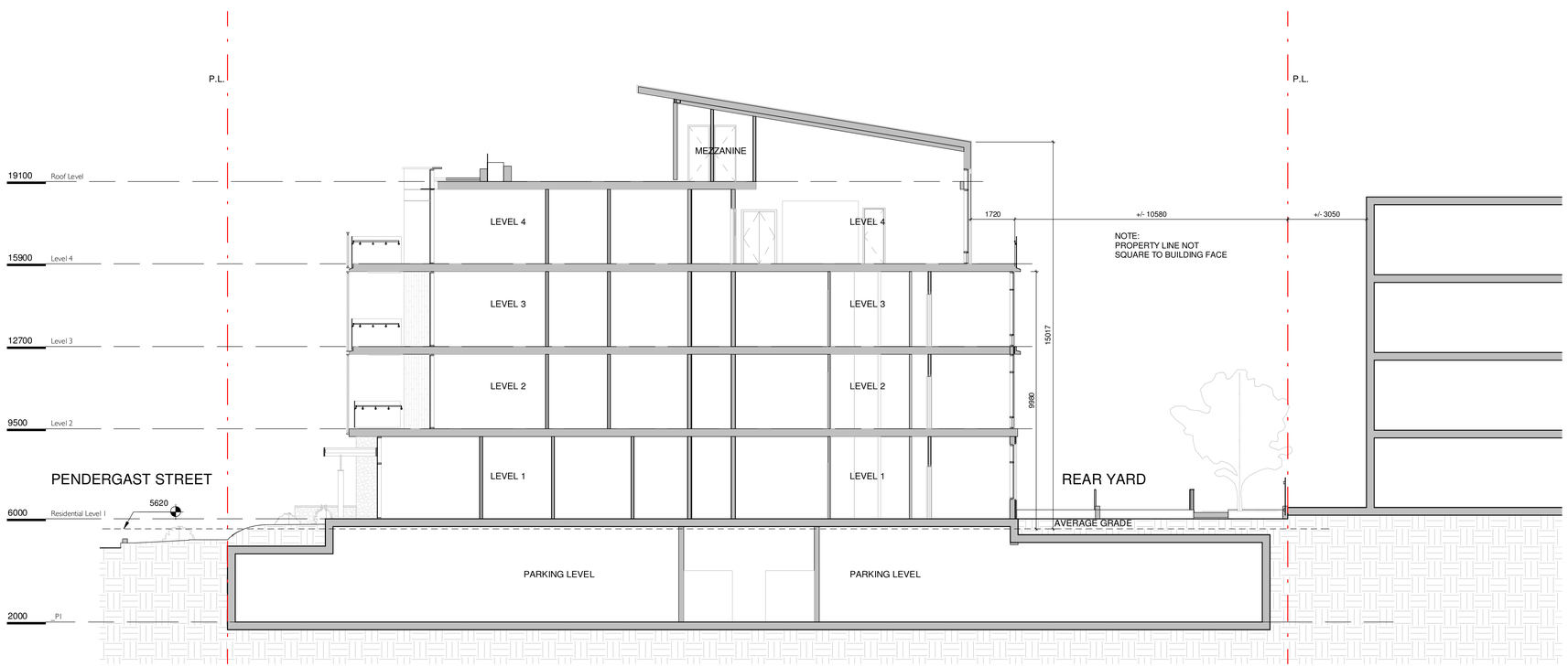
2019-10-04 10:50:13 AM



1 Cook Street Section
1 : 100



3 Parking Ramp
1 : 100



2 Site Cross Section
1 : 100

NO.	DESCRIPTION	DATE
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Context Sections

Date
October 7, 2019

Scale
1 : 100

Project #
1719

Revision

Sheet #
A4.01

2019-10-04 10:50:15 AM

VIEW FROM COOK & PENDERGAST

RESIDENTIAL ENTRANCE

BIRDSEYE VIEW LOOKING SOUTHEAST

NO.	DESCRIPTION	DATE
1	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018

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Project

Cook & Pendergast

Aragon Properties Ltd.

328 Cook Street

Sheet Name

Perspectives

Date

October 7, 2019

Scale

Project #

1719

Revision

May 4, 2018

1

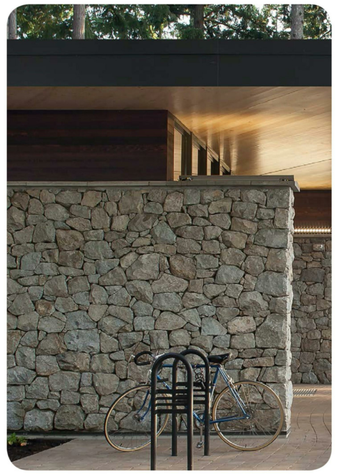
Sheet #

A9.00

2019-10-04 10:50:16 AM

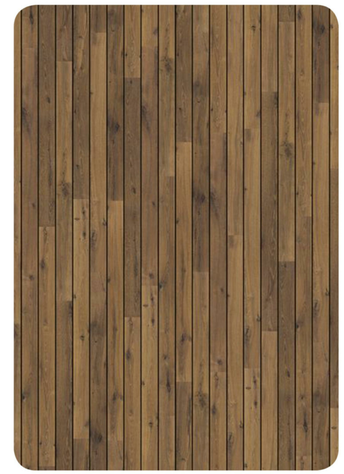
PROJECT MATERIALS

CLADDING

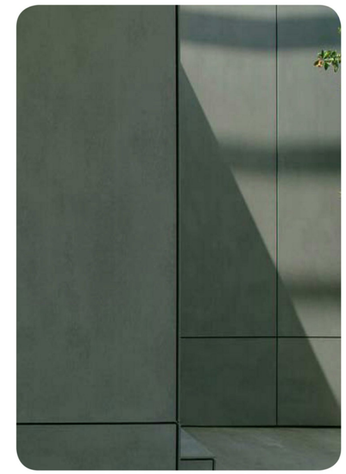


STONE

BRICK

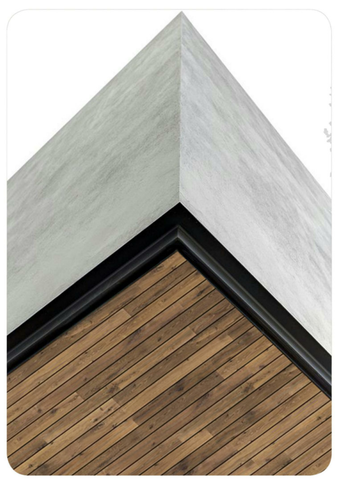


WOOD

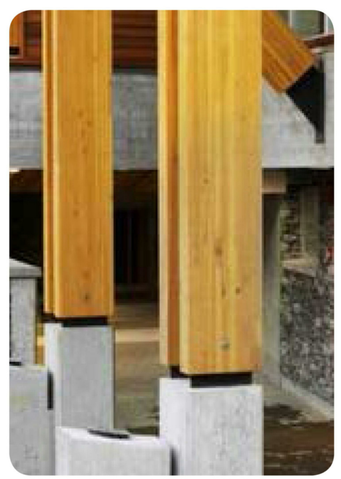


CEMENTITIOUS

ACCENT



SOFFIT



TIMBER

PAVING

METAL

NO.	DESCRIPTION	DATE
	Re-zoning & Development Permit	February 27, 2018

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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Materials

Date
October 7, 2019

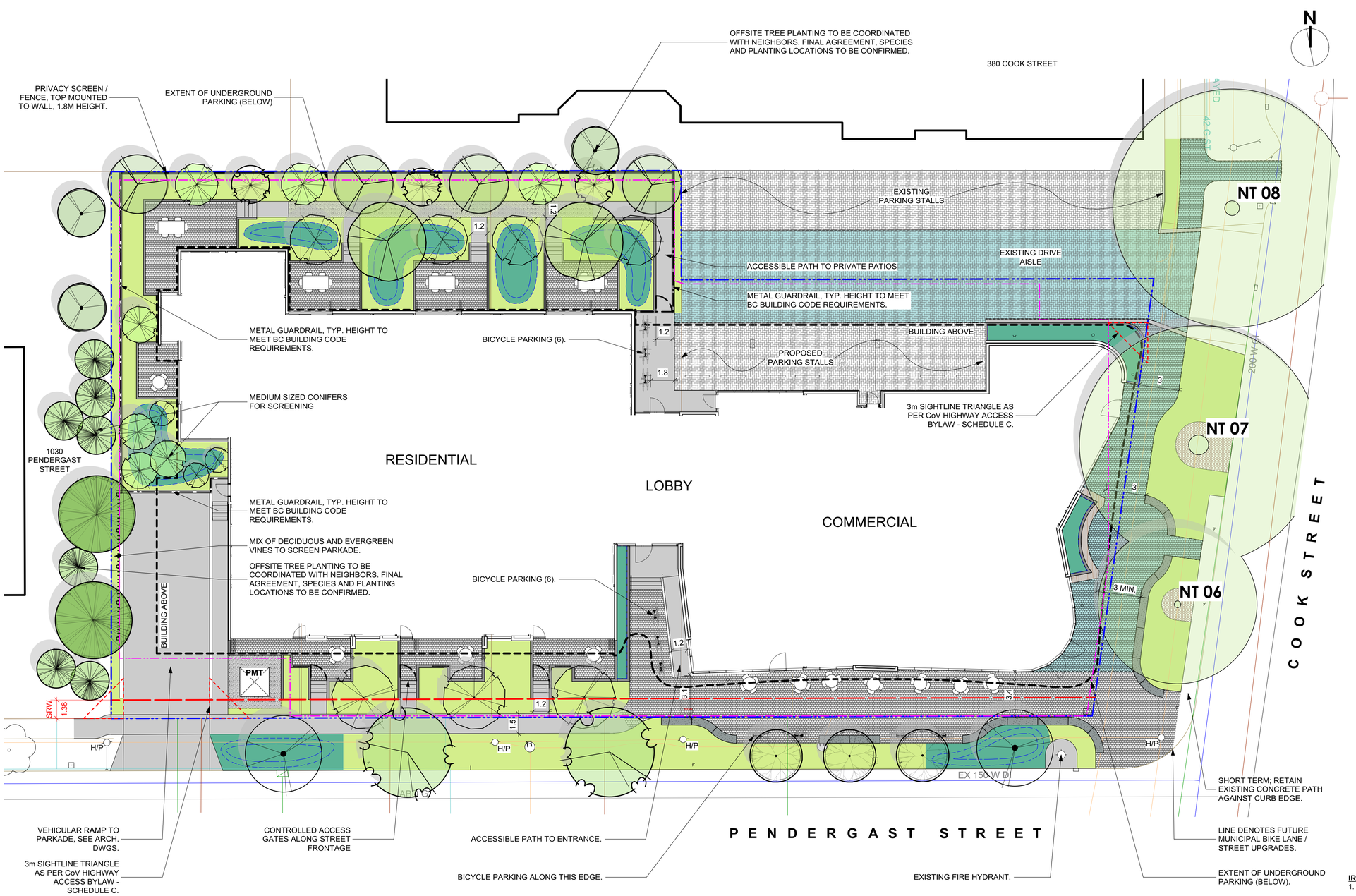
Scale

Project #
1719

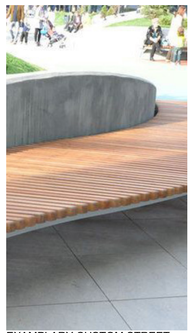
Revision

Sheet #
A9.01

2019-10-04 10:50:17 AM

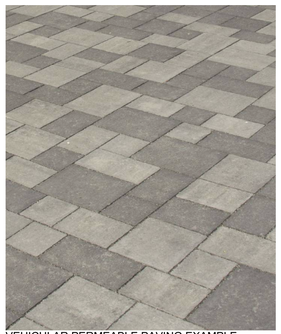


EXAMPLARY MODULAR STREET FURNITURE ELEMENTS


EXAMPLARY CUSTOM STREET FURNITURE ELEMENT

ON STREET RAIN GARDEN

STREET TREES IN TREE GRATES


VEHICULAR PERMEABLE PAVING EXAMPLE

" These images are to show design intent, for internal project use only and not for marketing purposes. Individual images are subject to copyright. "

LEGEND

- Property line
- Statutory Right of Way (SRW)
- Extent of Parkade (below) (reference only)
- Building Outline (above) (reference only)
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL

UNDERGROUND UTILITIES

EXISTING		PROPOSED
	Storm drain	
	Sewer	
	Water	
	Electrical	
	Gas	

LANDSCAPE MATERIALS

- Solid Fence, 1.8m height max., wood construction, top mounted to wall.
- Metal, vertical picket fence (height varies) or guardrail (to BC Building Code requirements) c/w controlled access gate where indicated.
- Cast in Place Concrete Wall, height varies
- Regular Pervious — Pedestrian Unit Paving Old-Country style pavers by Abbotsford Concrete. Running bond pattern. Colour: Desert Sand.
- Regular Pervious — Vehicular Unit Paving Venetian Cobble style pavers by Abbotsford Concrete. Repeating random pattern as per mfr. Colour: Granite Blend.
- Cast in place concrete paving
- Granular Path
- Ornamental Planting Area
- Rain Garden Area

LANDSCAPE FURNISHINGS

- Custom Seating Bench
- Modular Street Furniture Elements
- Bike Rack (2 bike capacity)

EXISTING TREE SUMMARY

Existing Trees Retained

Existing Bylaw Protected Trees Retained (3)

Refer L1.02 Tree Retention and Removal Plan for additional information.

0 5 10 15 m

IRRIGATION AND LIGHTING NOTES

1. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
2. 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.
3. Arborist to address sleeving of irrigation lines in protected root zone (PRZ) of existing trees.
4. Placement of electrical conduit through site to be coordinated with arborist.
5. Arborist to be onsite and supervise all excavation/trenching within PRZ of retained trees.

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters and green roofs to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. 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.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

NOT FOR CONSTRUCTION

rev no	description	date
3	RZ/DP Rev. 2	07 OCT 2019
2	RZ/DP Rev. 1	04 MAY 2018
1	RZ/DP	27 FEB 2018

Murdoch deGreeff INC
Landscape Planning & Design
200 - 524 Culduthel Road
Victoria, BC V8Z 1G1
Phone: 250.412-2891
Fax: 250.412-2892

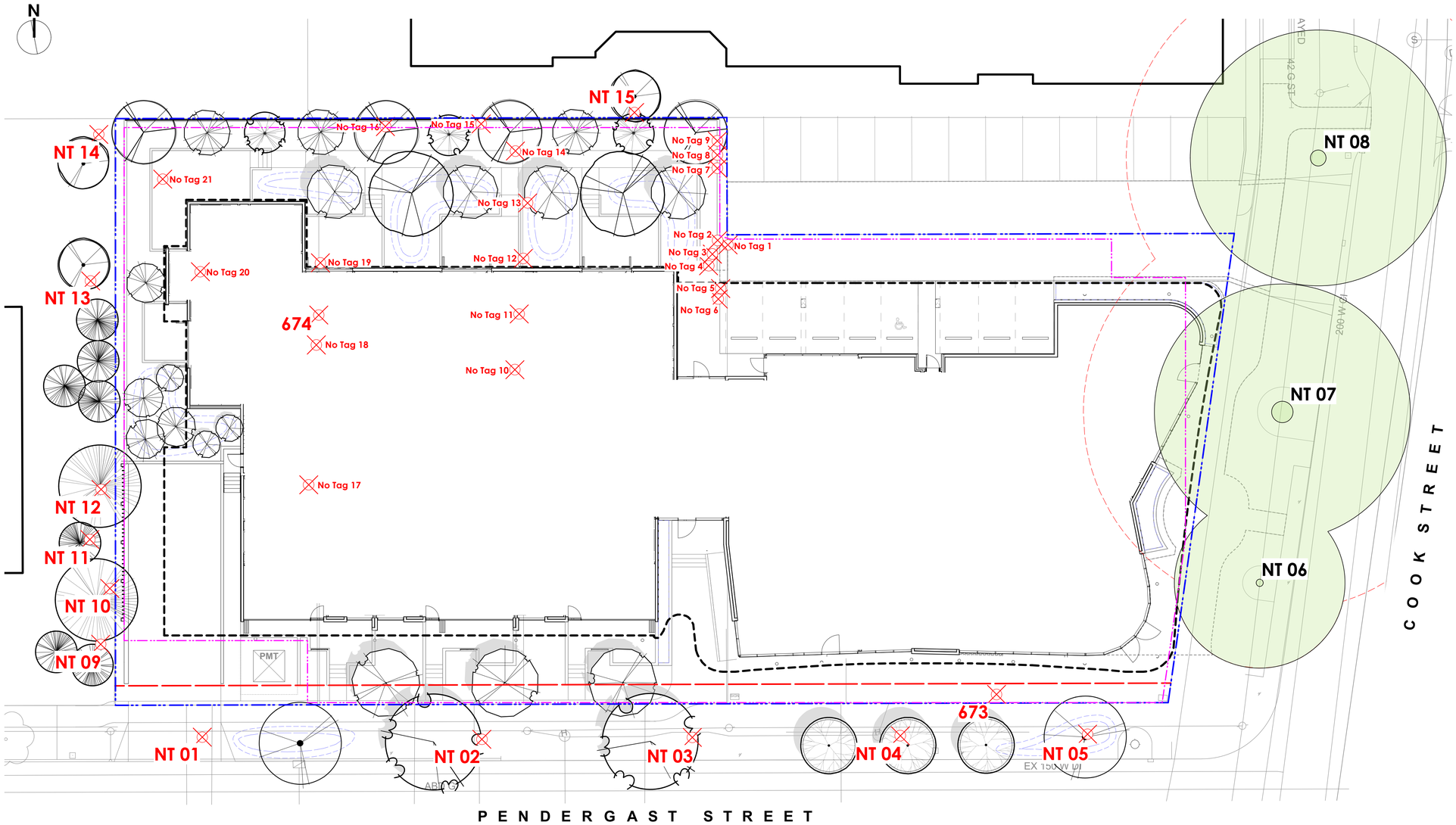
Oct. 7, 2019

client
ARAGON PROPERTIES LTD.
201-1628 WEST 1ST AVENUE
VANCOUVER, BC

project
328 COOK STREET
324/238 COOK STREET & 1044-1054 PENDERGAST STREET
VICTORIA, BC

sheet title
Landscape Materials Plan

project no.	117.28
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revison no.	3
sheet no.	L1.01



LEGEND

Property line

Extent of Underground Parkade (indicative)

Existing Tree to be Retained

NT 07 — Crown Spread; Protected Root Zone (PRZ); Tree Tag #

Existing Tree to be Removed

0011 — Tree Tag #; Surveyed Trunk

Replacement Tree ratio = 2:1 as per City of Victoria bylaws. Refer L3.01 / .02 Planting Plans for additional information.

EXISTING TREE SUMMARY

1. Existing Condition: 38 trees on development lands, bordering neighboring properties and interfacing municipal road R.O.W's.
2. Retention of 3 Horse Chestnut Trees on Cook Street and removal 35 other trees. Removed trees include; 23 trees within development lands, 2 of which are Bylaw Protected, 7 neighbouring trees in close proximity to property lines and 5 municipal Cherry trees on Pendergast Street.
3. Total trees post development is 47. This includes; retention of the 3 Horse Chestnut trees and planting of 44 new trees, (12 of which are proposed on neighboring properties).

TREE STATEMENT

Many of the subject existing trees relating to this development that are proposed as being removed are a mixture of self seeded trees, remnants of an over mature Laylandii Cypress hedge and/or offer limited landscape amenity.

Proposed new tree plantings will aim to re-establish a healthier urban biodiversity, increase species diversity and offer better habitat value. Part of our tree planting strategy is to aim for generous soil volume allocation for each tree with a goal of increasing the urban forestry canopy over time. The design team's intentions will be guided by the City of Victoria's (CoV) Urban Forestry Strategy. Trees in the streetscape will be selected in consultation with CoV Parks staff.

Protection measures are being proposed to assist with the retention of the 3 Horse Chestnut Trees on Cook Street. This includes the installation of permeable paving installed on top of existing subgrade within the critical root zone (CRZ) areas. In additional, the new sidewalk alignment is setback from its current location allowing for more soil volume and less trunk flare encroachment. Pockets of low plantings are proposed within the understory which will also limit foot traffic disturbance (soil compaction) within the CRZ areas.

EXISTING TREE INVENTORY

Based on Construction Impact & Tree Preservation Plan Report from Talbot Mackenzie & Associates, dated November 10, 2017. Refer to Arborist Report for details on tree conditions and Arborist recommendations. 'No Tag' trees based on Murdoch de Greeff field inventory work.

RETAINED TREES

TREE TAG #	DBH (cm)	PRZ (radius in m)	SPECIES	CROWN SPREAD (m)
NT 06*	51	6.0	Aesculus hippocastanum, Horsechest Nut	12.0
NT 07*	118	14.0	Aesculus hippocastanum, Horsechest Nut	18.0
NT 08*	112	13.5	Aesculus hippocastanum, Horsechest Nut	18.0

TOTAL TREES TO BE RETAINED: 3

BYLAW PROTECTED TREES REMOVED

TREE TAG #	DBH (cm)	PRZ (radius in m)	SPECIES	CROWN SPREAD (m)
674	61	9.0	Thuja plicata, Western Red Cedar	12.0
673	36, 32, 23, 22	10.0	Prunus cerasifera, Purple Leaf Plum	12.0

BYLAW PROTECTED TREES TO BE REMOVED: 2

OTHER TREES REMOVED

TREE TAG #	DBH (cm)	PRZ (radius in m)	SPECIES	CROWN SPREAD (m)
NT 01*	29	3.5	Prunus spp., Cherry	6.0
NT 02*	17	2.0	Prunus spp., Cherry	4.0
NT 03*	35	4.0	Prunus spp., Cherry	10.0
NT 04*	15	2.0	Prunus spp., Cherry	4.0
NT 05*	15	2.0	Prunus spp., Cherry	4.0
NT 09*	20, 15	3.0	Ilex aquifolium, Holly	5.0
NT 10*	55	8.5	Thuja plicata, Western Red Cedar	10.0
NT 11*	57	7.0	Chamaecyparis lawnsonii, Lawson Cypress	8.0
NT 12*	59	7.0	Cupressus x leylandii, Leyland Cypress	12.0
NT 13*	20, 20	4.0	Prunus spp., Cherry	8.0
NT 14*	35	4.0	Malus spp., Apple	8.0
NT 15*	40	5.0	Prunus spp., Cherry	10.0

TREE TAG #	DBH (cm)	PRZ (radius in m)	SPECIES	CROWN SPREAD (m)
No Tag 1	-	-	Prunus spp., Cherry	-
No Tag 2	-	-	Cupressus x leylandii, Leyland Cypress	-
No Tag 3	-	-	Cupressus x leylandii, Leyland Cypress	-
No Tag 4	-	-	Cupressus x leylandii, Leyland Cypress	-
No Tag 5	-	-	Cupressus x leylandii, Leyland Cypress	-
No Tag 6	-	-	Cupressus x leylandii, Leyland Cypress	-
No Tag 7	-	-	Cupressus x leylandii, Leyland Cypress	-
No Tag 8	-	-	Cupressus x leylandii, Leyland Cypress	-
No Tag 9	-	-	Cupressus x leylandii, Leyland Cypress	-
No Tag 10	-	-	Fraxinus spp., Ash spp.	-
No Tag 11	-	-	Laburnum spp. Golden Chain Tree	-
No Tag 12	-	-	Fraxinus spp., Ash spp.	-
No Tag 13	-	-	Fraxinus spp., Ash spp.	-
No Tag 14	-	-	Fraxinus spp., Ash spp.	-
No Tag 15	-	-	Fraxinus spp., Ash spp.	-
No Tag 16	-	-	Prunus spp., Cherry	-
No Tag 17	-	-	Cedar spp., Cedar cultivar	-
No Tag 18	-	-	Crataegus spp., Hawthorne spp.	-
No Tag 19	-	-	Prunus spp., Cherry	-
No Tag 20	-	-	Cupressus x leylandii, Leyland Cypress	-
No Tag 21	-	-	Fraxinus spp., Ash spp.	-

OTHER TREES TO BE REMOVED: 33

TOTAL TREES TO BE REMOVED: 35

Bylaw protected trees are shown underlined

* Offsite trees with PRZ extending into the project site.

NEW TREES ONSITE: 32
NEW TREES ON NEIGHBORING PROPERTIES: 12
TOTAL NEW TREES: 44

0 5 10 15 m

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters and green roofs to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. 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.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

NOT FOR CONSTRUCTION

rev no	description	date
3	RZ/DP Rev. 2	07 OCT 2019
2	RZ/DP Rev. 1	04 MAY 2018
1	RZ/DP	27 FEB 2018

Murdoch de Greeff INC
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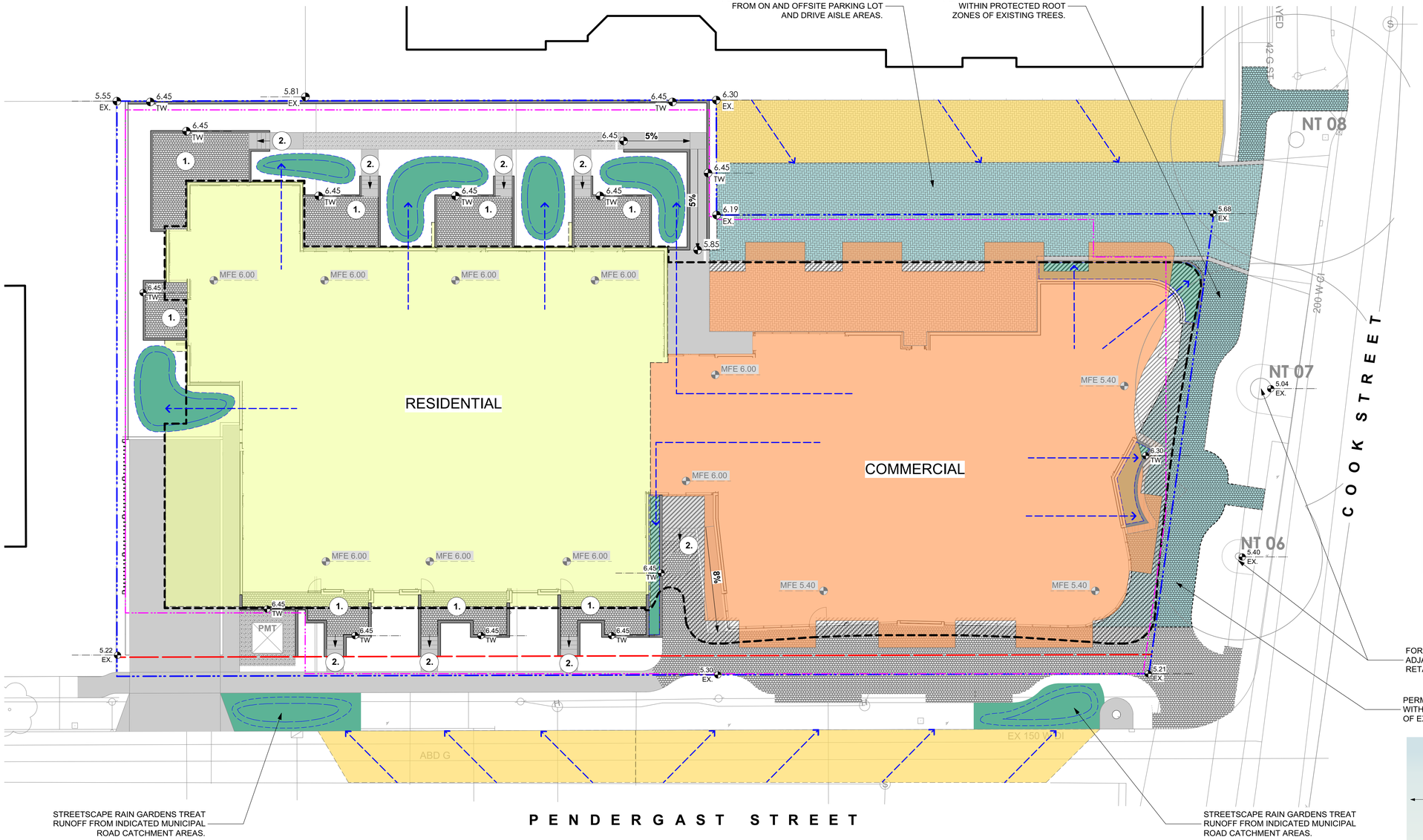
Oct. 7, 2019

client
ARAGON PROPERTIES LTD.
201-1628 WEST 1ST AVENUE
VANCOUVER, BC

project
328 COOK STREET
324/238 COOK STREET & 1044-1054 PENDERGAST STREET
VICTORIA, BC

sheet title
Tree Retention and Removal Plan

project no.	117.28
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revison no.	3
sheet no.	L1.02



LEGEND

- Property line
- Extent of Parkade (below) (reference only)
- Building Outline (above) (reference only)
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Direction of flow
- Direction of slope or stairs risers (down)
- MFE 6.00 — Architectural grade, provided for reference only. (MFE = Main Floor Elevation).
- 5.40 — Proposed Landscape Grade
  TW Top of Wall
  BP Bottom of Pool
  EX Existing Grade Point
- Commercial / Retail Roof Area
- Residential Roof Area
- Hardscape Catchment Area
- Granular Trail, width varies
- Unit Paving
- Permeable Unit Paving
- Cast In Place Concrete Paving
- Rain Garden / Rain Planter
- Green Roof (Above on L2 CRU Canopy)

0 5 10 15 m

RAIN WATER MANAGEMENT NOTES

Water collected from building roofs, as well as runoff from indicated hardscape areas flow to the rain gardens located throughout the site.

The rain gardens are sized such that the bottom of the rain garden is a minimum of 5% of the impervious area (as per City of Victoria Stormwater Guidelines).

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

Permeable paving is used to manage hardscape in areas within the protected root zones of existing trees. Permeable paving is also used to manage parking lot runoff on the north side of the building and treats runoff from the adjacent property as indicated.

All paths and where possible, residential patios will be drained towards absorbent landscape areas or rain gardens.

Streetscape rain gardens are proposed on Pendergast Street. These will capture, slow and treat (clean) runoff from municipal road catchment areas as indicated on the plan.

A Green Roof is proposed for the L2 CRU canopy roof area. Total green roof area is 120sq. m. which is approximately 5% of the total site area.

GRADING NOTES

1. Except where noted, all ground floor entrances and residential patios shall be 25 to 50mm below MFE.
2. All residential patios and lobby entrances shall have 0 to 3 risers (max.) for stair transitions. Final number of risers dependent upon final grades.

GRADING NOTES

1. ALL ELEVATIONS ARE IN METRES.
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 AND PUBLIC WALKWAY ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL ROAD AND ARCHITECTURAL DRAWINGS FOR PUBLIC WALKWAY ELEVATIONS. 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 OR TO DRAINAGE STRUCTURES.

DRAWING NOTES

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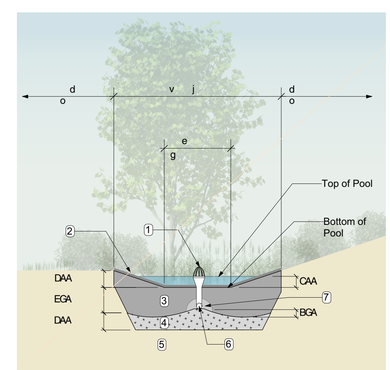
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters and green roofs to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. 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.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work



v d l r j d v g h r p d x h v l d o w
B6 s 4CAA 3
C6 f 4GA 8LA
D6 e 5 4EGA
E6 w 7 4DAA
G6 h 7
I 6 BAA 0 1
L6 CG 4BAA

1 Typical Rain Garden Detail
Scale: 1:50

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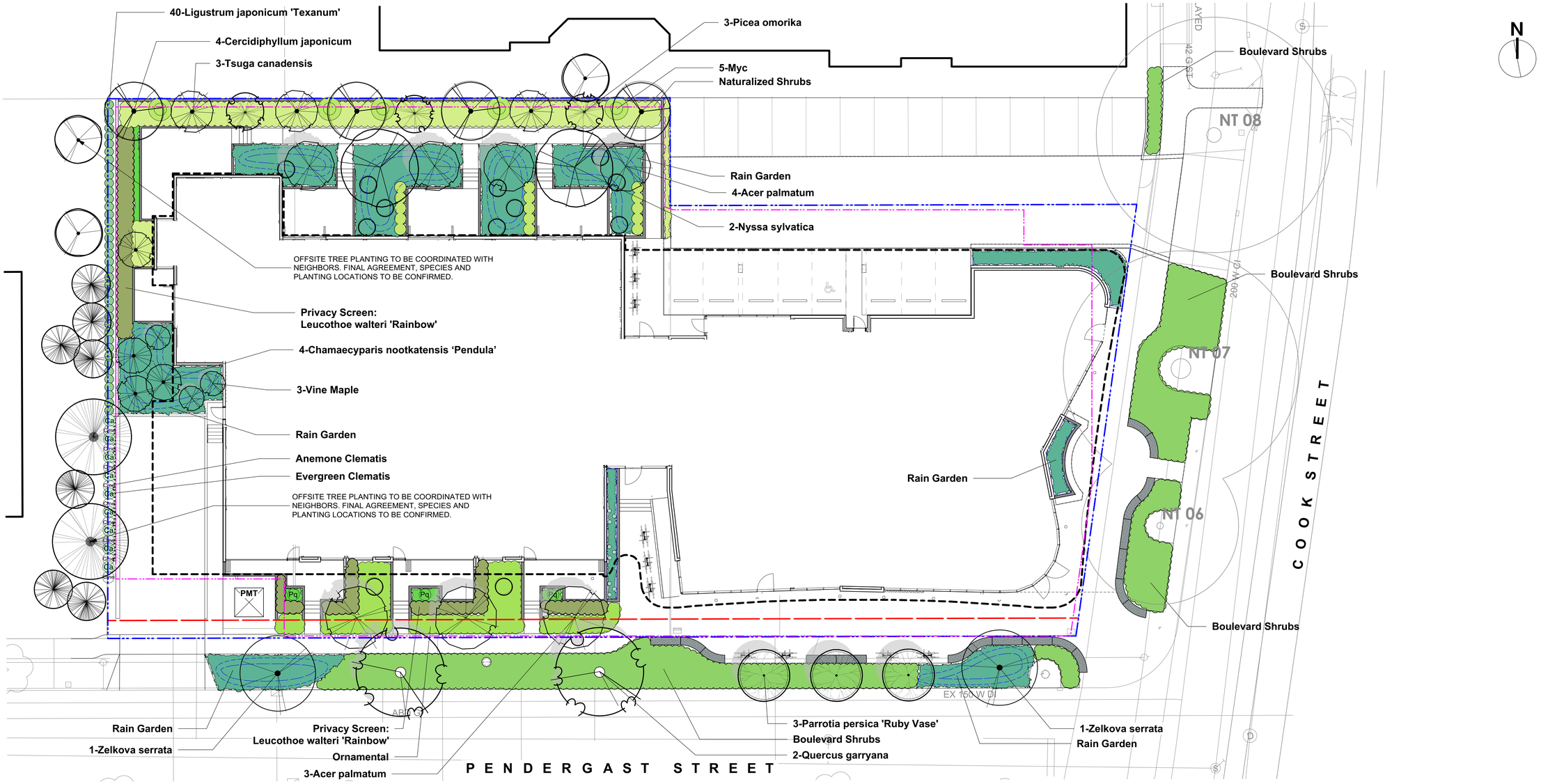
201-1628 WEST 1ST AVENUE
VANCOUVER, BC

project
328 COOK STREET
324/238 COOK STREET &
1044-1054 PENDERGAST STREET
VICTORIA, BC

sheet title
Stormwater Management Plan

project no.	117.28
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revison no.	3
sheet no.	L1.03



PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
		TREES:		
	3	Acer circinatum	Vine Maple	3.0m ht, multi-stem (3 trunk)
	7	Acer palmatum	Japanese Maple	3.0m ht, b&b
	4	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
	4	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	5.0m ht
	2	Nyssa sylvatica	Tupelo	5.0cm cal, b&b
	3	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood	5.0cm cal, b&b
	3	Picea omorika	Siberian Spruce	4.0m ht
	2	Quercus garryana	Garry Oak	5.0cm cal, b&b
	3	Tsuga canadensis	Canadian Hemlock	5.0m ht
	2	Zelkova serrata	Japanese Zelkova	5.0cm cal, b&b
	0			
		ORNAMENTAL:		
Brs	17	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#3 pot
Cht	15	Choisya ternata	Mexican Orange	#2 pot
Ci	38	Cistus x corbariensis	Rock Rose	#2 pot
Hto	38	Hebe topiaria	Topiarist's hebe	#1 pot
Lwr	99	Leucothoe walteri 'Rainbow'	Rainbow Leucothoe	#3 pot
Ljt	40	Ligustrum japonicum 'Texanum'	Waxleaf Privet	#3 pot
Myc	5	Myrica californica	Pacific Wax Myrtle	#3 pot
Pcu	34	Prostanthera cuneata	Mint Bush	#1 pot
Rhc	12	Rhododendron spp.	Large Rhododendron	Min 5' ht, b+b
	0			
		PERENNIALS & VINES:		
Ca	9	Clematis armandii	Evergreen Clematis	#2 pot
Cme	9	Clematis montana 'Elizabeth'	Anemone Clematis	#2 pot
Hdo	8	Hemerocallis 'Stella de Oro'	Dwarf Yellow Daylily	#1 pot
Lsp	9	Liatris spicata	Spiked Gayfeather	#1 pot
Lim	8	Liriope muscari	Lily turf	#1 pot
Pq	3	Parthenocissus quinquefolia	Virginia Creeper	#2 pot
Rf	9	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
	0			

		NATURALIZED:		
Csc	14	Cornus sericea	Red-twig Dogwood	#1 pot
Lp	7	Lonicera pileata	Privet Honeysuckle	#2 pot
Ma	20	Mahonia aquifolium	Oregon Grape	#2 pot
Po	2	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	#5 pot
Pm	21	Polystichum munitum	Sword Fern	#1 pot
Rs	5	Ribes sanguineum	Red Flowering Currant	#3 pot
Sa	18	Symphoricarpos alba	Snowberry	#1 pot
	0			
		RAINGARDEN:		
Aff	44	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
Cm	39	Carex morrowii 'Ice Dance'	Japanese Sedge Grass	Sp3
Co	241	Carex obnupta	Slough Sedge	#1 pot
Ctp	49	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	Sp3
Gsh	74	Gaultheria shallon	Salal	#1 pot
Is	83	Iris tenax	Oregon Iris	#1 pot
Jcg	49	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lim	49	Liriope muscari	Lily turf	#1 pot
Ma	9	Mahonia aquifolium	Oregon Grape	#2 pot
Pm	27	Polystichum munitum	Sword Fern	#1 pot
Sco	21	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
Vo	10	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
Vbo	9	Verbena bonariensis	Tall Verbena	#1 pot
	0			
		BOULEVARD:		
Brs	43	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#3 pot
Cs	45	Cistus salvifolius	Sageleaf Rock Rose	#1 pot
Lp	65	Lonicera pileata	Privet Honeysuckle	#2 pot
	0			
		BOULEVARD RAIN GARDEN:		
Jcg	155	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lp	19	Lonicera pileata	Privet Honeysuckle	#2 pot
	0			

PLANTING NOTES

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
2. Offsite trees in municipal lands to be coordinated with City of Victoria Parks staff for species, size, and final planting locations, prior to planting.
3. (4) proposed trees will be designated as bylaw protected trees. This will be shown on the Building Permit drawings.

0 5 10 15 m

DRAWING NOTES

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9. 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.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

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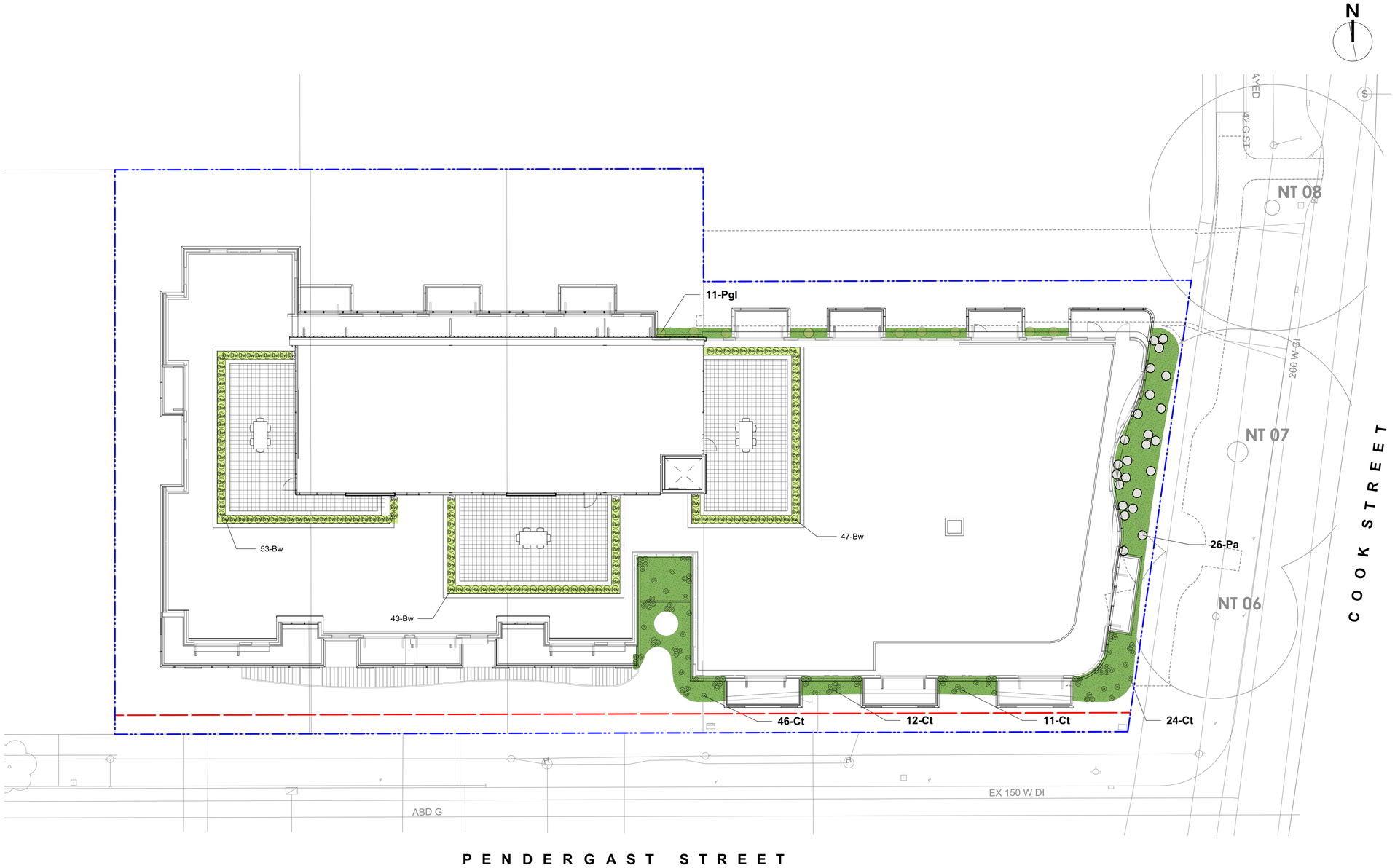
project
328 COOK STREET
324/238 COOK STREET &
1044-1054 PENDERGAST STREET
VICTORIA, BC

sheet title
Planting Plan and Plant List

project no.	117.28
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revison no.	3
sheet no.	L3.01



LEGEND

Property line	
LANDSCAPE MATERIALS	
	Unit Paving, HydraPressed slab on pedestals. Texada style pavers by Abbotsford Concrete. Colour: Charcoal.
	Ornamental Planting Area
	Green Roof (L2 CRU Canopy)
	Extensive Green Roof Area - Prevegetated mat system over 100 mm depth growing medium. Irrigated with drip OR spray head irrigation. Temporary establishment irrigation may be required.

PLANT LIST - GREEN ROOF AND ROOF TERRACES

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
		SHRUBS:		
Bw	143	Buxus microphylla 'Winter Gem'	Littleleaf Boxwood	#1 pot
Ct	81	Carex testacea	Orange Sedge	#1 pot
Pa	26	Pennisetum alopecuroides 'Hameln'	Fountain Grass	#1 pot
Pgl	11	Polystichum glycyrrhiza	Licorice Fern	Sp3

PLANTING NOTES

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
2. Green roof to be proprietary sedum mat system interdispersed with grass species, ferns and bulbs.

0 5 10 15 m

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324/238 COOK STREET &
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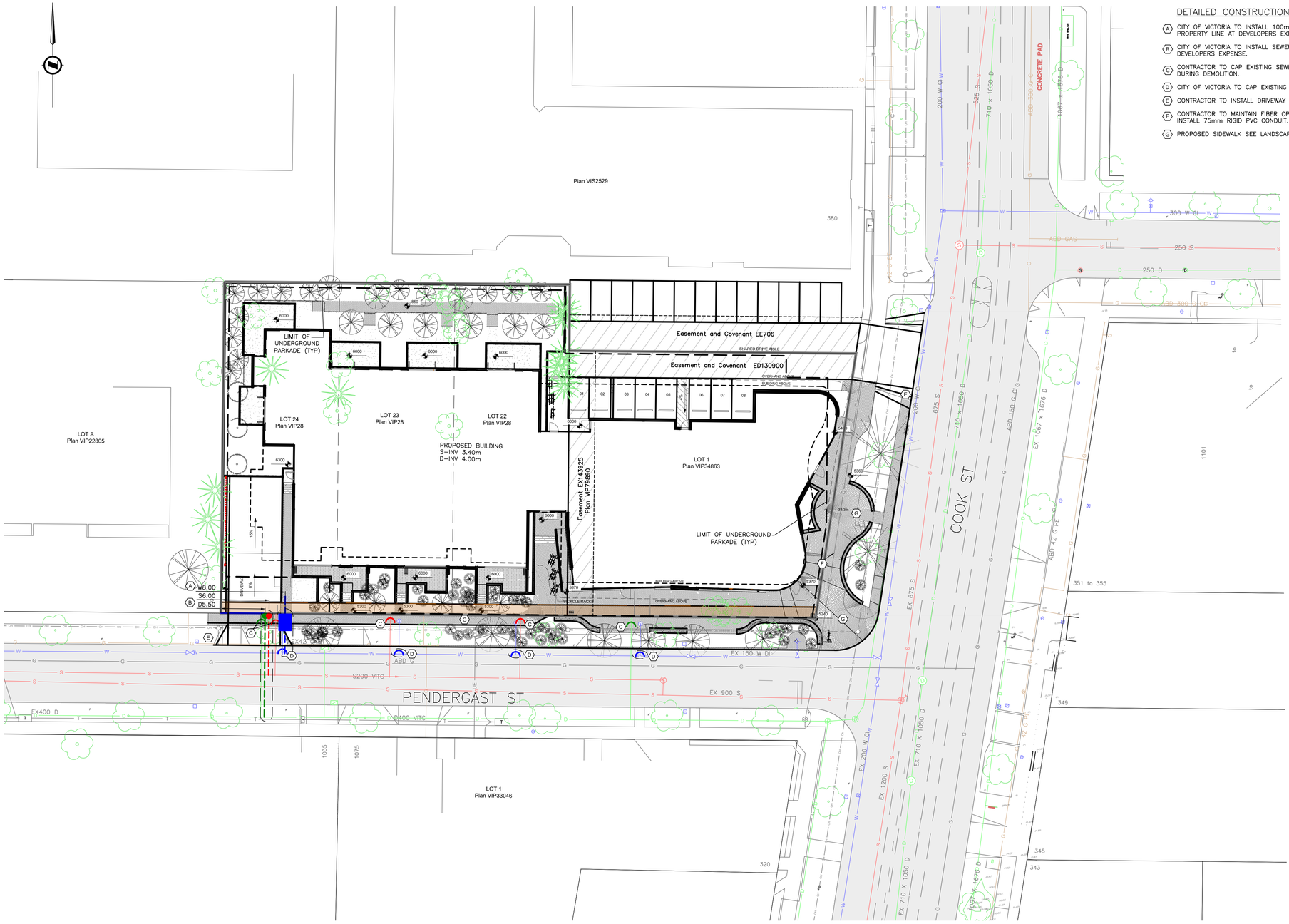
VICTORIA, BC

sheet title
Roof and Rooftop Landscape and Planting Plan

project no.	117.28
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revison no.	3
sheet no.	L3.02



DETAILED CONSTRUCTION NOTES:

- (A) CITY OF VICTORIA TO INSTALL 100mm DOMESTIC AND 150mm FIRE SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- (B) CITY OF VICTORIA TO INSTALL SEWER AND DRAIN SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- (C) CONTRACTOR TO CAP EXISTING SEWER AND DRAIN SERVICES AT PROPERTY LINE DURING DEMOLITION.
- (D) CITY OF VICTORIA TO CAP EXISTING WATER SERVICES AT DEVELOPERS EXPENSE.
- (E) CONTRACTOR TO INSTALL DRIVEWAY TO CITY OF VICTORIA STANDARDS.
- (F) CONTRACTOR TO MAINTAIN FIBER OPTIC CONNECTION DURING CONSTRUCTION AND INSTALL 75mm RIGID PVC CONDUIT.
- (G) PROPOSED SIDEWALK SEE LANDSCAPE PLANS.

KEY PLAN
NTS

1:250 0 5 15m

ISSUED FOR DEVELOPMENT PERMIT

NO.	DESCRIPTION	YYYYMMDD	DE	DA	CK
1	ISSUED FOR DEVELOPMENT PERMIT	20191007	RT	VQ	RT

ISSUED

NO.	DESCRIPTION	YYYYMMDD	DE	DA	CK

REVISION

LEGEND

LAMP STANDARD	LS	CLEANOUT	DITCH
POLE(Hydro, Tel.)	PP	CATCHBASIN	METER / W
U/G WIRING	UE	MANHOLE	FLUSH VALVE
GAS	G	SERVICE RISER / D	VALVE
WATER	W	MOUNTABLE CURB / MC	REDUCER
SEWER	S	NON–MOUNT. CURB / NMC	HYDRANT
DRAIN	D	EDGE ASPHALT	AIR VALVE

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE
PHONE: 250-727-2214 FAX: 250-727-3395

JURISDICTION
CITY OF VICTORIA

CLIENT
ARAGON PROPERTIES

PROJECT
COOK & PENDERGAST
SITE PLAN

30886 01 C1

ENGINEERS SEAL

MUN. FILE

SHEET 1 OF 1

V:_Projects\30886 – Aragon – Cook – Pendergast – Civil\07 – Engineering\02 – Drawings & Sketches (Eng)\30886 – Working.dwg Plot Date: October 8, 2019