Site Data

Owner / Client: Casman Properties

Architect:
Joseph R. Newell Architect.AIBC
Joe Newell Architect Inc, 2-101 Presley Place, Victoria, B.C.
T: 250-382-4240

Civic Address of Property: 2525 2529 2533 Cook Street/ 2522 Empire Street , Victoria, BC

Legal Description:

2525 Cook Street	LOT 6, PLAN VIP1046, SECTION 4, VICTORIA LAND I
2529 Cook Street	LOT 7, PLAN VIP1046, SECTION 4, VICTORIA LAND I
2533 Cook Street	LOT 8, PLAN VIP1046, SECTION 4, VICTORIA LAND I
2522 Empire Street	LOT 17, PLAN VIP1046, SECTION 4, VICTORIA LAND

Zoning:

Existing Zone	R2 - Single Family Residential
Proposed Zone	CD Zone - High Density Multi-Family Residential

Project Description: 53 Suite residential apartment condominium building including mixture of Junior1bedroom,1bedroom & 2bedrooms / 5 storey
6 townhouses / 3 storey

Site Area: Lot 6 + Lot 7 + Lot 7 + Lot 17= Site Area
557.6+557.6+557.5+557.8= 2,230.5 m2 24,009 s.f.

Site Area - Apartment Building Lot 6(557.6) + Lot 7(557.6) + Lot 8(557.8) = 1672.7
Site Area - Townhouses Lot 17(557.8)= 557.8 m2

Site Coverage:Permitted Coverage		35.00%
Apartment Building / Proposed Coverage	823.58/1672.7=	49.23%
Townhouses/Proposed Coverage	254.43/557.8=	45.60%

Site FSR:Permitted		1 : 1.20
Apartment Building /Proposed	3743/1672.7=	1 : 2.23
Townhouses/Proposed	700.35/557.8=	1 : 1.25

Open Site Space 48.00%

Building Floor Area:	MainFloor	746.32m2	8,031s.f.
Apartment Building	2nd Floor	742.49m2	7,990s.f.
	3rd Floor	751.40m2	8,086s.f.
	4th Floor	751.40m2	8,086s.f.
	5th Floor	751.40m2	8,086s.f.
	Total	3,743.00m2	40,278s.f.
Building Floor Area:	MainFloor	206.6 m2	s.f.
Townhouses	1st Floor	253.5 m2	2,729 s.f.
	2nd Floor	240.2 m2	2,586 s.f.
	Total	700.3 m2	7,538 s.f.
Building Height:	Permitted Height:	21.07 m	69.11'
Apartment Building	Proposed Height	18.30 m	60.04'
Townhouses Building	Proposed Height	10.59 m	34.74'

Setbacks Apartment Building:			
Front Yard (West - Cook):	Permitted:	4.50 m	14.76'
	Proposed:	3.00 m	9.84'
Rood Dediction West- Cook):	Permitted:	4.91 m	16.11'
	Proposed:	4.91 m	16.11'
Side Yard (South):	Permitted:	4.50 m	14.76'
	Proposed:	2.56 m	8.40'
Rear Yard (East):	Permitted:	4.50 m	14.76'
	Proposed:	3.27 m	10.73'
Side Yard (North):	Permitted:	4.50 m	14.76'
	Proposed:	5.40 m	17.72'

Setbacks Townhouses Building :			
Front Yard (West):	Permitted:	4.50 m	14.76'
	Proposed:	1.50 m	4.92'
Side Yard (South):	Permitted:	4.50 m	14.76'
	Proposed:	1.90 m	6.23'
Rear Yard (East):	Permitted:	4.50 m	14.76'
	Proposed:	5.43 m	17.81'
Side Yard (North - Empire):	Permitted:	4.50 m	14.76'
	Proposed:	4.25 m	13.94'

Vehicle Parking:
Required: 0.95 space per unit less than 45 sq m
(min. number of parking (other area) 1 space per unit more than 45 sq m
(For more details see the schedule below) 1.45 space per unit more than 70 sq m
0.85 x 17 units = 14.45 spaces
1 x 26 units = 26 spaces
1.45 x 16 units = 23.2spaces
Total required = 63.7= 64 Spaces

Proposed: Total proposed = 25 spaces in Secured underground parking
(1 accessible space)

Vehicle Parking Visitor:
Required: 0.10 spaces per unit
0.10 x 53 units (main Building) = 5.3 spaces
0.10 x 6 (townhouses) = 0.6
Total required = 5.3 + 0.6 = 5.9 = 6 Spaces

Proposed: 3 spaces @ Apartment Building
1 spaces @ townhouses

Bicycle Parking:
Required - long term 1 space per unit less than 45 sq m
(For more details see the schedule below) 1.25 space per unit more than 45 sq m
1 x 17 units (Junior 1bedroom) = 17 spaces
1.25 x 36 units (1bedroom & 2bedrooms) = 45 spaces
1.25 x 6 units (Townhouses) = 7.5 spaces
Total required = 69.5 = 70 Spaces

Proposed - long term 36 spaces in Secured underground bike room area @ apartment building
26 spaces in Secured at townhouses bike room area
Total proposed = 62 Spaces
Proposed Cargo Bike - long term Total proposed = 6 Spaces
in Secured underground bike room area @ apartment building

Required - short term The greater 6 spaces per building , or 0.10 per unit
53 units x0.10= 5.3 = 6 spaces
Total required =6 Spaces
Proposed - short term Total proposed = 6 spaces at the Apartment Building entry

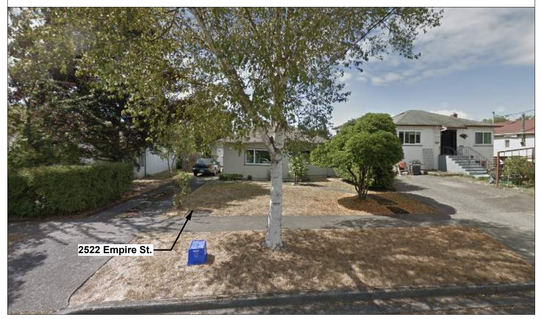
Apartment Building - Unit Types, Area & Numbers:

Type	Area +		Number of Units
Junior - 1 bedroom	41 m2	441 s.f.	17 units
1 bedroom	52 m2	556 s.f.	12 units
1 bedroom+den	75 m2	804 s.f.	2 units
2 bedrooms	69 m2	737 s.f.	22 units
Total:			**53 units**

Townhouses - Unit Types, Area & Numbers:

Type	Area		Number of Units
Unit Type A- 3bedrooms	123 m2	1320 s.f.	4 units
Unit Type B - 2 bedrooms	104 m2	1115 s.f.	2 units
Total:			**6 units**

Existing Site Street Views



Building Code Information

Apartment Building (Cook Street)

Design Code:
British Columbia Building Code 2024, Part 3.

Major Occupancies: Table 3.1.2.1.
Residential (Group C) 5 storey building facing one street

Building Fire Safety (3.2)
Building Size and Construction Relative to Occupancy:
3.2.2.49 - Group C, up to 6 storeys, sprinklered (most restrictive requirements based on occupancy).
non-combustible construction.

3.3.4.2. 3- Minimum Fire Resistance Rating of 1 hour for floors, roof and supporting structure

Exits: (3.4)
Building is sprinklered
2 exits required / 2 exit enclosures (internal stairs w/ exterior exits at main floor)
and 1 horizontal exits (entrance door at main floor) provided.
2 Exits are not less than 9 meters apart.
Travel distance to at least 1 exit or exit enclosure is under the allowed maximum of 45 meters.

Health: (3.7)
1 wc and 1 lav provided in each Junior - 1 bedroom &1 bedroom dwelling unit /
2 wcs and 2 lavs provided in each 2 & 3 bedroom dwelling unit.
Universal toilet room (wc and lav) located on main floor at Amenity Space

Townhouses (Empire Street)

Design Code: 1.3.3.3. 1)
British Columbia Building Code 2024, Part 9.

Major Occupancies: Table 9.10.2.1.
Residential (Group C) 3 storey building facing 1 street, 6 attached units

Building Fire Safety (9.10)
Building Size and Construction Relative to Occupancy:
Group C, 3 storeys
non-combustible construction.

9.10.8.1.- Minimum Fire Resistance Rating of 45 minutes for floors and supporting structure

BC Land Surveyor's Site Plan Of:
Lots 6, 7, 8 and 17, Section 4,
Victoria District, Plan 1046.
P.I.D.'s 007-921-993, 007-922-639, 007-922-655, and 001-404-890

Civic Addresses: 2525, 2529, 2533 Cook Street and 2522 Empire Street

CITY OF VICTORIA
Original Submission
Received Date: February 06, 2025

Survey:
Wey Mayenburg Land Surveying Inc.
- James White Boulevard
- File: 24001@\SIT\BM

Scale = 1:200

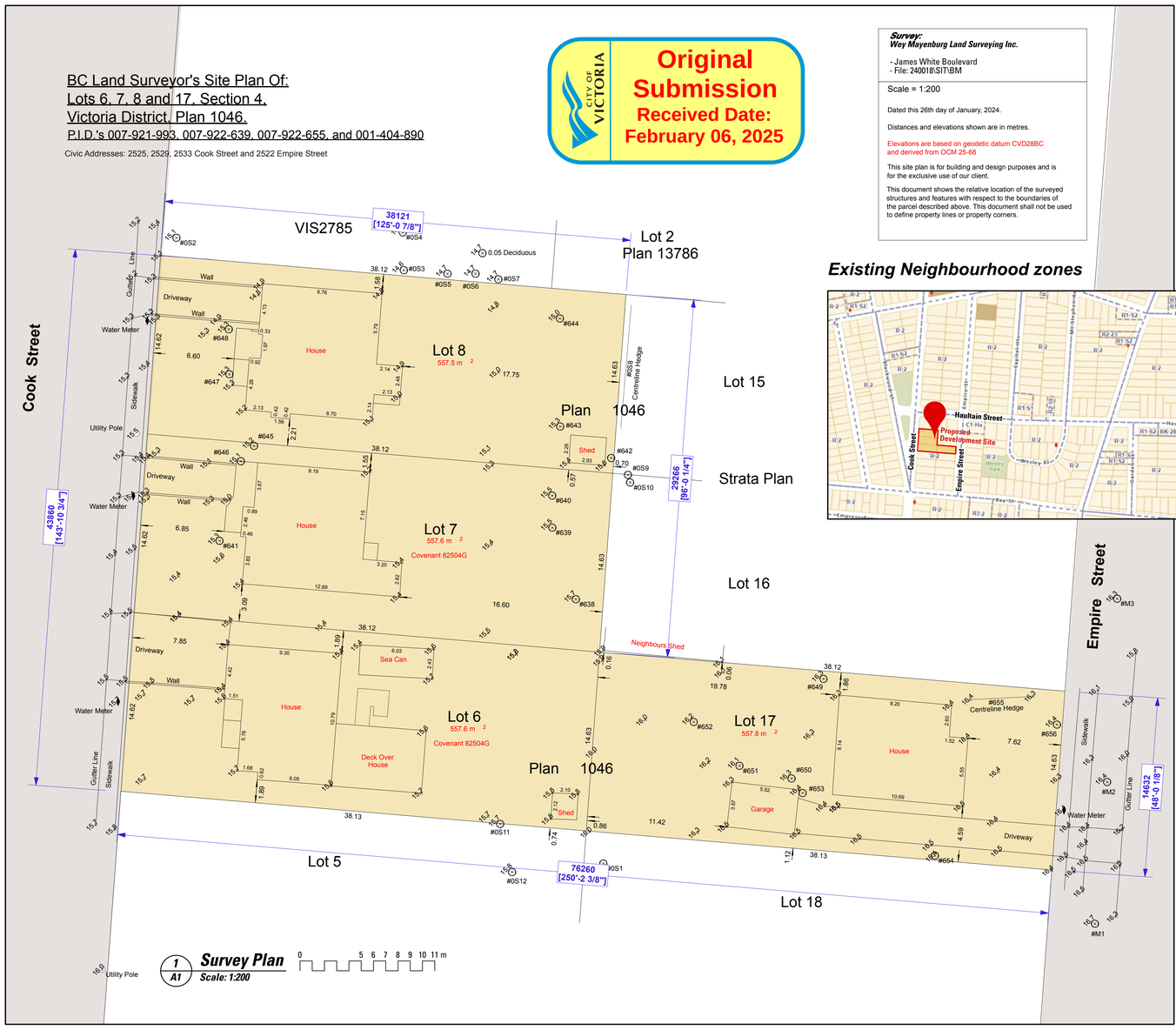
Dated this 26th day of January, 2024.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 25-68

This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



Existing Neighbourhood zones

Drawing List

Architectural:
Joe Newell Architect Inc.

A1 - Project Data, Survey and Location
A2 - Site Plan & Average Grade Calculations
A3 - Apartment Building - Parking Garage Plan & Main Floor Plan
A4 - Apartment Building - 2nd, 3rd & 4th Floor Plans
A5 - Apartment Building - 5th and Roof Plan
A6 - Apartment Building - Elevations
A6a - Apartment Building - West Elevation
A7 - Apartment Building - Sections
A8 - Town Houses - Floor plans
A9 - Town Houses - Elevations & Sections
A9a -Town Houses - North Elevation
A9b - Town Houses - East & West Elevation
A10 - Cook Street Elevations
A11 - Empire Street Elevations
A12 - Shadow Study

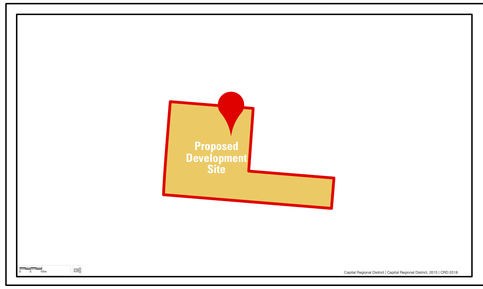
Landscape:
MDI Landscape Architects

L0.00 - Cover
L0.01 - General Information Sheet
L0.02 - Tree Replacment
L0.03 - Stormwater Management
L1.01 - Landscape materials
L2.01 - Landscape Garding & Drainage
L3.01 - Planting Plan

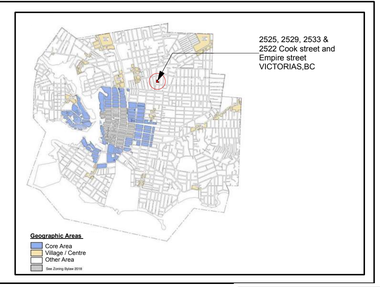
Land Development :
Mc Elhanney

23-097-CSP - Preliminary Civil Plan

Location: Aerial Photo / Photo Map



Off- Street Parking Sub-Area



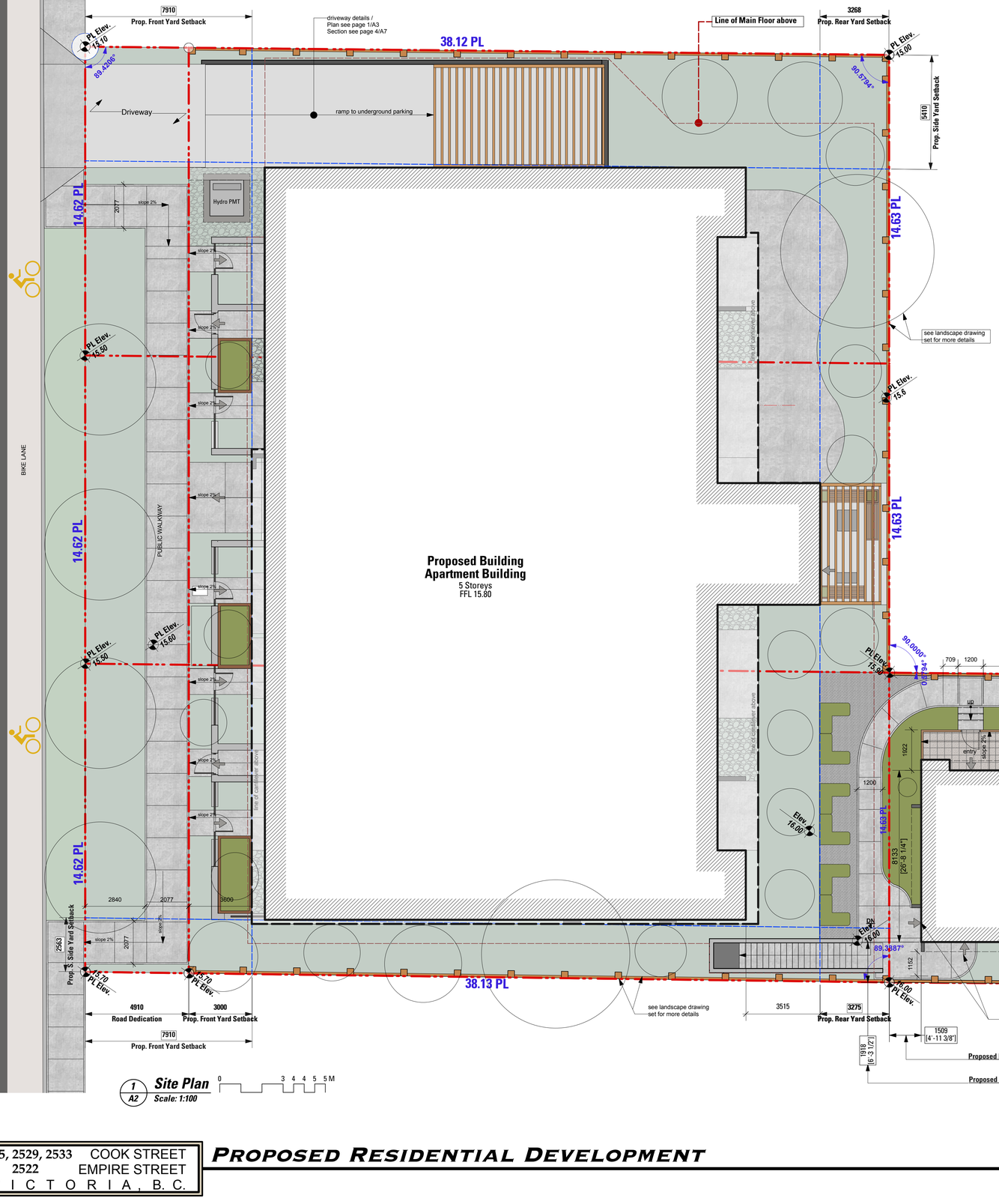
2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
V I C T O R I A , B. C.

PROPOSED RESIDENTIAL DEVELOPMENT

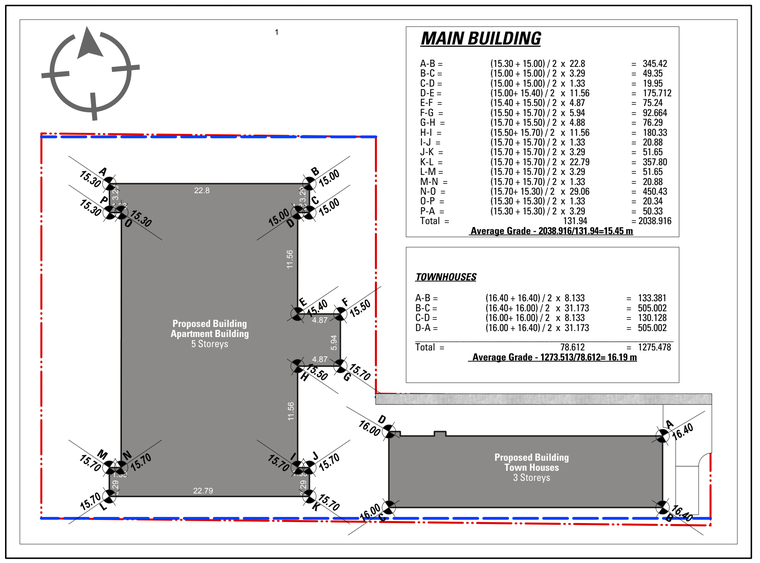
COVER PAGE & PROJECT DATA **A1**

Date: January, 20th, 2025

Joe Newell JNA architect inc.
2-101 Presley Pl, Victoria, BC, V9B 0S4
T (250) 382-4240 F (250) 382-5733
www.joenewellarchitect.com



AVERAGE GRADE CALCULATIONS



NOTES:

Concrete Surfaces:
- All concrete sidewalks to be 4" thick concrete slab - broom finish
  c/w control joints @ 5'-0" o.c./ see landscape drawing set

Landscape:
- For planting plan, landscape details, landscape surfaces & landscape lighting / see landscape drawing set

Civil:
- For the new sidewalk & service details / see civil drawing set

Lighting:
1- All exterior lighting to be shielded downlighting.
2- for Landscape Lighting / see Landsape drawing set

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
V I C T O R I A , B. C.

PROPOSED RESIDENTIAL DEVELOPMENT

A2

Date: January, 20th, 2025

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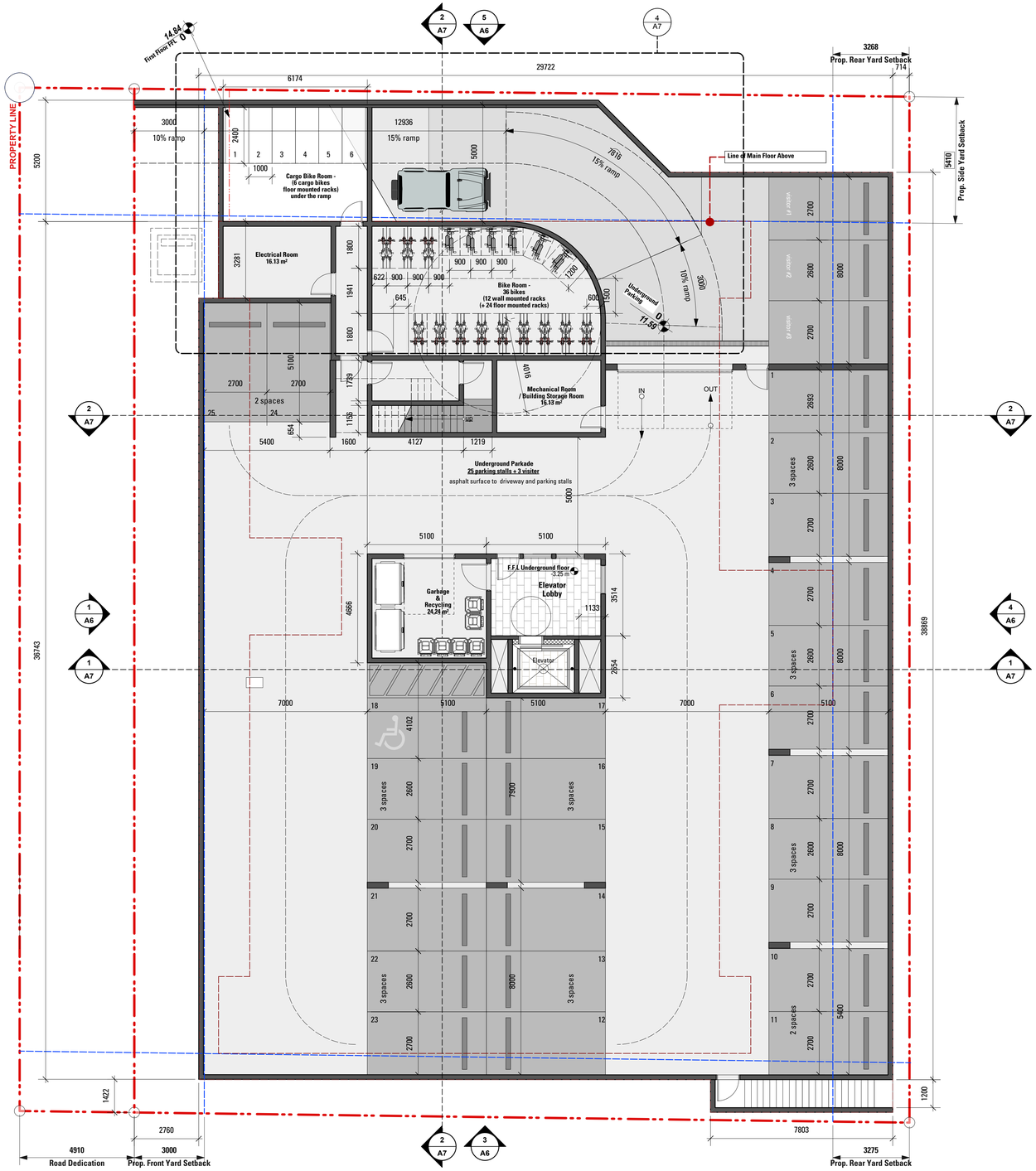
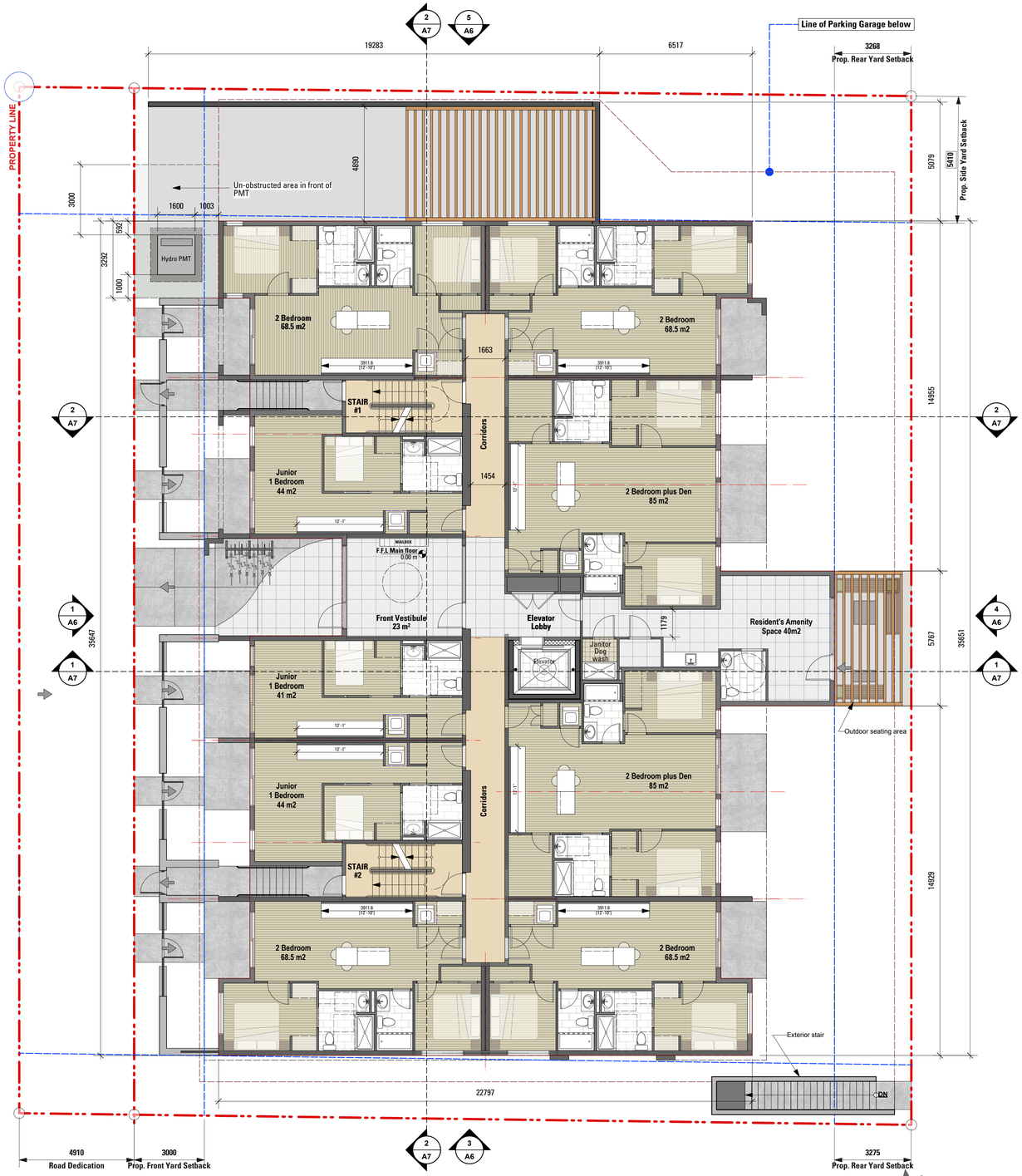


1 A3 **Parking / Garage Floor Plan** Scale: 1:100



2 A3 **Main Floor plan** Scale: 1:100

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
V I C T O R I A , B. C.

PROPOSED RESIDENTIAL DEVELOPMENT

A3

Date: January, 20th, 2025

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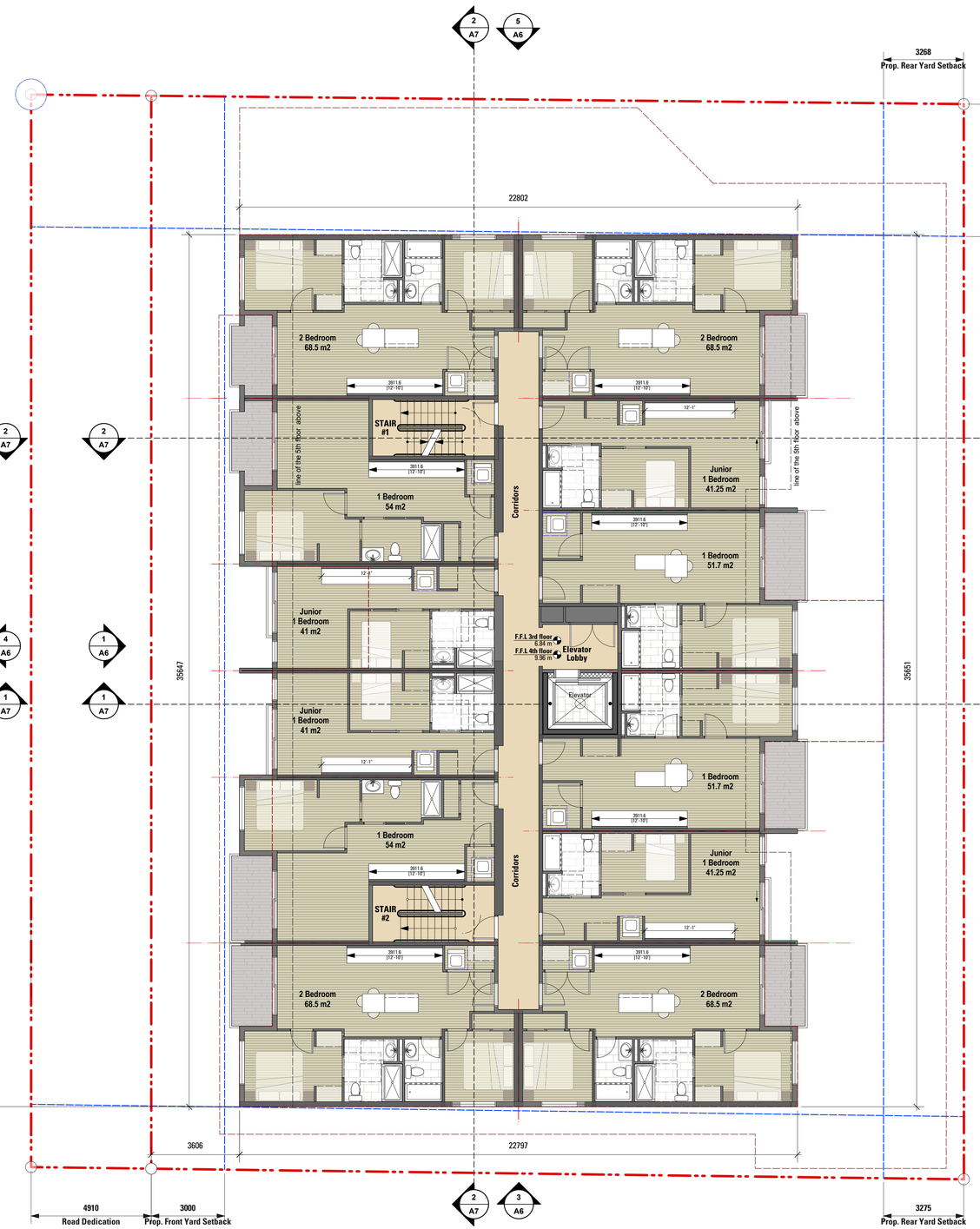
1 A4 **2nd Floor Plan**
Scale: 1:100
735 s.m.



2 A4 **3rd & 4th Floor plan**
Scale: 1:100
735 s.m.

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
V I C T O R I A , B. C.

PROPOSED RESIDENTIAL DEVELOPMENT

A4

Date: January, 20th, 2025

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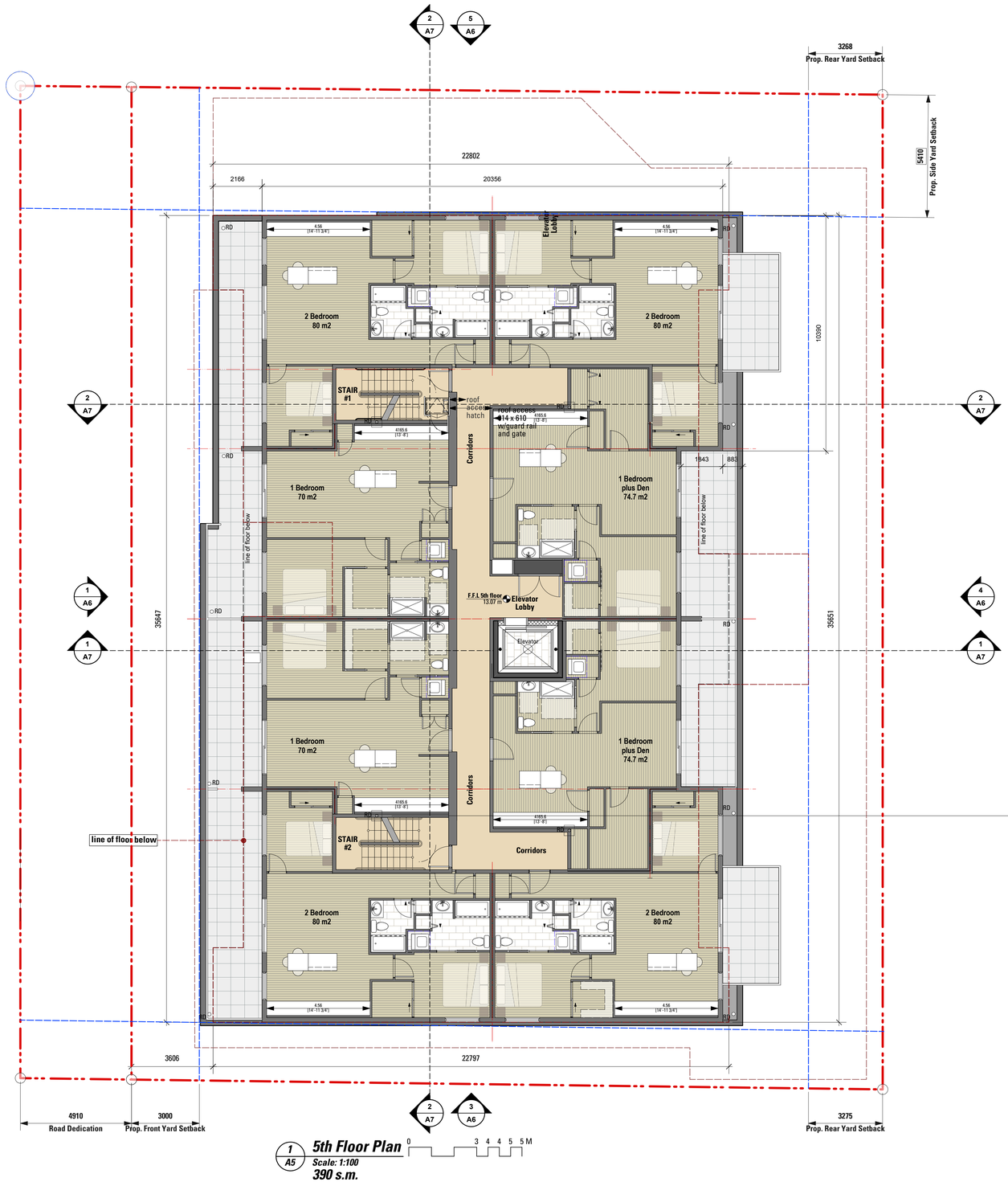
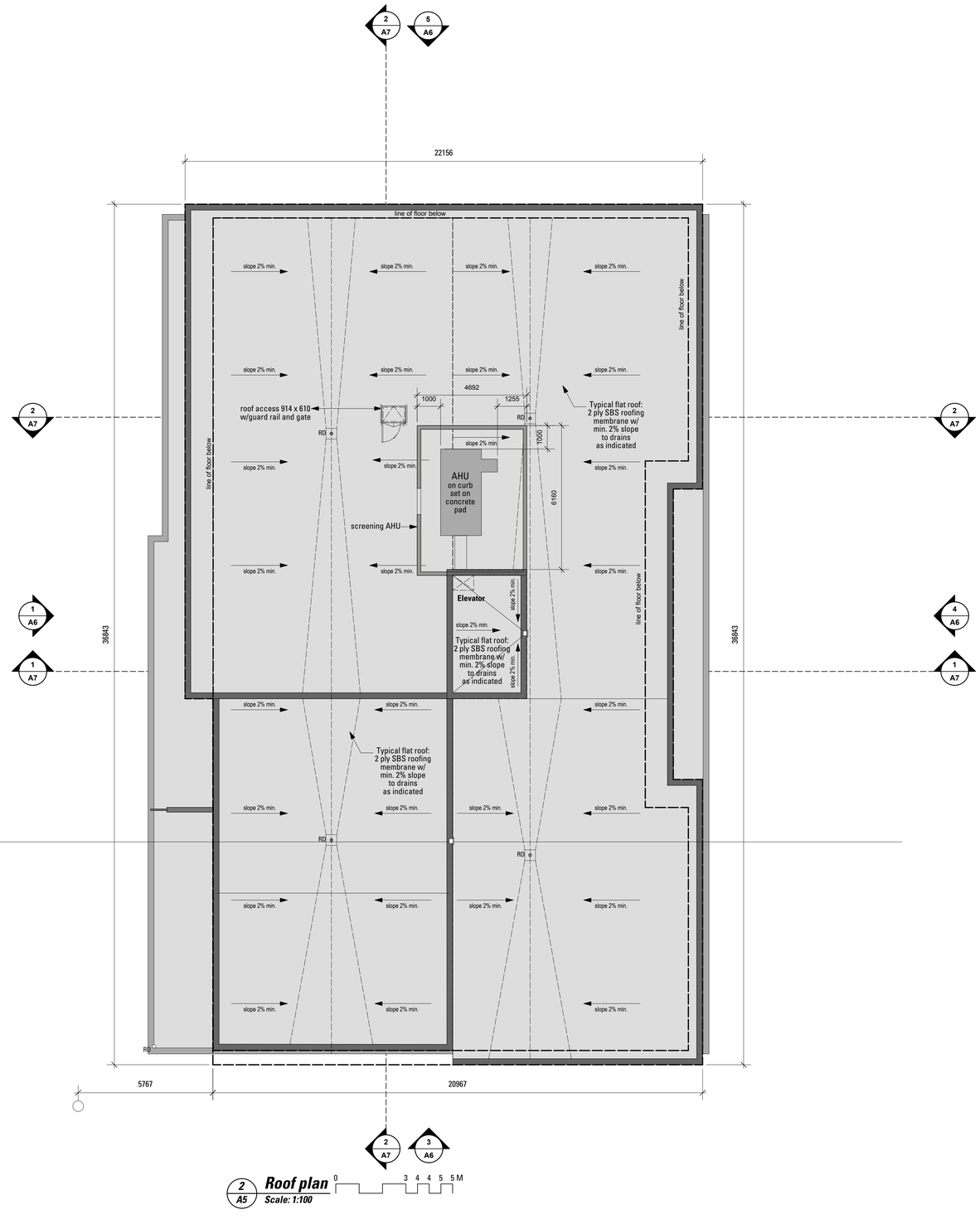


1 / A5 5th Floor Plan
Scale: 1:100
390 s.m.



2 / A5 Roof plan
Scale: 1:100

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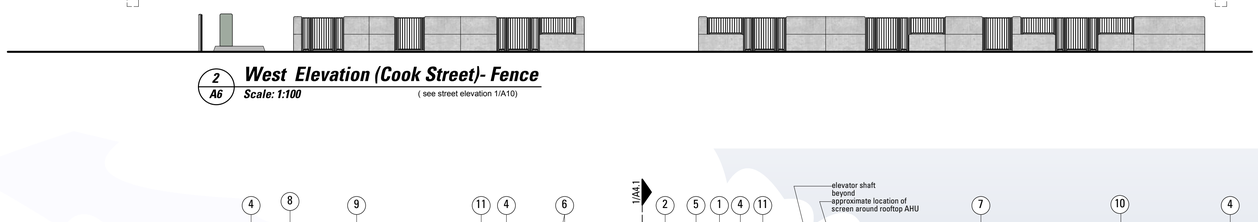
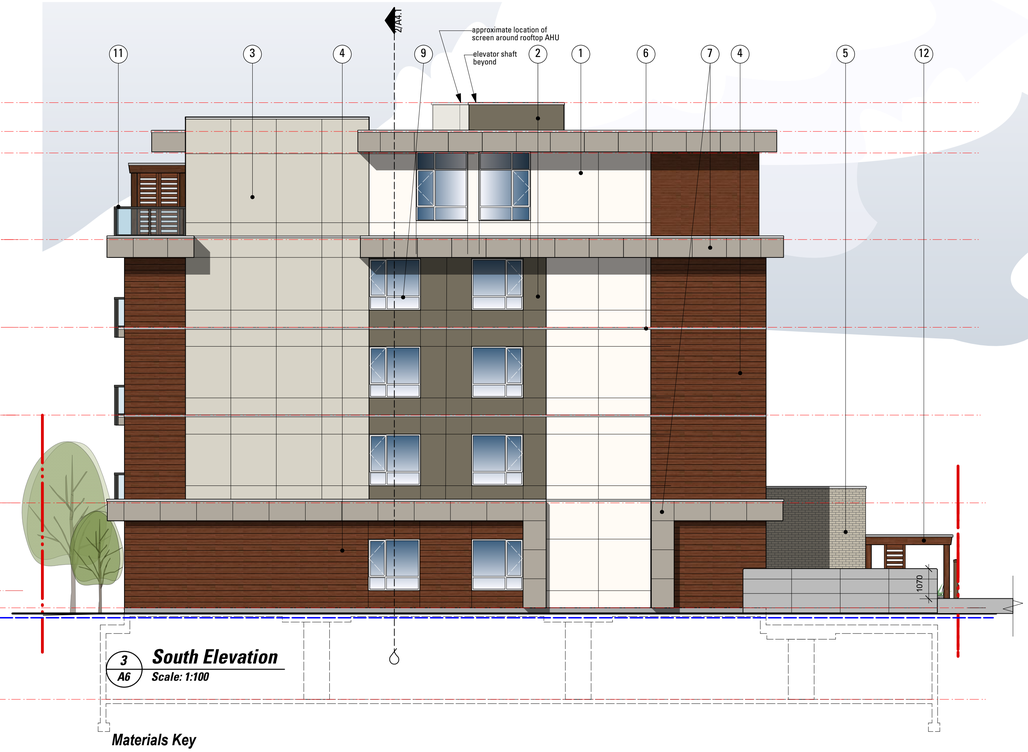
1 / A6 West Elevation (Cook Street)
Scale: 1:100

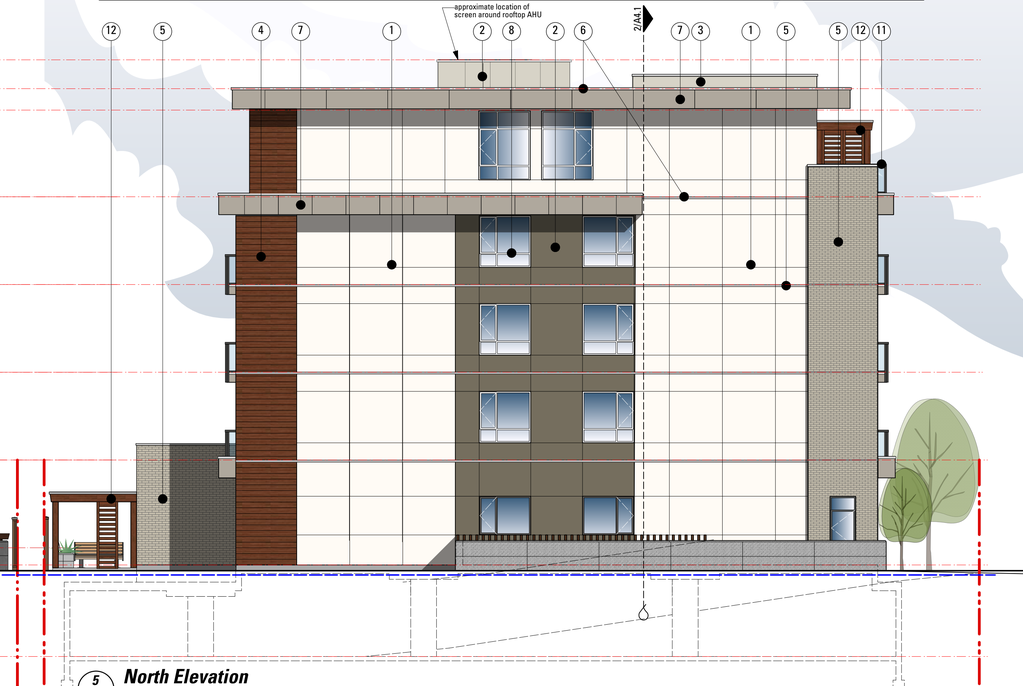


2 / A6 West Elevation (Cook Street)- Fence
Scale: 1:100 (see street elevation 1/A10)



3 / A6 South Elevation
Scale: 1:100

4 / A6 East Elevation
Scale: 1:100



5 / A6 North Elevation
Scale: 1:100

Materials Key

1	Fibre Cement Panels	Smooth - James Hardie Arctic White	7	Metal Fascias	Prefinished Steel - Stone Grey
2	Fibre Cement Panels	Smooth - James Hardie Timber Bark 40-30	8	Vinyl Windows	Coventry Gray
3	Fibre Cement Panels	Smooth - James Hardie Cobble Stone 40-10	9	Vinyl Windows	White
4	Fibre Cement Siding	Allure - Mountain Cedar	10	Storefront Windows and Doors	Powder Coat to match Coventry Gray
5	Brick Slip Cladding	Milwaukee S9.5974	11	Balcony Railing System	Prefinished Aluminum / Tempered Glass - Charcoal
6	Metal Flashings	Prefinished Steel - Galvalume	12	Mass Timber Elements	Cedar - stained Mountain Cedar

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
V I C T O R I A , B . C .

PROPOSED RESIDENTIAL DEVELOPMENT

A6

Date: January, 20th, 2025

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1 A6a **West Elevation (Cook Street)**
Scale: 1:50

Materials Key

1	Fibre Cement Panels	Smooth - James Hardie Arctic White	7	Metal Fascias	Prefinished Steel - Stone Grey
2	Fibre Cement Panels	Smooth - James Hardie Timber Bark 40-30	8	Vinyl Windows	Coventry Gray
3	Fibre Cement Panels	Smooth - James Hardie Cobble Stone 40-10	9	Vinyl Windows	White
4	Fibre Cement Siding	Allure - Mountain Cedar	10	Storefront Windows and Doors	Powder Coat to match Coventry Gray
5	Brick Slip Cladding	Milwaukee S9.5974	11	Balcony Railing System	Prefinished Aluminum / Tempered Glass - Charcoal
6	Metal Flashings	Prefinished Steel - Galvalume	12	Mass Timber Elements	Cedar - stained Mountain Cedar

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
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PROPOSED RESIDENTIAL DEVELOPMENT

A6a

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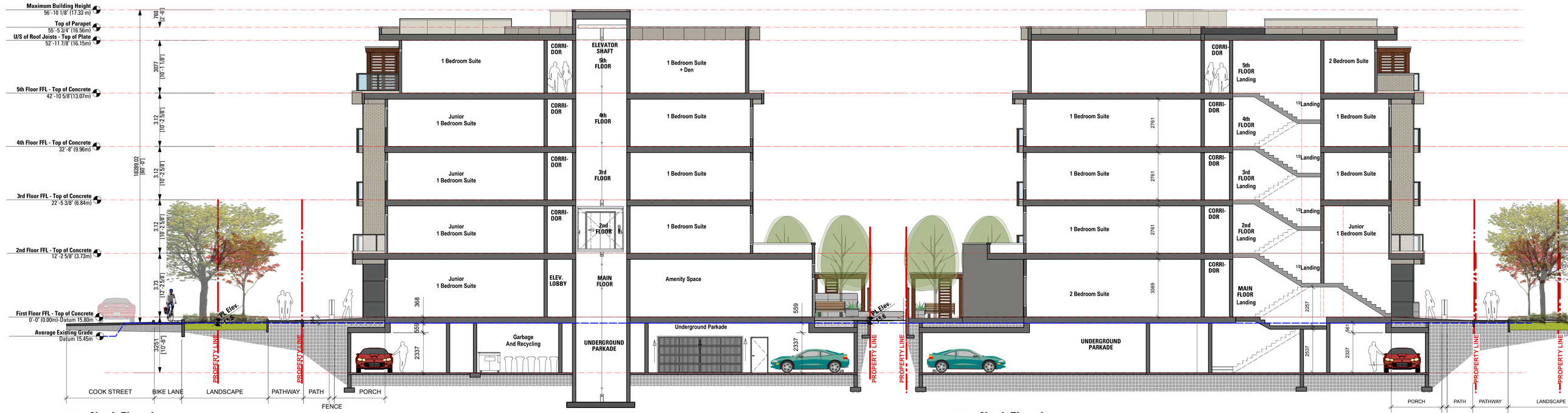
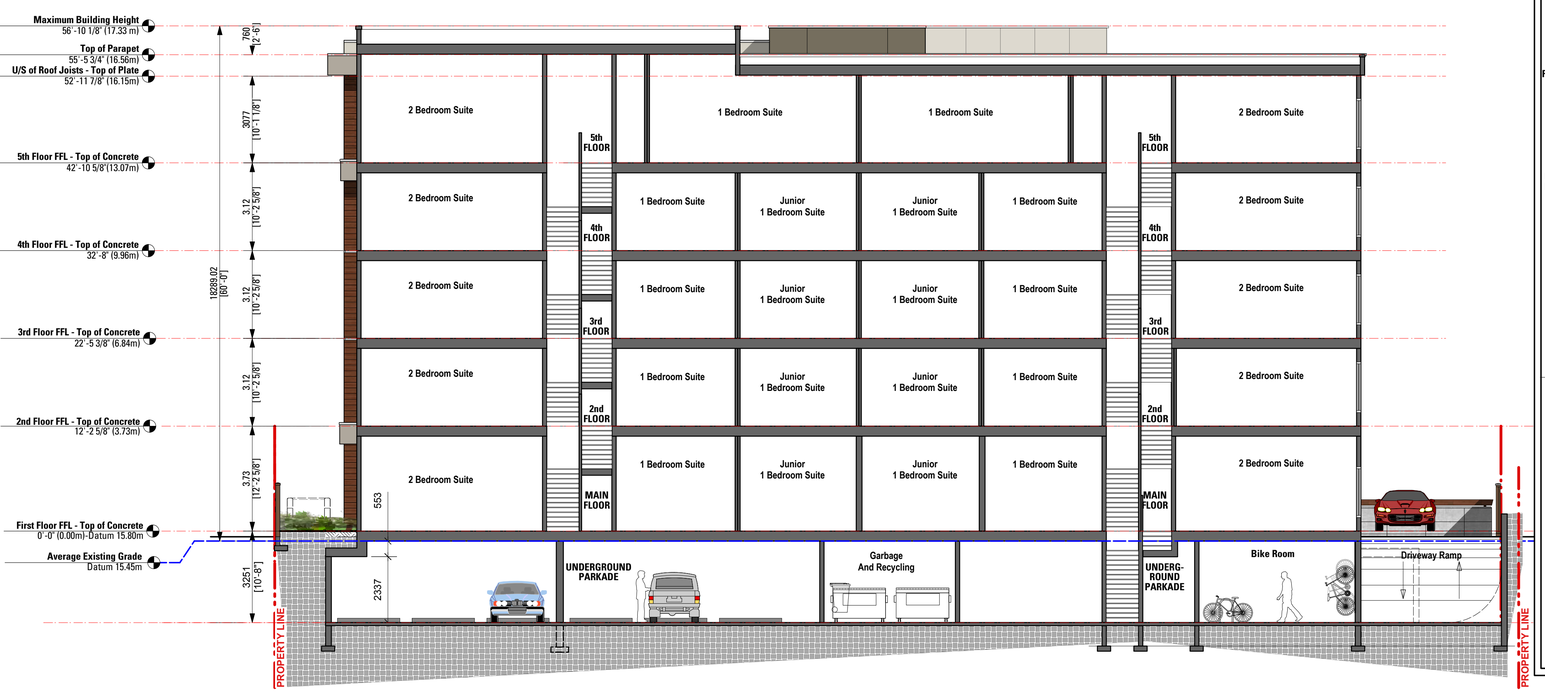


1 A7 **North Elevation**
Scale: 1:100

2 A7 **North Elevation**
Scale: 1:100



3 A7 **North Elevation**
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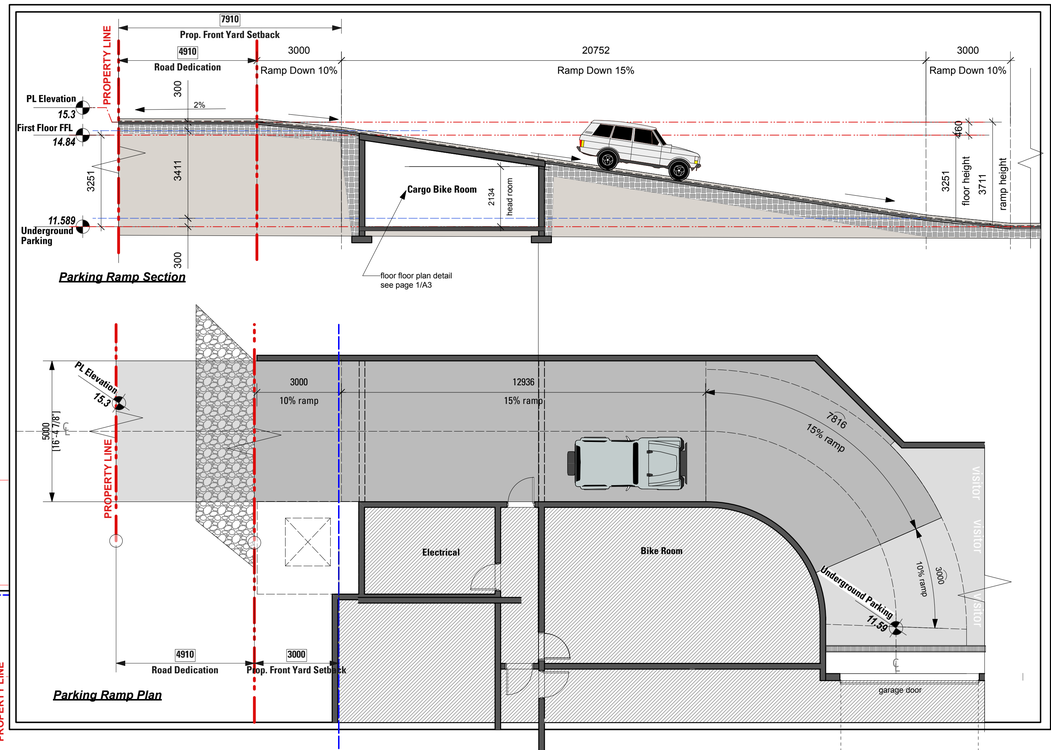

4 A7 **Parking Ramp Plan & Section**
Scale: 1:100

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
V I C T O R I A , B. C.

PROPOSED RESIDENTIAL DEVELOPMENT

A7

Date: January, 20th, 2025

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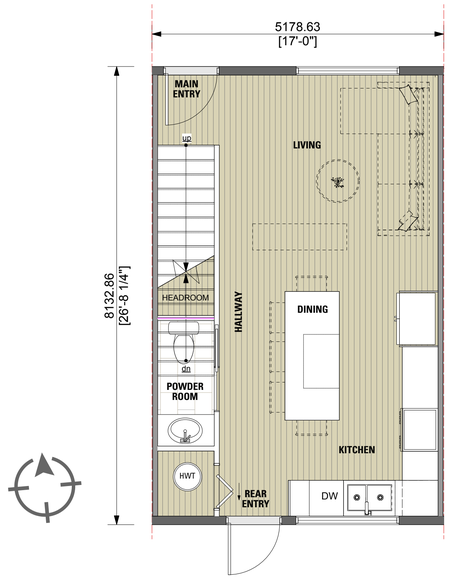
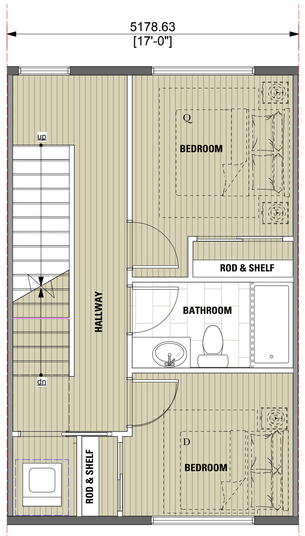


1 / A8 Type A- Main Floor Plan
Scale: 1:50



2 / A8 Type A- 2nd Floor Plan
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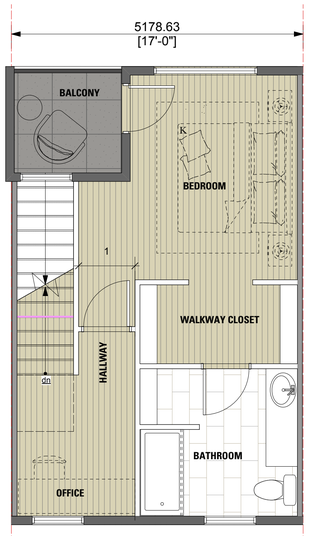
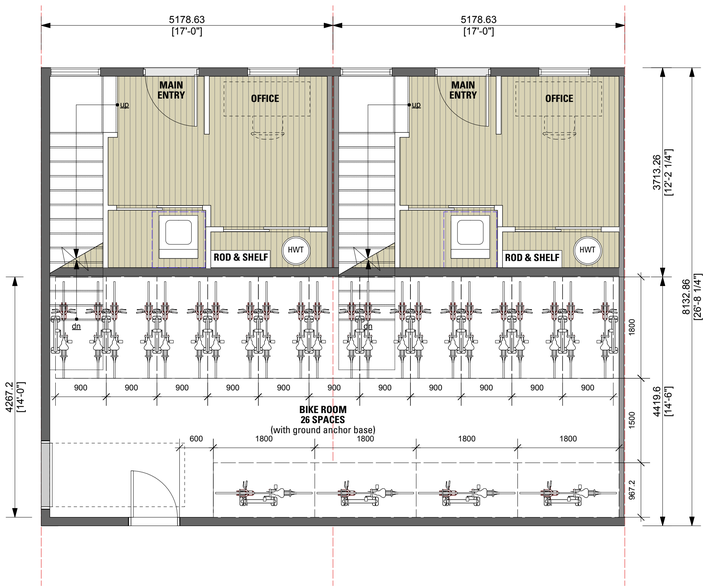
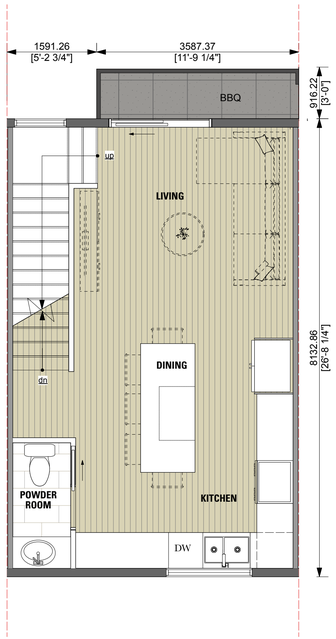


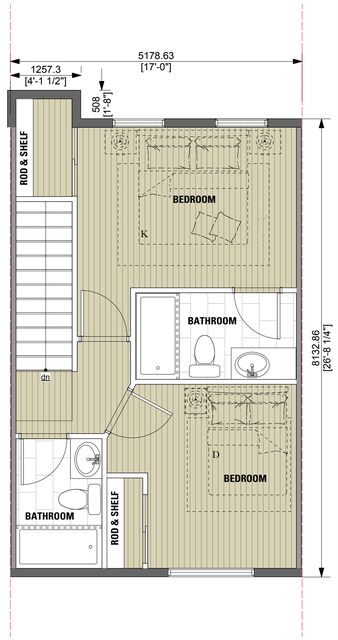
3 / A8 Type A- 3rd Floor Plan
Scale: 1:50



4 / A8 Type B- Main Floor Plan & Bike Storage
Scale: 1:50



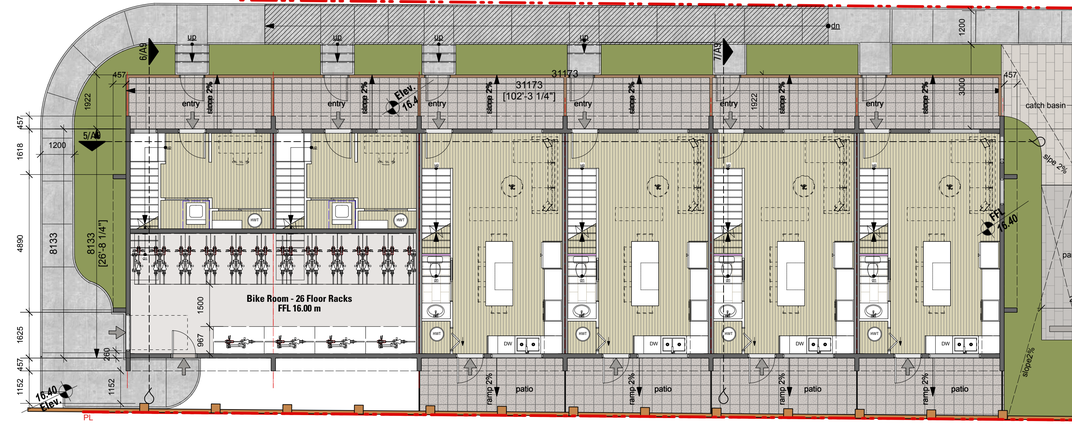
5 / A8 Type B- 2nd Floor Plan
Scale: 1:50



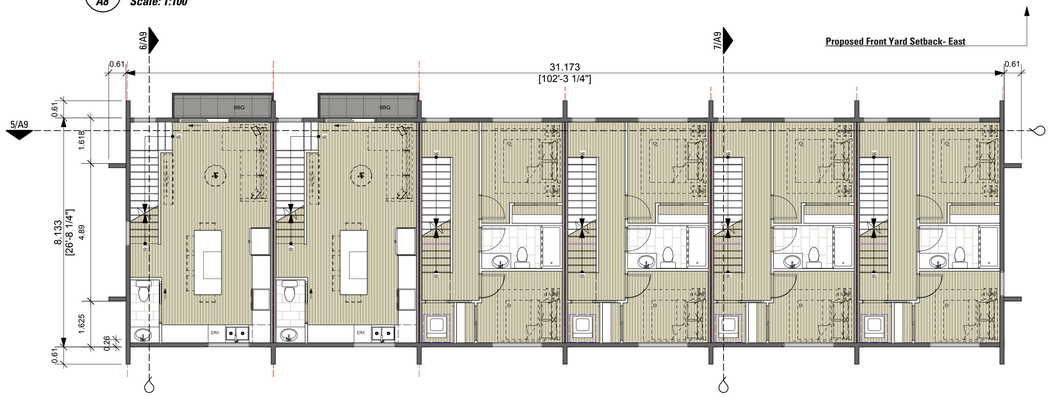
6 / A8 Type B- 3rd Floor Plan
Scale: 1:50

TOWN HOUSE- UINT TYPES

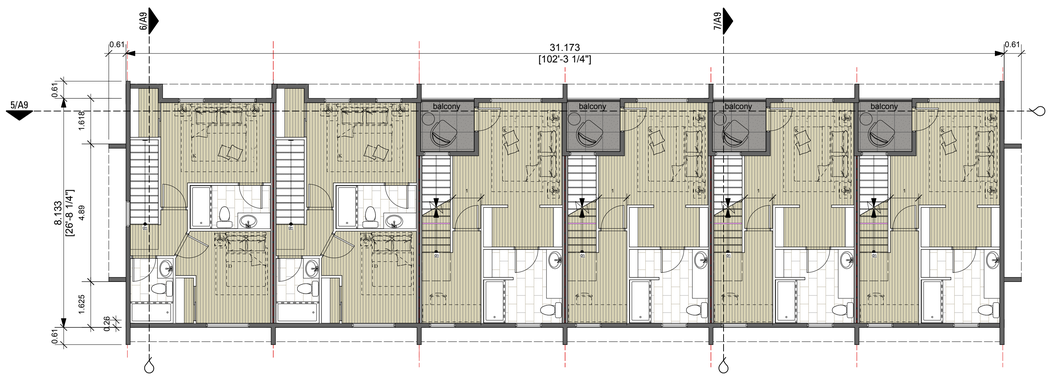
0 3 4 4 5 5M



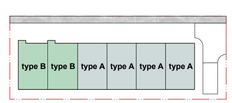
7 / A8 Town Houses - Main Floor Plan
Scale: 1:100



8 / A8 Town Houses - 2nd Floor Plan
Scale: 1:100



9 / A8 Town Houses - 3rd Floor Plan
Scale: 1:100



KEY PLAN

Gross Floor Area:	Main Floor	42.1 m2	453 s.f.
Town house type A	2nd Floor	42.1 m2	453 s.f.
4 units	3rd Floor	38.4 m2	413 s.f.
	Total	122.6 m2	1,320 s.f.
Gross Floor Area:	Main Floor	18.8 m2	202 s.f.
Town house type B	2nd Floor	42.1 m2	453 s.f.
2 units	3rd Floor	42.8 m2	460 s.f.
	Total	103.6 m2	1,116 s.f.
Total Gross Floor Area:	Main Floor	206.6 m2	2,224 s.f.
Town houses	2nd Floor	253.5 m2	2,729 s.f.
Type A & B	3rd Floor	240.2 m2	2,586 s.f.
	Total	700.3 m2	7,538 s.f.

Apartment Building - Unit Types, Area & Numbers:

Type	Area +		Number of Units
Junior - 1 bedroom	41 m2	441 s.f.	17 units
1 bedroom	52 m2	556 s.f.	12 units
1 bedroom+den	75 m2	804 s.f.	2 units
2 bedrooms	69 m2	737 s.f.	22 units
Total:			**53 units**

Townhouses - Unit Types, Area & Numbers:

Type	Area		Number of Units
Unit Type A- 3bedrooms	123 m2	1320 s.f.	4 units
Unit Type B - 2 bedrooms	104 m2	1115 s.f.	2 units
Total:			**6 units**

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
V I C T O R I A , B. C.

PROPOSED RESIDENTIAL DEVELOPMENT

A.8

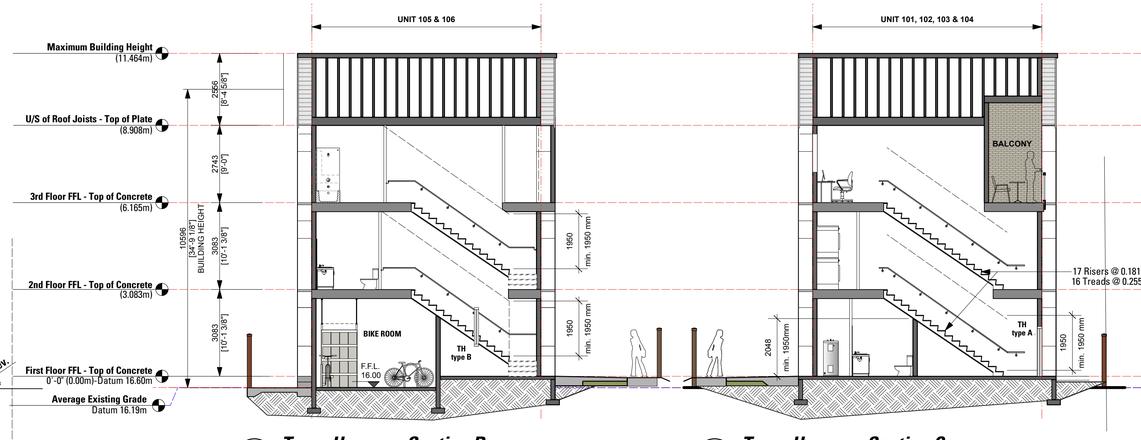
Date: January, 20th, 2025

Joe Newell architect inc.
2-101 Presley Pl, Victoria, BC, V9B 0S4
T (250) 382-4240 F (250) 382-5733
www.joenewellarchitect.com

1 / A9 Town Houses - North Elevation
Scale: 1:100

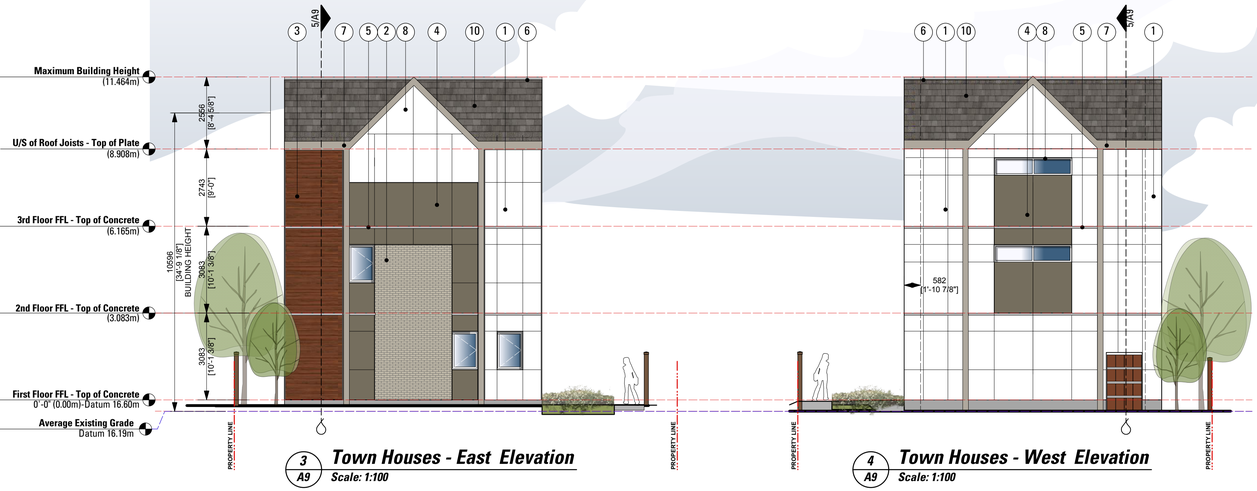
5 / A9 Town Houses - Section A
Scale: 1:100

2 / A9 Town Houses - South Elevation
Scale: 1:100



6 / A9 Town Houses - Section B
Scale: 1:100

7 / A9 Town Houses - Section C
Scale: 1:100

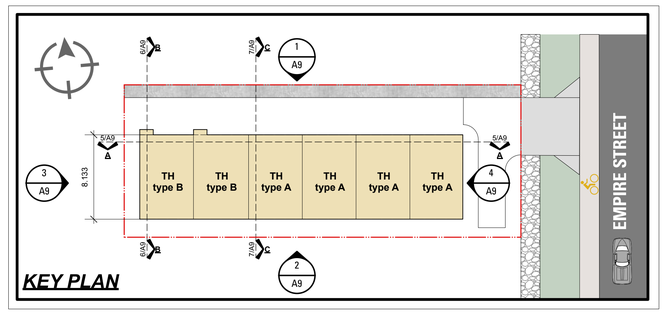


3 / A9 Town Houses - East Elevation
Scale: 1:100

4 / A9 Town Houses - West Elevation
Scale: 1:100

Materials Key

1-Fibre Cement Siding	Smooth panel - JH Arctic White	6-Metal Flashing	Prefinished Steel - Galvalume
2-Brick Slip Cladding	Light Texture - Milwaukee S9.5974	7-Metal Fascias	Prefinished Steel - Stone Grey
3-Fiber Cement Siding	Allure - Dark Rose wood	8-Window/ Door Trim	White
4-Fibre Cement Siding	Smooth panel - Timber Bark 40-30	9-Balcony Railing System.	Prefinished Aluminum - Tempered Glass - Charcoal
5-Cross Cavity	Prefinished Steel - Galvalume	10- Roof.	Asphalt shingle - Charcoal Grey



PROPOSED RESIDENTIAL DEVELOPMENT

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
V I C T O R I A , B. C.

A9

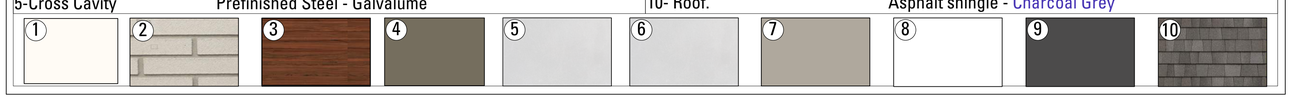
Date: January, 20th, 2025

Joe Newell JNA architect inc.
2-101 Presley Pl, Victoria, BC, V9B 0S4
T (250) 382-4240 F (250) 382-5733
www.joenewellarchitect.com

1 / A9a **Town Houses - North Elevation**
Scale: 1:50

Materials Key

1-Fibre Cement Siding	Smooth panel - JH Arctic White	6-Metal Flashing	Prefinished Steel - Galvalume
2-Brick Slip Cladding	Light Texture - Milwaukee S9.5974	7-Metal Fascias	Prefinished Steel - Stone Grey
3-Fiber Cement Siding	Allure - Dark Rose wood	8-Window/ Door Trim	'White'
4-Fibre Cement Siding	Smooth panel - Timber Bark 40-30	9-Balcony Railing System.	Prefinished Aluminum - Tempered Glass - Charcoal
5-Cross Cavity	Prefinished Steel - Galvalume	10- Roof.	Asphalt shingle - Charcoal Grey



2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
V I C T O R I A , B. C.

PROPOSED RESIDENTIAL DEVELOPMENT

A9a

Date: January, 20th, 2025

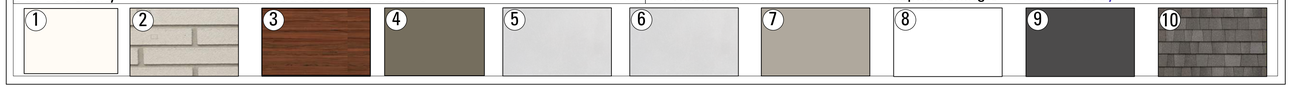
Joe Newell architect inc.
2-101 Presley Pl, Victoria, BC, V9B 0S4
T (250) 382-4240 F (250) 382-5733
www.joenewellarchitect.com

1/A9b *Town Houses - East Elevation*
Scale: 1:50

2/A9b *Town Houses - West Elevation*
Scale: 1:50

Materials Key

1-Fibre Cement Siding	Smooth panel - JH Arctic White	6-Metal Flashing	Prefinished Steel - Galvalume
2-Brick Slip Cladding	Light Texture - Milwaukee S9.5974	7-Metal Fascias	Prefinished Steel - Stone Grey
3-Fiber Cement Siding	Allure - Dark Rose wood	8-Window/ Door Trim	'White'
4-Fibre Cement Siding	Smooth panel - Timber Bark 40-30	9-Balcony Railing System.	Prefinished Aluminum - Tempered Glass - Charcoal
5-Cross Cavity	Prefinished Steel - Galvalume	10- Roof.	Asphalt shingle - Charcoal Grey



2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
V I C T O R I A , B. C.

PROPOSED RESIDENTIAL DEVELOPMENT

A9b

Date: January, 20th, 2025

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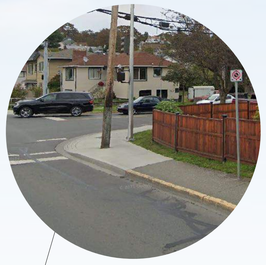
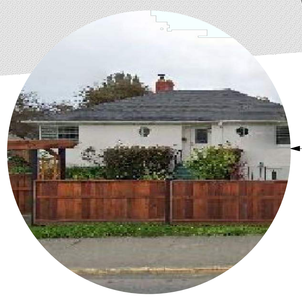
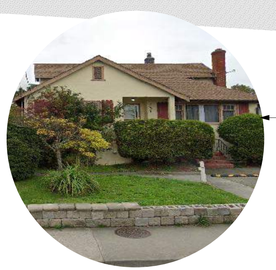
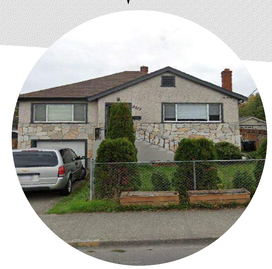








1 / A10 **West Elevation (Cook Street)**
Scale: 1:125

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
V I C T O R I A , B. C.

PROPOSED RESIDENTIAL DEVELOPMENT

A10

Date: January, 20th, 2025

Joe Newell architect inc.
2-101 Presley Pl, Victoria, BC, V9B 0S4
T (250) 382-4240 F (250) 382-5733
www.joenewellarchitect.com

1 / A11 **West Elevation (Empire Street)**
Scale: 1:125

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
V I C T O R I A , B. C.

PROPOSED RESIDENTIAL DEVELOPMENT

A11

Date: January, 20th, 2025

Joe Newell architect inc.
2-101 Presley Pl, Victoria, BC, V9B 0S4
T (250) 382-4240 F (250) 382-5733
www.joenewellarchitect.com

MARCH & SEPTEMBER

AVERAGE TEMP. 11º /6º

AVERAGE TEMP. 18º /11º

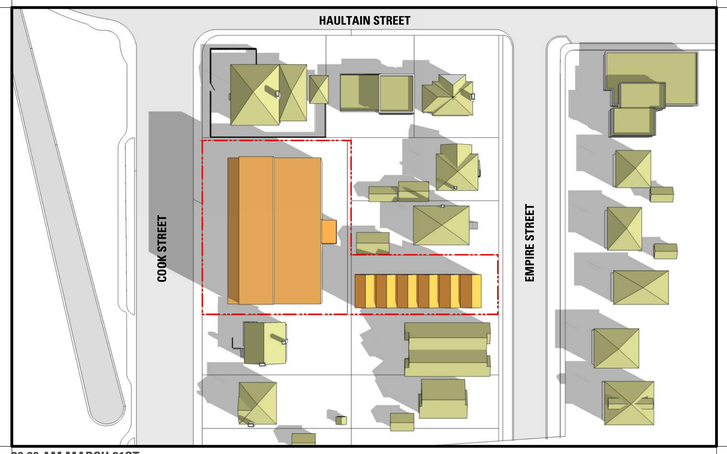
JUNE

AVERAGE TEMP. 18º /12º

DECEMBER

AVERAGE TEMP. 8º /4º

09:00 AM



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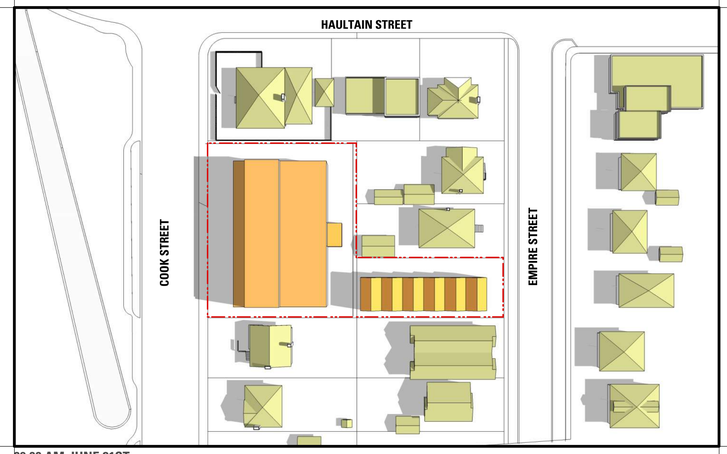
09:00 AM SEPTEMBER 21ST



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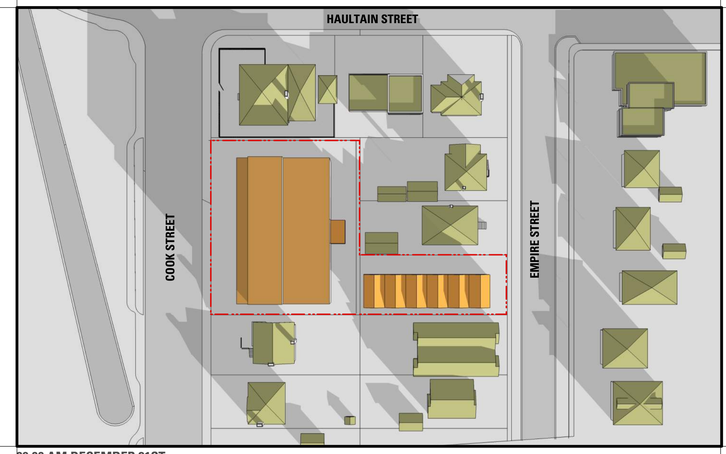

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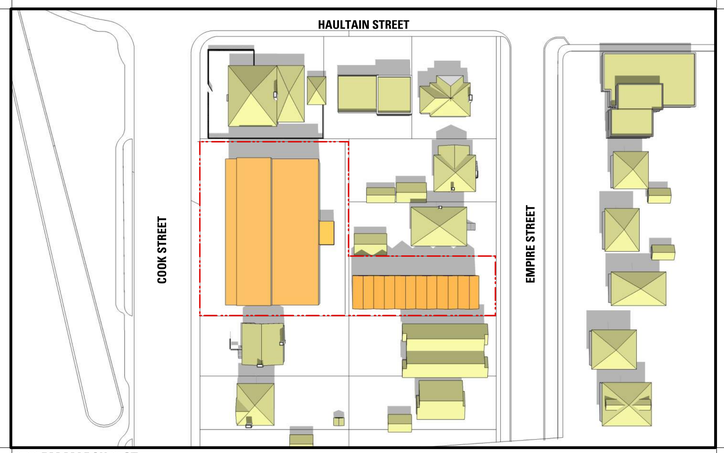
12:00 PM



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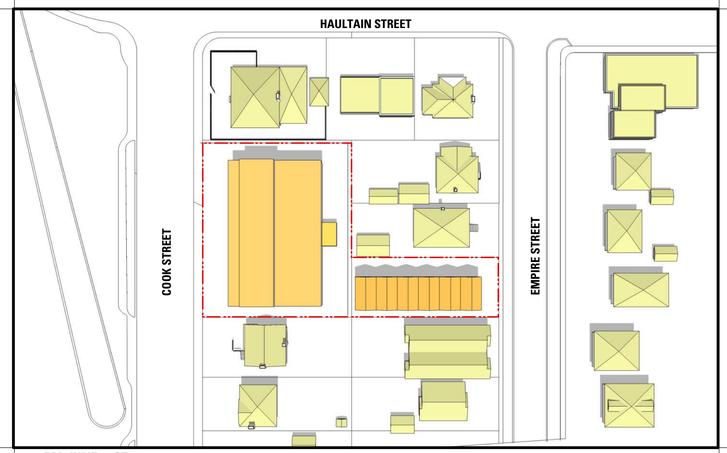

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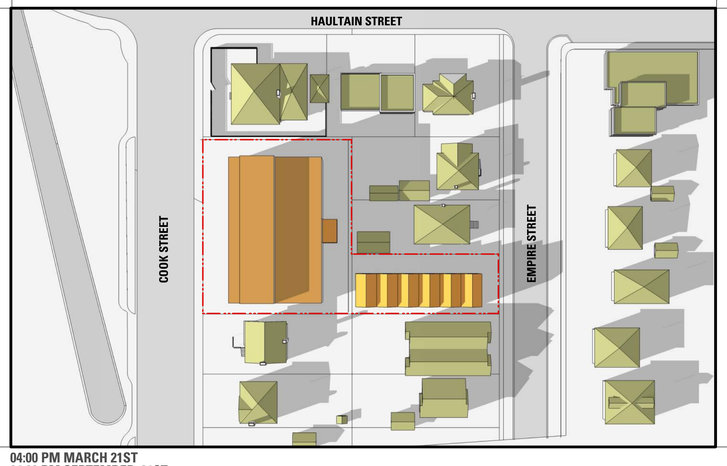
04:00 PM



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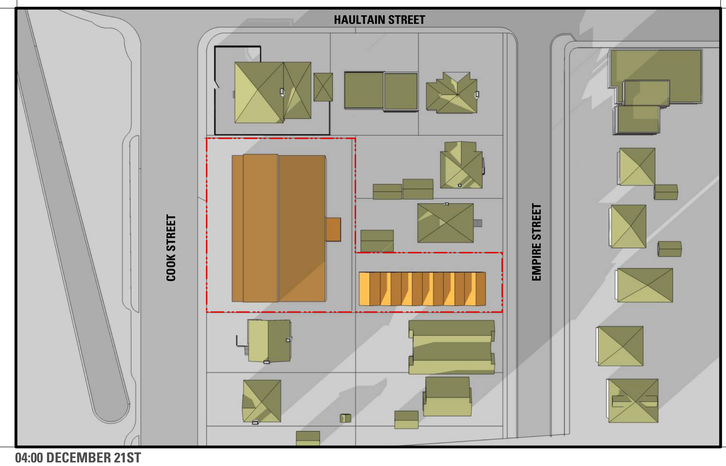


04:00 DECEMBER 21ST

2525, 2529, 2533 COOK STREET
2522 EMPIRE STREET
V I C T O R I A , B. C.

PROPOSED RESIDENTIAL DEVELOPMENT

SUBJECT BUILDINGS & TOWN HOUSES | NEIGHBORHOOD EXISTING BUILDINGS | STREET

A. 12

Date: January, 20th, 2025

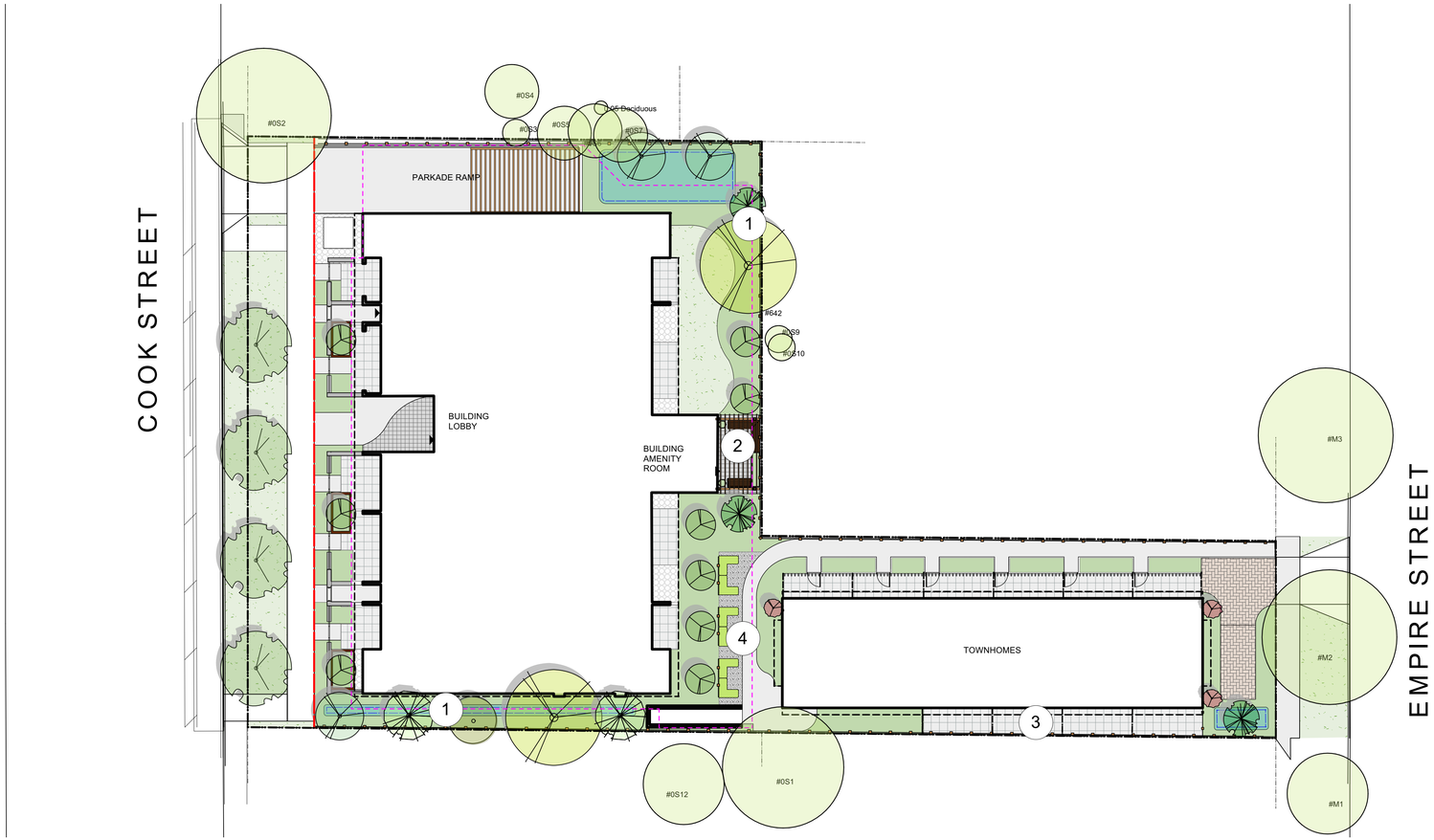
Joe Newell architect inc.
2-101 Presley Pl, Victoria, BC, V9B 0S4
T (250) 382-4240 F (250) 382-5733
www.joenewellarchitect.com

Casman Properties Ltd.

Empire Development

2525-2533 Cook St, Victoria BC

KEY PLAN



1. TREES AND BORDER PLANTINGS

A mix of evergreen and deciduous trees provide bird habitat and privacy for humans.

2. AMENITY PATIO

Wraparound bench, raised planter, wood trellis and tables to create an intimate outdoor gathering space.

3. PRIVATE BACK YARDS

Private patio space with wood screens for each townhouse.

4. VEGETABLE GARDENS

Raised beds for residents to garden.

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

NOTFORCONSTRUCTION

No.	Issued For	Issue Date
4	DP	2025-01-21
3	CALUC Review	2024-10-24
2	CALUC Review	2024-01-29
1	For Client Review	2023-10-20

client

Casman Properties Ltd
3378 Tennyson Ave
Victoria, BC

project

Empire Developments
2525-2533 Cook St
Victoria, BC

sheet title

Cover

project no.	123.36
scale	1:200 @ 24"x36"
drawn by	LC
checked by	SM
sheet no.	**L0.00**

GENERAL NOTES

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

TREE RETENTION AND REMOVAL NOTES

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

SITE GRADING AND DRAINAGE NOTES

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

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completeition of inspection or test.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.
13. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

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

SITE LAYOUT NOTES

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

PAVING NOTES

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

GENERAL PLANTING NOTES

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

ON-SLAB TREE PLANTING NOTES

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

OFF SITE IRRIGATION NOTES

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

OFF-SITE IRRIGATION INSPECTIONS REQUIRED

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

BOULEVARD PLANTING NOTES

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

OFF-SITE HORTICULTURE INSPECTIONS REQUIRED

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

WARRANTY AND MAINTENANCE NOTES

1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
2. Refer to Landscape Specifications for Maintenance Period following Acceptance.
3. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
4. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

LINE TYPE LEGEND

- Property line
- Building Footprint
- Extent of Roof / Canopy, above
- Extent of Parkade, below
- Right of Way
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL

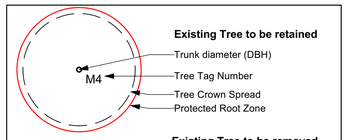
UNDERGROUND UTILITIES

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

EXISTING		PROPOSED
	Storm Drain	
	Sewer	
	Water	
	Electrical	
	Gas	
	Hydro Tel	

EXISTING TREE LEGEND

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



GRADING LEGEND

17.70	Proposed Landscape Grade TOW Top of Wall BW Bottom of Wall TOC Top of Curb BC Bottom of Curb TP Top of Pool BP Bottom of Pool TS Top of Stairs BS Bottom of Stairs HP High Point LP Low Point
17.70 EX	Existing Grade
16.90 Arch	Architectural grade, for reference only
17.70	Civil Grade, for reference only
(8.00)	Proposed Landscape Contour

MATERIALS LEGEND

HARDSCAPE SURFACES

- Concrete Paving — Cast in place, light broom finish. Sawcut control joints.
- Unit Paver - Private Patio — Specification TBD
- Unit Paver - Vehicular — Specification TBD.
- Unit Paver - Entry and Amenity — Specification TBD.
- Aggregate Pathway

STEPS, RAMPS, CURBS, WALLS

- Retaining Wall - Concrete — See Struct. Drawings
- Stairs with Handrail — To meet BCBC requirements

SITE FURNISHINGS

- Bike Rack
- Bench
- Shade Structure / Pergola
- Metal Planter — Edging style planter, 400mm height to allow for 600mm depth growing medium.

FENCING & RAILS

- Privacy Fence - Wood — 1800 mm height
- Fence - Wood Picket — 1200 mm height, gates as indicated
- Privacy Panel - Wood — 1800 mm height

SOFTSCAPE

- Planting Area -Tree & Shrub — 450-600 mm Depth, Shrub Growing Medium.
- Turf - Sod — 150mm Depth (*unless otherwise noted*), Type 1H
- Planting Area -Rain Garden -On Grade — -450mm Depth, -Rain Garden Growing Medium.
- Planting Area -Rain Garden -On Slab — -450mm Depth Average, -Rain Garden Growing Medium.
- Gravel Maintenance Edge — Max gravel size 25mm (1").

LIST OF ABBREVIATIONS

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

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave, Victoria, BC V8Z 3P6
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No.	Issued For	Issue Date
4	DP	2025-01-21
3	CALUC Review	2024-10-24
2	CALUC Review	2024-01-29
1	For Client Review	2023-10-20

client

Casman Properties Ltd
3378 Tennyson Ave
Victoria, BC

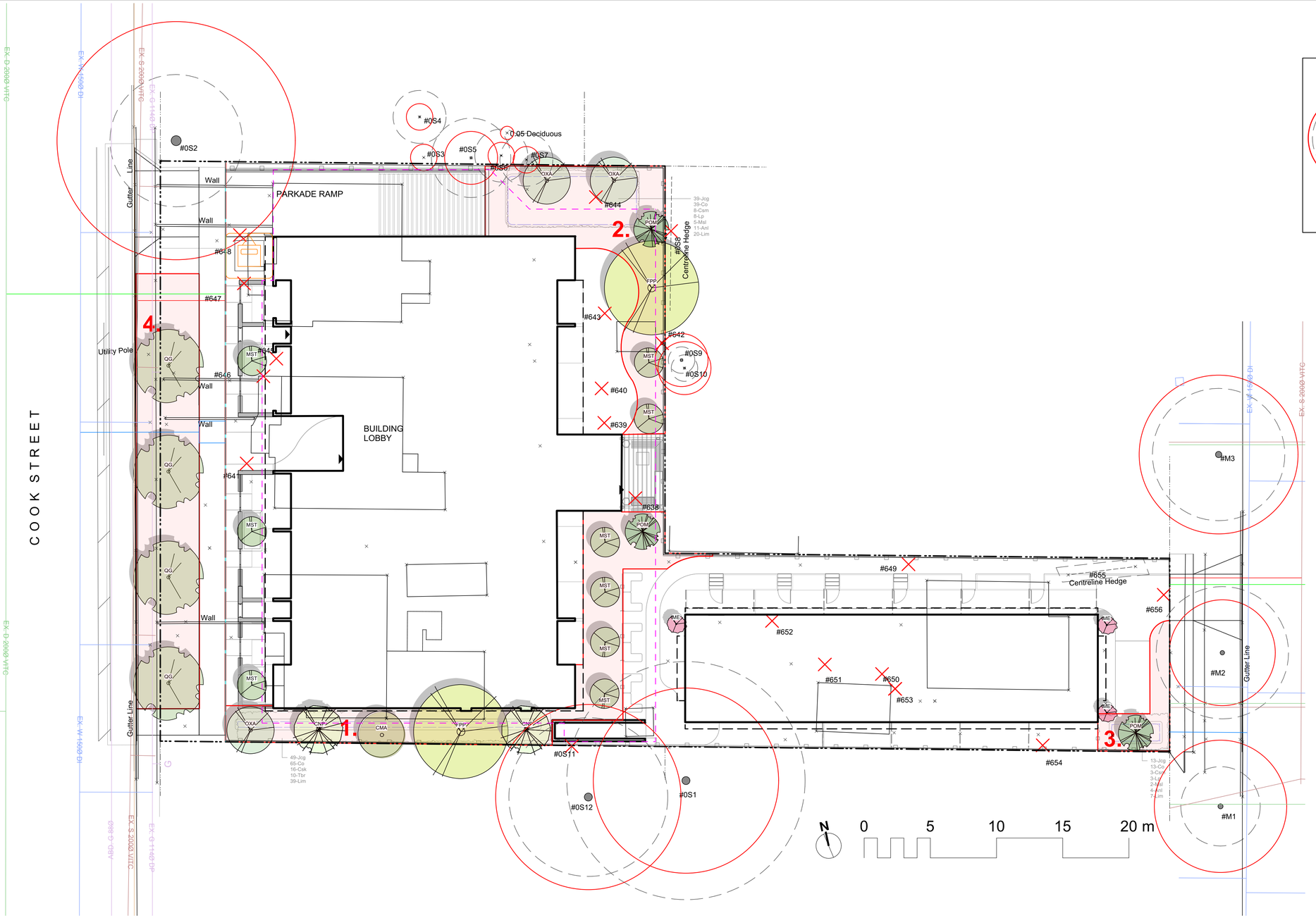
project

Empire Developments
2525-2533 Cook St
Victoria, BC

sheet title

General Information Sheet

project no.	123.36
scale	AS SHOWN @ 24"x36"
drawn by	LC
checked by	SM
sheet no.	**L0.01**



EXISTING PLANT LEGEND

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

Existing Tree to be retained

- Trunk diameter (DBH)
- Tree Tag Number (M4)
- Tree Crown Spread
- Protected Root Zone

Existing Tree to be removed

- Trunk diameter (DBH)
- Tree Tag Number (M4)

REPLACEMENT TREE SOIL VOLUME TABLE

Planting Area ID (*= on slab)	Area (m2)	Soil Volume Multiplier	A. Estimated Soil Volume (m3)	REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
				B. Small	C. Medium	D. Large	E. Small	F. Medium	G. Large	Total
ONSITE										
1*	135.2	0.6	**81.1**	6	1	1	36	15	30	**81**
2*	115.0	0.6	**69.0**	4	1	1	24	15	30	**69**
3	25.0	1	**25.0**		1		0	15	0	**15**
4	156.6	1	**156.6**			4			120	**120**
Total				**10**	**3**	**6**				

REPLACEMENT TREE SUMMARY

Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

Lot Area: 2230 sq m

Minimum # of Trees for Lot Area: 11

ONSITE Minimum replacement tree requirement	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	9	1	9
2:1 Replacement Trees - Schedule E Part 2	10	0.5	5
Total Replacement Trees Proposed			**14**

PROPOSED TREE LIST

Qty	Botanical Name	Schd. Size / Plant Spacing	Common Name
2	Chamaecyparis nootkatensis 'Pendula'	2.5 m ht	Nootka False Cypress
1	Cornus mas	6.0cm cal, b&b	Cornelian Cherry Dogwood
2	Fraxinus pennsylvanica 'Patmore'	6.0cm cal, b&b	Patmore Green Ash
3	Malus (2-tier espaliered)	#10 pot, Min. 2 tiers (4 lateral branches)	2-Tier Espaliered Apple
9	Malus 'Sugar tyme'	#10 pot, Min 1.2m ht	Crab Apple
3	Oxydendrum arboreum	5.0cm cal, b&b	Sourwood Tree
3	Picea omorika	2.5m ht, b&b	Serbian Spruce
4	Quercus garryana	4.0cm cal, b&b	Garry Oak
TOTAL TREES TO BE INSTALLED:		27	

Note: It is requested that Malus 'Sugar Tyme' be considered as a replacement tree for this project. Although it may not create an extensive canopy, this small tree provides invaluable environmental and community benefits by allowing residents to cultivate and harvest food in an urban environment. Embracing this option fosters sustainability and enhances local engagement.

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Casman Properties Ltd
3378 Tennyson Ave
Victoria, BC

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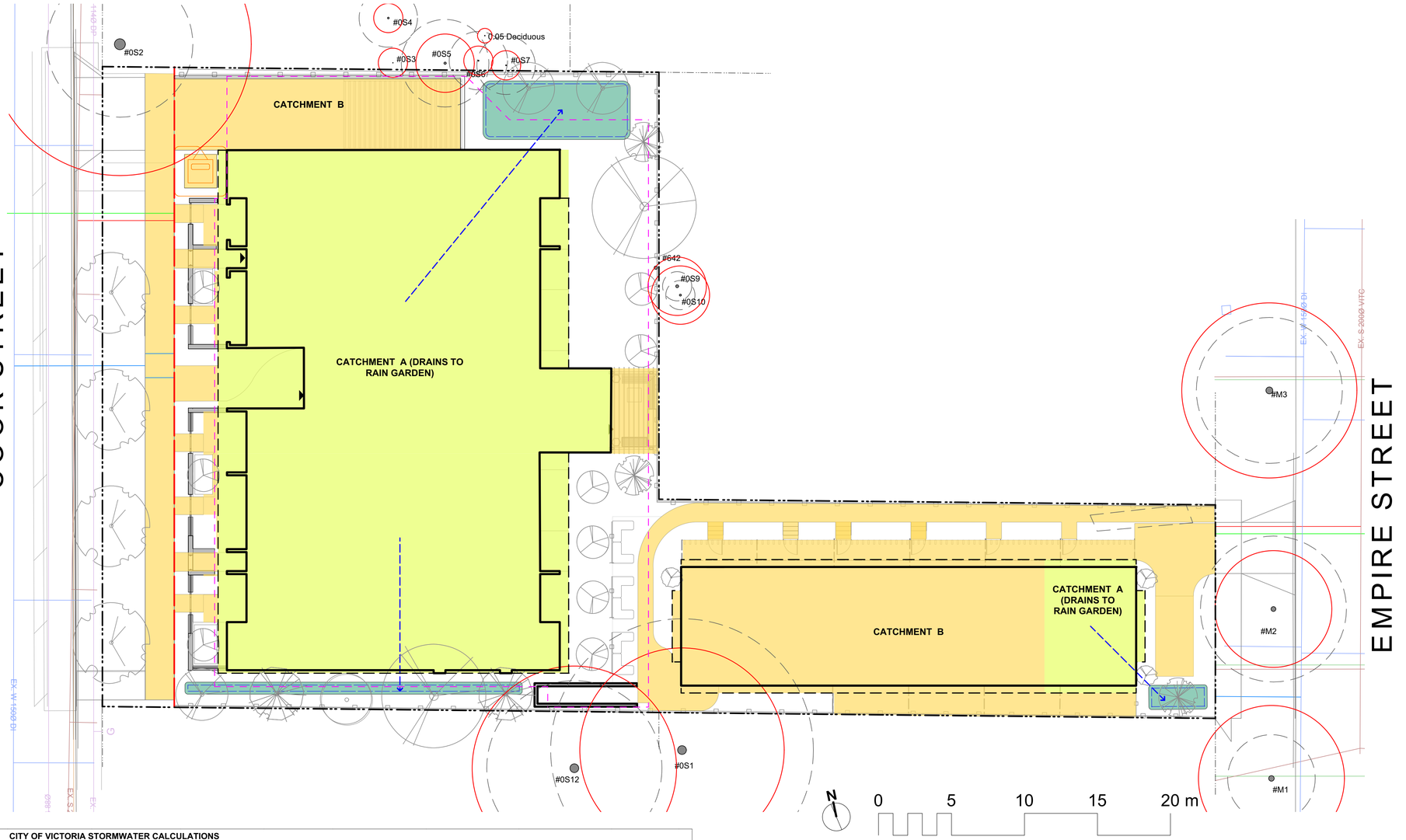
Empire Developments
2525-2533 Cook St
Victoria, BC

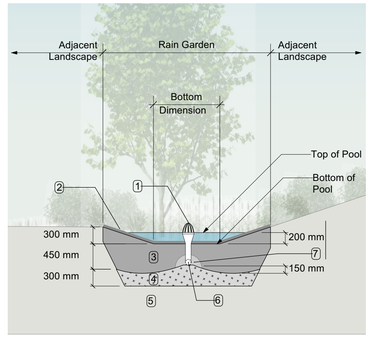
sheet title
Tree Replacement

project no.	123.36
scale	1: 150 @ 24"x36"
drawn by	LC
checked by	SM
sheet no.	**L0.02**



STORMWATER MANAGEMENT LEGEND

	Property Line
	Building Footprint
	Extent of Roof / Canopy, ABOVE
	Extent of Parkade, BELOW
	Rain Garden Top of Pool (TP)
	Rain Garden Bottom of Pool (BP)
17.70 / 17.70	Existing Grade
	Proposed Landscape Grade
	Direction of Flow
	Rain Garden Area
	Catchment A
	Catchment B



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

1 Typical Rain Garden
Scale: 1:50

CITY OF VICTORIA STORMWATER CALCULATIONS

Site Stormwater Storage Requirements

	Area		Required Storage Volume for Design Storm*
	(sq. m.)		(cu. m./day)
Total Site Area	2230		71
Impervious Area	1607	-	51

Rain Garden Sizing Calculations

Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden*	Planter Growing Medium Depth	Stormwater Treatment Capacity per sq. m. of Rain Garden	Rain Garden Base Area	Rain Garden Capacity***	Sizing Factor
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	
Catchment A	938	30	0.60	0.80	66	53	7%
Catchment B	669	-	-	-	-	-	-
total							

Excess (+) or Deficient (-) Storage Volume required to be managed by Green Stormwater Infrastructure **53**

Assumptions
* Design storm is 32mm of water, in a 24 hr period.

** Landscaped areas require minimum 170mm depth of growing medium in order to manage 32mm rainfall / 24 hours (assuming 20% void space). Engineeered green roof systems that are shown to meet the minimum requirements may also be included.

*** Rain Garden capacity based on 200 mm live ponding plus 20% of the sand/ compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

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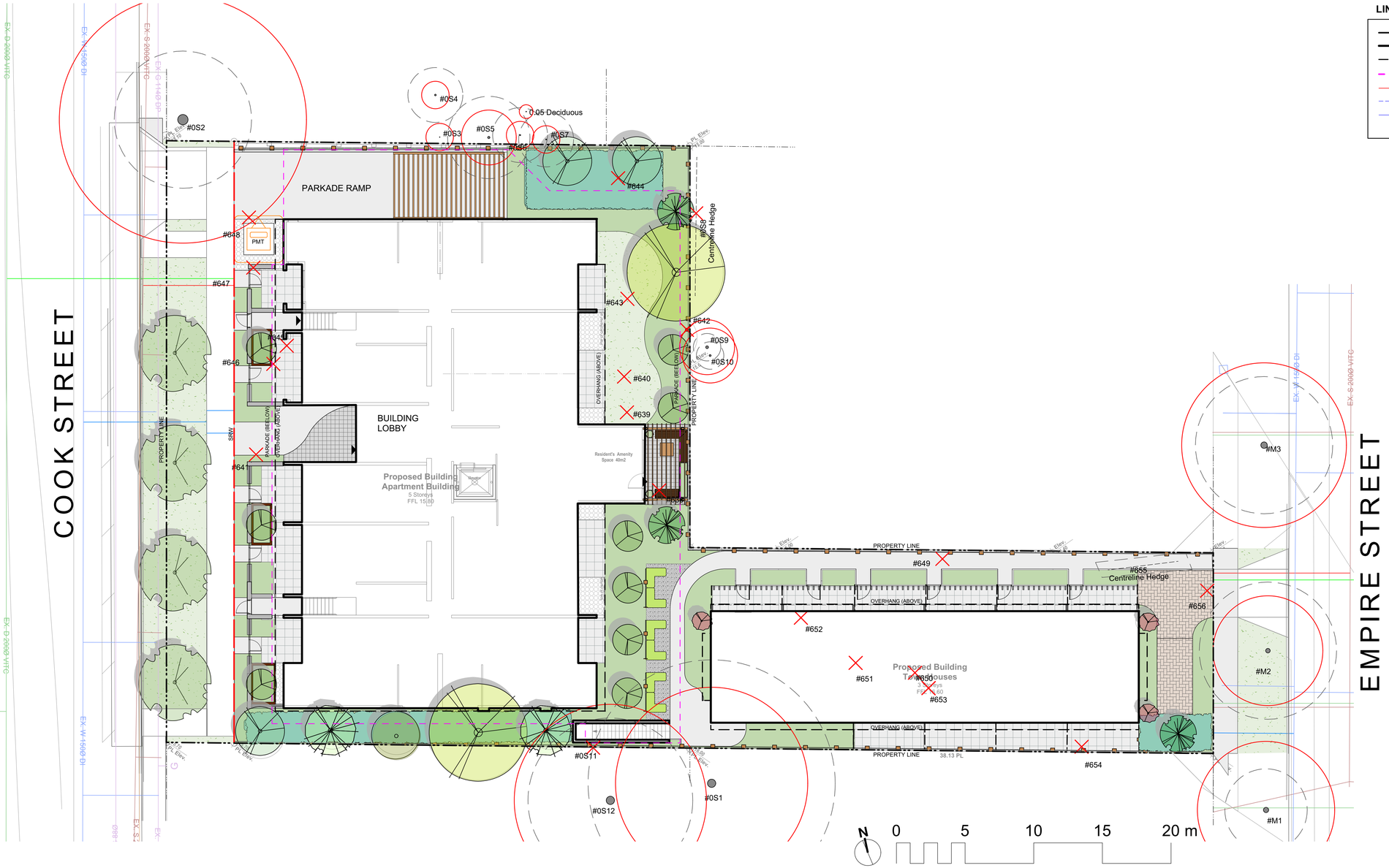
Casman Properties Ltd
3378 Tennyson Ave
Victoria, BC

project
Empire Developments
2525-2533 Cook St
Victoria, BC

sheet title
Stormwater Management

project no.	123.36
scale	1: 150 @ 24"x36"
drawn by	LC
checked by	SM
sheet no.	**L0.03**



LINE TYPE LEGEND

- Property line
- Building Footprint
- Extent of Roof / Canopy, above
- Extent of Parkade, below
- Right of Way
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL

MATERIALS LEGEND

HARDSCAPE SURFACES

- Concrete Paving — Cast in place, light broom finish. Sawcut control joints.
- Unit Paver - Private Patio — Specification TBD
- Unit Paver - Vehicular — Specification TBD.
- Unit Paver - Entry and Amenity — Specification TBD.
- Aggregate Pathway

STEPS, RAMPS, CURBS, WALLS

- Retaining Wall - Concrete — See Struct. Drawings
- Stairs with Handrail — To meet BCBC requirements

SITE FURNISHINGS

- Bike Rack
- Bench
- Shade Structure / Pergola
- Metal Planter — Edging style planter, 400mm height to allow for 600mm depth growing medium.

FENCING & RAILS

- Privacy Fence - Wood — 1800 mm height
- Fence - Wood Picket — 1200 mm height, gates as indicated
- Privacy Panel - Wood — 1800 mm height

SOFTSCAPE

- Planting Area -Tree & Shrub — 450-600 mm Depth, Shrub Growing Medium.
- Turf - Sod — 150mm Depth (*unless otherwise noted*) Type 1H
- Planting Area -Rain Garden -On Grade — -450mm Depth, -Rain Garden Growing Medium.
- Planting Area -Rain Garden -On Slab — -450mm Depth Average, -Rain Garden Growing Medium.
- Gravel Maintenance Edge — Max gravel size 25mm (1").

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Casman Properties Ltd
3378 Tennyson Ave
Victoria, BC

project

Empire Developments
2525-2533 Cook St
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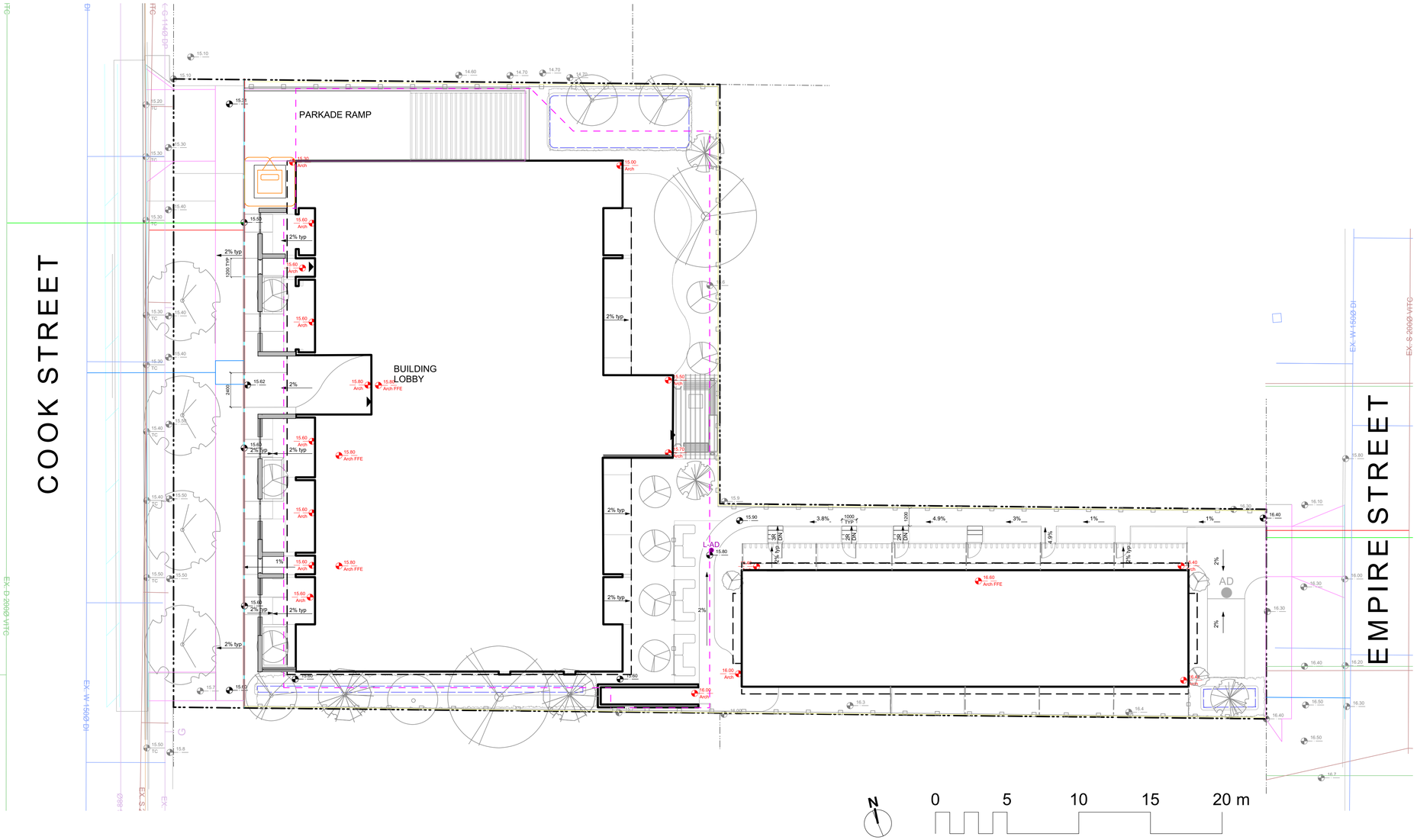
sheet title

Landscape Materials

project no.	123.36
scale	1: 150 @ 24"x36"
drawn by	LC
checked by	SM
sheet no.	**L1.01**



LINE TYPE LEGEND

Property line	
Building Footprint	
Extent of Roof / Canopy, above	
Extent of Parkade, below	

GRADING LEGEND

17.70	Proposed Landscape Grade TOW Top of Wall BW Bottom of Wall TOC Top of Curb BC Bottom of Curb TP Top of Pool BP Bottom of Pool TS Top of Stairs BS Bottom of Stairs HP High Point LP Low Point
17.70 EX	Existing Grade
16.90 Arch	Architectural grade, for reference only
17.70	Civil Grade, for reference only
(8.00)	Proposed Landscape Contour
L-AD	Landscape Area Drain 8" Square Drain with ADA Steel Lockable Grate.

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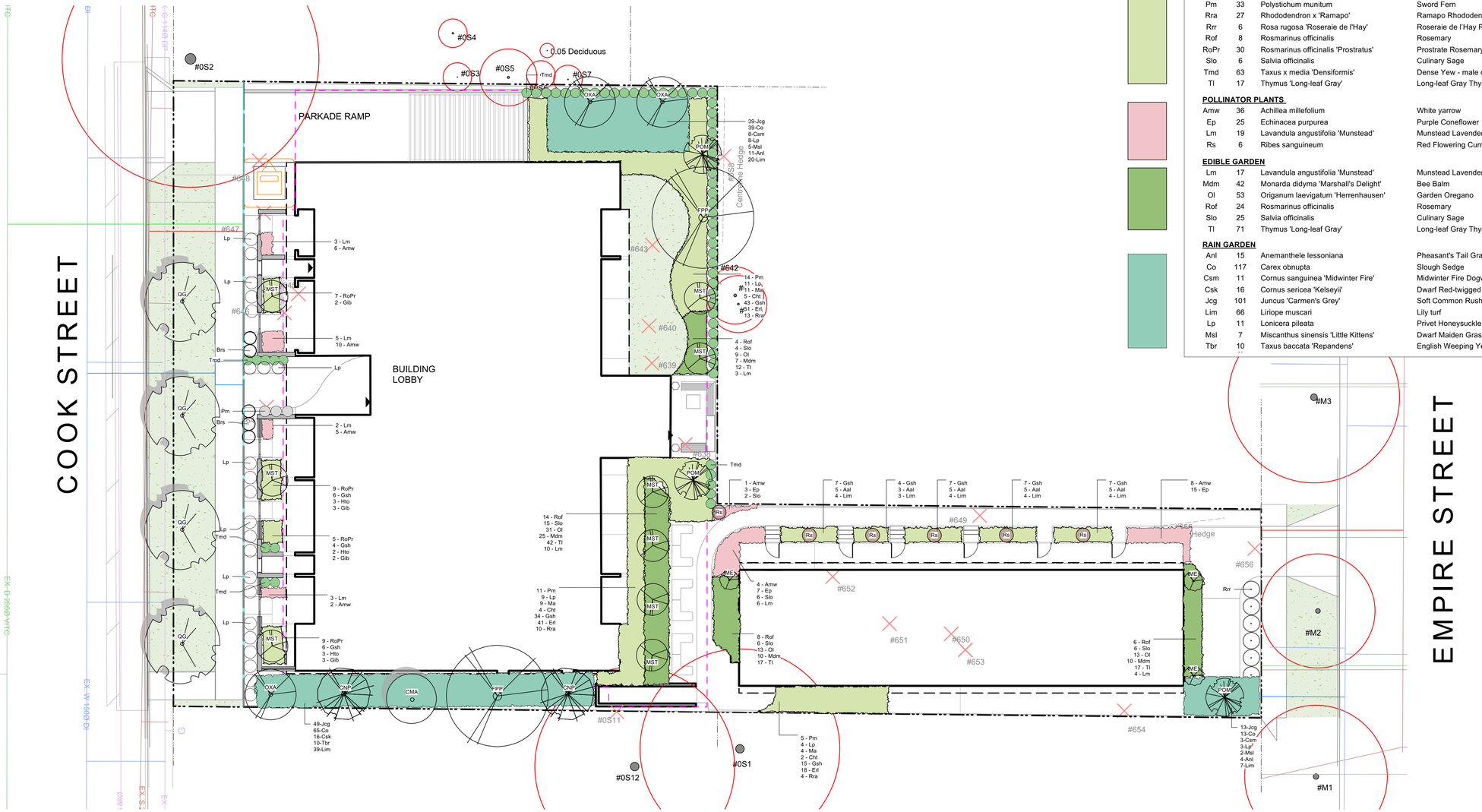
Casman Properties Ltd
3378 Tennyson Ave
Victoria, BC

project
Empire Developments
2525-2533 Cook St
Victoria, BC

sheet title
Landscape Grading & Drainage

project no.	123.36
scale	1: 150 @ 24"x36"
drawn by	LC
checked by	SM
sheet no.	**L2.01**



PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
CNP	2	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
CMA	1	Cornus mas	Cornelian Cherry Dogwood	6.0cm cal, b&b
FPP	2	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	6.0cm cal, b&b
ME	3	Malus (2-tier espaliered)	2-Tier Espaliered Apple	ot, Min. 2 tiers (4 lateral branches)
MST	9	Malus 'Sugar tyme'	Crab Apple	#10 pot, Min 1.2m ht
OXA	3	Oxydendrum arboreum	Sourwood Tree	5.0cm cal, b&b
POM	3	Picea omorika	Serbian Spruce	2.5m ht, b&b
QG	4	Quercus garryana	Garry Oak	4.0cm cal, b&b
SHRUBS/FERNS/GRASSES/VINES:				
Aal	23	Adiantum aleutium	Western Maidenhair Fern	#1 pot
Brs	5	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#1 pot
Cht	11	Choisya ternata	Mexican Orange	#1 pot
Erl	110	Eriophyllum lanatum	Wooly Sunflower	#1 pot
Gsh	140	Gaultheria shallon	Salal	#1 pot
Gib	10	Geranium 'Brookside'	Blue Cranesbill	#1 pot
Hto	8	Hebe topiaria	Topiarist's hebe	#1 pot
Lim	19	Liriope muscari	Lily turf	#1 pot
Lp	49	Lonicera pileata	Privet Honeysuckle	#2 pot
Ma	24	Mahonia aquifolium	Oregon Grape	#2 pot
Mdm	10	Monarda didyma 'Marshall's Delight'	Bee Balm	#1 pot, mildew resistant
Ol	13	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Pm	33	Polystichum munitum	Sword Fern	#1 pot
Rra	27	Rhododendron x 'Ramapo'	Ramapo Rhododendron	#2 pot
Rrr	6	Rosa rugosa 'Roseraie de l'Hay'	Roseraie de l'Hay Rose	#5 pot
Rof	8	Rosmarinus officinalis	Rosemary	#1 pot
RoPr	30	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	#1 pot
Slo	6	Salvia officinalis	Culinary Sage	#1 pot
Tmd	63	Taxus x media 'Densiformis'	Dense Yew - male only	#3 pot, 2' max ht. male only
Tl	17	Thymus 'Long-leaf Gray'	Long-leaf Gray Thyme	#1 pot
POLLINATOR PLANTS				
Amw	36	Achillea millefolium	White yarrow	#1 pot
Ep	25	Echinacea purpurea	Purple Coneflower	#1 pot
Lm	19	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 pot
Rs	6	Ribes sanguineum	Red Flowering Currant	#3 pot
EDIBLE GARDEN				
Lm	17	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 pot
Mdm	42	Monarda didyma 'Marshall's Delight'	Bee Balm	#1 pot, mildew resistant
Ol	53	Origanum laevigatum 'Herrenhausen'	Garden Oregano	#1 pot
Rof	24	Rosmarinus officinalis	Rosemary	#1 pot
Slo	25	Salvia officinalis	Culinary Sage	#1 pot
Tl	71	Thymus 'Long-leaf Gray'	Long-leaf Gray Thyme	#1 pot
RAIN GARDEN				
Anl	15	Anemanthele lessoniana	Pheasant's Tail Grass	#1 pot
Co	117	Carex obnupta	Slough Sedge	#1 pot
Csm	11	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
Csk	16	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	101	Juncus 'Carmen's Grey'	Soft Common Rush	#1 pot
Lim	66	Liriope muscari	Lily turf	#1 pot
Lp	11	Lonicera pileata	Privet Honeysuckle	#2 pot
Msl	7	Miscanthus sinensis 'Little Kittens'	Dwarf Maiden Grass	#1 pot
Tbr	10	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot

MDI LANDSCAPE ARCHITECTS
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client
Casman Properties Ltd
3378 Tennyson Ave
Victoria, BC

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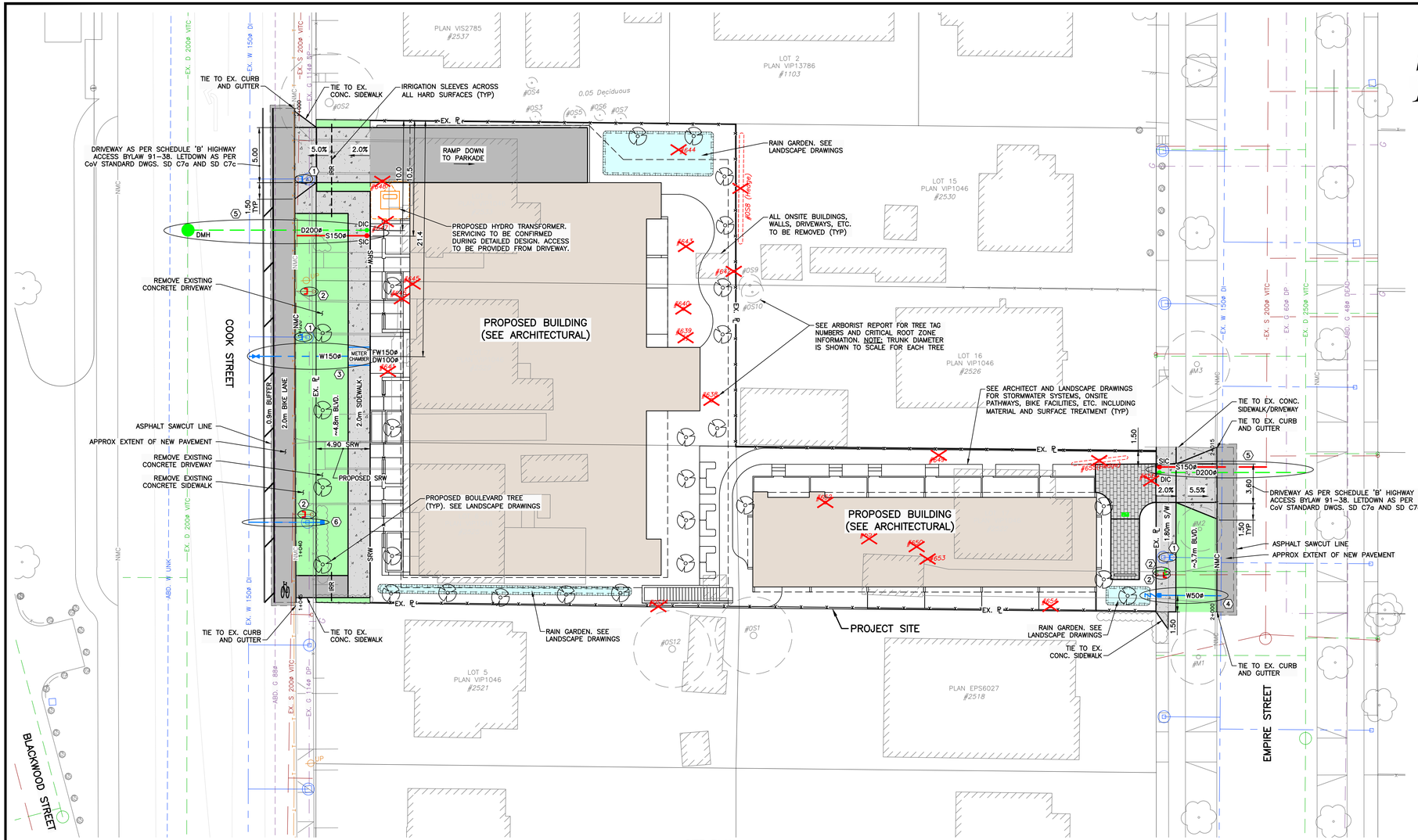
Empire Developments
2525-2533 Cook St
Victoria, BC

sheet title
Planting Plan

project no.	123.36
scale	1: 150 @ 24"x36"
drawn by	LC
checked by	SM
sheet no.	**L3.01**



SITE PLAN
1:200

SHEET NOTES	
No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
2	EXISTING SANITARY OR STORM SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
3	PROPOSED 100ø DOMESTIC WATER SERVICE CONNECTION AND 150ø FIRE WATER SERVICE CONNECTION c/w DOUBLE CHECK VALVE ASSEMBLY AND METER VAULT (PER CoV DWG. SD W27) BY CoV FORCES AT DEVELOPERS EXPENSE.
4	PROPOSED 50ø WATER SERVICE CONNECTION c/w METER BY CoV FORCES AT DEVELOPERS EXPENSE. BACKFLOW PREVENTION DEVICE TO BE INSTALLED ONSITE.
5	PROPOSED 200ø STORM SERVICE CONNECTION c/w MANHOLE AND 150ø SANITARY SERVICE CONNECTION c/w INSPECTION CHAMBERS IN SHARED TRENCH BY CoV FORCES AT DEVELOPER'S EXPENSE.
6	REMOVE EXISTING WATER SERVICE AND INSTALL NEW 25ø IRRIGATION SERVICE, BY CoV FORCES AT DEVELOPER'S EXPENSE.

TREE # — EXISTING TREE AND TAG # REFER TO ARBORIST REPORT BY CAPITAL TREE SERVICE INC.

TREE # — EXISTING TREE AND TAG # TO BE REMOVED REFER TO ARBORIST REPORT BY CAPITAL TREE SERVICE INC.

PROTECTED ROOT ZONE.

LEGAL PLAN AND TOPOGRAPHIC SURVEY PROVIDED BY WEY MAYENBURG LAND SURVEYING INC.

SEE ARCHITECHTURAL AND LANDSCAPING, DRAWINGS FOR ADDITIONAL INFORMATION.

PLAN NOTES:
1) FOR BUILDING INFORMATION, SEE DRAWINGS BY JOE NEWELL ARCHITECT INC.
2) FOR LANDSCAPING, SEE DRAWINGS BY MDI LANDSCAPE ARCHITECTS.
3) FOR SURVEY AND LEGAL INFORMATION, SEE DRAWINGS BY WEY MAYENBURG LAND SURVEYING INC.
4) FOR ARBORIST INFORMATION, SEE REPORT BY CAPITAL TREE SERVICE INC.
5) UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
6) FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
7) ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
8) 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 BCONECALL).
9) ONSITE WALKWAYS, WALLS, BENCHES, BICYCLE STALLS AND OTHER LANDSCAPE FEATURES NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

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.

IRRIGATION SPECIFIC NOTES:
(NOTES ADDED HERE FOR REFERENCE – SEE LANDSCAPE DRAWINGS / SPECIFICATIONS)

–ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
–IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
CONTACT PARKS AT 250-361-0600 WITH AT LEAST 48 HOURS NOTICE TO ARRANGE FOR IRRIGATION INSPECTIONS.

REQUIRED PARKS INSPECTIONS FOR IRRIGATION:
1) IRRIGATION SLEEVING PRIOR TO BACKFILLING
2) OPEN TRENCH MAINLINE AND LATERAL LINES
3) PRESSURE TEST
4) IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY (INCLUDING INSPECTION TAG AND TESTING REPORT)

NOTE: INSTALLATION OF THE WATER SERVICE TO BE AT THE EXPENSE OF THE APPLICANT. 100mm SDR28 PIPE TO BE USED FOR IRRIGATION SLEEVING UNDER HARD SERVICES. INSTALLATIONS WHERE 90-DEGREE BEND IS REQUIRED SHOULD BE INSTALLED USING 100mm SDR28 GSX (22.5-DEGREE) LONG SWEEPS. INSTALL AT 400mm DEPTH.

FOR INFORMATION PRIOR TO BUILDING PERMIT SUBMISSION / APPROVAL:

BOULEVARD TREE PLANTING DETAILS:
1) STREET TREE PLANTING DETAILS SHOULD BE SHOWN ON REPLACEMENT TREE PLAN OR LANDSCAPE DRAWINGS. PARKS TREE PLANTED 1.0m OR LESS FROM CURBS OR SIDEWALKS ARE TO HAVE ROOT BARRIERS TO PROTECT CIVIL INFRASTRUCTURE. REFER TO SCHEDULE B TO THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042 FOR CITY OF VICTORIA TREE PLANTING DETAIL SD P4.

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

FEBRUARY 5, 2025

ISSUED FOR DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

1:200 0 4 12m

NO.	DATE	BY	ISSUED
1	2025-02-05	ND	ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	BY	REVISIONS

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

SEAL
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA N. CHUNG # 49315
2025-02-05

PROJECT: 2525, 2529, 2533 COOK ST. & 2522 EMPIRE ST. VICTORIA, BC

SCALE HORIZ: 1:200 VERT: N/A

PROJECT NO. 23-097

ISSUED/REVISION 1

TITLE: PRELIMINARY CIVIL PLAN

APPROVING AUTHORITY FILE NO.

DRAWING NO. 23-097-CSP

X:\2241\CIVIL\PROJECTS\2241-23097-00 EMPIRE AVE DEVELOPMENT\07_DRAWINGS\01_SHEETS\23-097-CSP.DWG 2/5/2025 11:11 AM CSP