

Commercial / Residential Development - 1150 Cook Street, Victoria BC



Context Plan Sc.1:750



Proposed Development - View from intersection of View & Cook Street

Project Statistics

Street Address	1150 Cook Street, Victoria, BC, V8V 3Z9
Legal Description	PID 009-388-257 Lot 996 & East Part of Lot 997, Victoria
Development Permit Area	DPA 3(HC) - Core Mixed-use residential
Existing Zoning	R-48
Proposed Zoning	R-48
Existing Use	Restaurant
Proposed Use	Retail & Residential
Site Area	1,009.20 sm
Proposed FSR	7.78

Parking	Required	Proposed
Residential	0	41
Commercial	0	0
Total		41

Bicycle Parking (long-term)	Required	Proposed
1 space/ Units < 45m2	83	
1.25 space/ Units > 45m2	60	
Total	143	143


Bicycle Parking (short-term)	Required	Proposed
0.1 / dwelling unit	14	14

Physical Form	Permitted in R-48 zone	Proposed as per DCAP
Height of Building	30 m	47.57 m
Number of Storeys	10 storeys	16 storeys

Building Setbacks	Permitted	Proposed	L 02 & 03	L 04	L 05 - 15	Seal
Front Yard (Cook Street)	0.5 m	1.7 m	1 m	3.4 m	2.8 m	
Rear Yard	-	0.1 m	0 m	4.8 m	4.8 m	
Side Yard North	-	1.9 m	0 m	3.7 m	2.1 m	
Side Yard South	-	0.1 m	0 m	6 m	6 m	
Combined Side Yards	-	2 m	0 m	9.6 m	8 m	

Use	
Total Commercial Floor Area	168.58 sm
Total Residential Floor Area	7,686.87 sm
Total Number of Residential Units	129

Date	Issue / Revisions
2020 Dec 15	DP resubmission
2020 Dec 18	DP resubmission
2020 Dec 28	DP resubmission



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date
December 30, 2020

Project Team

DEVELOPER 66 Developments Ltd. 295 King George Terrace Victoria, BC, V8S2J8 T:(250) 882 8568	STRUCTURAL BMZ Structural Engineers 501-510 Burard St., Vancouver, BC, V6C 3A8 T: 604 685 9533	MECHANICAL Avalon Mechanical Consultants Ltd. 300- 1245 Esquimalt Rd., Victoria, BC, V9A 3P2 T: (250) 384 4128	CIVIL Westbrook Consulting Ltd. 115-866 Goldstream Ave., Victoria, BC, V9B 0J3 T: (250) 391 8592	ENVIRONMENTAL Active Earth Engineering Ltd. 105-4343 Tyndall Ave., Victoria, BC, V8N 3R9 T: (778) 430 5475	ARBORIST Talbot Mackenzie & Associates Consulting Arborists 4370 Intourban Rd., Victoria, BC, V9E 2C4 T: (250) 479 8733
ARCHITECTURAL NSDA Architects 201-134 Abbott St., Vancouver, BC, V6B 2K4 T: 604 669 1926	GEOTECHNICAL Ryzuk Geotechnical 28 Crease Ave., Victoria, BC, V8Z 1S3 T: (250) 475 3131	ELECTRICAL e2 Engineering 545 Herald, Victoria, BC, V8W 1S5 T: 778 433 9391	LANDSCAPE Lombard North Group (B.C.) Inc. 836 Cormorant St., Victoria, BC, V8W 1R1 T: (250) 386 3336	ENVELOPE Morrison Hershfield 536 Broughton St., Victoria, BC, V8W 1C6 T: (250) 361 1215	BUILDING CODE Celerity Engineering 104-2750 Quadra St., Victoria, BC, V8T 4E8 T: (250) 410 2021

Drawing List

Architectural					
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Civil	Landscape
C-01	L-01
Preliminary Site Servicing	Landscape Plan

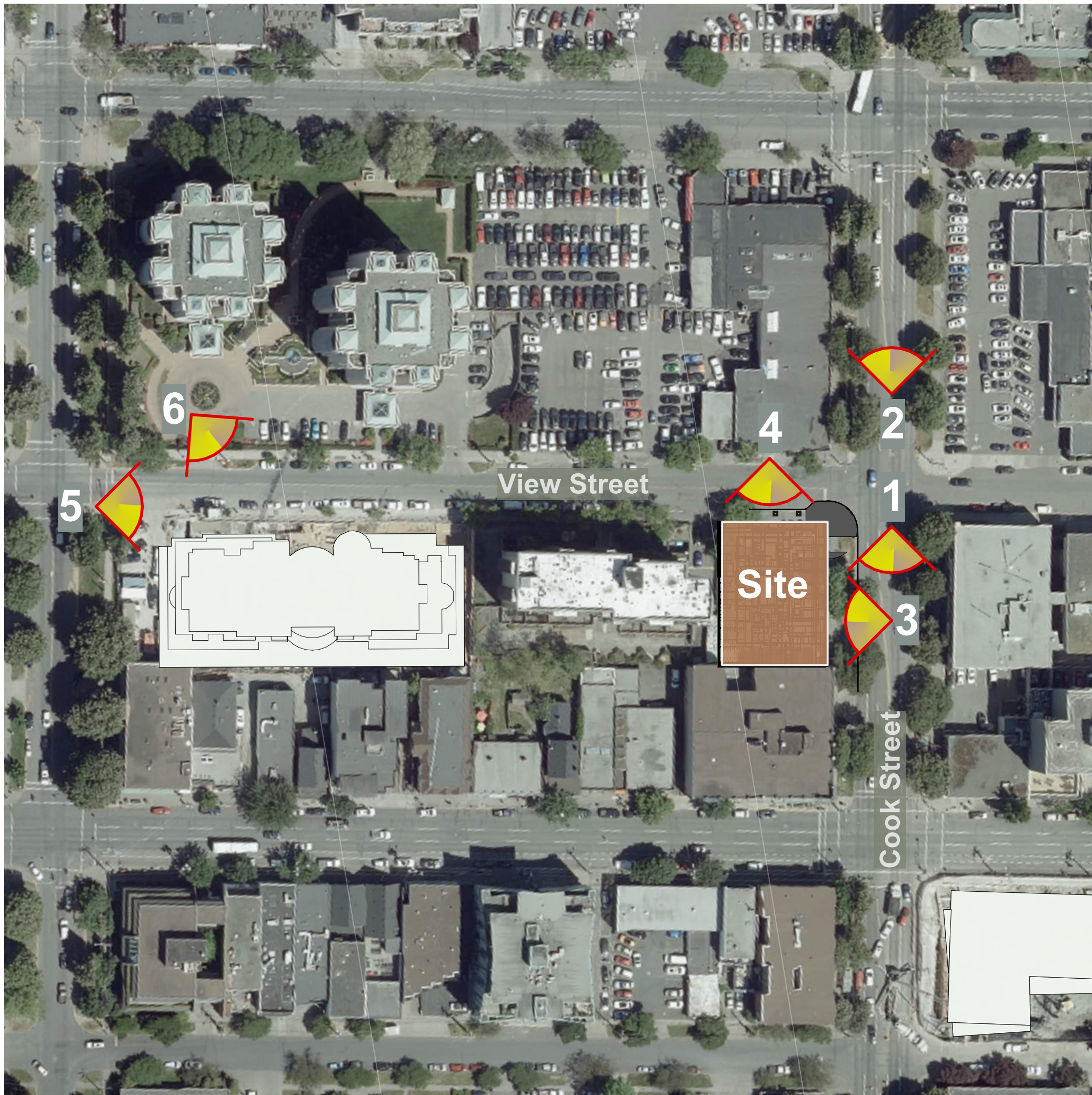
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Commercial / Residential Development
1150 Cook Street
Victoria, BC

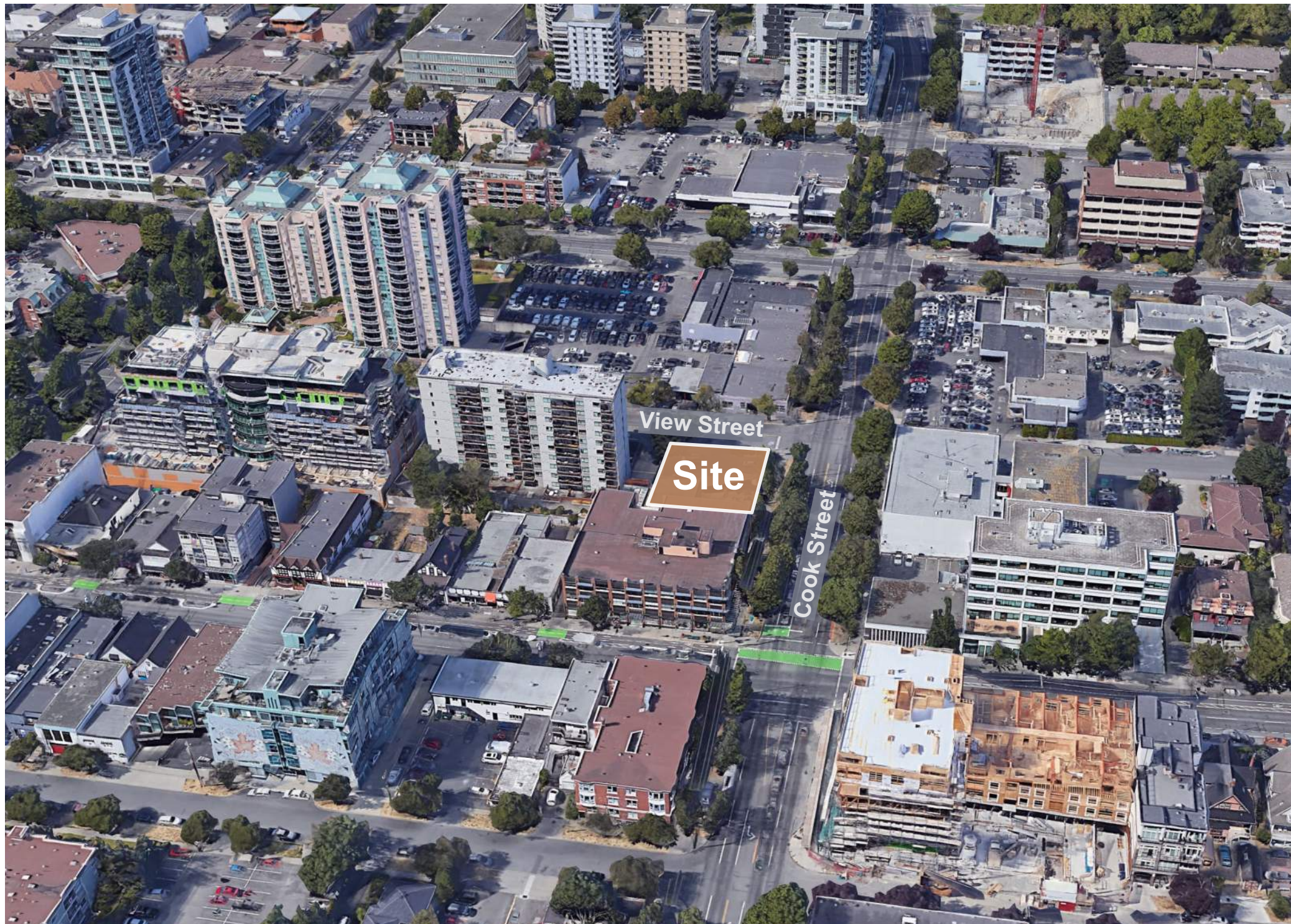
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Cover Sheet

Project Number
19004
Scale
1:500
Sheet Number
A-00

Date	Issue / Revisions
2020 Dec 15	DP resubmission
2020 Dec 18	DP resubmission
2020 Dec 28	DP resubmission



Key Plan Sc.1:1000



Site Aerial View



1. Cook Street Looking South



3. Site along Cook Street



5. View Street looking East



2. Cook Street Looking North



4. Site along View Street



6. View Street looking South East

Seal

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Commercial / Residential Development
1150 Cook Street
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Sheet Title
Context Images

Project Number
19004

Scale
1:500

Sheet Number

A-01



Key Plan Sc.1:1000



A Cook Street Looking North



B View Street Looking East



C Cook Street Looking South



D View Street Looking West

Date	Issue / Revisions
2020 Dec 15	DP resubmission
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2020 Dec 28	DP resubmission

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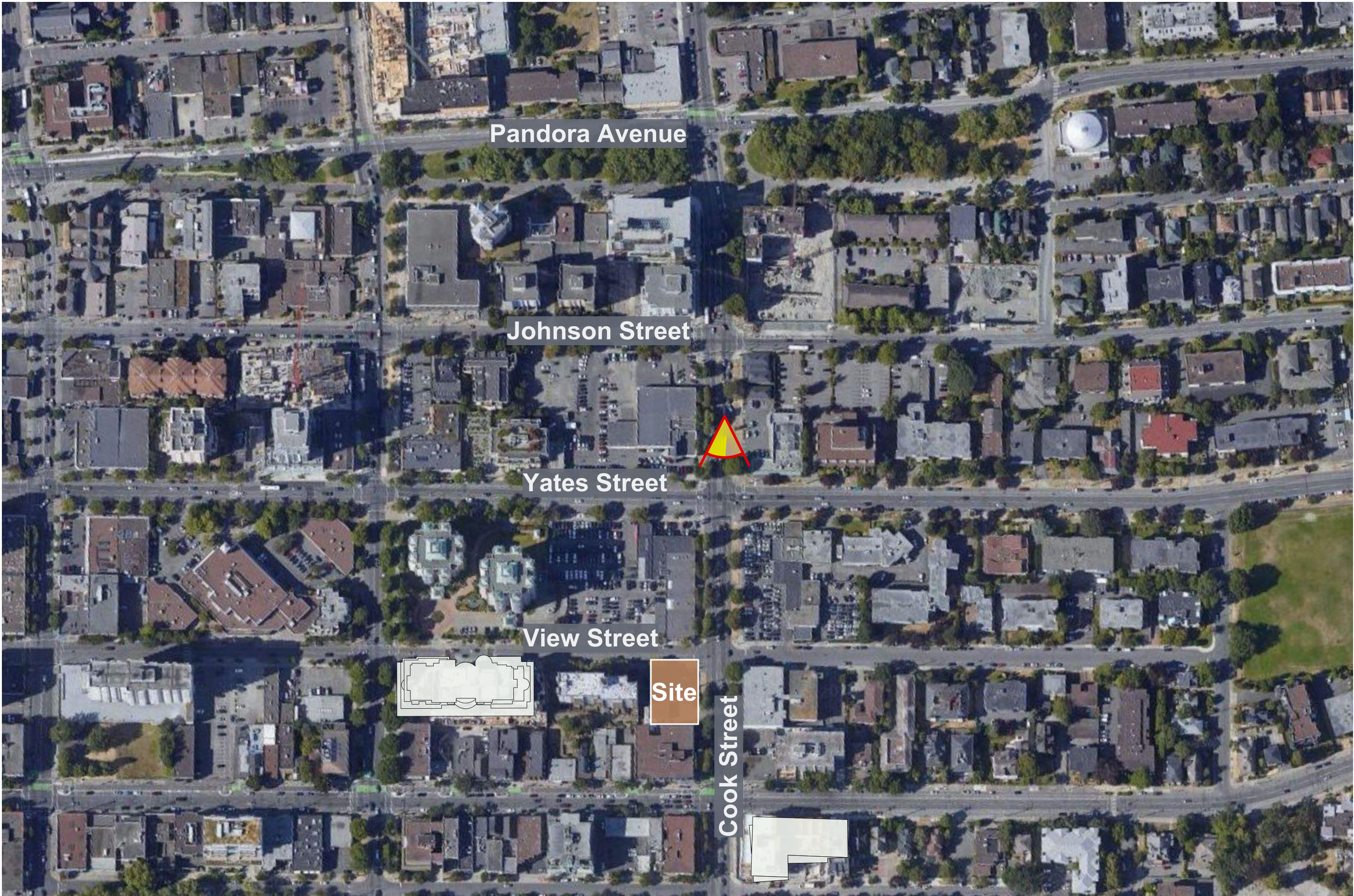
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Street View Renderings

Project Number
19004

Scale

Sheet Number

A-02



Key Plan Sc.1:2000



Cook & Yates Street Looking South - Proposed tower

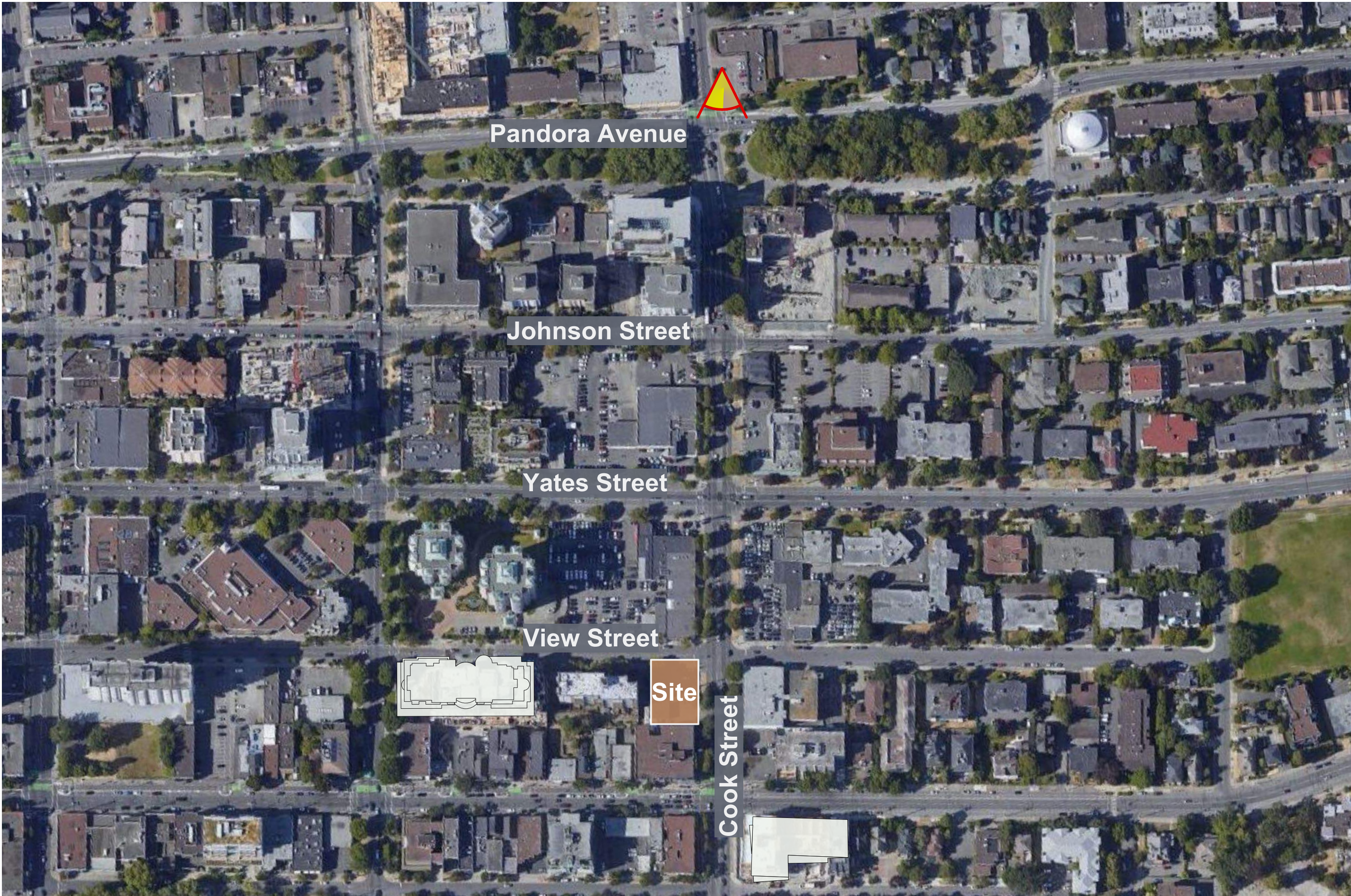
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Cook & Yates Street Looking South - Proposed tower & R-48 10 storey massing



Cook & Yates Street Looking South - Proposed tower & 10 storey massing comparison



Key Plan Sc.1:2000



Cook Street & Pandora Avenue Looking South - Proposed tower

Date	Issue / Revisions
2020 Dec 15	DP resubmission
2020 Dec 18	DP resubmission
2020 Dec 28	DP resubmission

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Cook Street & Pandora Avenue Looking South - Proposed tower & R-48 10 storey massing



Cook Street & Pandora Avenue Looking South - Proposed tower & 10 storey massing comparison

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Commercial / Residential Development
1150 Cook Street
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Sheet Title
Olympic Mountains View Study

Project Number
19004
Scale

Sheet Number

A-02b

Date	Issue / Revisions
2020 Dec 15	DP resubmission
2020 Dec 18	DP resubmission
2020 Dec 28	DP resubmission



Perspective looking SE from View Street



Cook Street perspective looking SW - Daytime rendering

Wooden fence on neighbouring property to be replaced
Concrete wall on neighbouring property to be maintained



Street level view along Cook Street



Street level view from intersection of View & Cook Street

Seal

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Project
Commercial / Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Artistic renderings

Project Number
19004

Scale

Sheet Number
A-03a

Date	Issue / Revisions
2020 Dec 15	DP resubmission
2020 Dec 18	DP resubmission
2020 Dec 28	DP resubmission



Aluminum and phenolic wood panels precedent



Floating monoblock over commercial precedent



Boxed out juliet balcony precedent



Aluminum composite panel precedent
Product proposed: Stac Bond or similar
Colors: Signal white, Light grey, Silver metallic, Titanium metallic, Carbon
Finishes: Matte - Acabado and Metallic



Phenolic panel precedent
Product proposed: Gentas or similar
Reference: 4600 Velur
Texture: Wood
Finish: Smooth



Phenolic panel precedent



Boxed out juliet balcony precedent

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Project
Commercial / Residential Development
1150 Cook Street
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Sheet Title
Precedent Images

Project Number
19004
Scale

Sheet Number
A-03b

Date	Issue / Revisions
2020 Dec 18	DP resubmission
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Cook Street / East Elevation - Sc.1:500



View Street / North Elevation - Sc.1:500



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Project
Mixed-use Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Streetscapes
& Aerial View of
Proposed Development

Project Number
19004

Scale
As Shown

Sheet Number

A-04



20 March/September - 10 AM



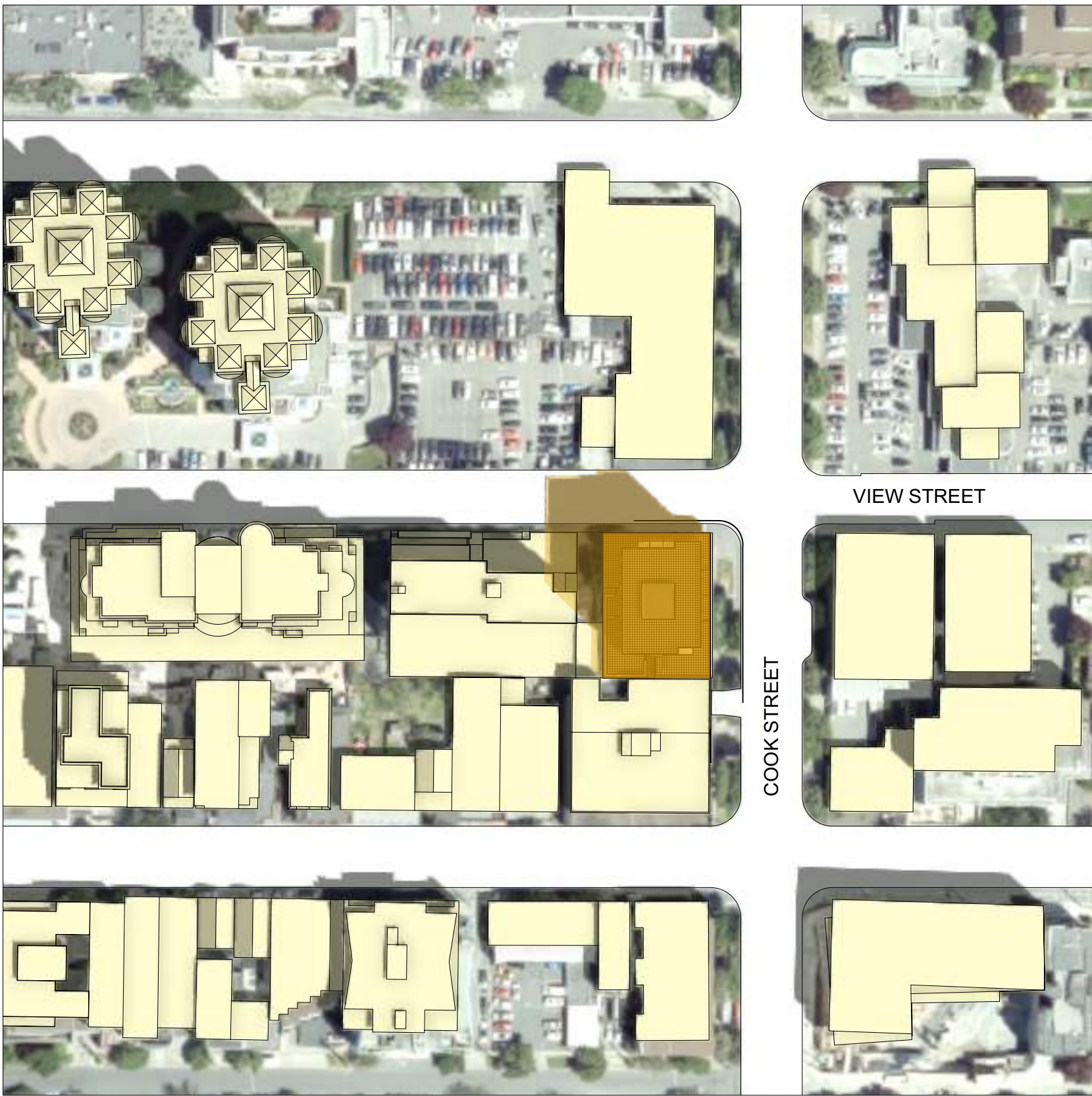
20 March/September - 12 PM



20 March/September - 2 PM



20 June - 10 AM



20 June - 12 PM



20 June - 2 PM

Date	Issue / Revisions
2020 Dec 15	DP resubmission
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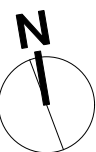
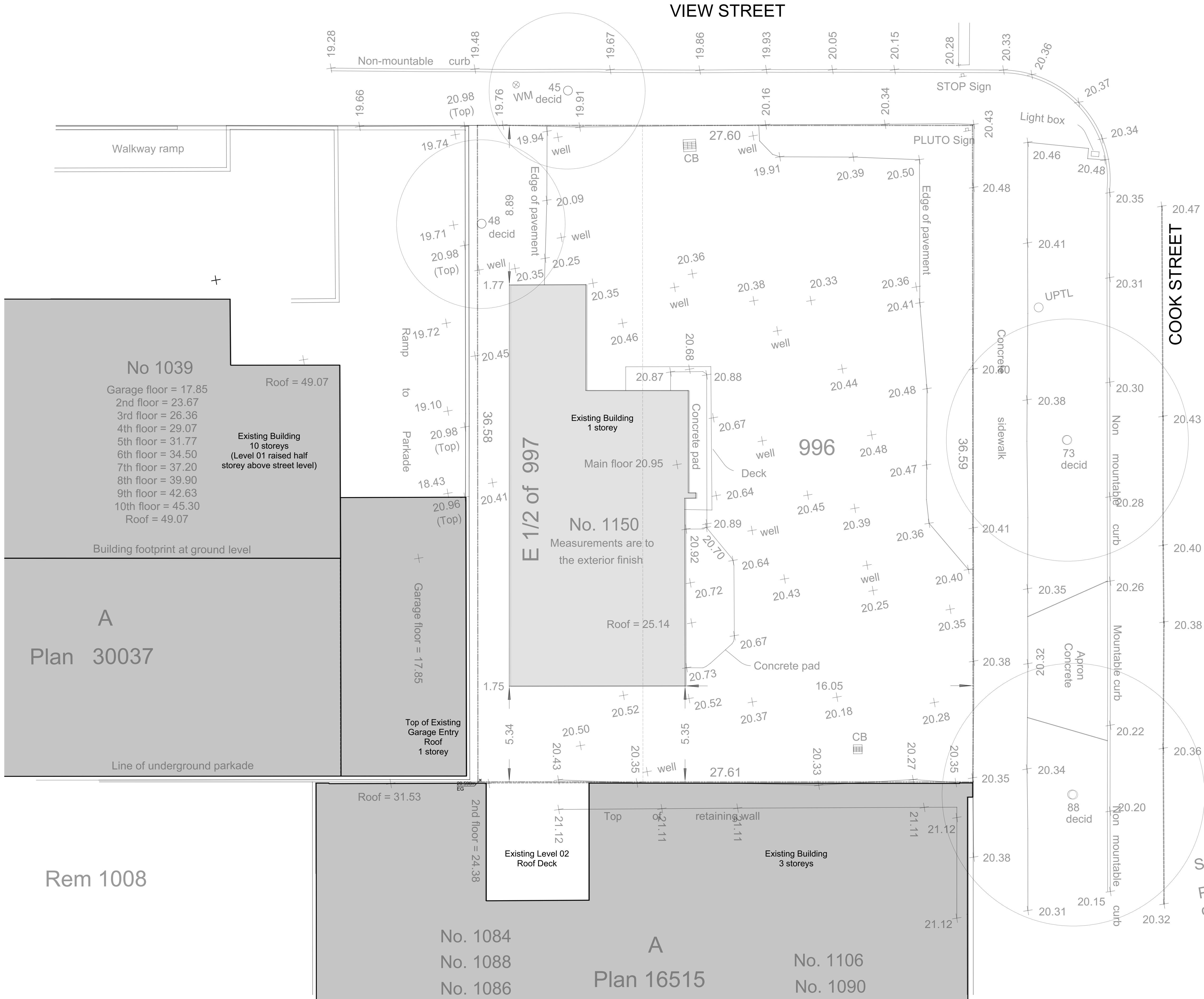
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Shadow Analysis

Project Number
19004

Scale
1:1250

Sheet Number

A-05



Seal

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Project
Commercial/Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Existing Site Survey

Project Number
19004

Scale
1:100

Sheet Number

A-100a

Legend

- Parking
- Services & shafts
- Circulation
- Bicycle storage
- Commercial
- Waste room
- Amenity
- Studio+Den
- 1 Bedroom
- 1 Bedroom+Den
- 2 Bedroom
- Open to below



Seal

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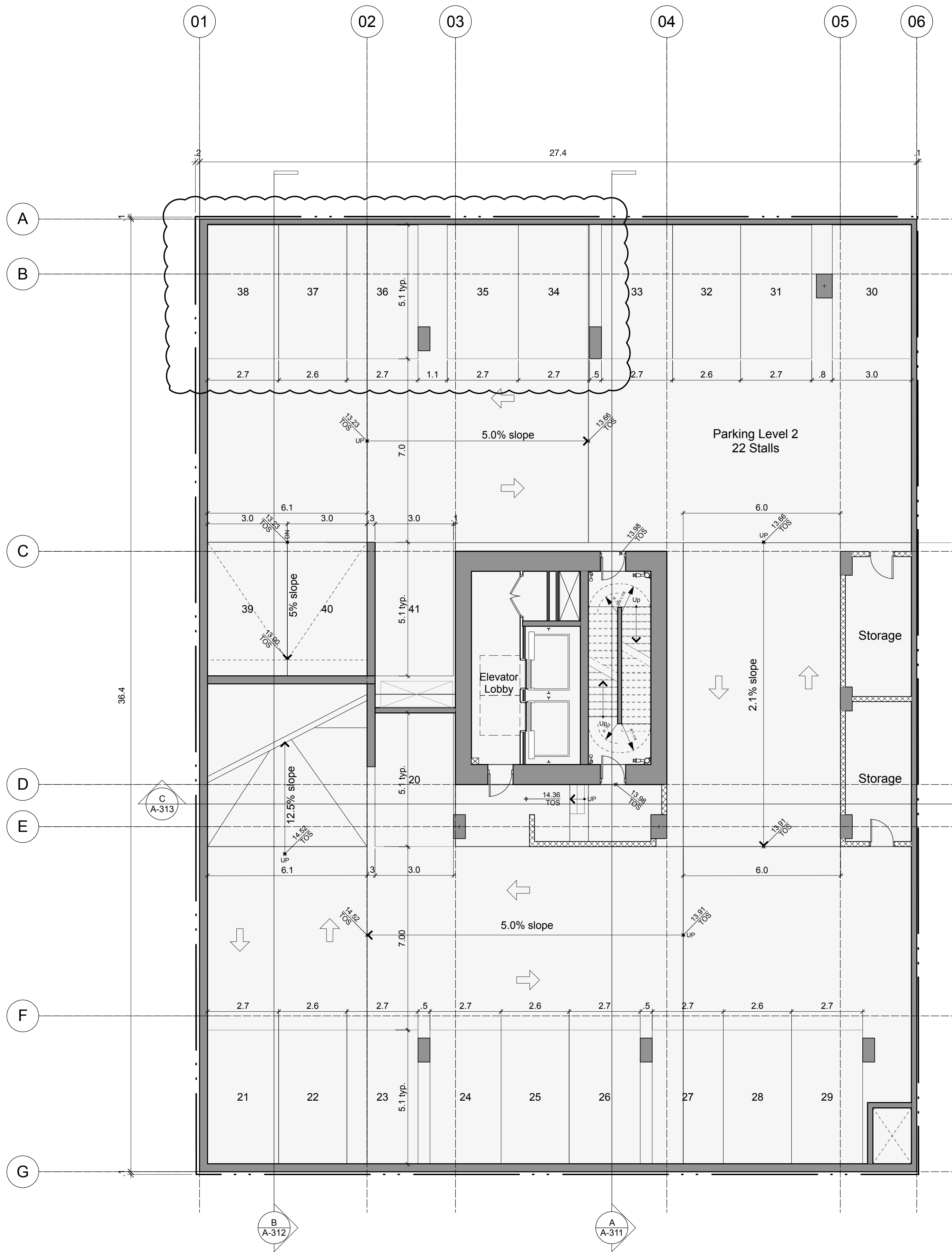
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P2 P1 Parking

Project Number
19004

Scale
1:100

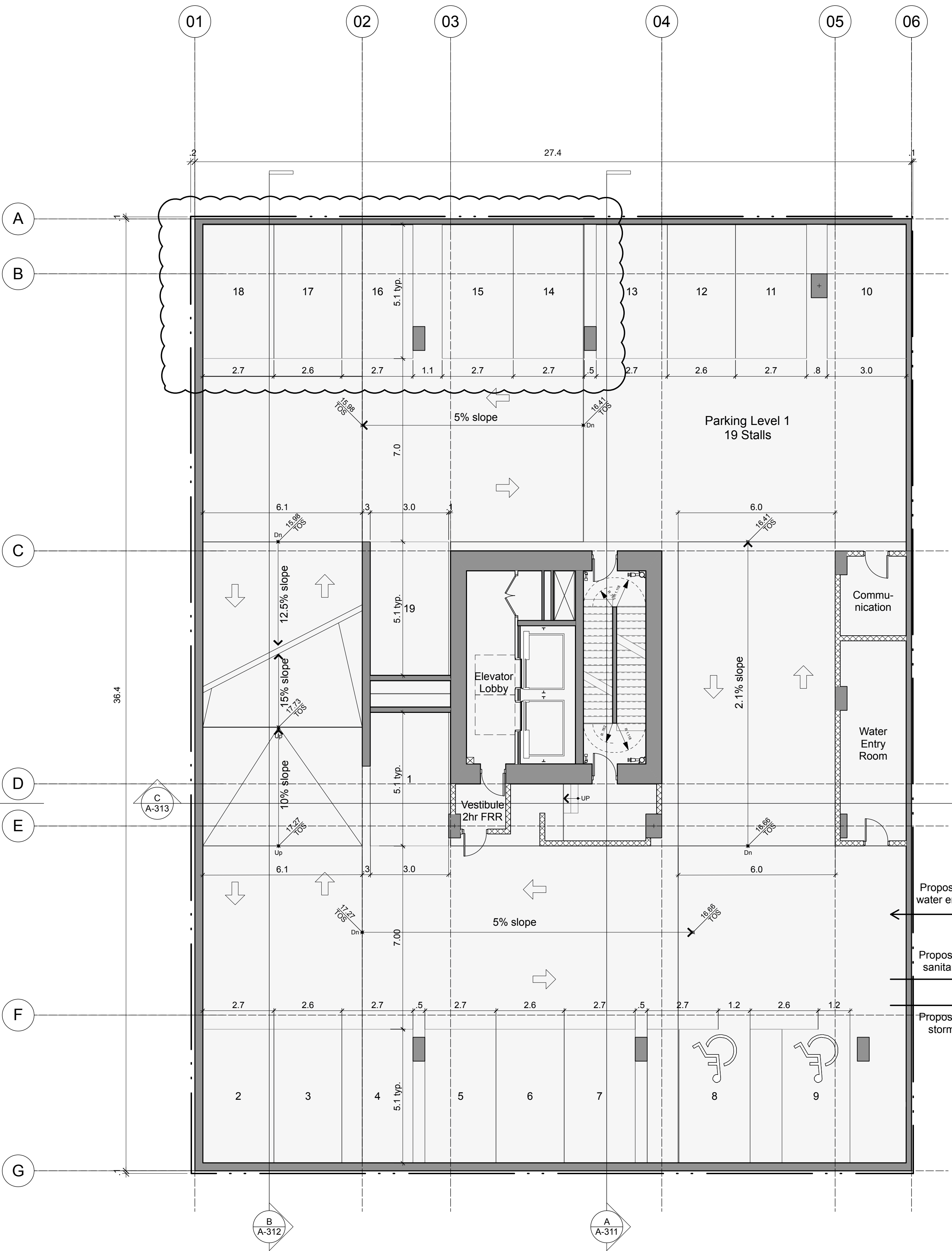
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A-101



P2 Level areas

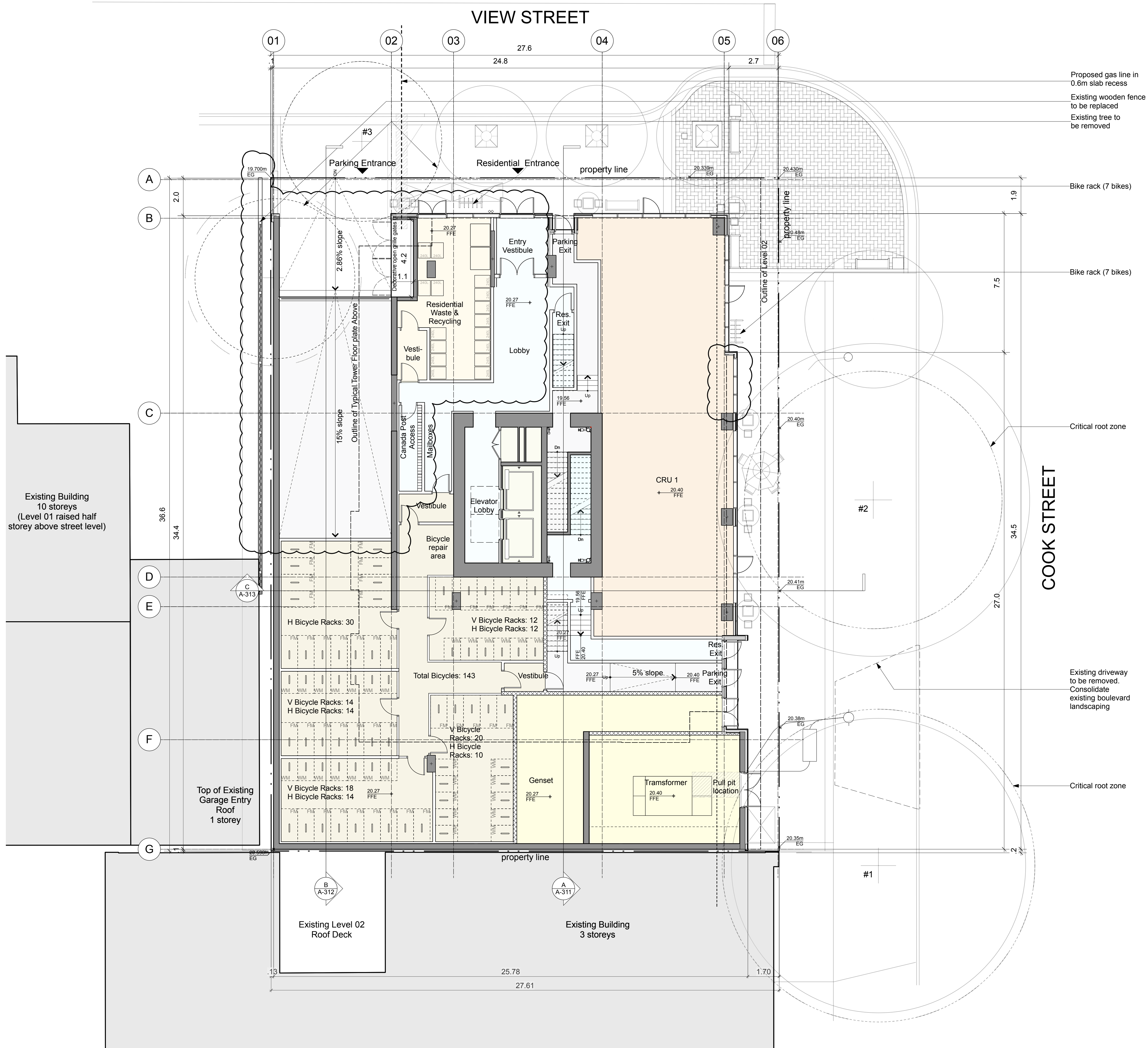
Parking	866.23
Services	55.11
Circulation	43.90
Total	965.24



P1 Level areas

Parking	869.73
Services	51.59
Circulation	43.90
Total	965.22

VIEW STREET



Project Information Table

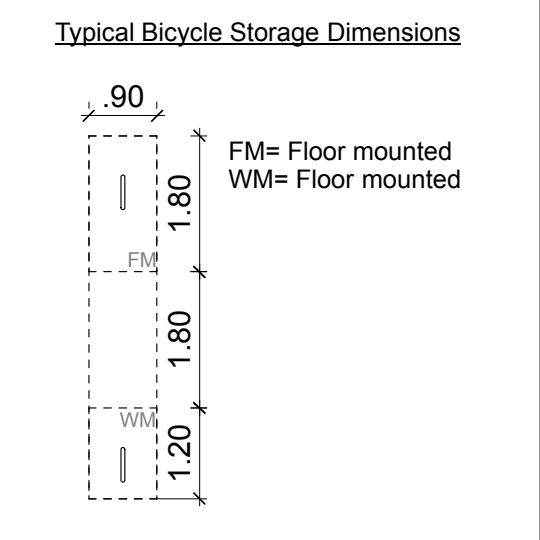
Zone	R-48	
Site Area	1,009.20 sm	
Total Floor Area	7,855.45 sm	
Commercial Floor Area	168.69 sm	
Floor Space Ratio	7.78	
Site Coverage	83%	
Open Site Space	171.85 sm	17%
Height of Building	47.57 m	
	45 m	Tower height
	2.57 m	Elevator overrun
Number of Storeys	16	
Parking Stalls (number) on Site	41	
Bicycle Storage	143 residential	

Building Setbacks

Front Yard (Cook Street)	1.70 m
Rear Yard	0.10 m
Side Yard North	1.90 m
Side Yard South	0.10 m
Combined Side Yards	2.00 m

Residential Use Details

Ground Oriented Units	N/A	
Unit Type	Min. Unit Floor Area	No. of Units
Studio+Den	53.6 sm	4
1BR	40.2 sm	98
2BR	54.6 sm	27
Total Number of Units	129	
Total Residential Floor Area	7,686.87 sm	



Level 01 areas

OTB	Parking Ramp
Commercial	168.69
Services	18.30
Waste & Recycling	41.83
Genset & Transformer	97.60
Residential Circulation	115.94
Parking Ramp & Exits	131.66
Bicycle Storage	226.27
Total	800.29

Legend

- Parking
- Services & shafts
- Residential Circulation
- Bicycle storage
- Commercial
- Waste room
- Genset & Transformer
- Amenity
- Studio+Den
- 1 Bedroom
- 1 Bedroom+Den
- 2 Bedroom
- Open to below



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Project
Commercial/Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Proposed Site / Main Floor Plan

Project Number
19004

Scale
1:100

Sheet Number

A-102

Legend

- Parking
- Services & shafts
- Residential Circulation
- Bicycle storage
- Commercial
- Waste room
- Genset & Transformer
- Amenity
- Studio+Den
- 1 Bedroom
- 1 Bedroom+Den
- 2 Bedroom
- Open to below

Seal



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Commercial/Residential Development
1150 Cook Street
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Sheet Title
2nd Floor & 3rd Floor

Project Number

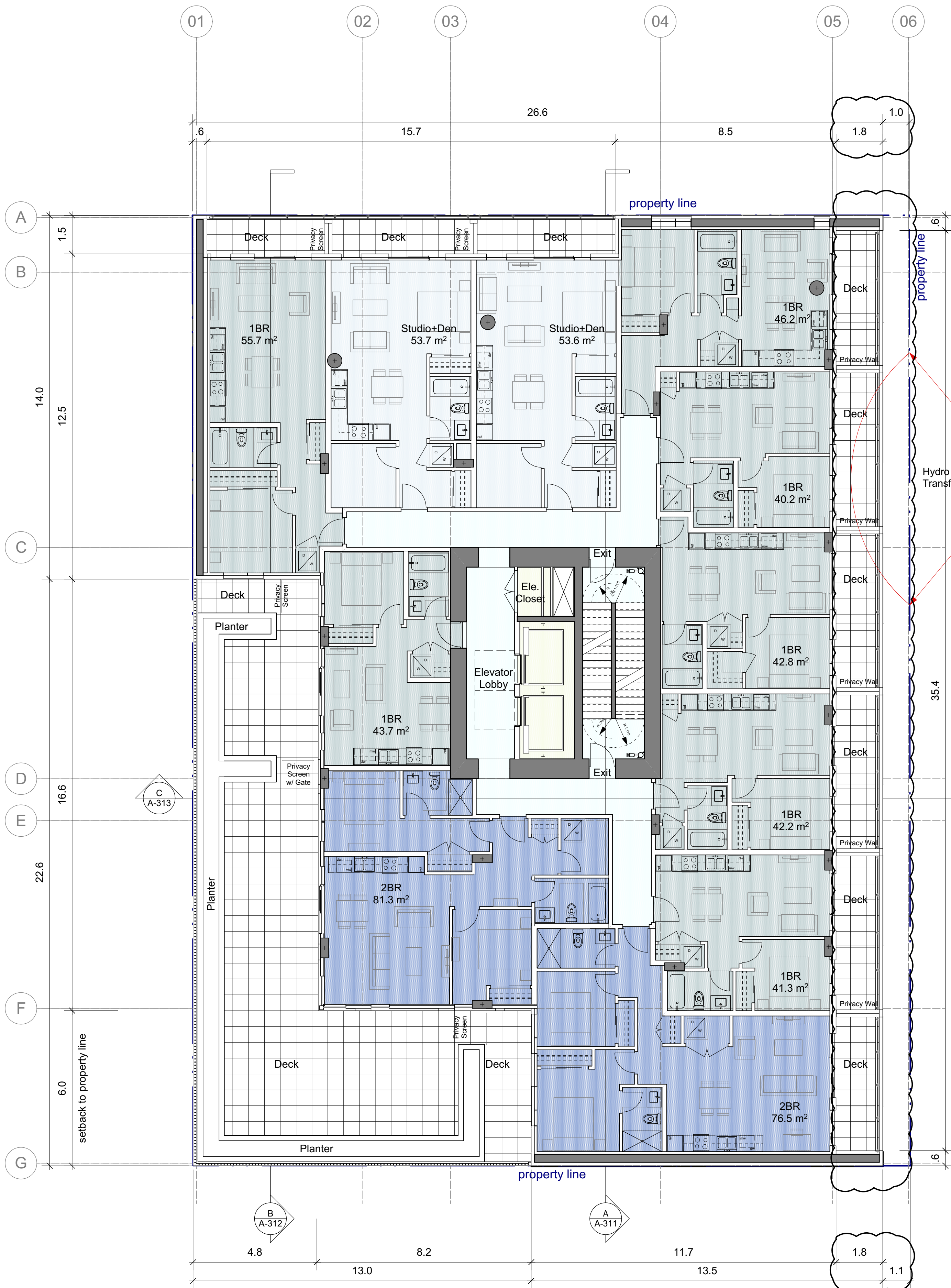
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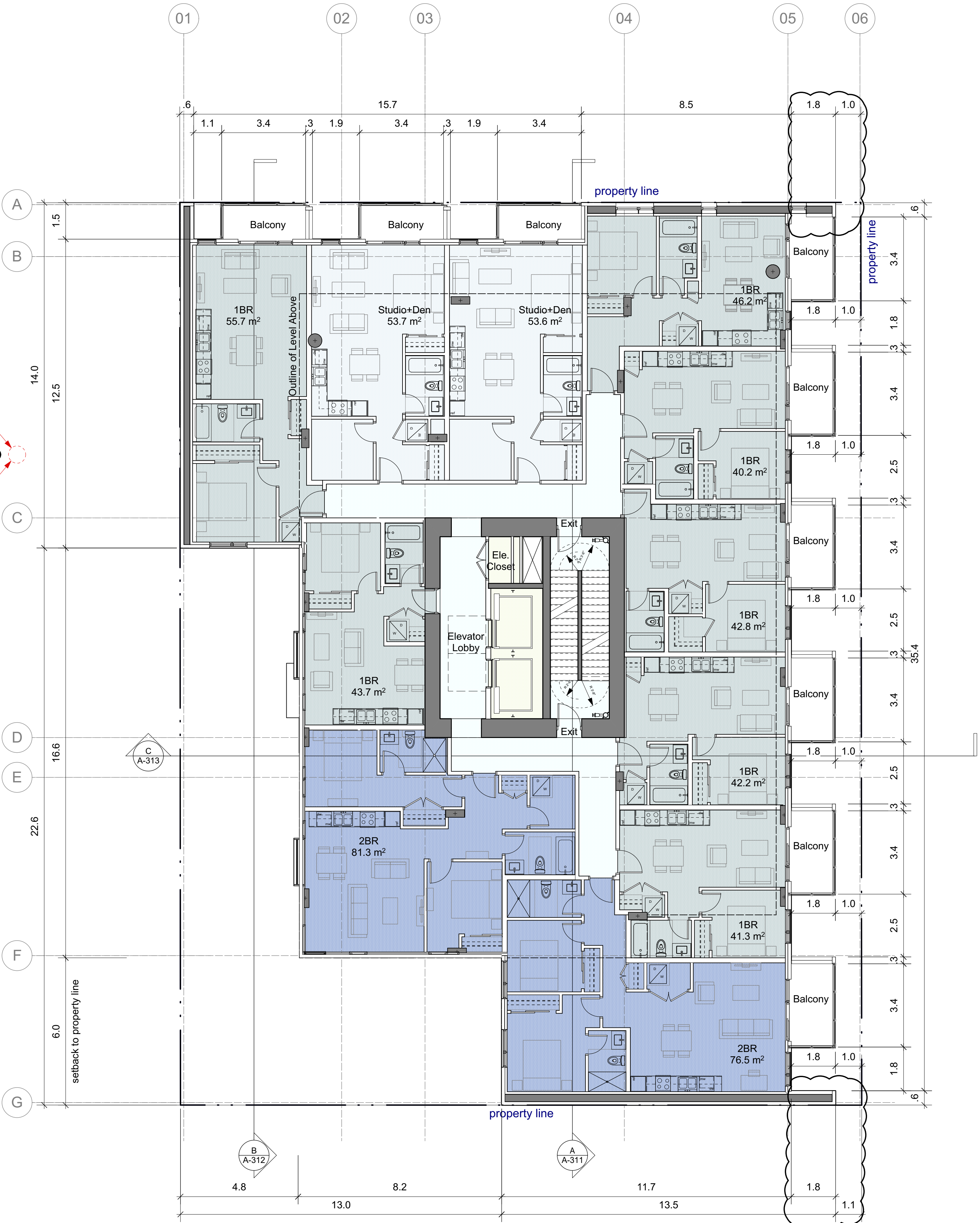
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A-103



Level 02 areas

Residential Units	577.38
Services	18.33
Circulation	88.41
Total	684.11

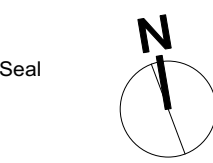


Level 03 areas

OTB	0.00
Residential Units	577.38
Services	18.33
Circulation	88.41
Total	684.11

Legend

- Parking
- Services & shafts
- Residential Circulation
- Bicycle storage
- Commercial
- Waste room
- Genset & Transformer
- Amenity
- Studio+Den
- 1 Bedroom
- 1 Bedroom+Den
- 2 Bedroom
- Open to below



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Commercial/Residential Development
1150 Cook Street
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Sheet Title

Level 04 & Typical Floor Level 05

Project Number

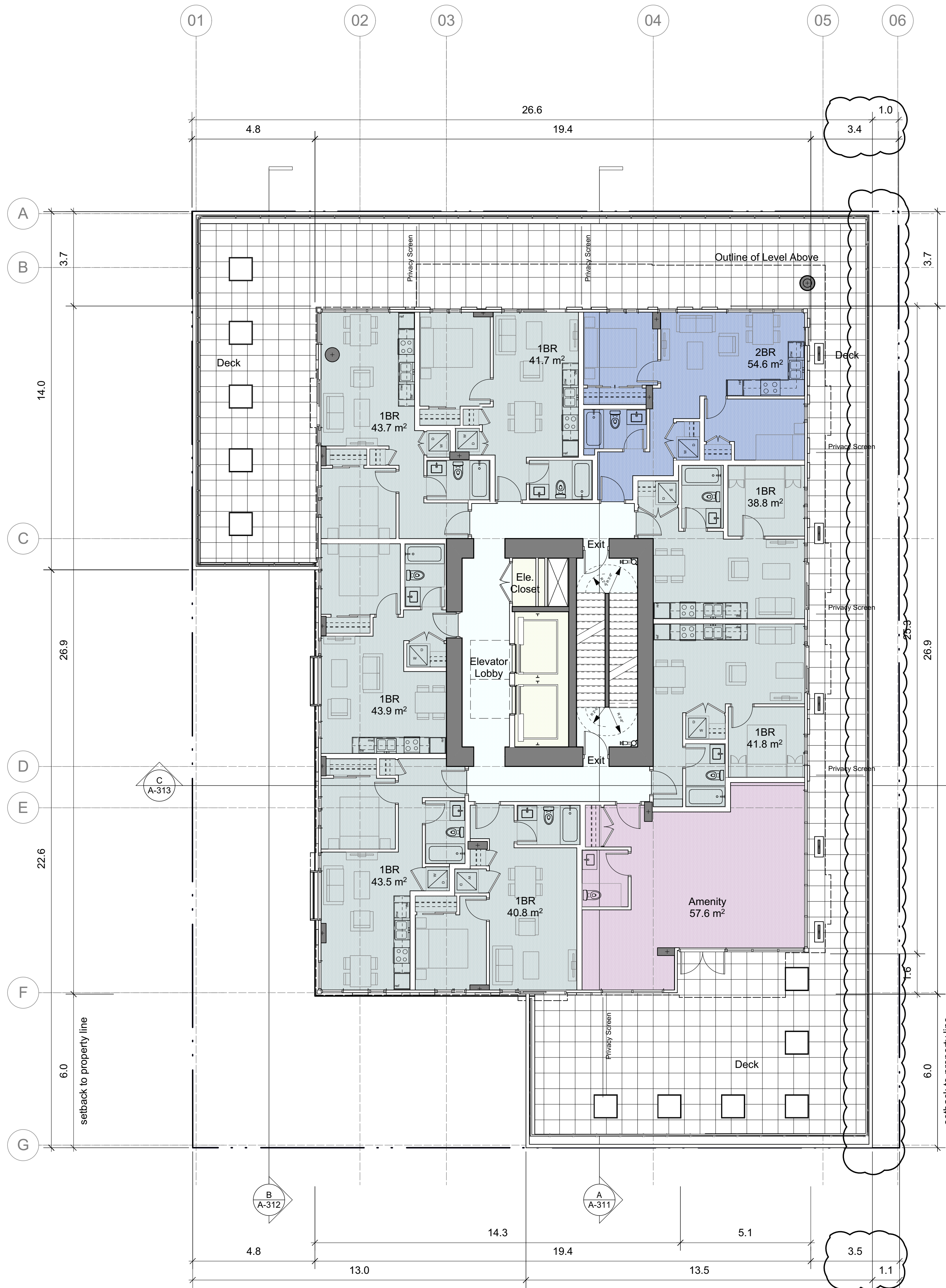
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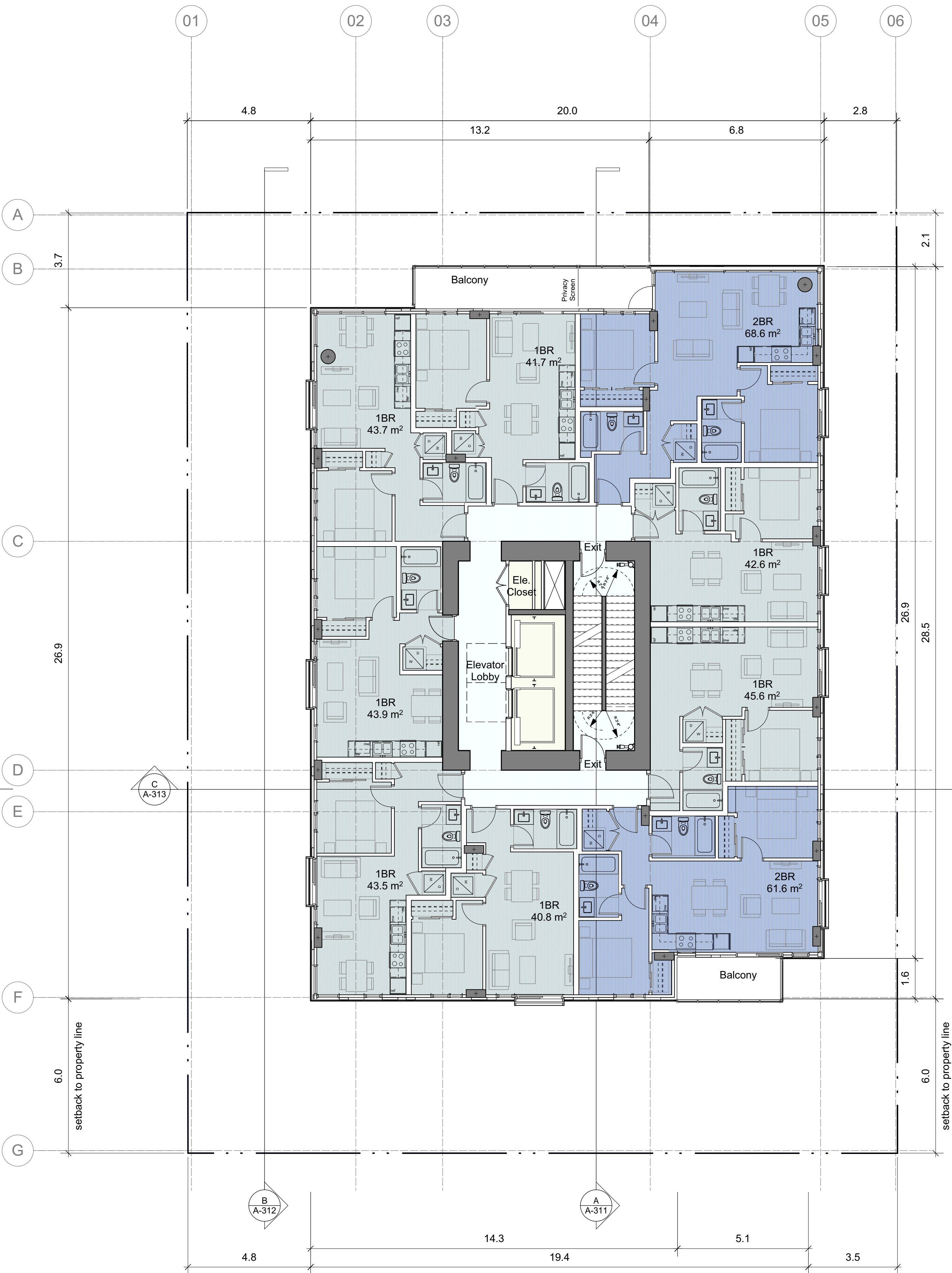
Sheet Number

A-104



Level 04 areas

Residential Units	348.78
Amenity	57.57
Services	18.33
Circulation	67.38
Total	492.05

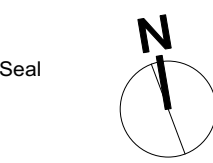


Level 05-15 areas

Residential Units	431.86
Services	18.33
Circulation	67.38
Total	517.56

Legend

- Parking
- Services & shafts
- Residential Circulation
- Bicycle storage
- Commercial
- Waste room
- Genset & Transformer
- Amenity
- Studio+Den
- 1 Bedroom
- 1 Bedroom+Den
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Commercial/Residential Development
1150 Cook Street
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Sheet Title

Typical Floor Level 10 & 11

Project Number

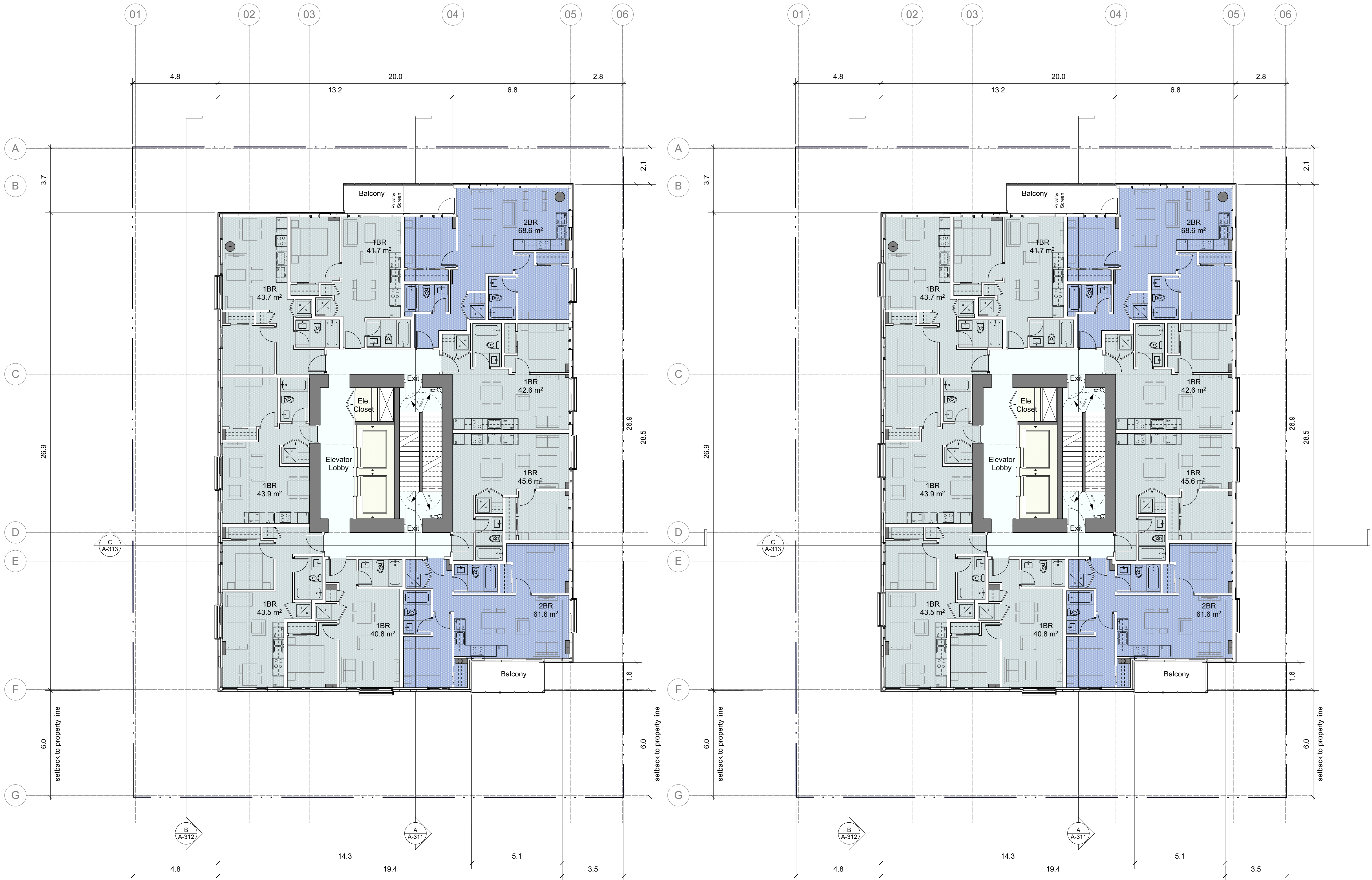
19004

Scale

1:100

Sheet Number

A-104a



Level 05-15 areas

Residential Units	431.86
Services	18.33
Circulation	67.38
Total	517.56

Legend

Service Area = 26.4 m²

Seal



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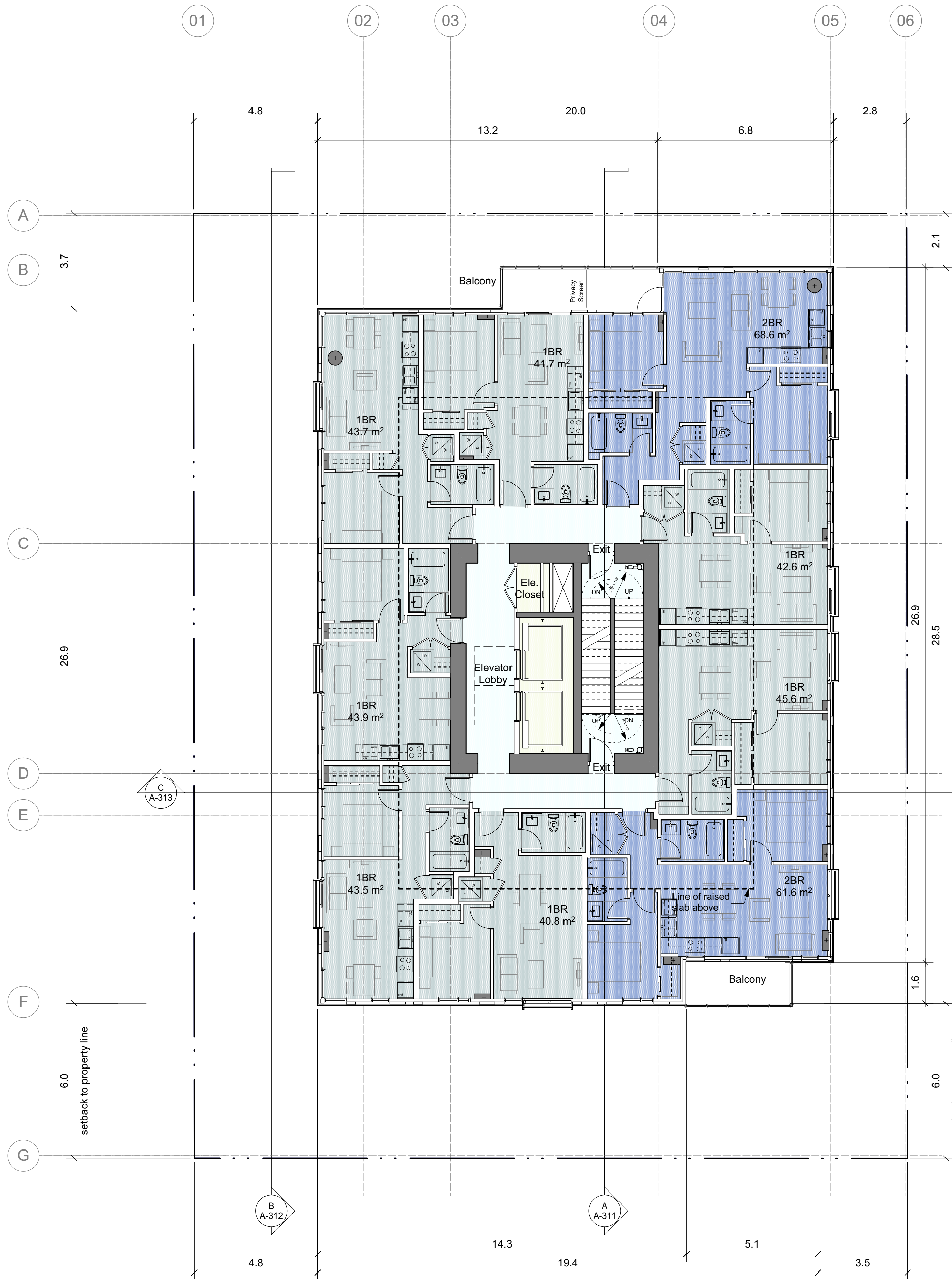
Sheet Title
15th Floor & Roof Plan

Project Number
19004

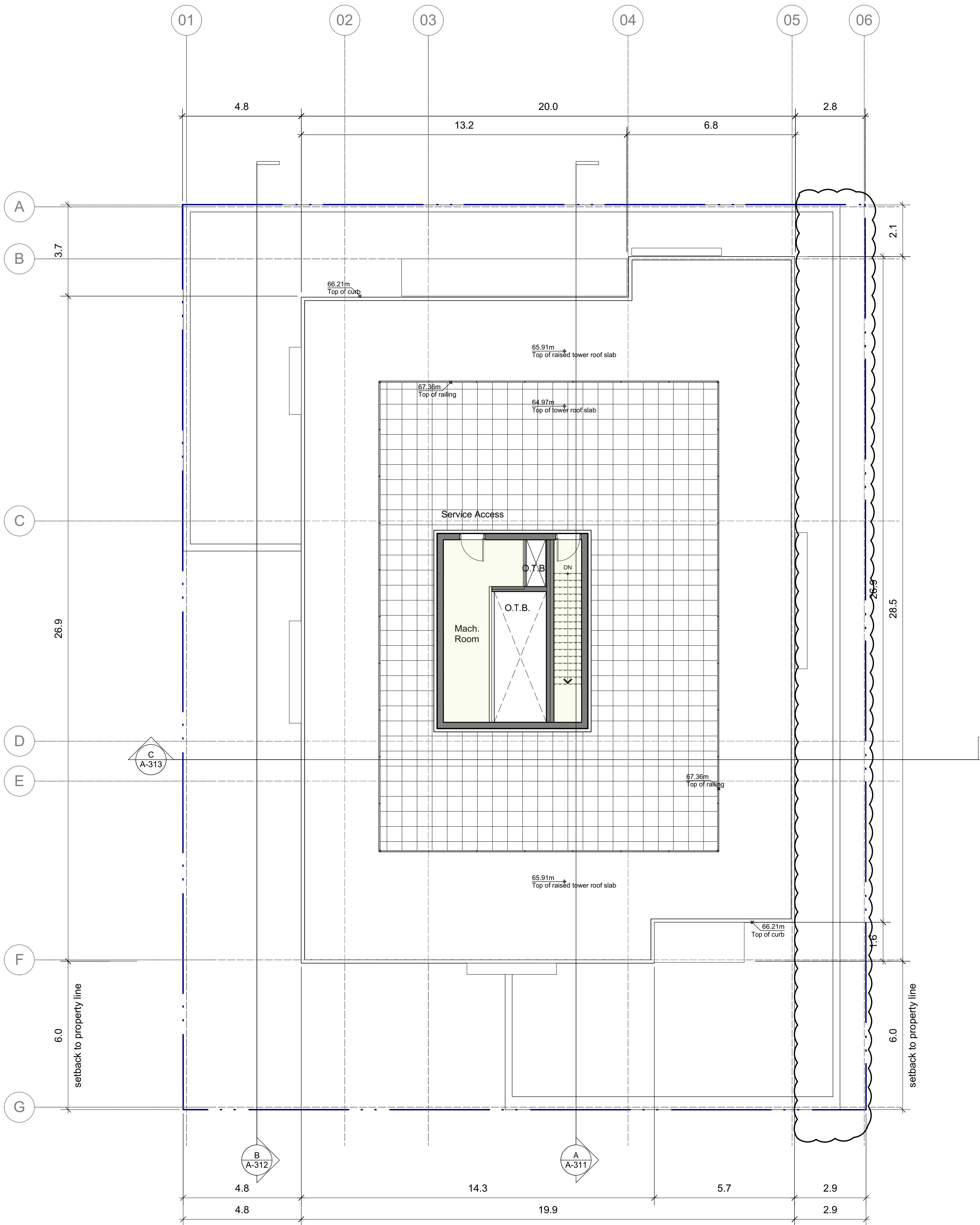
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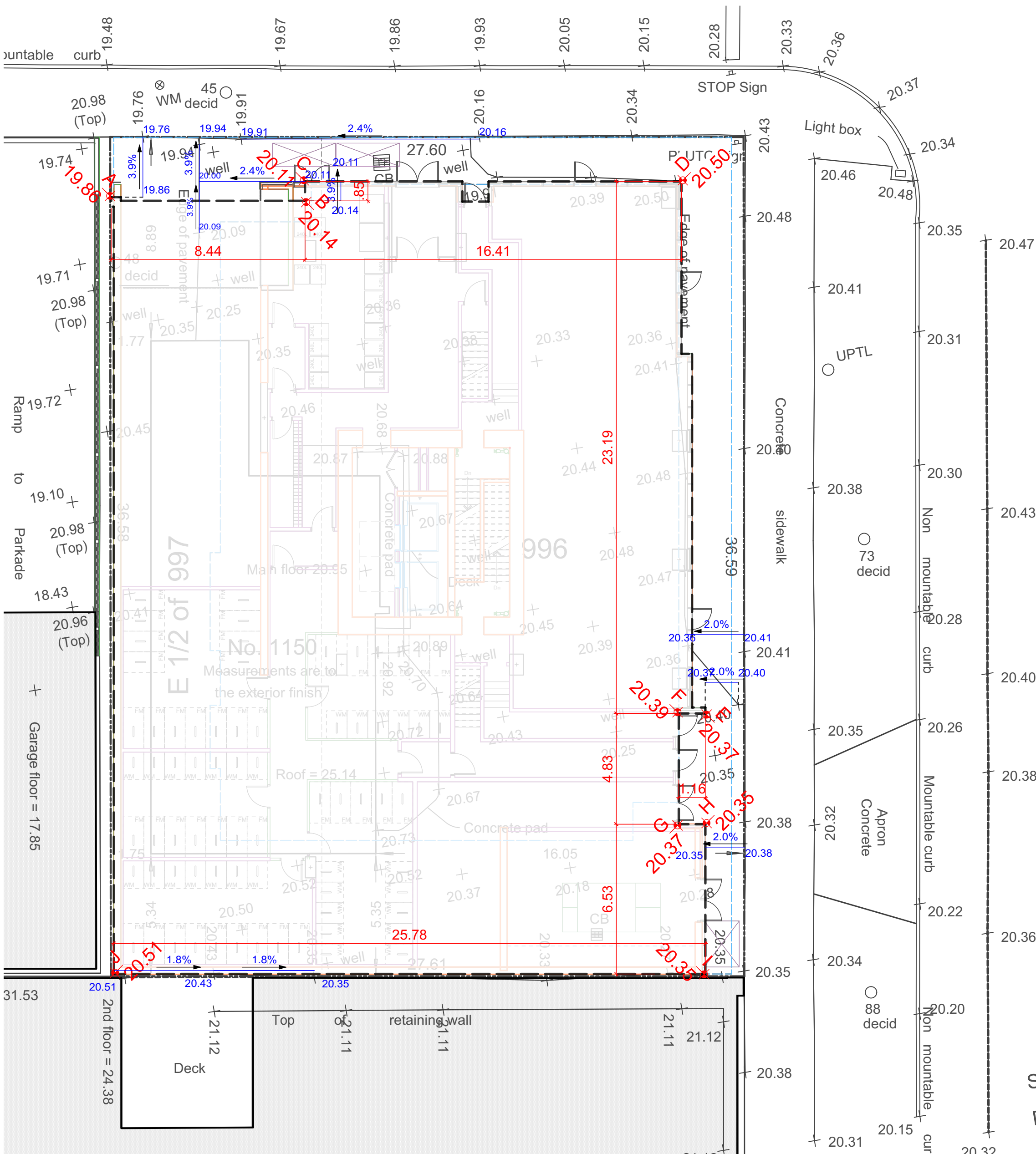
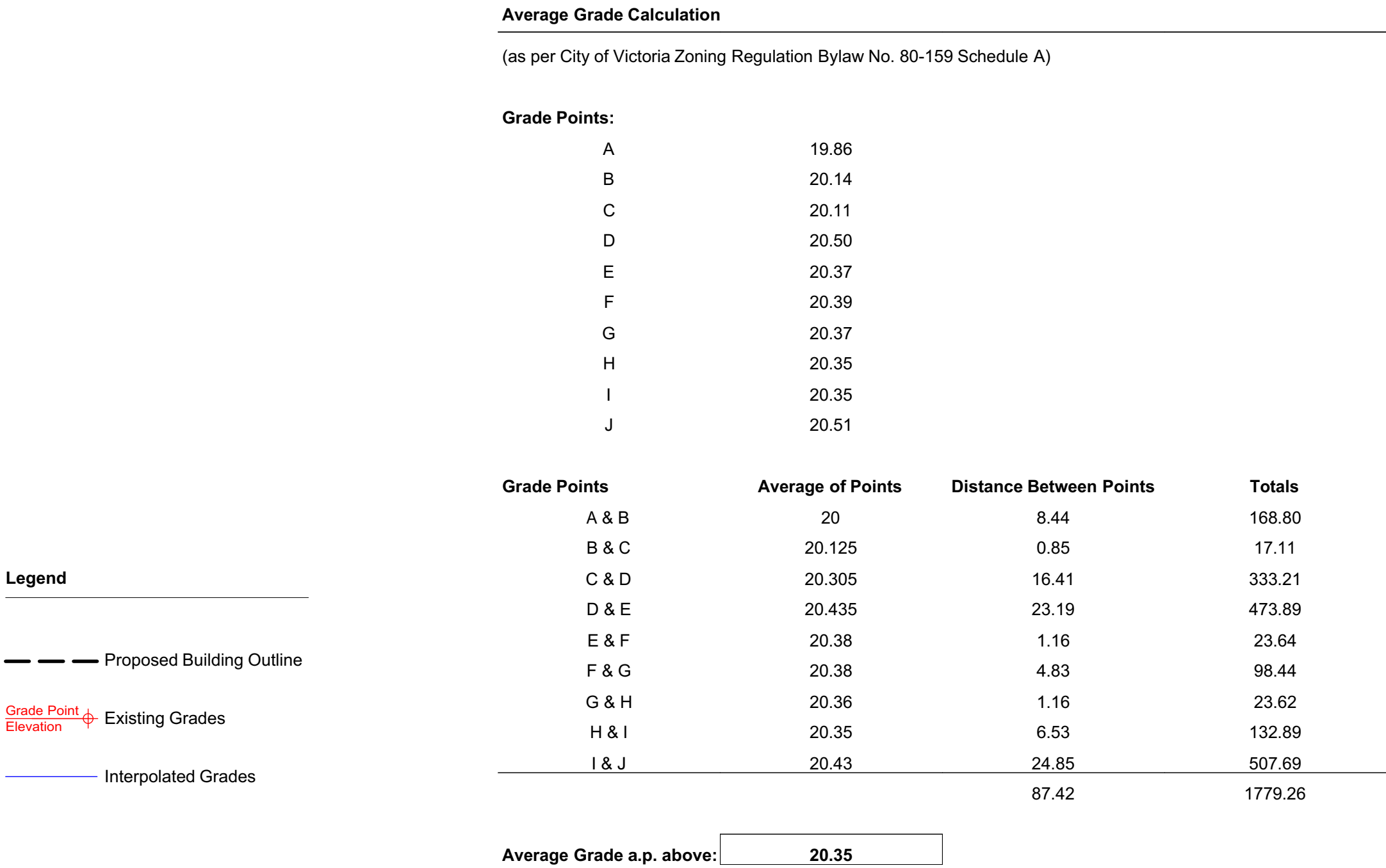
A-105



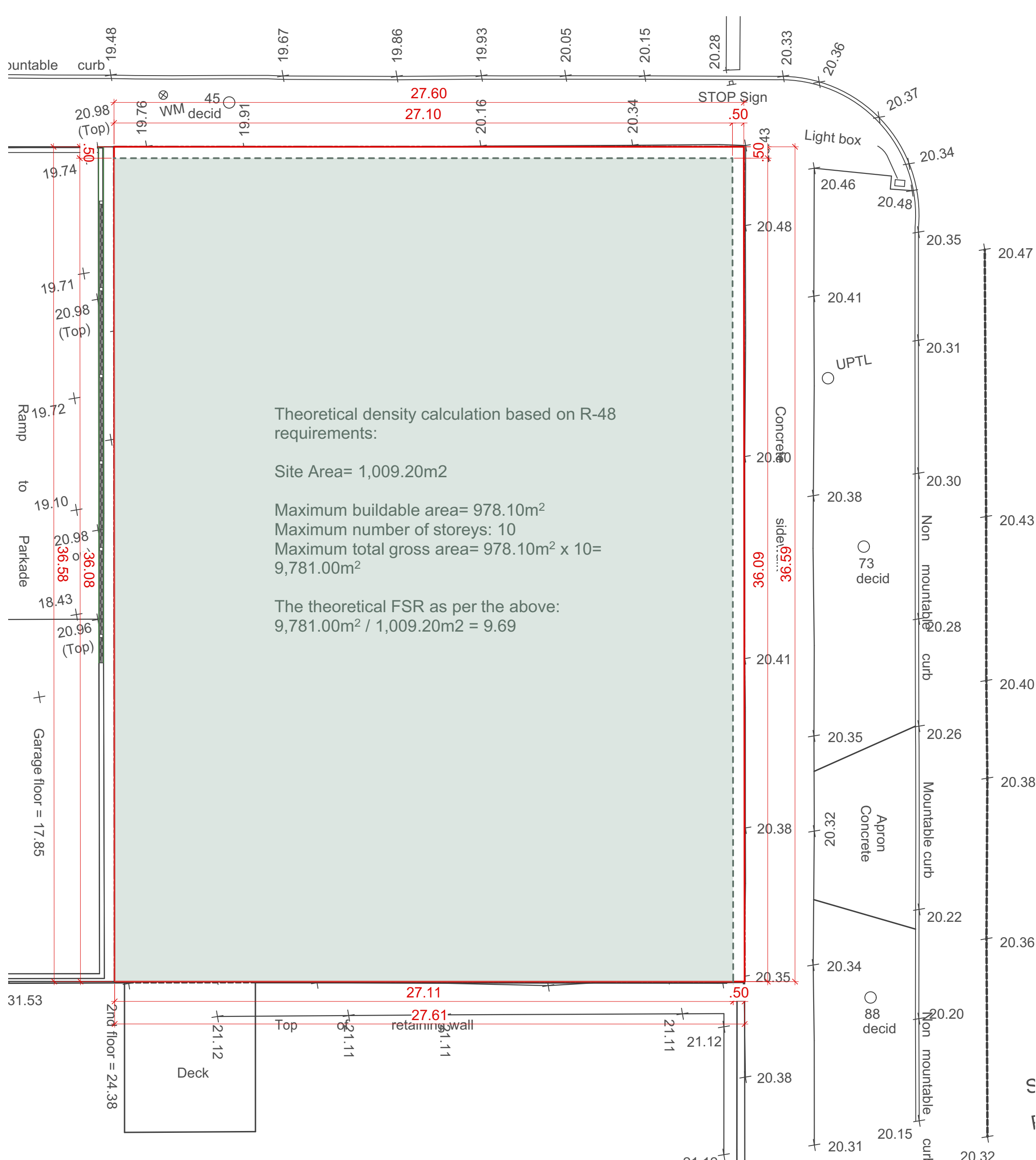
1 15th Floor Plan
1:100



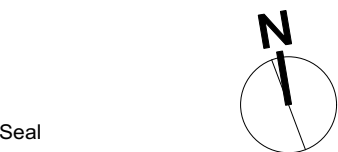
2 Tower Roof Plan
1:100



1 Average Grade Calculation
1:150



2 Theoretical Density
1:150



Seal

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Project
Commercial/Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Average Grade Calculation
& Theoretical Density

Project Number
19004

Scale
As shown

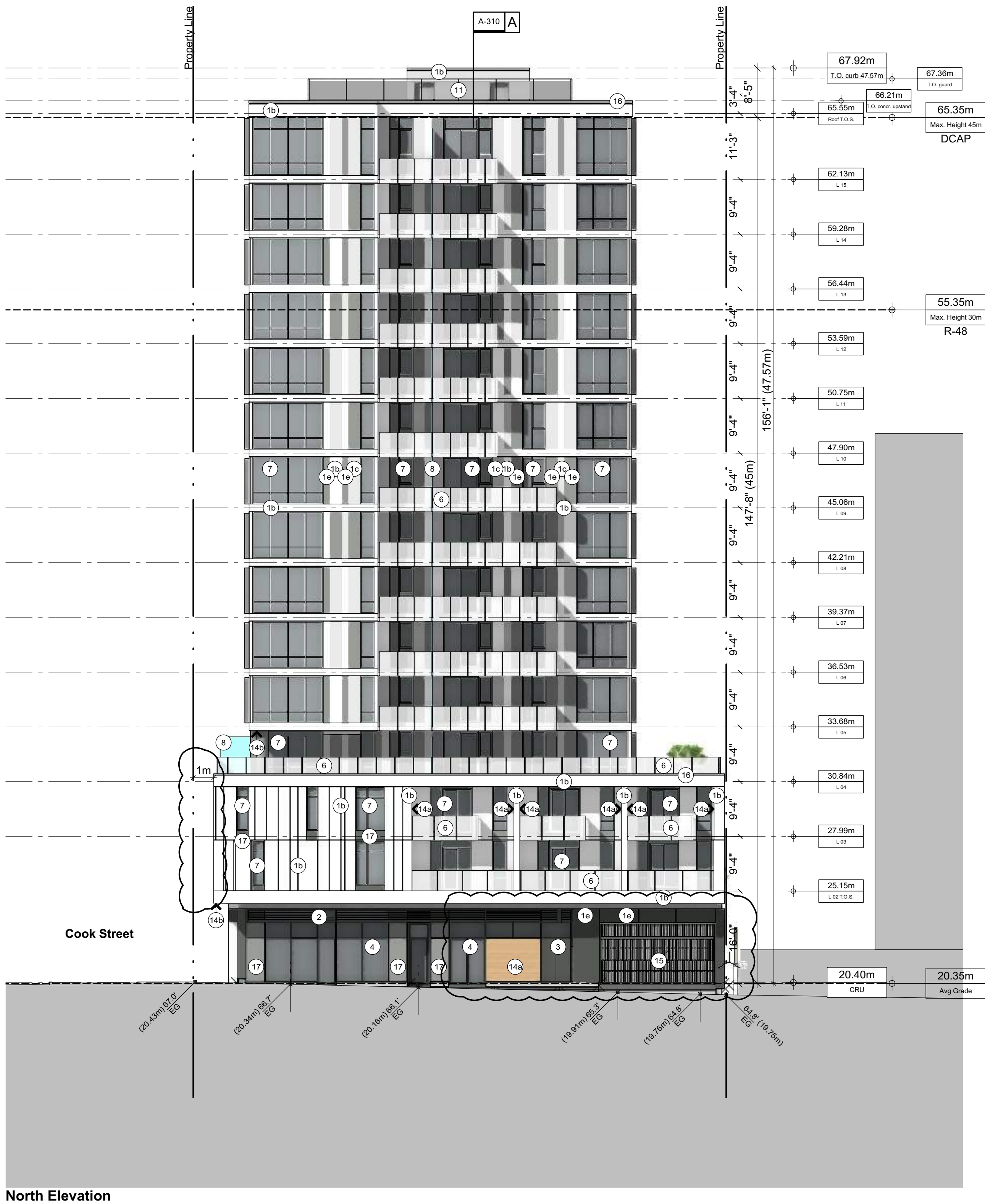
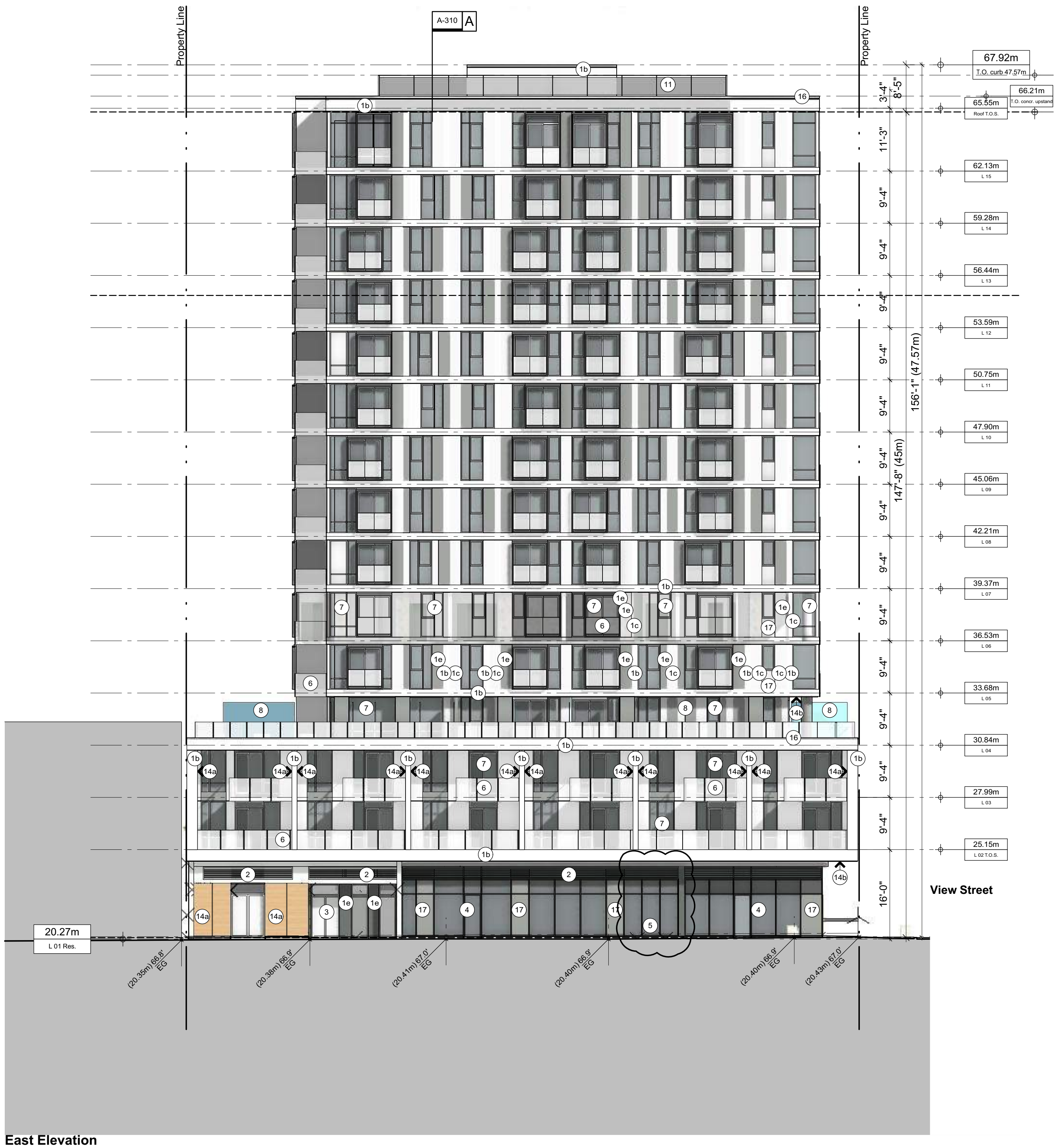
Sheet Number

A-106

Materials & Finishes

- | | | | |
|----|---|-----|---|
| 1a | Composite metal cladding - black | 8 | Privacy screen |
| 1b | Composite metal cladding - white | 9 | Metal grille Juliet balcony |
| 1c | Composite metal cladding - silver - light | 10 | Deleted |
| 1d | Deleted | 11 | Translucent glass railing |
| 1e | Composite metal cladding - silver - dark | 12 | Flat bar fence |
| 2 | Wall and window louvres | 13 | Painted concrete |
| 3 | Metal door to match cladding | 14a | Phenolic composite wall panels - wood plank texture |
| 4 | Curtain wall w/ charcoal Aluminum frame | 14b | Phenolic composite soffit panels - wood plank texture |
| 5 | Open grille gasmeter enclosure | 15 | Custom metal grille door |
| 6 | Glass railing | 16 | Dark grey cap flashing |
| 7 | Window wall w/ charcoal Aluminum frame | 17 | Dark grey glass spandrel panel |

Date	Issue / Revisions
2020 Dec 18	DP resubmission
2020 Dec 28	DP resubmission



Seal

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Project
Mixed-use Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
East & North Elevation

Project Number

19004

Scale

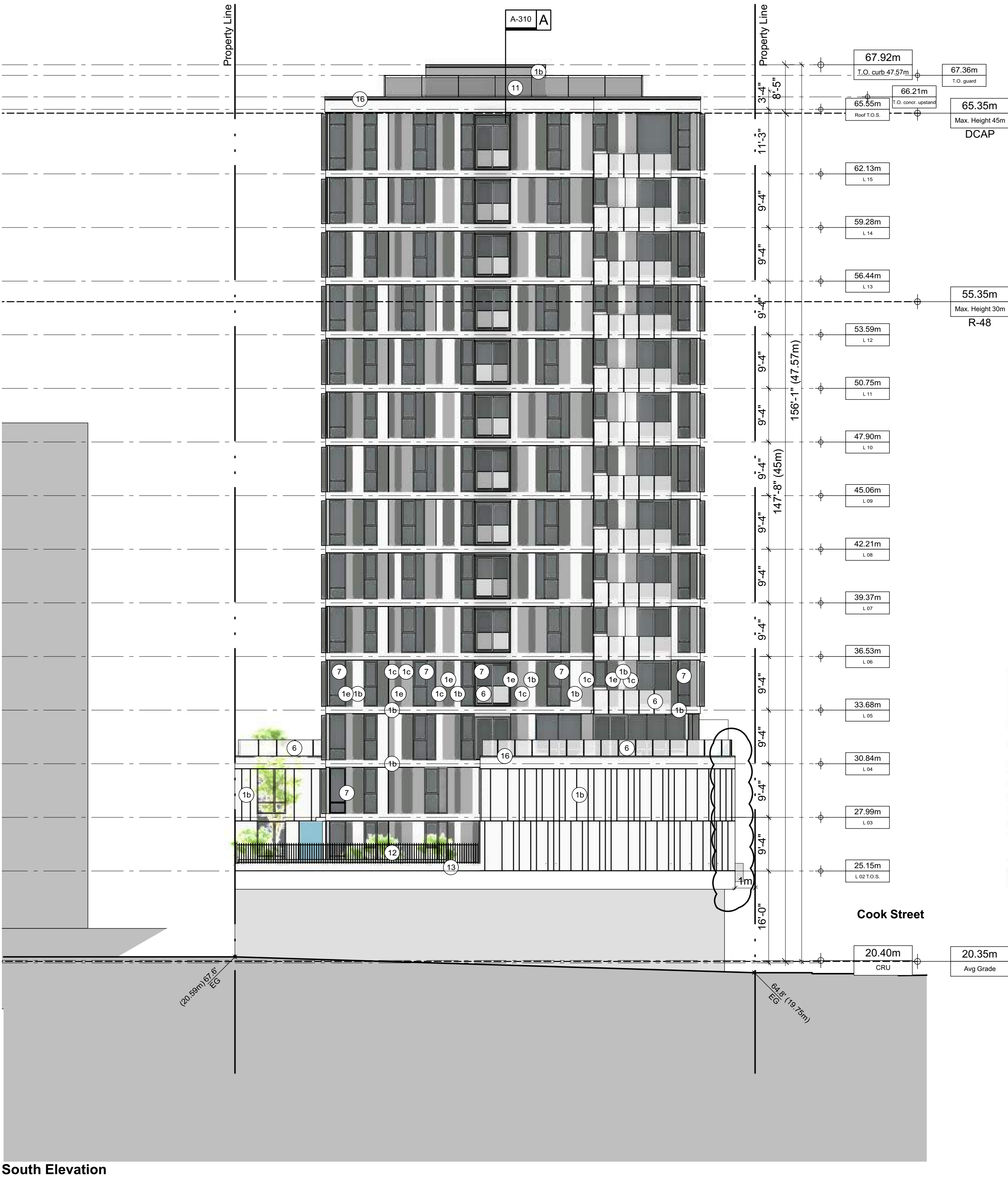
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Sheet Number

A-301

Materials & Finishes		
1a	Composite metal cladding - black	8 Privacy screen
1b	Composite metal cladding - white	9 Metal grille Juliet balcony
1c	Composite metal cladding - silver - light	10 Deleted
1d	Deleted	11 Translucent glass railing
1e	Composite metal cladding - silver - dark	12 Flat bar fence
2	Wall and window louvres	13 Painted concrete
3	Metal door to match cladding	14a Phenolic composite wall panels - wood plank texture
4	Curtain wall w/ charcoal Aluminum frame	14b Phenolic composite soffit panels - wood plank texture
5	Open grille gasmeter enclosure	15 Custom metal grille door
6	Glass railing	16 Dark grey cap flashing
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Project
Mixed-use Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
South & West Elevation

Project Number
19004

Scale
1:150

Sheet Number

A-302



Podium Base - Cook Street Elevation

Materials & Finishes

- | | | | |
|----|---|-----|---|
| 1a | Composite metal cladding - black | 8 | Privacy screen |
| 1b | Composite metal cladding - white | 9 | Metal grille Juliet balcony |
| 1c | Composite metal cladding - silver - light | 10 | Deleted |
| 1d | Deleted | 11 | Translucent glass railing |
| 1e | Composite metal cladding - silver - dark | 12 | Flat bar fence |
| 2 | Wall and window louvres | 13 | Painted concrete |
| 3 | Metal door to match cladding | 14a | Phenolic composite wall panels - wood plank texture |
| 4 | Curtain wall w/ charcoal Aluminum frame | 14b | Phenolic composite soffit panels - wood plank texture |
| 5 | Open grille gasmeter enclosure | 15 | Custom metal grille door |
| 6 | Glass railing | 16 | Dark grey cap flashing |
| 7 | Window wall w/ charcoal Aluminum frame | 17 | Dark grey glass spandrel panel |

Seal



Podium Base - View Street Elevation

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Project
Mixed-use Residential Development
1150 Cook Street
Victoria, BC

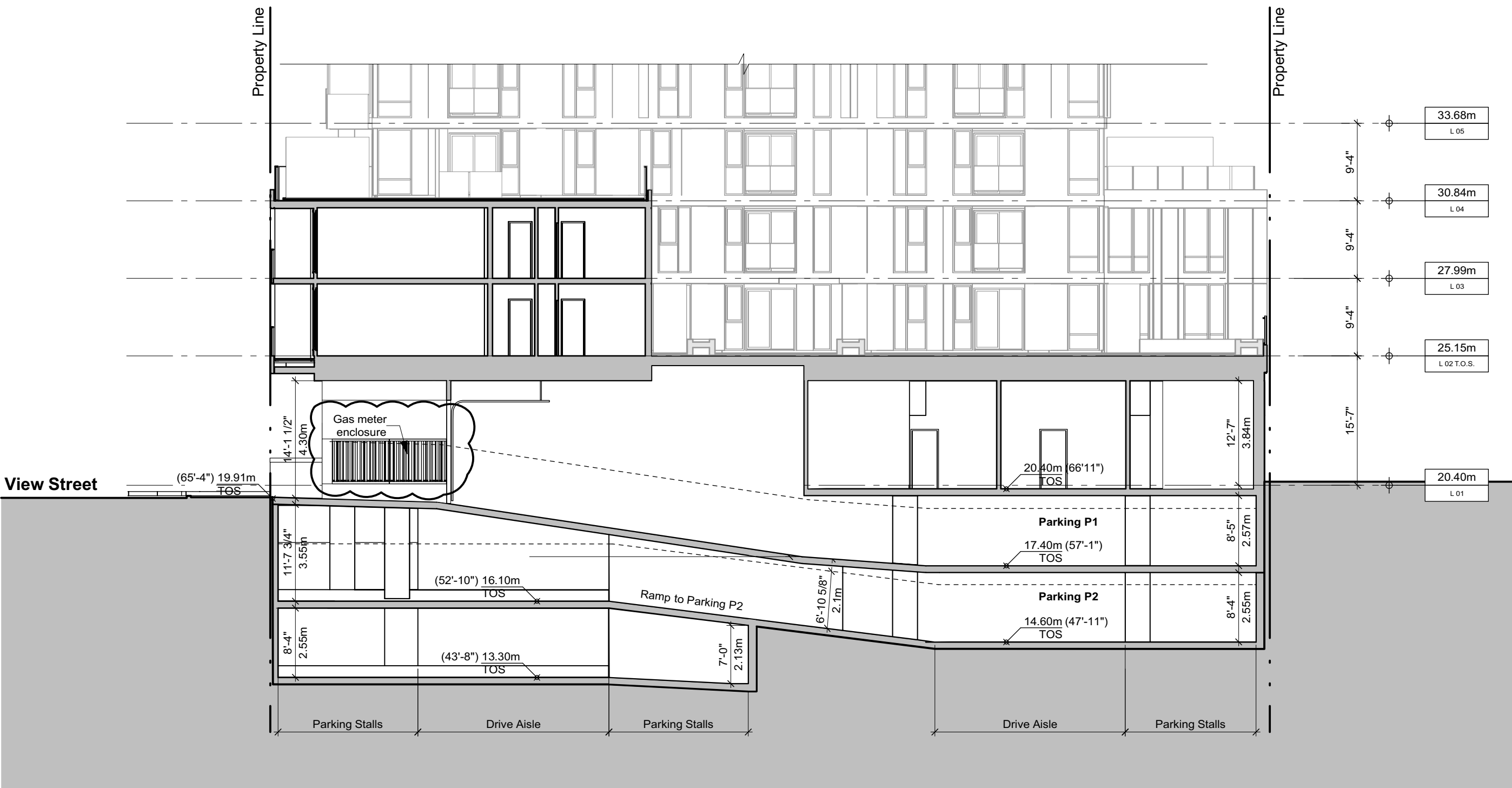
Sheet Title
Podium Elevation

Project Number
19004

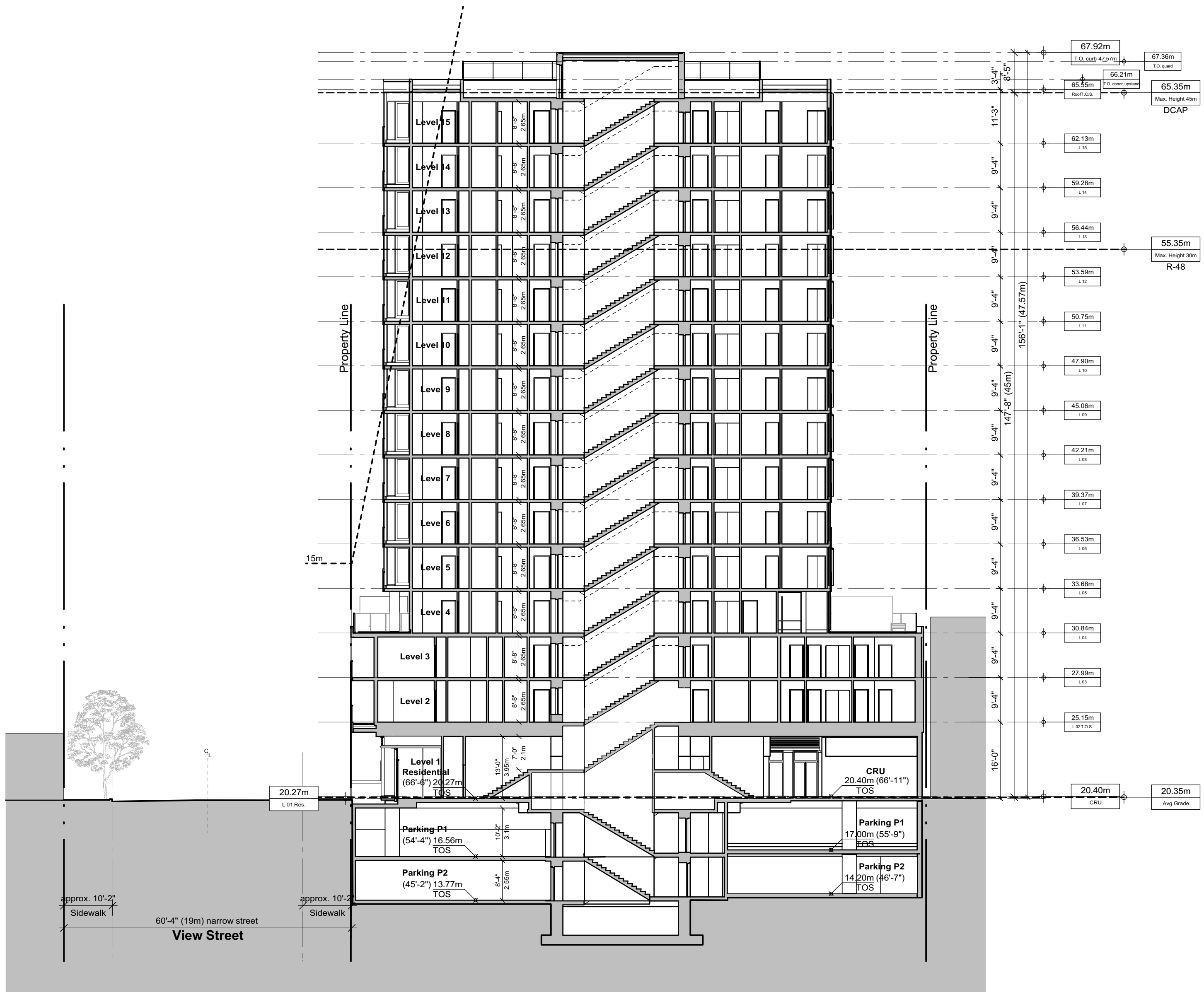
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Sheet Number

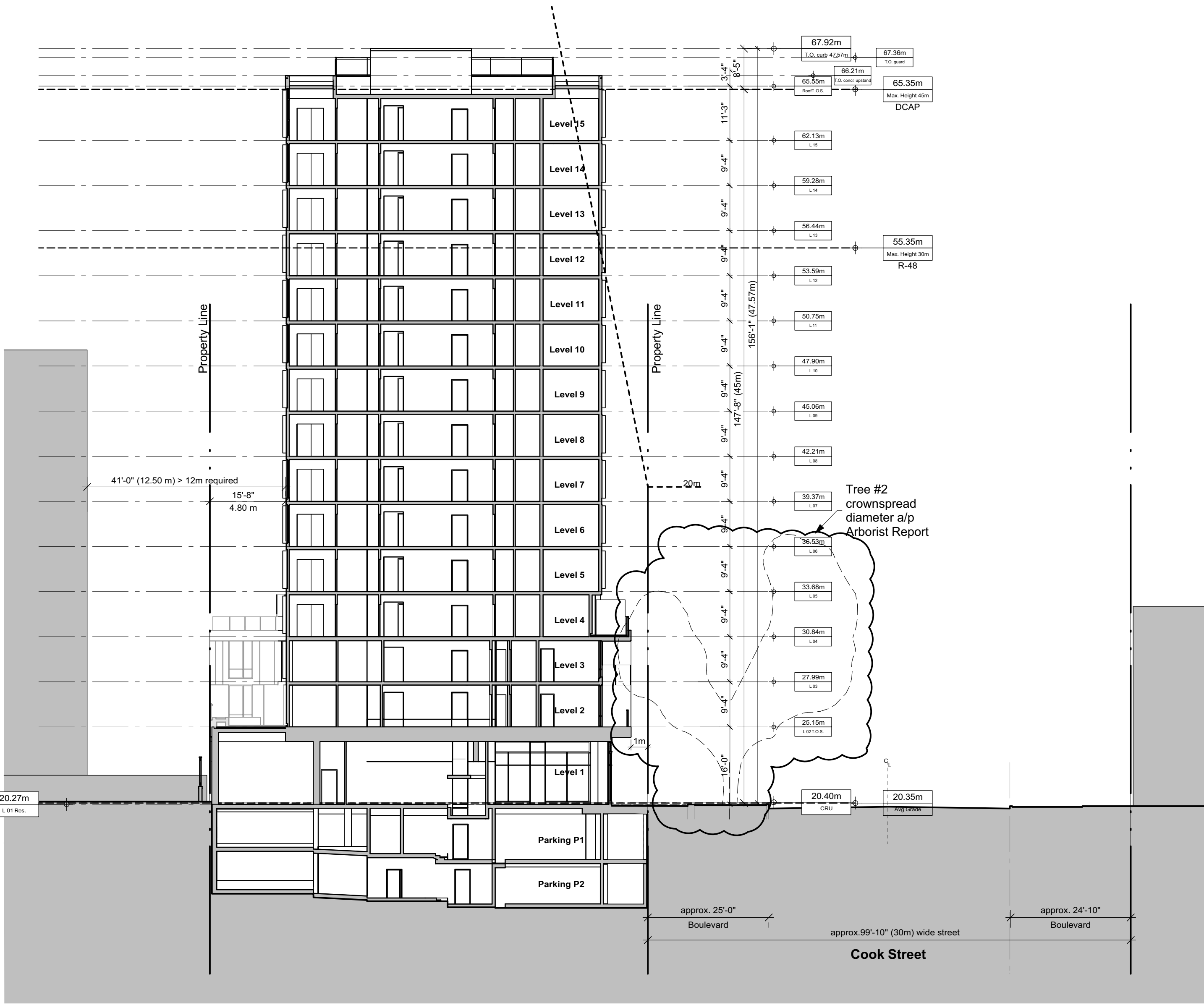
A-303



Section B - Section through parking access ramp Sc. 1:150



Section A - Sc.1:200



Section C - Sc.1:200

Seal

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ARCHITECTS

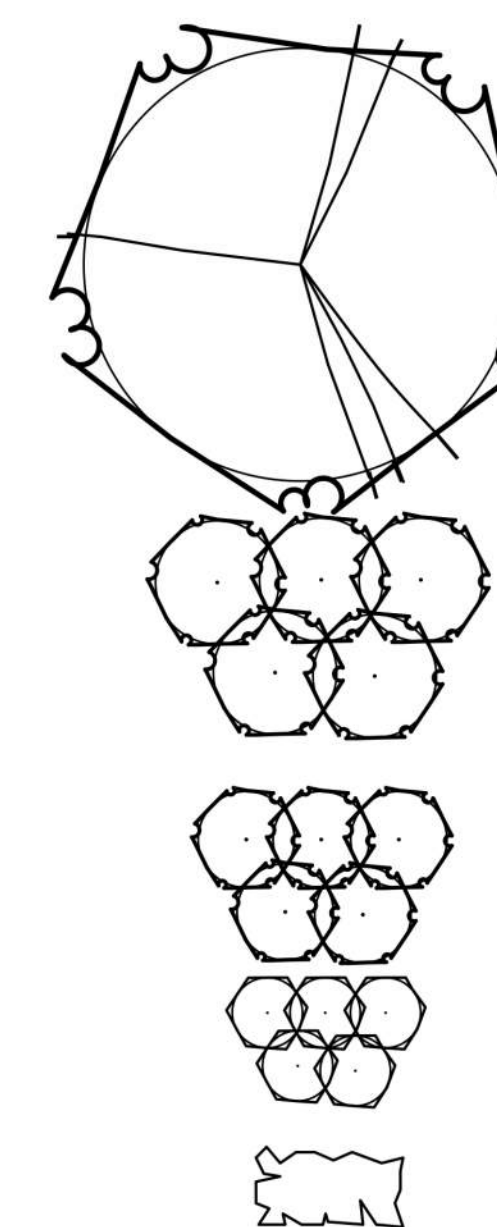
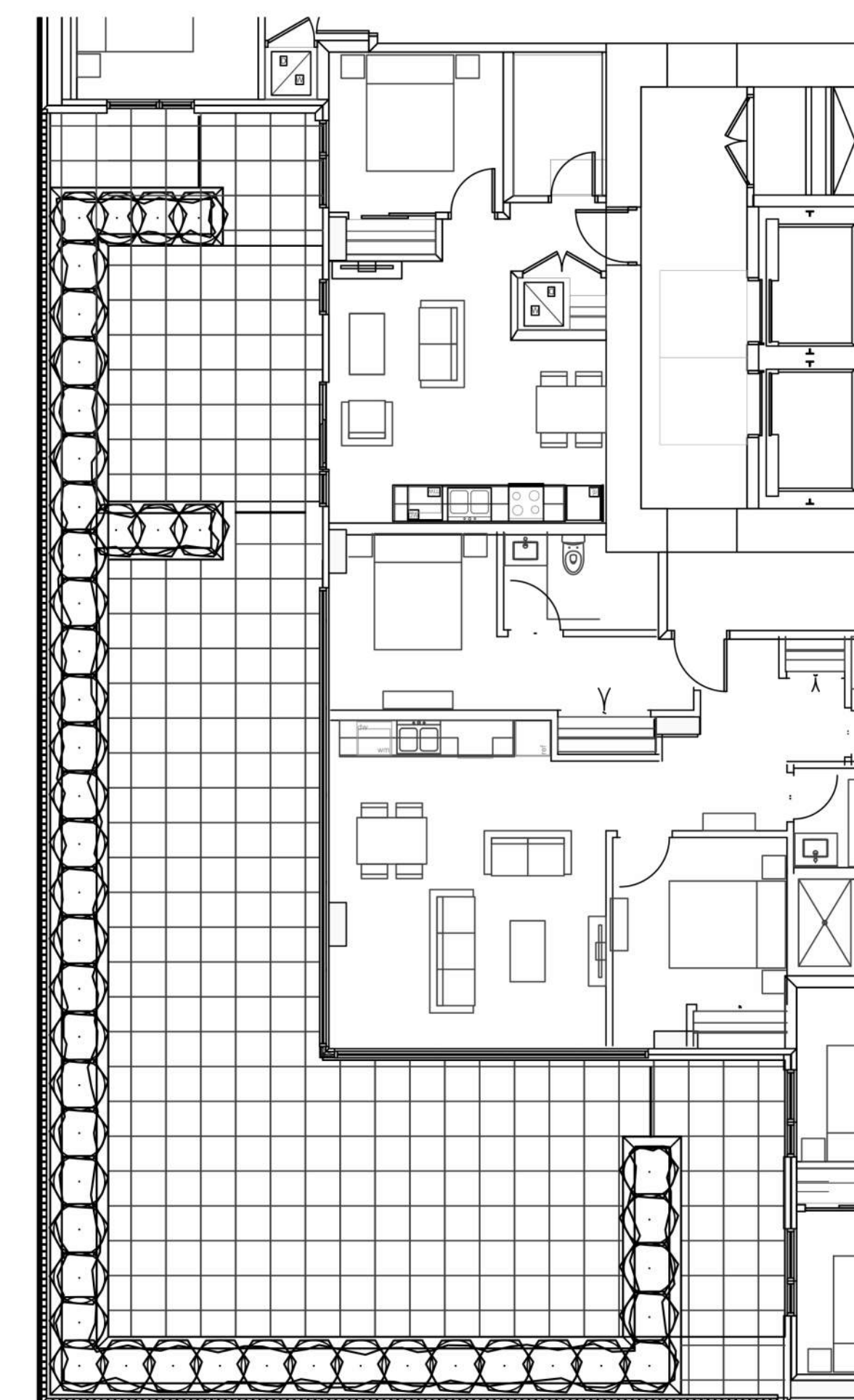
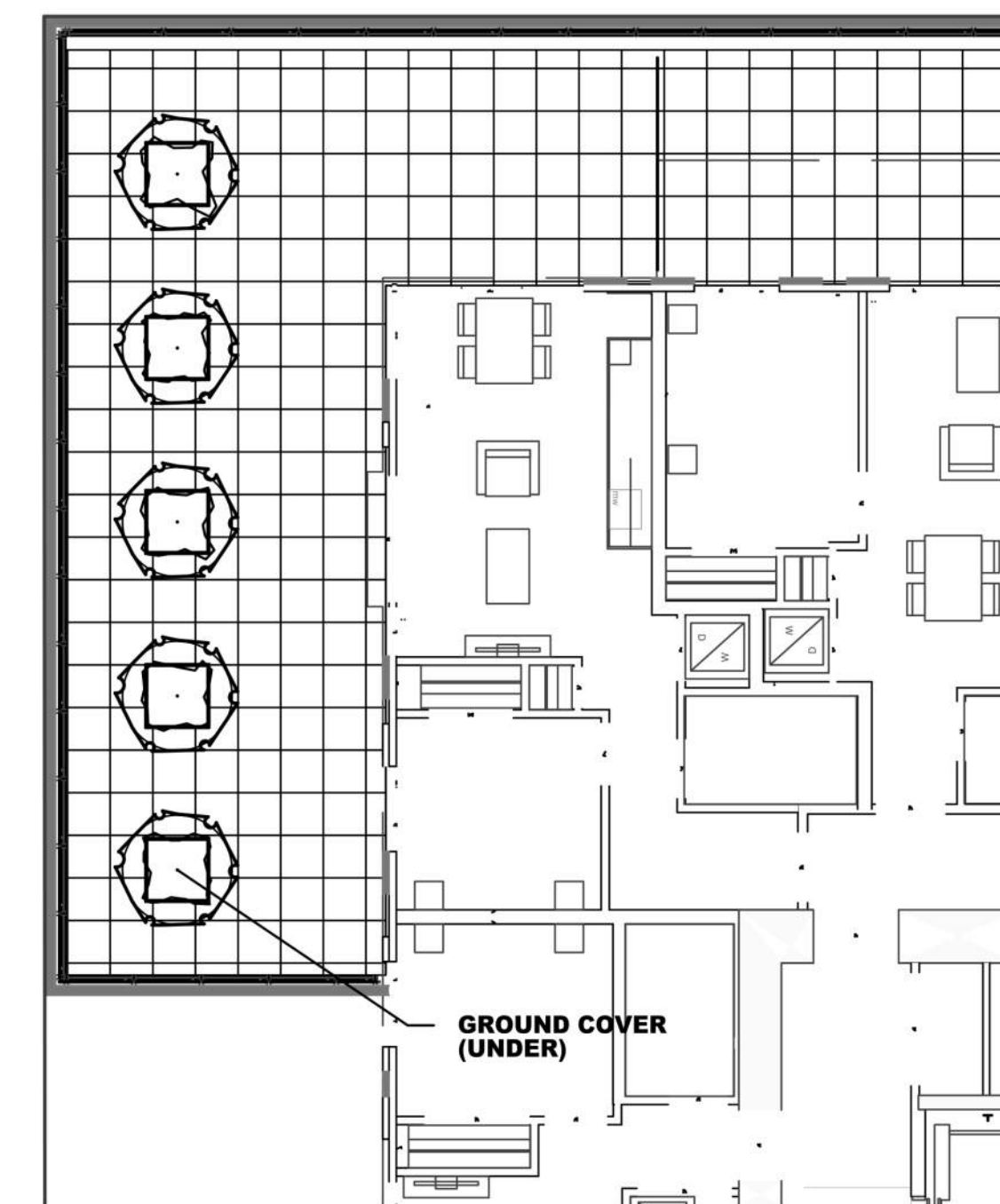
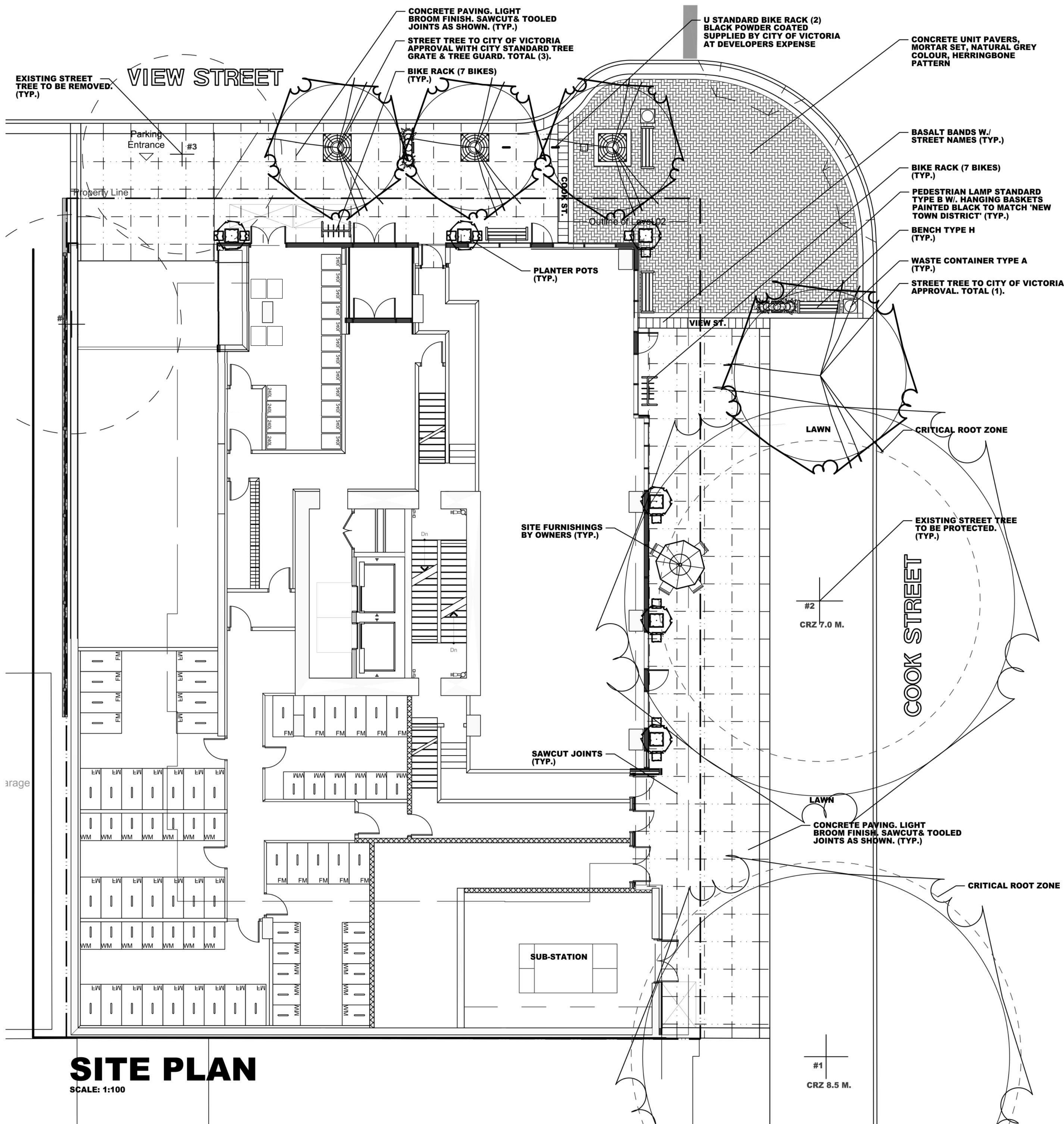
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Project
Mixed-use Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Section A, B & C

Project Number
19004
Scale
1:100
Sheet Number
A-311



- ## LEGEND

**MEDIUM DECIDUOUS TREE TO BE A SELECTION OF:
RED MAPLE, KATSURA TREE, HEDGE MAPLE, HONEY
LOCUST, LITTLE LEAF LINDEN, TREMBLING ASPEN;
SIZE 5 CM CAL.; APPROXIMATE NO. - 03**

**SPECIMEN SHRUB TO BE A SELECTION OF:
RHODODENDRON (BL), VIBURNUM (BL), DECIDUOUS
AZALEA (DEC), WILLOWLEAF COTONEASTER (BL),
PORTUGUESE LAUREL (BL), RUBRA ESCALLONIA (BL);
SIZE 27 CM POT; APPROXIMATE NO. - 11**

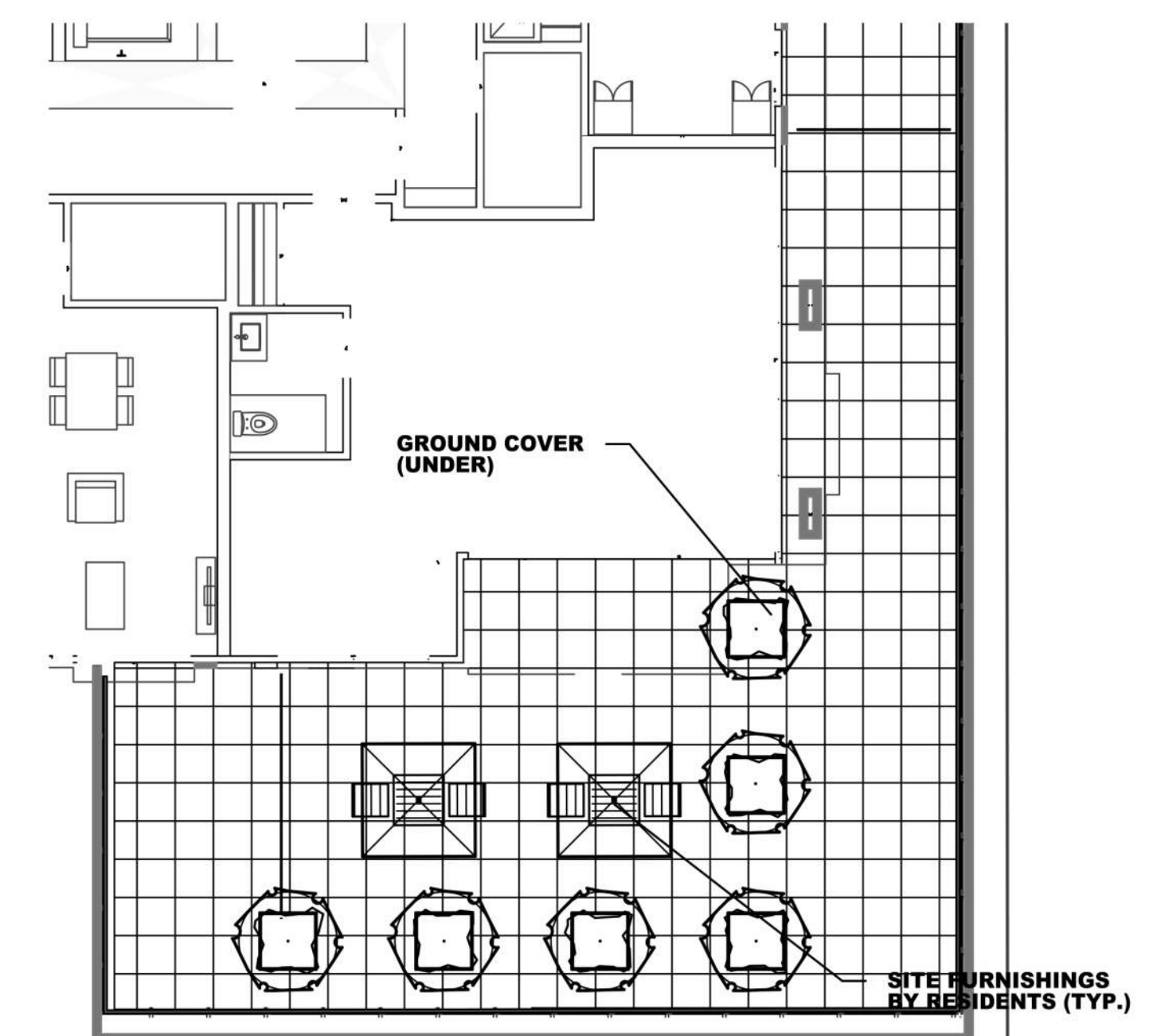
LARGE SHRUB TO BE A SELECTION OF: GLOSSY ABELIA (BL), PIERIS (BL), RHODODENDRON (BL), MEXICAN ORANGE (BL), DECIDUOUS AZALEA (DEC), COTONEASTER (BL), PORTUGUESE LAUREL (BL), FIRETHORN (BL), HYDRANGEA (DEC); SIZE 27 CM POT; APPROXIMATE NO. - 06

**MEDIUM SHRUB TO BE A SELECTION OF:
RHODODENDRON (BL), JAPANESE AZALEA (BL), PINK
ESCALLONIA (BL), BARBERRY (BL), BUXUS (BL), FERNS (BL);
SIZE 21 CM POT; APPROXIMATE NO. - 47**


**GROUNDCOVER TO BE A SELECTION OF: PERIWINKLE
PERIWINKLE (BL), KINNIKINNICK (BL),
WINTERGREEN (BL), BEARBERRY (BL);
SIZE 10 CM POT; APPROXIMATE NO. -**

NOTES

- **LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.**
- **THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.**
- **THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.**



AMENITY PLAN L4

NO.	DATE	BY	REVISION
01	JAN. 17/ 20	S.F.	PUBLIC REALM 
02	FEB. 19/ 20	S.F.	ARCHITECTURAL
03	APR. 29/ 20	S.F.	CITY COMMENTS
04	SEP. 28/ 20	S.F.	CITY COMMENTS
05	NOV. 05/ 20	J.P.	BIKE RACKS/ CRZ
06	DEC. 09/ 20	J.P.	CITY COMMENTS

ISSUED	S.P.
CHECKED	J.P.
DATE	OCT. 23, 2019
DRAWING	1150 CS - L1R10R7
FILE	245 16 02

1:100



1150 COOK STREET
VICTORIA, B.C.

VICTORIA, B.C.



LANDSCAPE PLAN

DRAWING NO.
P1

LEGEND

- APPROXIMATE LIMIT OF ASPHALT
- BASALT BAND, SEE LANDSCAPE FOR DETAILS
- CONCRETE SIDEWALK, SEE LANDSCAPE FOR DETAILS
- BRICK PAVERS, SEE LANDSCAPE FOR BRICK COLORS AND PAVERS
- EXISTING TREE TO BE REMOVED
- EXISTING STREET TREE TO BE PROTECTED
- TREE TO BE PLANTED, SEE LANDSCAPE FOR DETAILS

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
- OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
- EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
- BED ALL PIPE USING CLASS "B" BEDDING.
- WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
- DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG VIEW STREET AND COOK STREET DURING CONSTRUCTION.
- COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
- CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.
- DRIVEWAY TO BE TYPE B PER SCHEDULE B BYLAW 91-38; AND AS PER DRAWING SD-07B.

SEWER AND DRAIN

- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 150# PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150# PVC DR28 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
- SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE TO BE C.S.A. APPROVED PVC.
- THE CITY OF VICTORIA SHALL INSTALL THE SEWER AND DRAIN CONNECTIONS TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
- CONNECT ALL ENCOUNTERED DRAINS TO THE PROPOSED SERVICE CONNECTION. CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR THE AS CONSTRUCTED DRAWINGS.
- VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY

WATER

- WATER MAIN PIPE TO BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 350mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
- CONTRACTOR TO TEST, CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER. CHLORINATION AND DISINFECTION TO AWWA C651.
- CONTRACTOR TO ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.
- CITY OF VICTORIA FORCES SHALL CAP THE EXISTING SERVICES AND REMOVE THE WATER METER AT THE DEVELOPER'S EXPENSE.
- THE CITY OF VICTORIA TO PROVIDE 100mm FIRE CONNECTION AND 50mm DOMESTIC WATER CONNECTION c/w 50mm METER TO PROPERTY LINE AT THE DEVELOPER'S EXPENSE.

ROAD

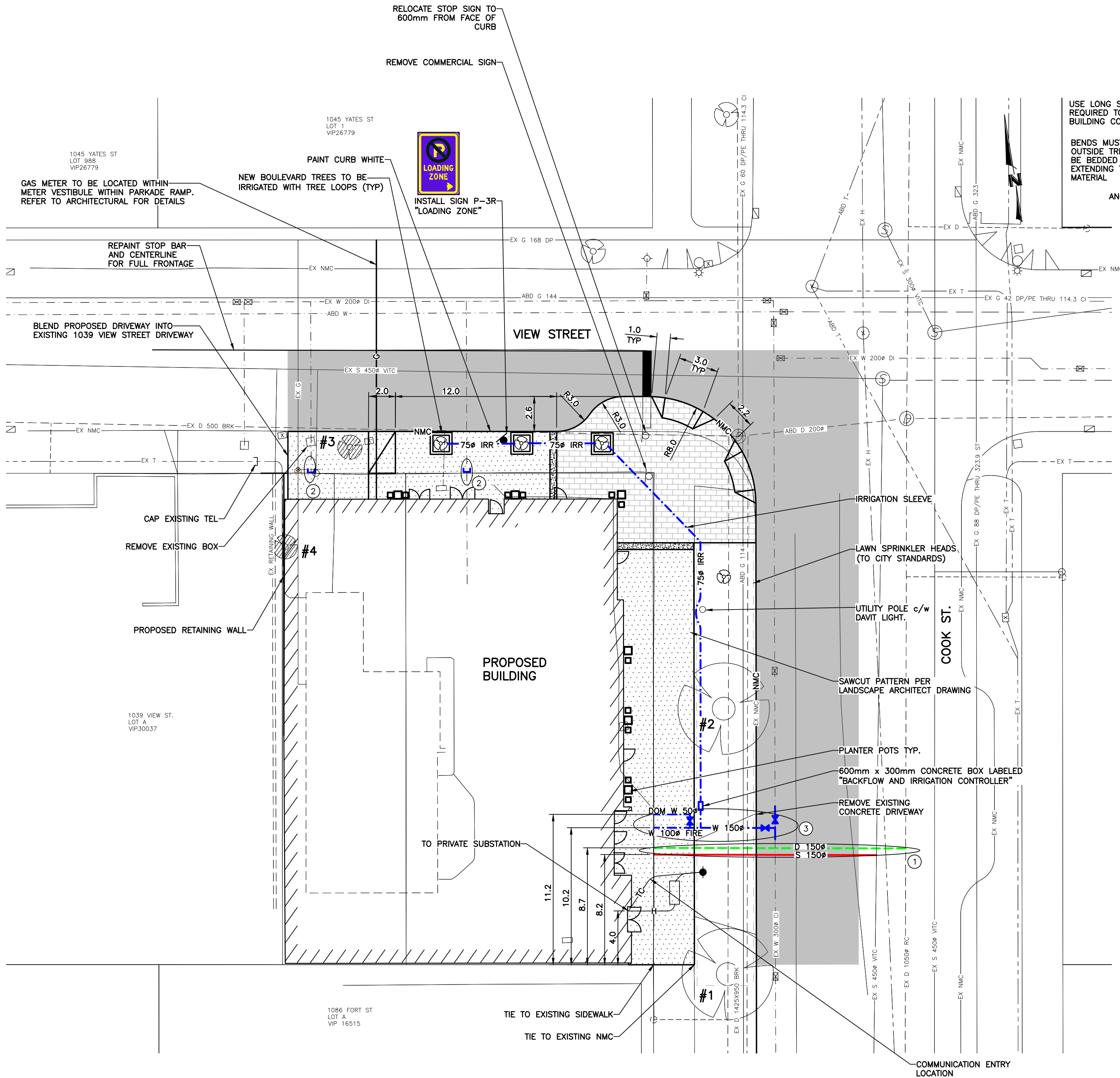
- CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.

PARKS

- OBTAIN A PARKS PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
- PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
- HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
- THE PROJECT ARBORIST TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS.
- THE ARBORIST TO DIRECT THE REMOVAL OF TREES WITHIN THE SEWER AND DRAIN EASEMENTS AND RIGHT OF WAYS AND TO PRUNE ROOTS ENCOUNTERED DURING TRENCHING TO ENSURE THE PRESERVATION OF THE OAK TREES.
- THE ARBORIST TO DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ONSITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.
- IRRIGATION SHOWN SCHEMATICALLY.

HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS

- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONSTRUCT HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
- IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTIS BC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL.



WORKS AND SERVICES CHECK TABLE			
PLAN CHECKER	AUTHORIZED REPRESENTATIVE		DATE
	COMPANY NAME	SIGNATURE	
UTILITY	HYDRO ELECTRIC CO.		
	TELEPHONE CO.		
	GAS CO.		
	CABLE CO.		
	FIBRE OPTIC CO.		
MUNICIPAL	UNDERGROUND UTILITIES		
	TRANSPORTATION DESIGN & INFRASTRUCTURE		
	LAND DEVELOPMENT		



PROPOSED DEVELOPMENT OF LOT 996, VICTORIA CITY. AND THE EASTERLY 1/2 OF LOT 997 VICTORIA CITY.

0 4 12m
1:200

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE TO THE START OF ANY EXCAVATIONS

LEGEND				REVISIONS				DESIGNED BC
WATER	W	GAS	G	EXISTING U/G UTL.	MANHOLE	HYDRANT	MONUMENT	DRAWN IY
SEWER	S	CURB	C	PROPOSED U/G UTL.	CLEANOUT	VALVE	LOT PIN	CHECKED
DRAIN	D	SIDEWALK	S/W	LIGHT STANDARD	CATCHBASIN	METER	LEAD PLUG	DATE
DITCH	→	EDGE PAVE.	→	POWER POLE	ROAD SIGN	REDUCER		AUGUST 2019
CULVERT	→	BUSHLINE	→	ANCHOR				B.M.
HEADWALL	→	TREE	→					9-1A
								ELEV.
								20.534
								SCALE
								Horz. 1:250
								Vert.

WESTBROOK Consulting Ltd.
#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT		WESTBROOK PROJECT No. 3426	
1150 COOK STREET		GOVERNING AUTHORITY FILE No.	
66 DEVELOPEMENT LTD		SHEET 1 OF 1 REV. 4	
PRELIMINARY SITE SERVICING		WESTBROOK DRAWING No. 3426-01	