

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

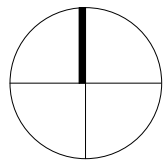
18



COOK & PENDERGAST CORNER PERSPECTIVE

A0.00	Cover Sheet	A2.01	Ground Floor
A1.00	Survey, Existing Site Plan & Average Grade	A2.02	Level 2
A1.01	Code Analysis	A2.03	Level 3
A1.02	Limiting Distance	A2.04	Level 4
A1.03	Overall Site Plan	A2.05	Roof Level
A1.04	Shadow Studies - Equinox	A3.00	Elevations
A1.05	Shadow Studies - Summer	A3.01	Context Elevations
A1.06	Shadow Studies - Winter	A4.00	Building Sections
A2.00	Parking Level	A4.01	Context Sections
		A9.00	Perspectives

A9.01	Materials
L1.01	Landscape Materials Plan
L1.02	Tree Retention and Removal Plan
L1.03	Stormwater Management Plan
L1.04	Planting Plan & Plant List
L1.05	Roof & Rooftop Landscape & Planting Plan
C1.00	Preliminary Site Plan



SITE CONTEXT PLAN

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans.

Received Date:
November 23/2018

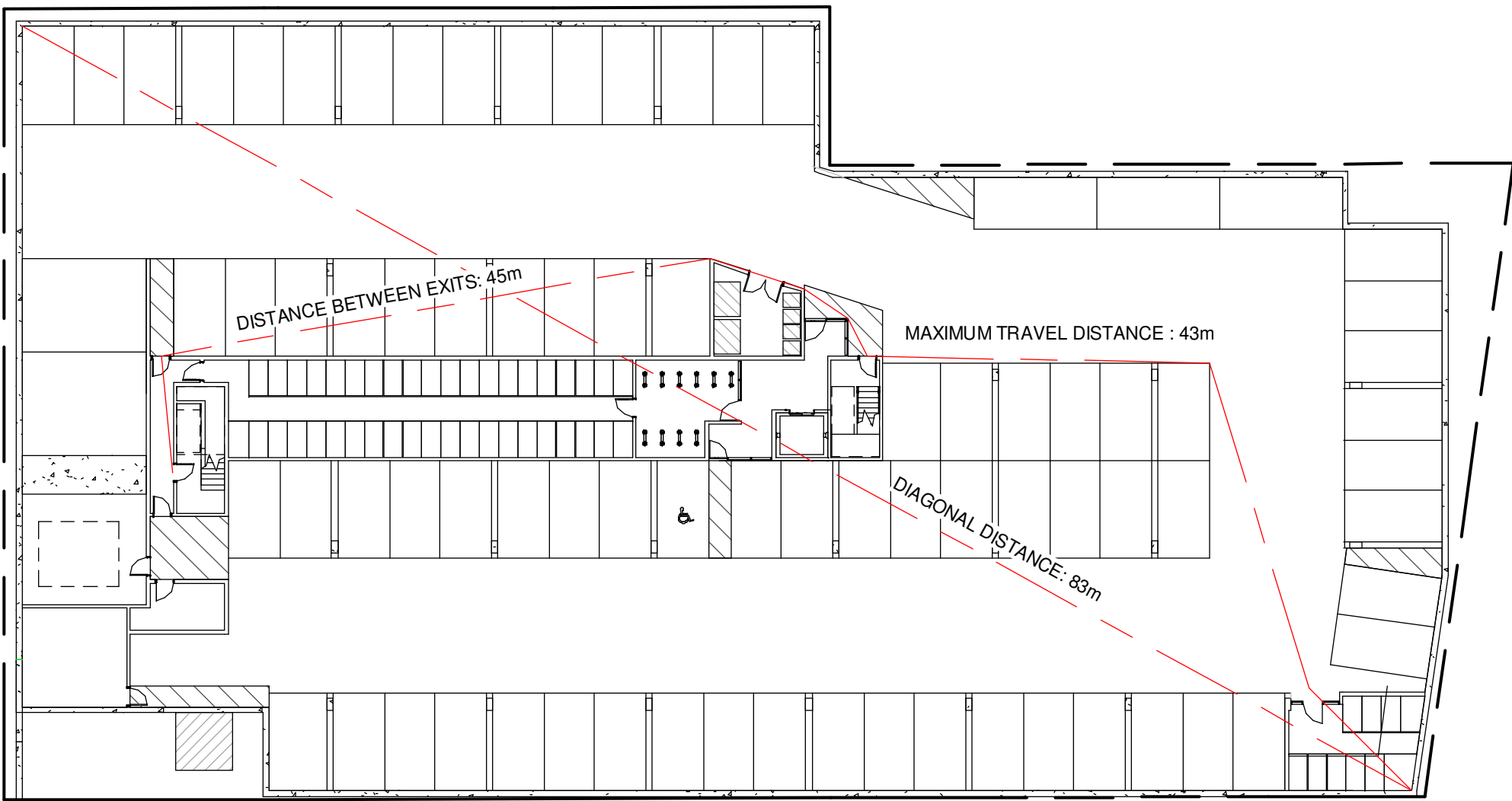
APPLICANT

PROJECT TEAM

ARCHITECT	STUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	CIVIL ENGINEER	TRAFFIC CONSULTANT	LANDSCAPE ARCHITECT	ARBORIST
ARAGON PROPERTIES LTD. 201-1628 WEST 1st AVENUE VANCOUVER BC V6J 1G1 604.732.6170	CASCADIA ARCHITECTS 1060 MEARES STREET VICTORIA BC V8V 3J6 250.590.3223	FAST + EPP 201-1672 WEST 1st AVENUE VANCOUVER BC V6J 1G1 604.731.7412	WILLIAMS ENGINEERING SUITE 202, 31 BASTION SQUARE VICTORIA BC V8W 1J1 778.406.0023	SMITH + ANDERSEN 338-6450 ROBERTS STREET BURNABY BC V5G 4E1 604.294.8414	J.E. ANDERSON & ASSOCIATES 4212 GLANFORD AVENUE VICTORIA BC V8Z 4B7 250.388.9877	WATT CONSULTING GROUP 501-740 HILLSIDE AVENUE VICTORIA BC V8T 1Z4 250.412.2891	MURDOCH de GREEF INC. 200-524 CULDUTHEL ROAD VICTORIA BC V8Z 1G1 250.412.2891
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							TALBOT MACKENZIE & ASSOCIATES BOX 48153 RPO UPTOWN VICTORIA BC V8Z 7H6 250.479.8733
							CONTACT: GRAHAM MACKENZIE tmtreehelp@gmail.com

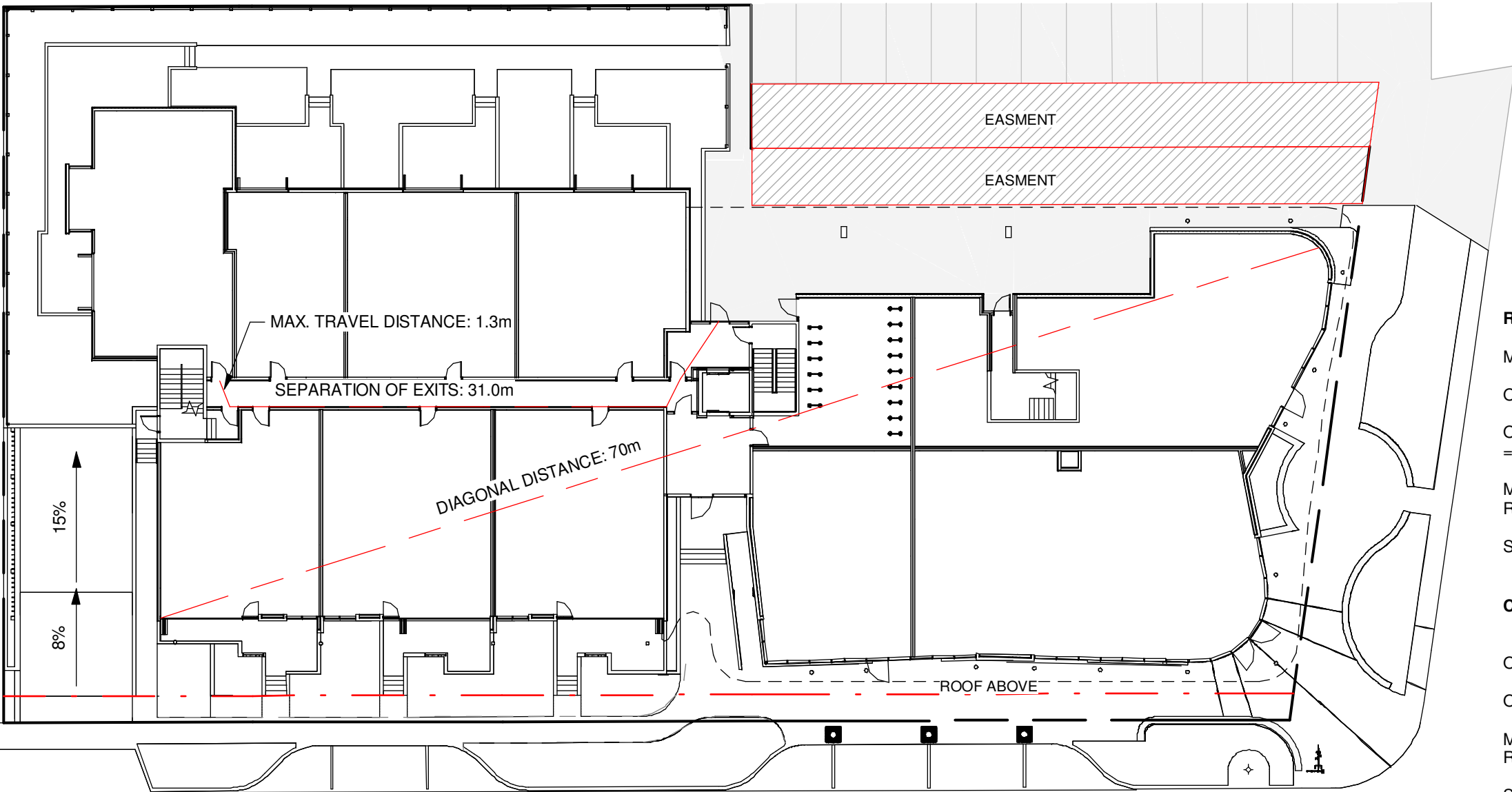
PROJECT NUMBER	1719	DATE	2018-11-26 10:59:44 AM
DWG. NO.	A0.00	REV.	September 18, 2018
			2





MIN. SEPARATION BETWEEN EXITS: 41.5 m
OCCUPANCY: GROUP F, DIVISION 3
OCCUPANT LOAD: 2683 m² / 46 m² PER PERSON = 59 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 59 = 360mm
STAIRS : 8mm/PERSON X 59 = 472mm

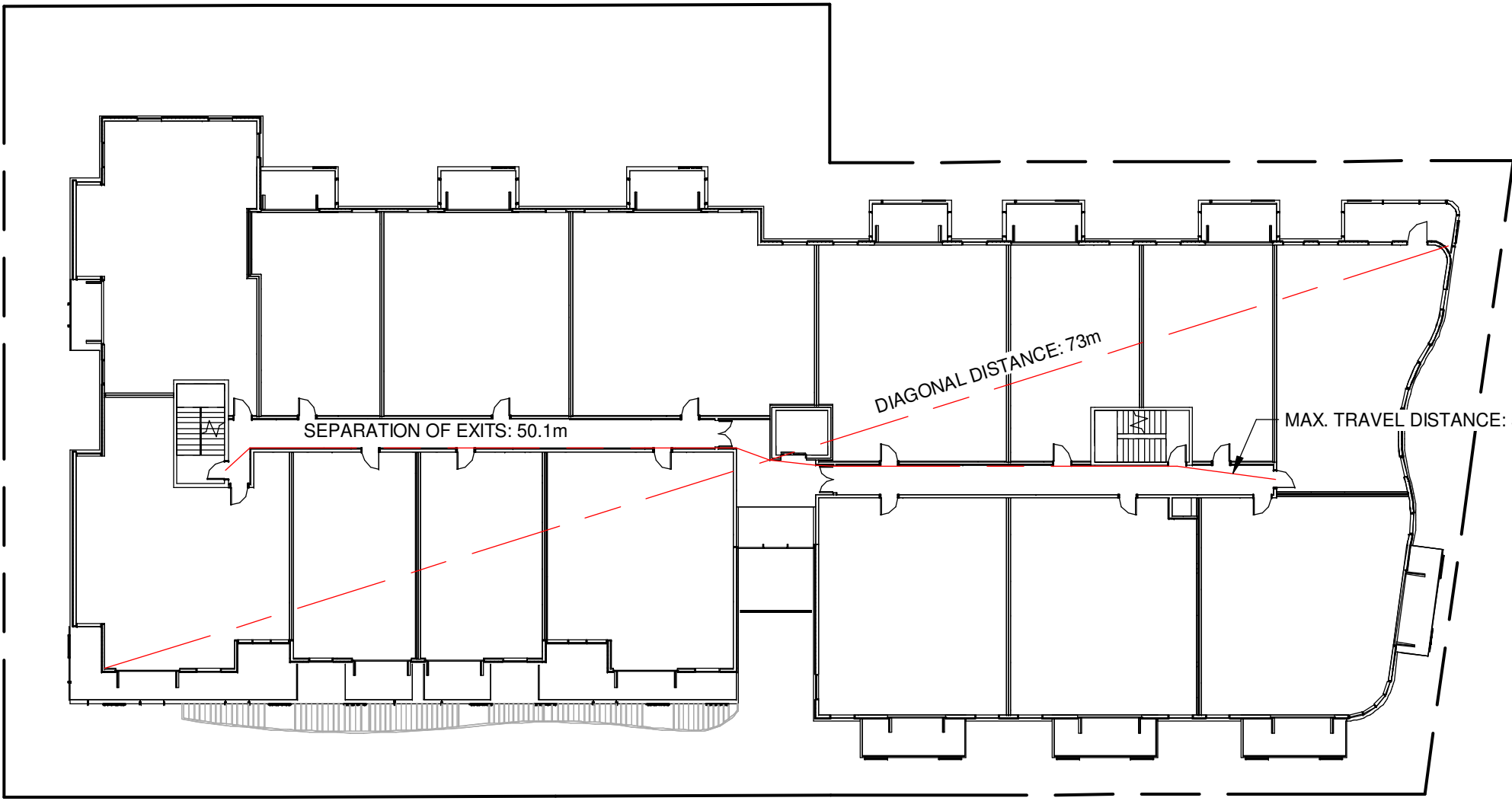
1 Parking Level - Code Plan
I : 300



RESIDENTIAL AREA
MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 14 SLEEPING ROOMS X 2 PERSONS PER ROOM = 28 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 28 = 171mm
STAIRS : 8mm/PERSON X 28 = 224mm

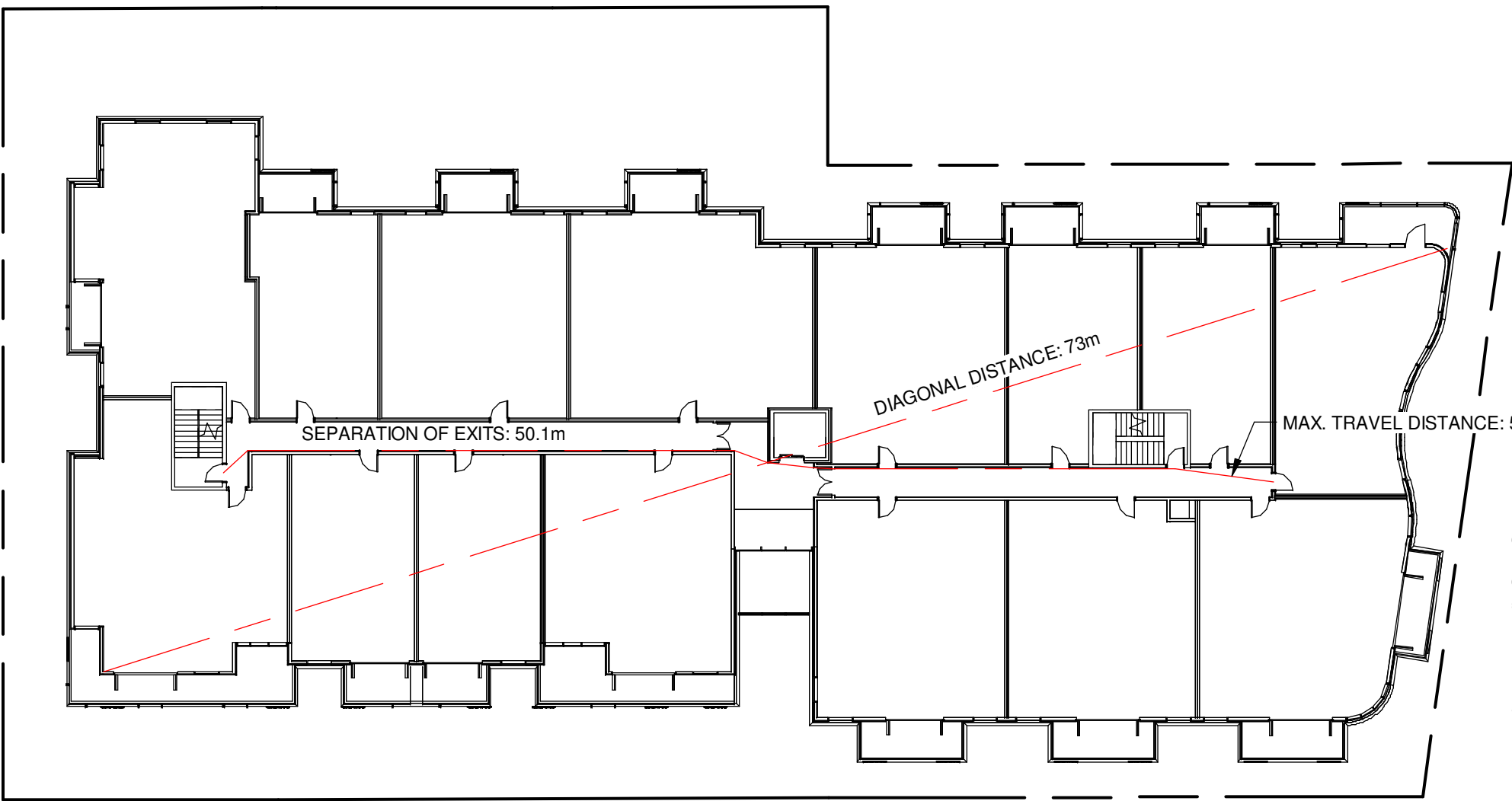
COMMERCIAL AREA
OCCUPANCY: GROUP E
OCCUPANT LOAD: 544 m² / 3.7 m² PER PERSON = 147 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 147 = 897mm
STAIRS : 8mm/PERSON X 147 = 1176mm

2 Grade - Code Plan
I : 300



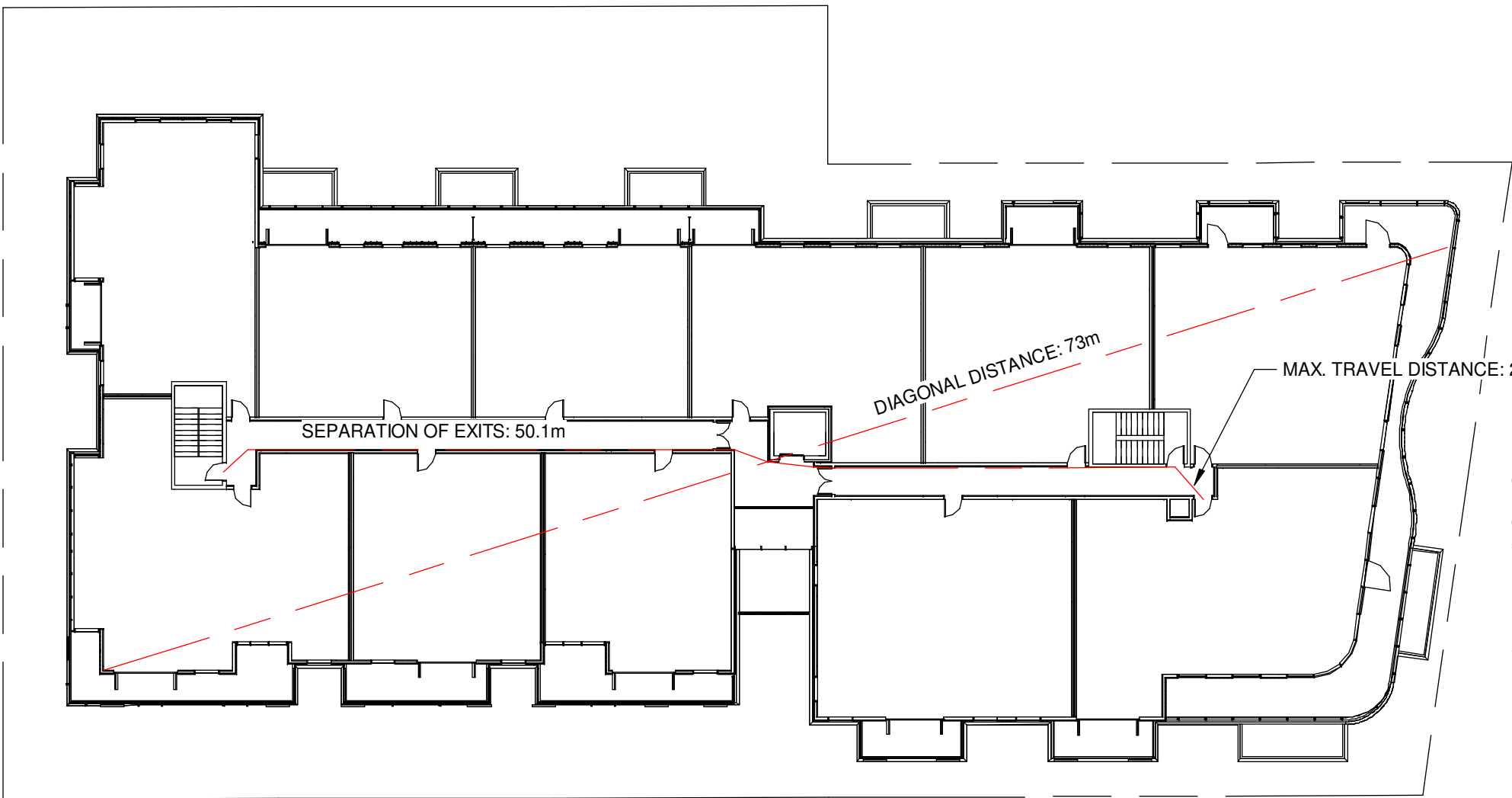
MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 28 SLEEPING ROOMS X 2 PERSONS PER ROOM = 56 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 56 = 342mm
STAIRS : 8mm/PERSON X 56 = 448mm

3 Level 2 - Code Plan
I : 300



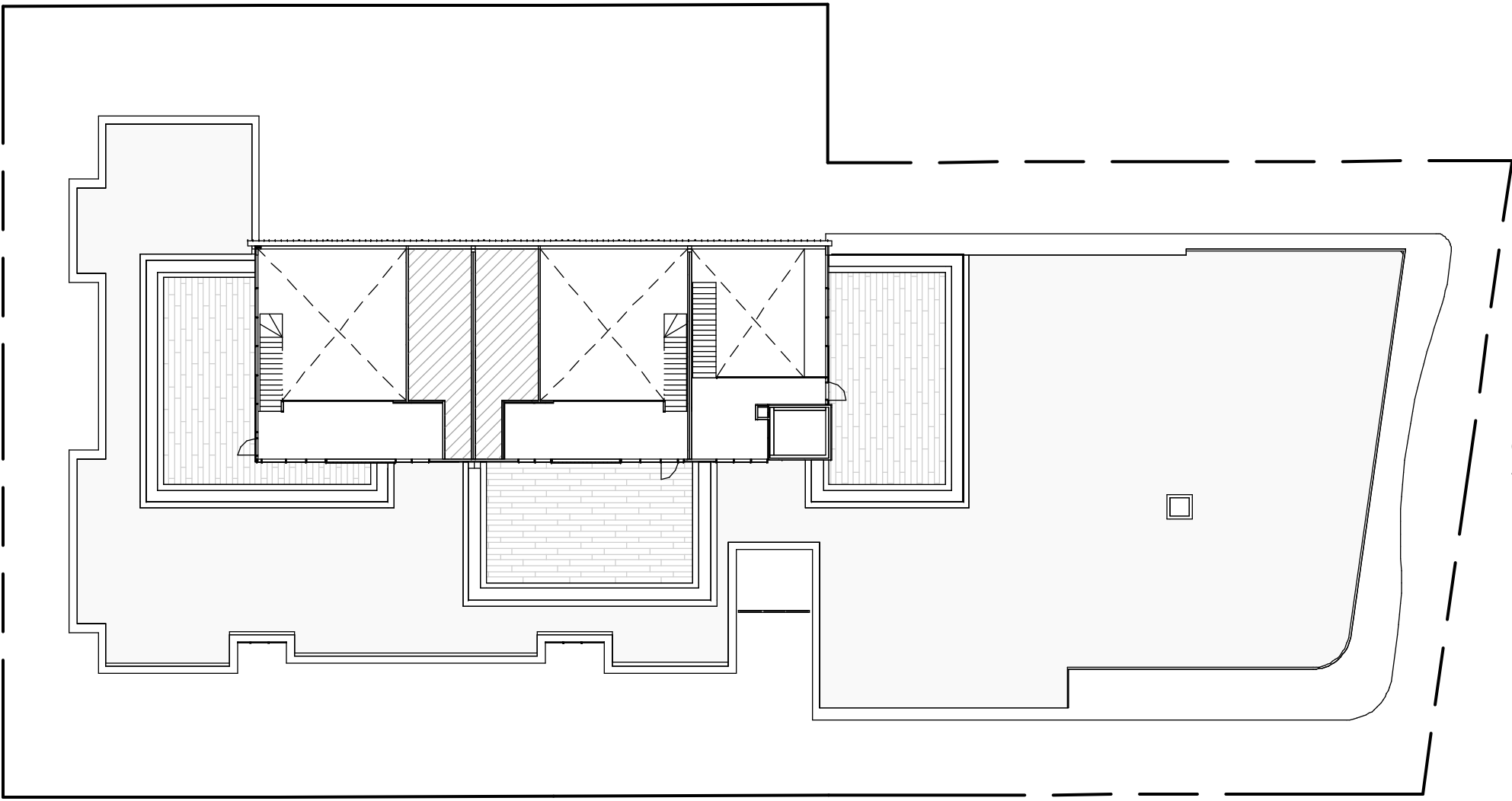
MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 28 SLEEPING ROOMS X 2 PERSONS PER ROOM = 56 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 56 = 342mm
STAIRS : 8mm/PERSON X 56 = 448mm

4 Level 3 - Code Plan
I : 300



MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 27 SLEEPING ROOMS X 2 PERSONS PER ROOM = 54 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 54 = 329mm
STAIRS : 8mm/PERSON X 54 = 432mm

5 Level 4 - Code Plan
I : 300



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

6 Roof - Code Plan
I : 300

BC BUILDING CODE 2012

3.1 GENERAL

3.1.2.1 OCCUPANCY CLASSIFICATION:

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

3.1.3 SEPARATION OF USES

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

3.1.17 OCCUPANT LOAD

SEE A1.01

3.2 FIRE SAFETY

BUILDING AREA:
1750 m²

3.2.2 BUILDING SIZE AND CONSTRUCTION

3.2.2.50 GROUP C, UP TO 6 STORIES, SPRINKLERED

SPRINKLERED: YES

3.4 EXITS

3.4.2.1 MINIMUM NUMBER OF EXITS: 2 PER FLOOR

3.4.2.5 DISTANCE BETWEEN EXITS: SEE A1.01

3.4.2.5 LOCATION OF EXITS

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

3.7 HEALTH REQUIREMENTS

NUMBER OF REQUIRED WASHROOMS : T.B.D.

3.8 REQUIREMENTS FOR PERSONS WITH DISABILITIES

T.B.D.

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



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Project		
Cook & Pendergast		
Aragon Properties Ltd. 328 Cook Street		
Sheet Name		
Code Analysis		
Date		
May 4, 2018		
Scale	Project #	
1 : 300	1719	
Revision		
Sheet #		
		A1.01

GROUP E OCCUPANCY

LIMITING DISTANCE: 16.2 m

EXPOSING BUILDING FACE: 200+ m²

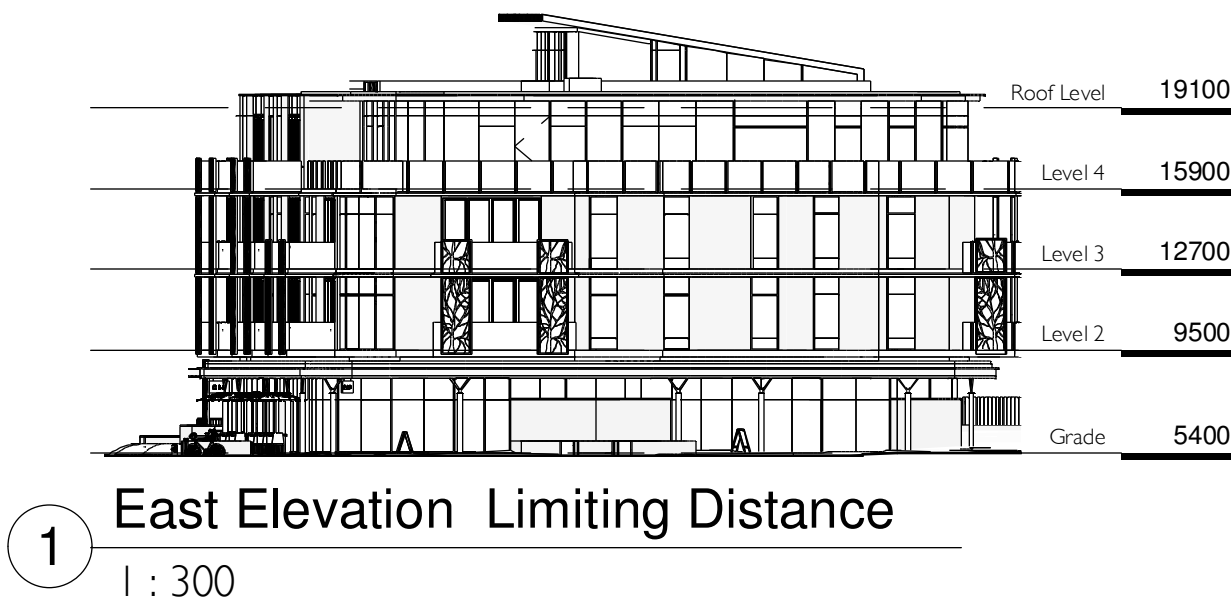
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%

GROUP C OCCUPANCY

LIMITING DISTANCE: 16.2 m

EXPOSING BUILDING FACE: 150+ m²

MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%



GROUP E OCCUPANCY

LIMITING DISTANCE: 4.7 m

EXPOSING BUILDING FACE: 73 m²

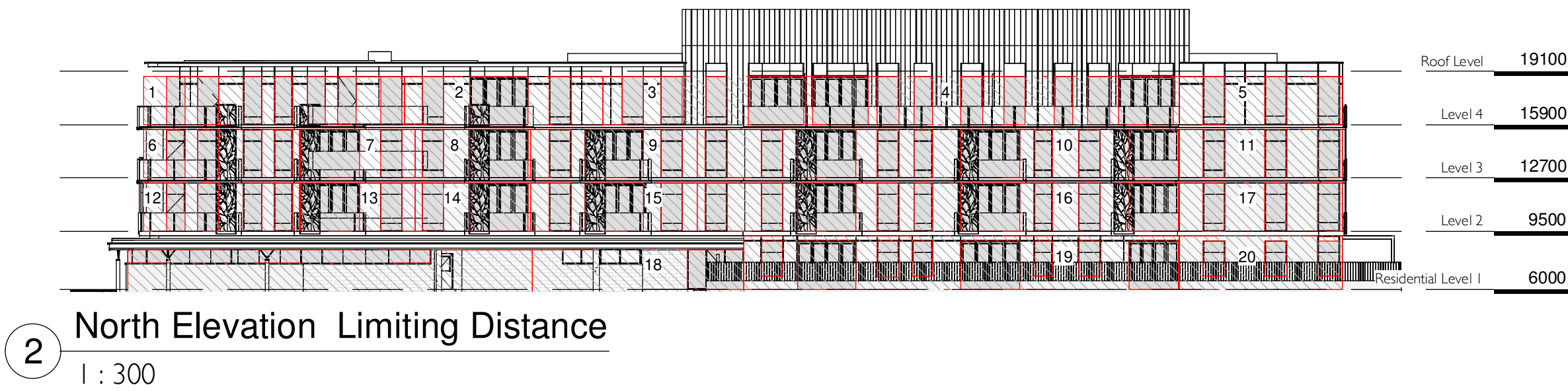
MAXIMUM AREA OF UNPROTECTED OPENINGS: 25%

PROPOSED AREA OF UNPROTECTED OPENINGS: 15 m²

PROPOSED PERCENTAGE OF UNPROTECTED OPENINGS: 20.5%

GROUP C OCCUPANCY

SEE TABLE



NORTH ELEVATION - GROUP C OCCUPANCY

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

GROUP E OCCUPANCY

LIMITING DISTANCE: 10.9 m

EXPOSING BUILDING FACE: 79 m²

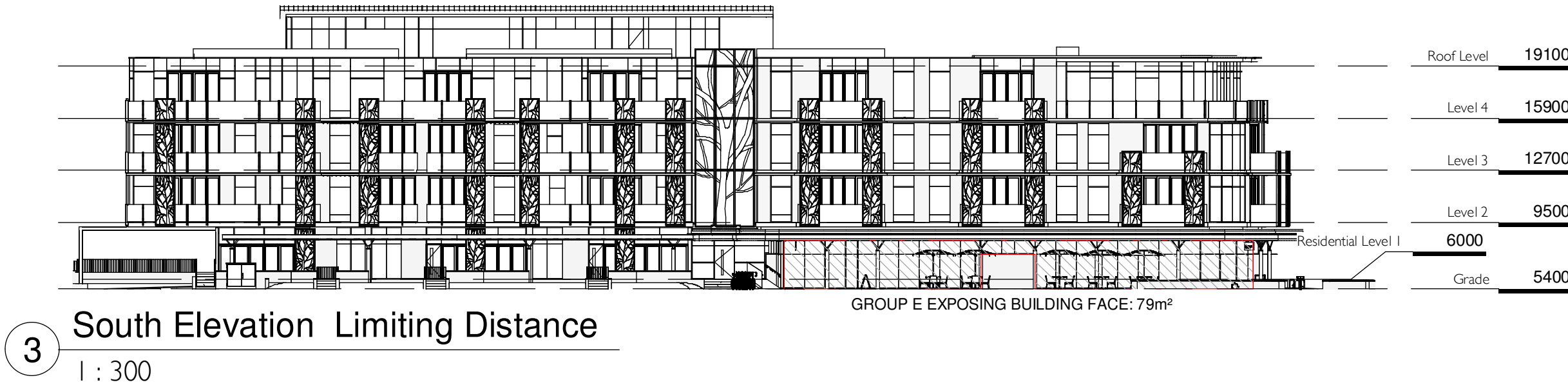
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%

GROUP C OCCUPANCY

LIMITING DISTANCE: 10.9 m

EXPOSING BUILDING FACE: 150+ m²

MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%



GROUP E OCCUPANCY

N/A

GROUP C OCCUPANCY

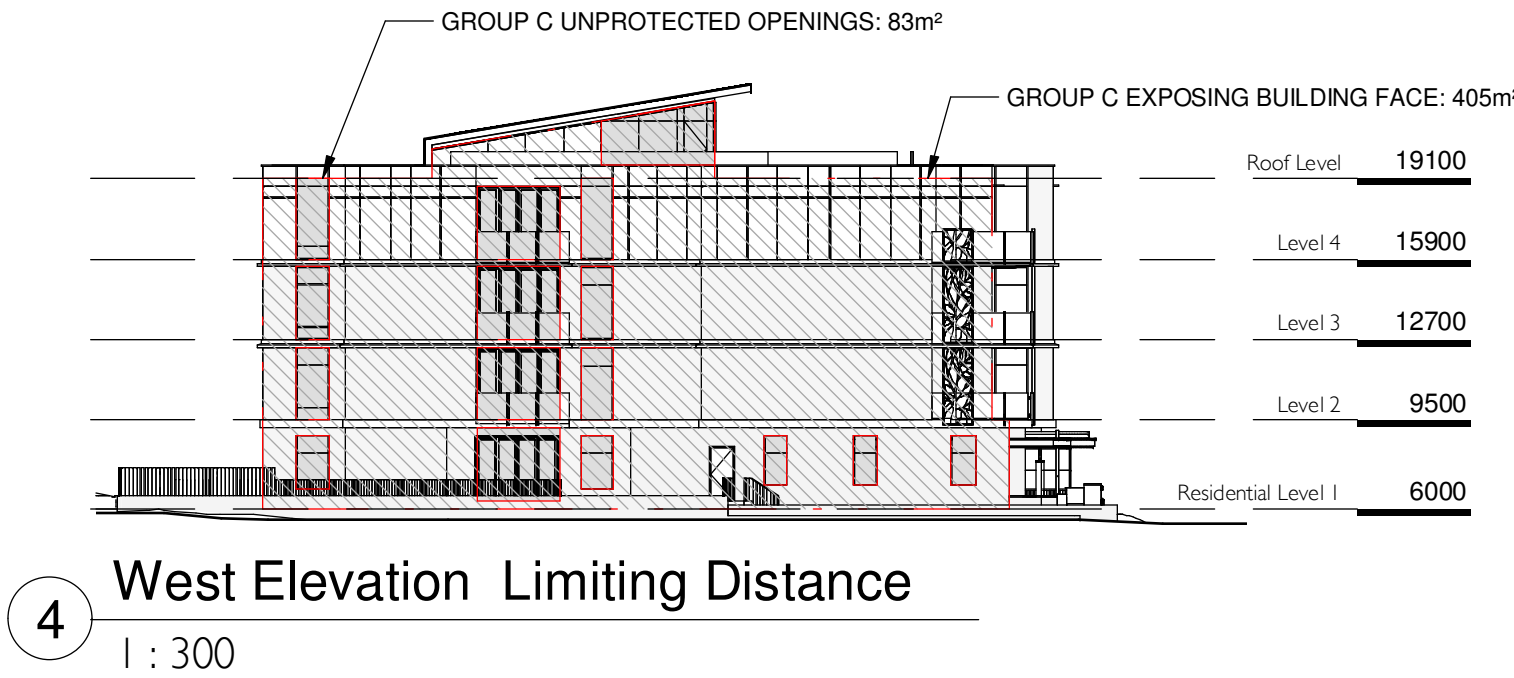
LIMITING DISTANCE: 5 m

EXPOSING BUILDING FACE: 405 m²

MAXIMUM AREA OF UNPROTECTED OPENINGS: 40%

PROPOSED AREA OF UNPROTECTED OPENINGS: 83 m²

PROPOSED PERCENTAGE OF UNPROTECTED OPENINGS: 20.5%



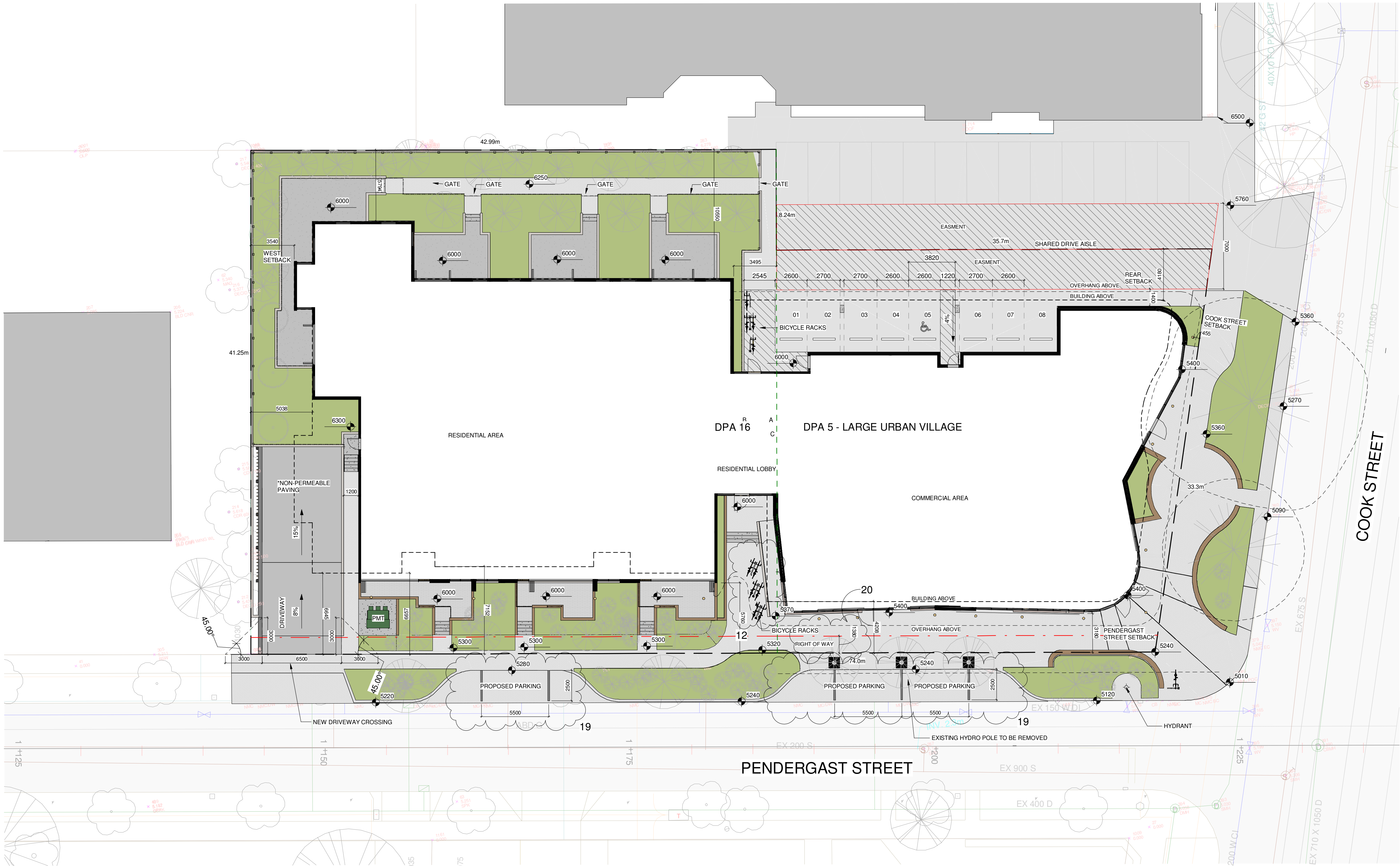
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



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Project		Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street	
Sheet Name		Limiting Distance	
Date May 4, 2018			
Scale 1 : 300	Project # 1719	Revision 	
		Sheet # A1.02	



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

1 Overall Site Plan
1: 150

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



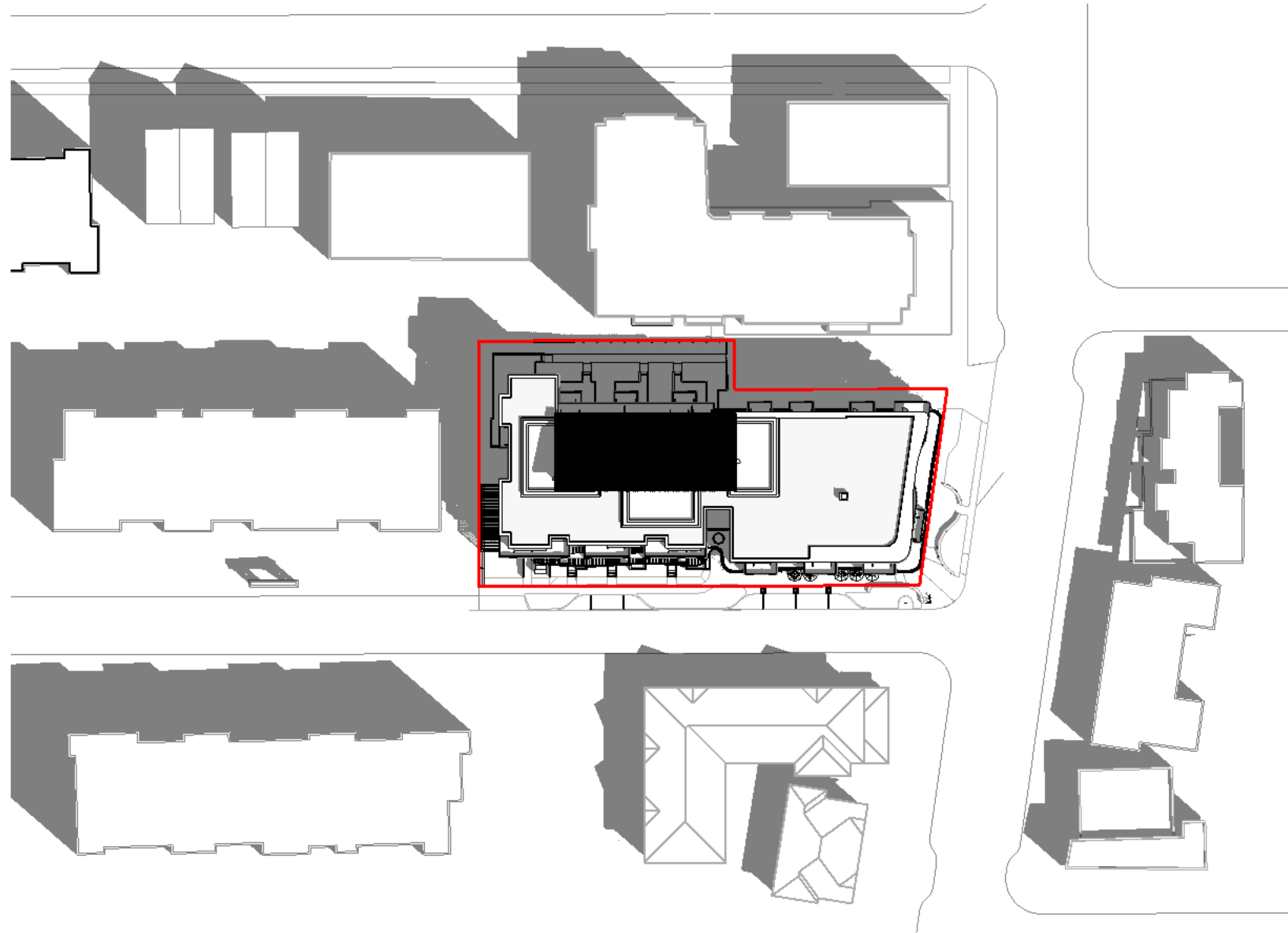
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Project		
Cook & Pendergast		
Aragon Properties Ltd. 328 Cook Street		
Sheet Name		
Overall Site Plan		
Date		
May 4, 2018		
Scale	Project #	
1: 150	1719	
Revision		
May 4, 2018		1
Sheet #		A1.03



1 Shadow - Equinox - 8 AM
1 : 1000



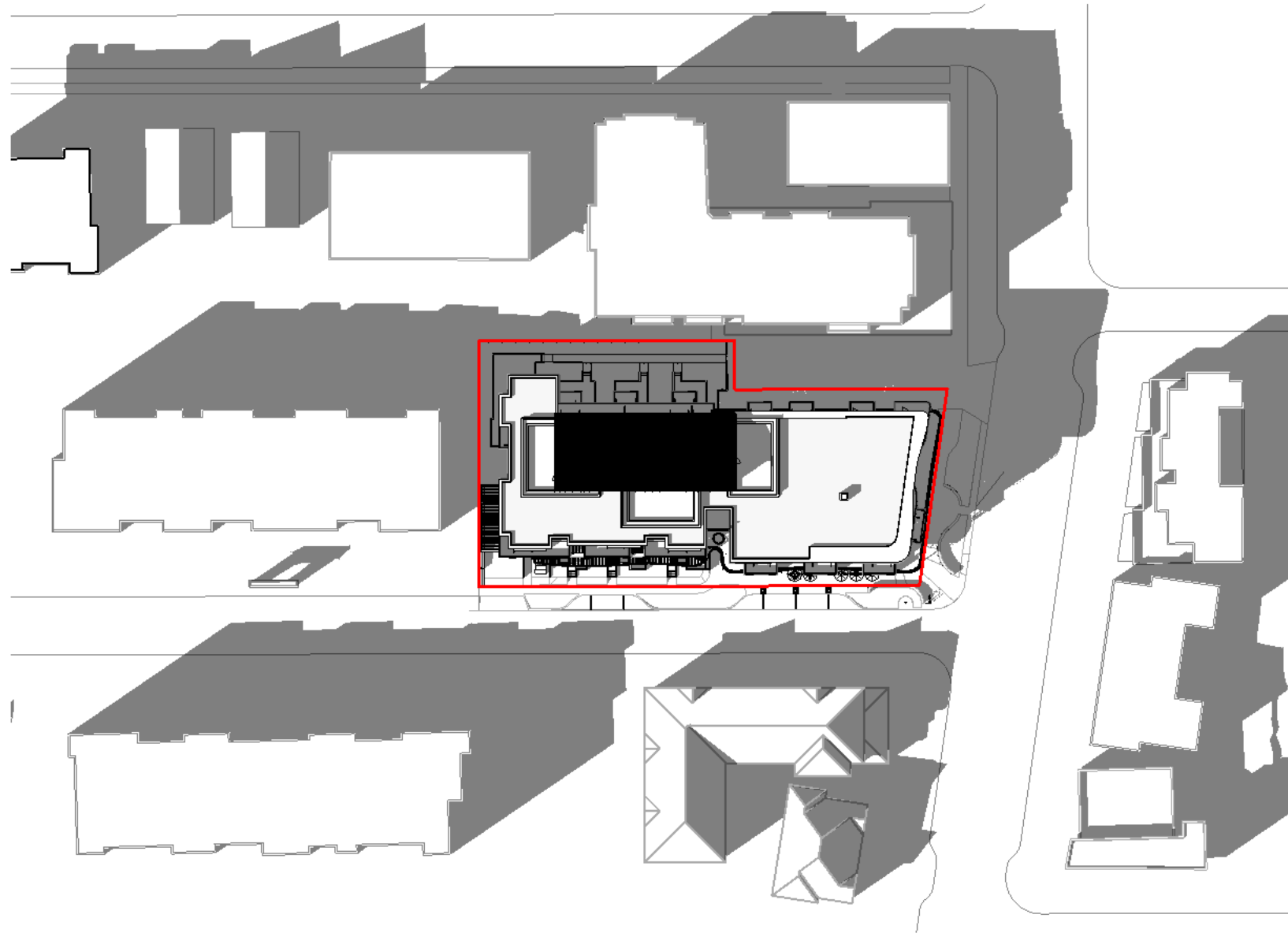
4 Shadow - Equinox - 10 AM
1 : 1000



5 Shadow - Equinox - 12 PM
1 : 1000



2 Shadow - Equinox - 2 PM
1 : 1000



3 Shadow - Equinox - 4 PM
1 : 1000



6 Shadow - Equinox - 6 PM
1 : 1000

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



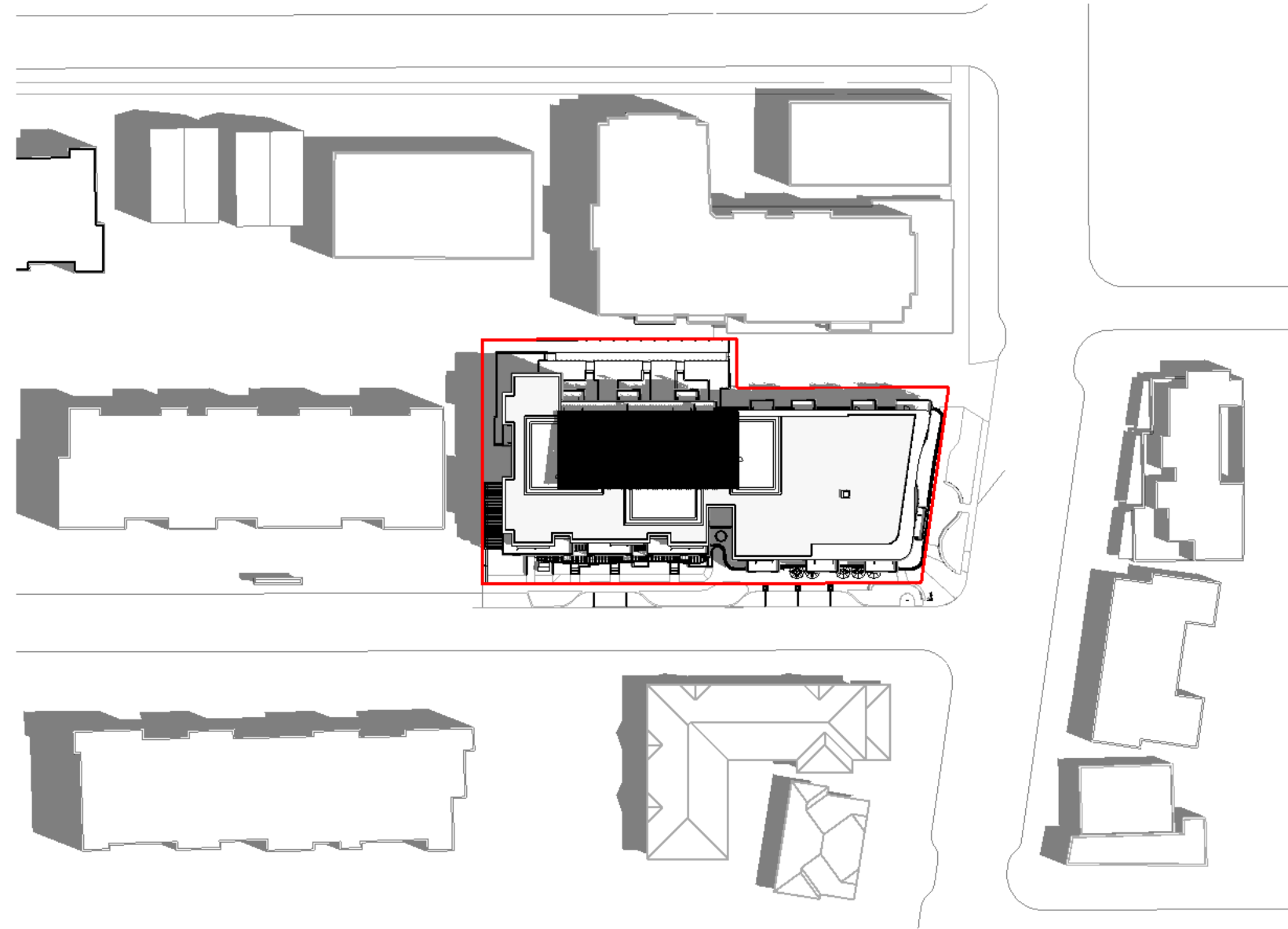
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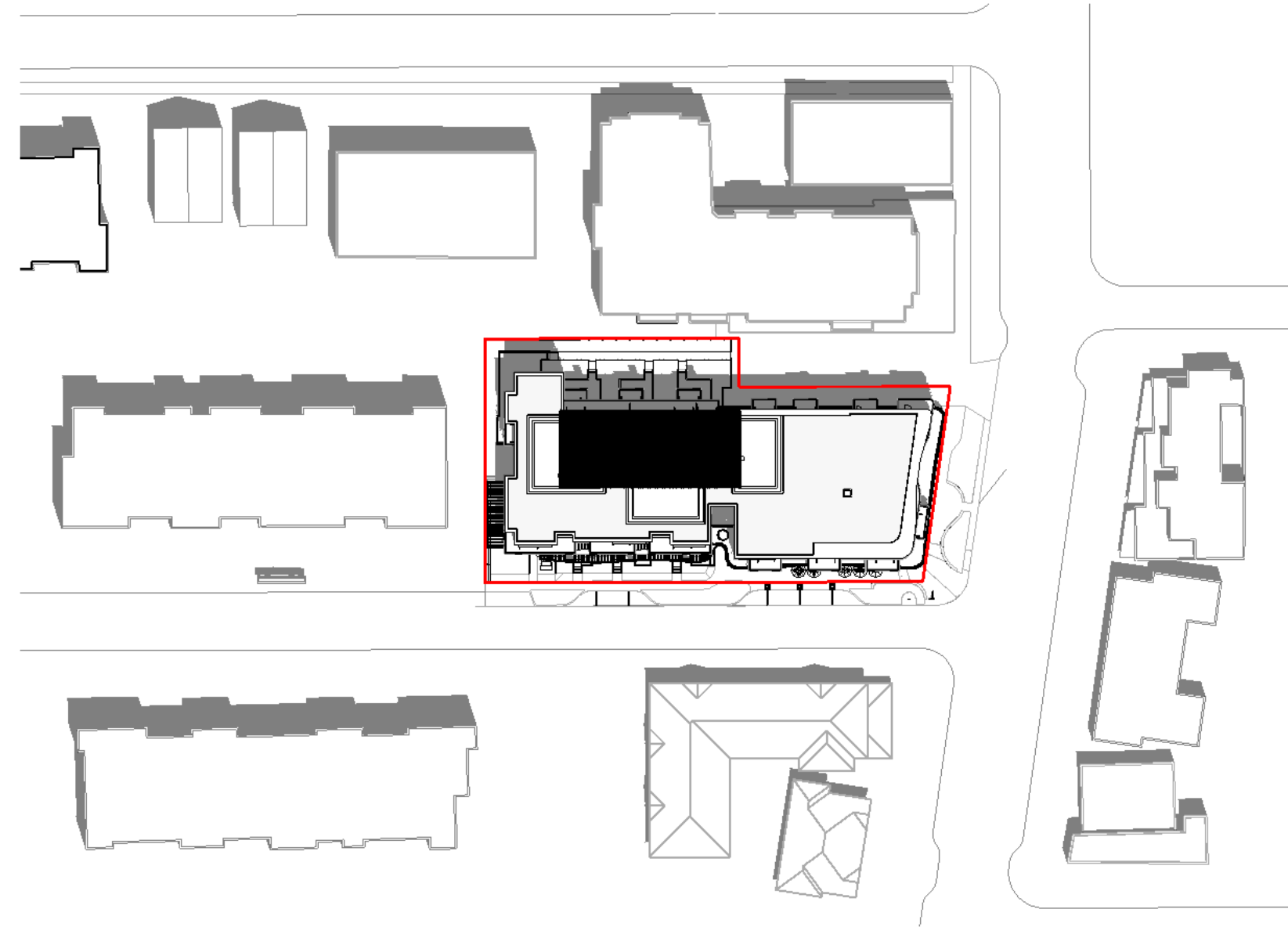
Project		Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street	
Sheet Name		Shadow Studies - Equinox	
Date		May 4, 2018	
Scale	1 : 1000	Project #	1719
		Revision	
		Sheet #	A1.04



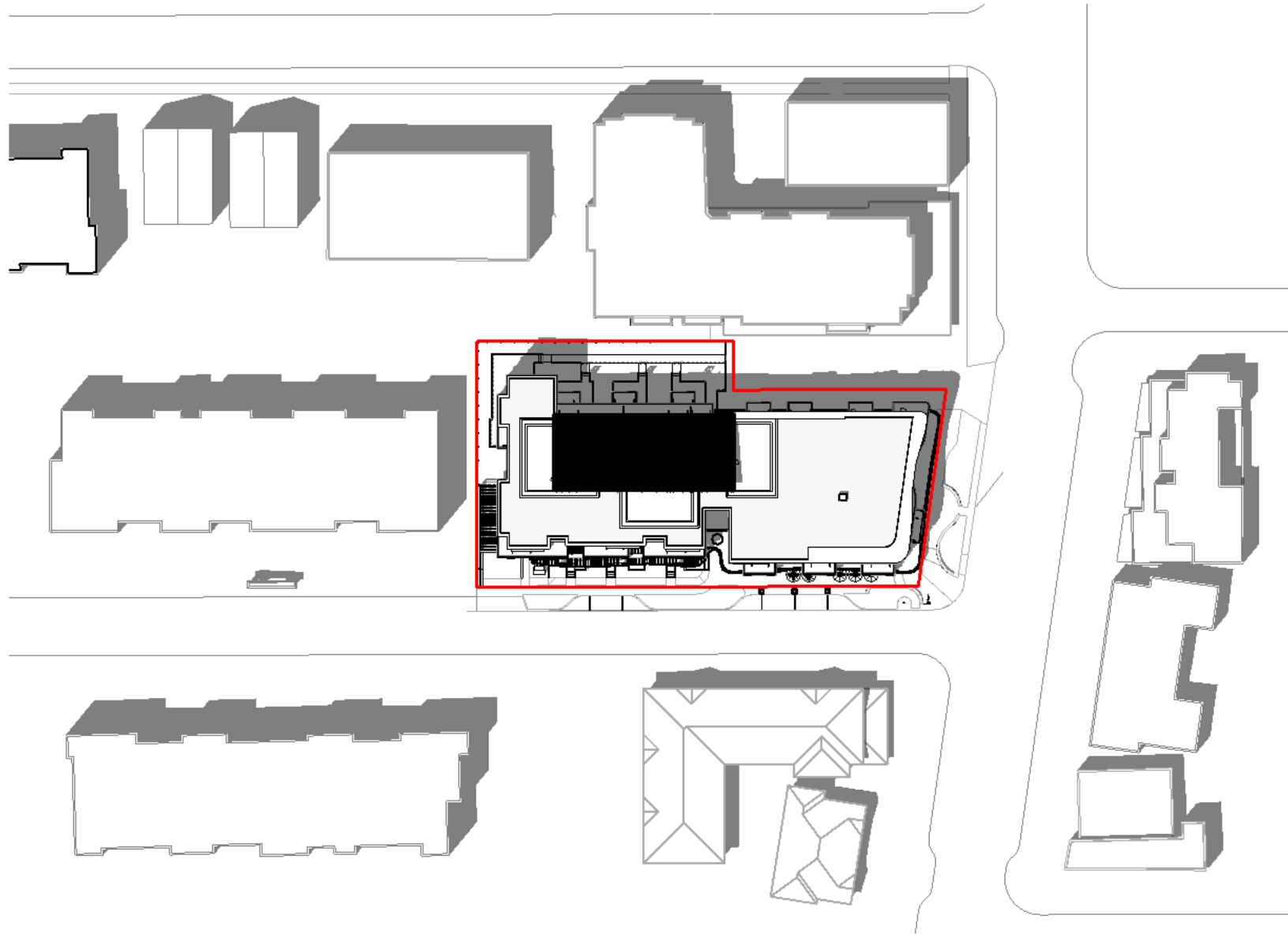
1 Shadow - Summer - 8 AM
1 : 1000



2 Shadow - Summer - 10 AM
1 : 1000



3 Shadow - Summer - 12 PM
1 : 1000



4 Shadow - Summer - 2 PM
1 : 1000



5 Shadow - Summer - 4 PM
1 : 1000



6 Shadow - Summer - 6 PM
1 : 1000

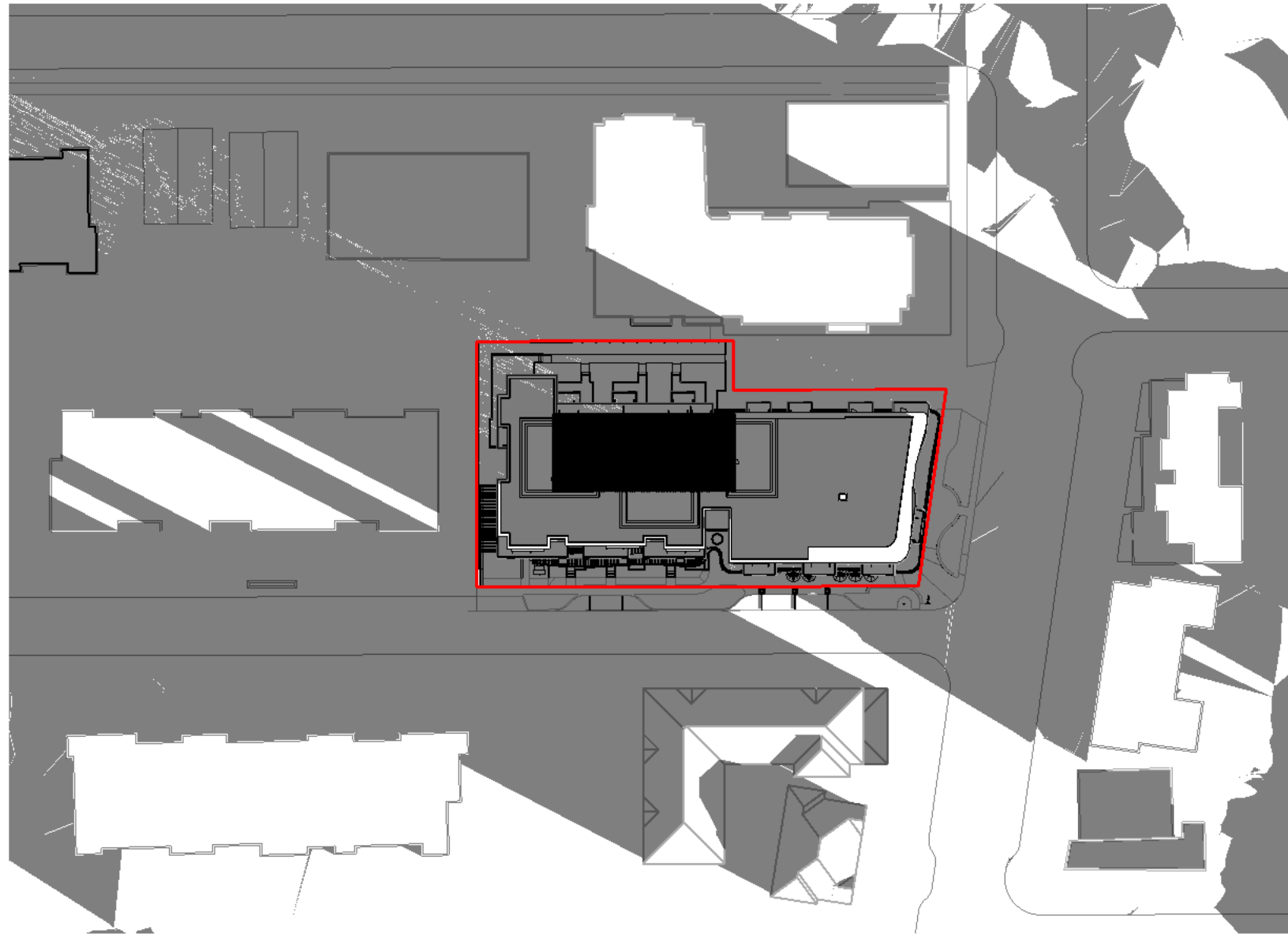
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



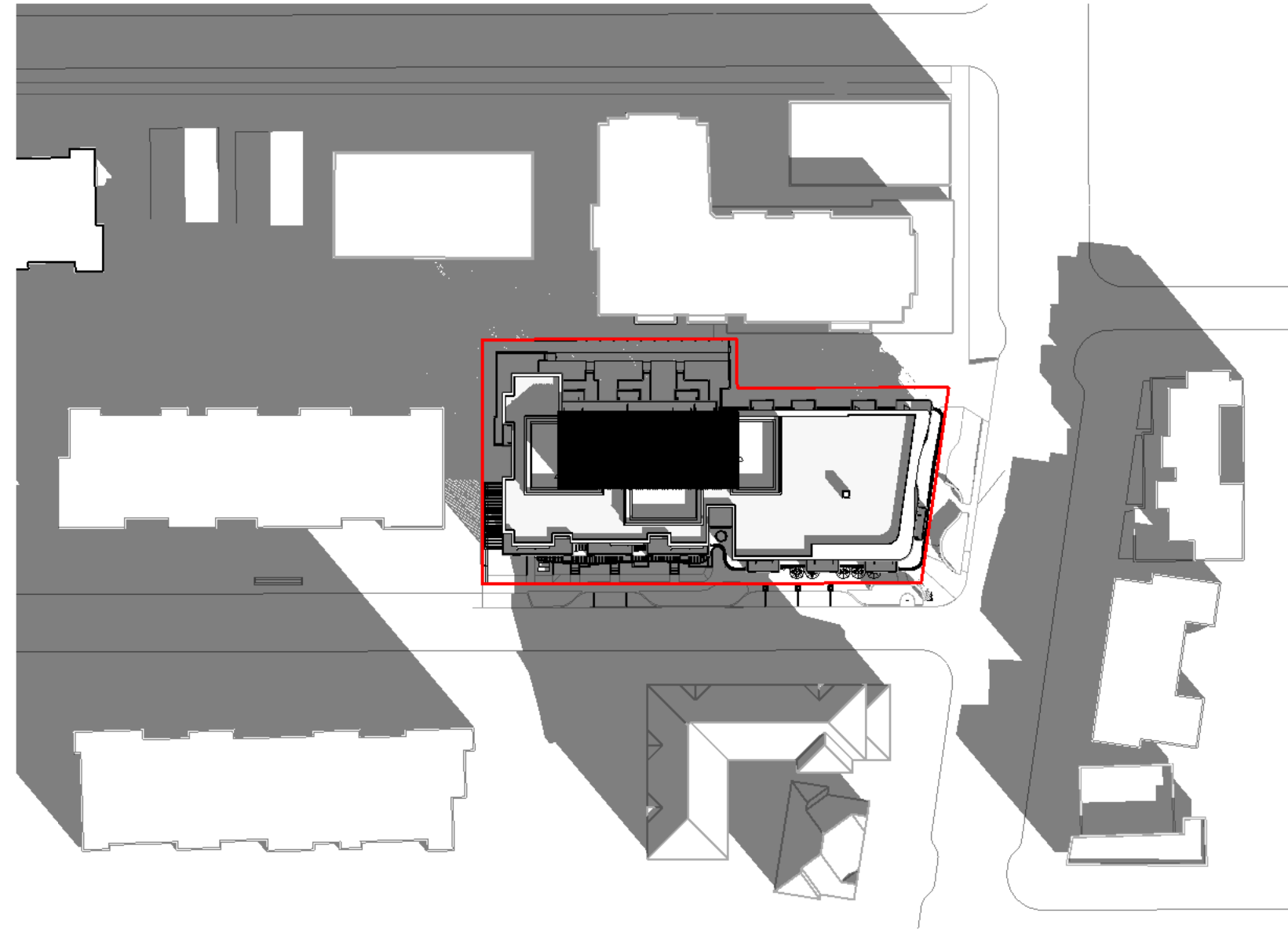
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Project		Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street	
Sheet Name		Shadow Studies - Summer	
Date		May 4, 2018	
Scale	1 : 1000	Project #	1719
		Revision	
		Sheet #	A1.05



1 Shadow - Winter - 8 AM
1 : 1000



2 Shadow - Winter - 10 AM
1 : 1000



3 Shadow - Winter - 12 PM
1 : 1000



4 Shadow - Winter - 2 PM
1 : 1000



5 Shadow - Winter - 4 PM
1 : 1000

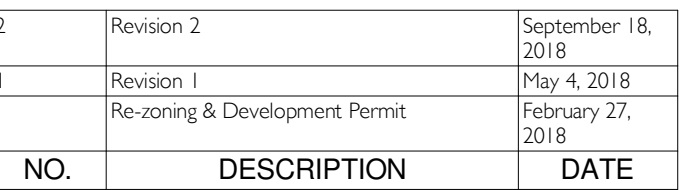
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NO.	DESCRIPTION	DATE



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Project		Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street	
Sheet Name		Shadow Studies - Winter	
Date		May 4, 2018	
Scale	1 : 1000	Project #	1719
		Revision	
		Sheet #	A1.06



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Project

Cook & Pendergast

Aragon Properties Ltd.
328 Cook Street

Sheet Name **Parking Level**

May 4, 2018

Scale	Project #
1 : 100	1719

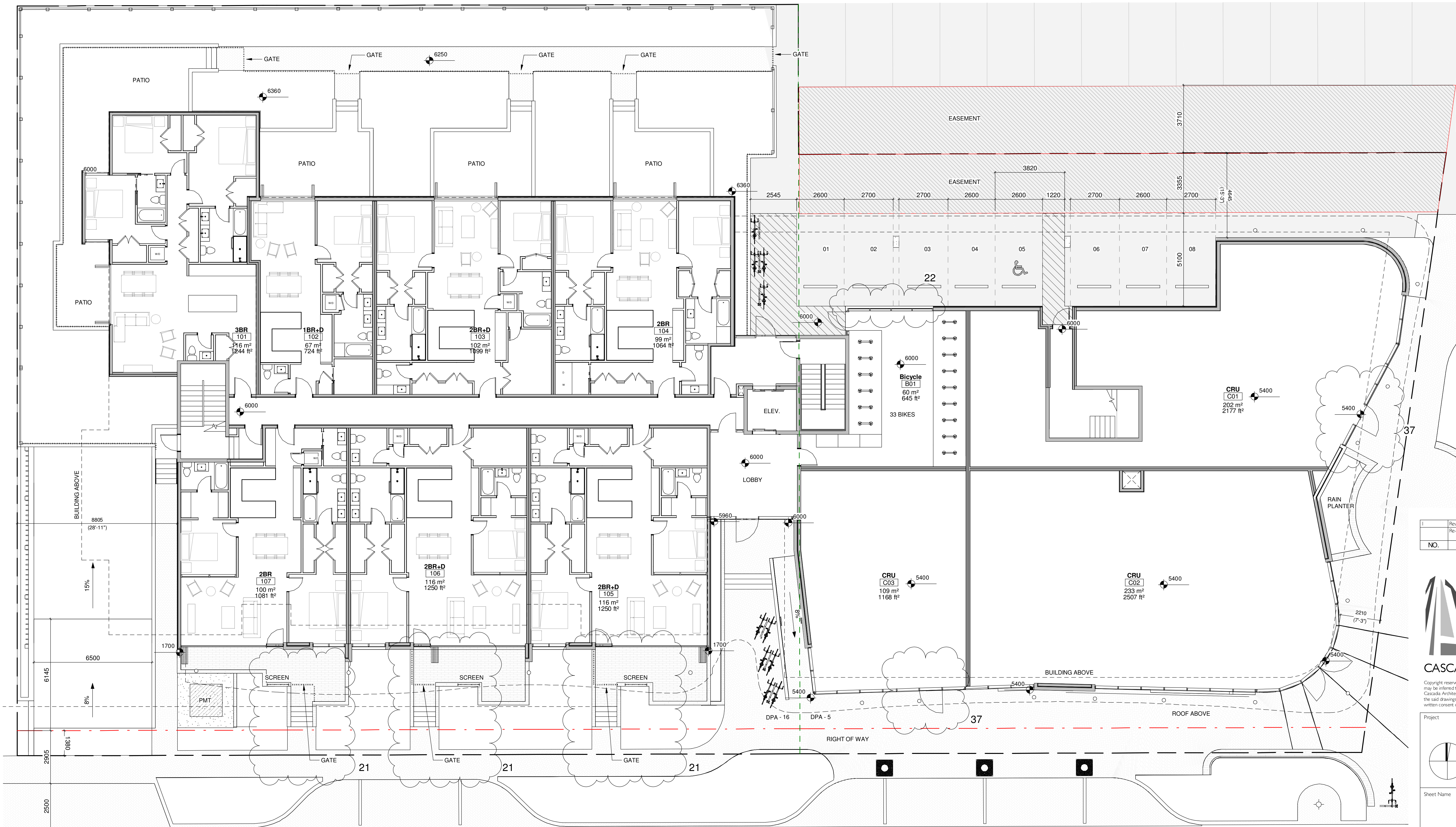
Revision

September 18, 2018

2

Sheet #

A2.00



DPA - 5 AREA = 587 m²
DPA - 16 AREA = 840 m²

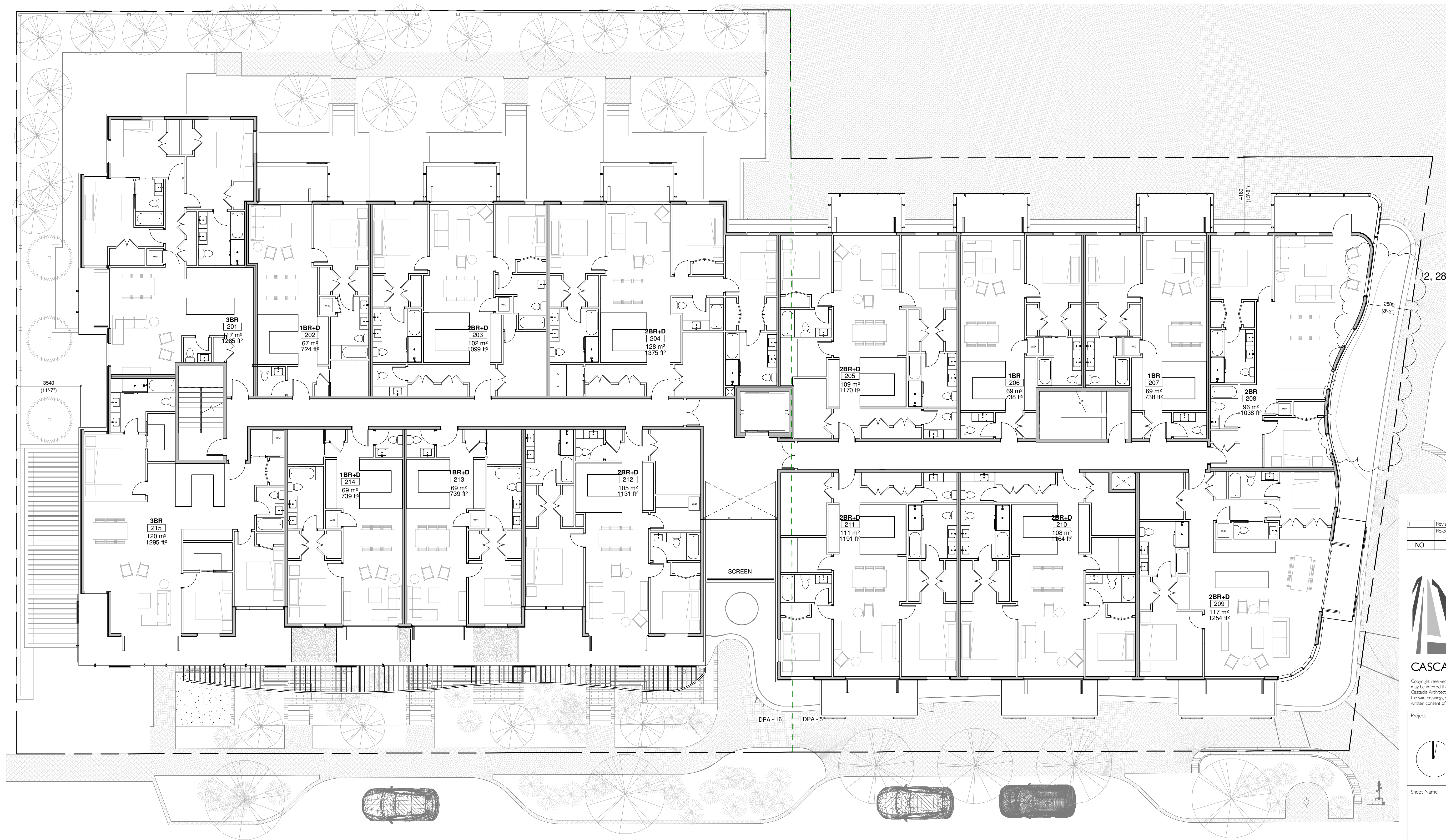
I	Revision I	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



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Project	Cook & Pendergast	
Sheet Name	Ground Floor	
Date	May 4, 2018	
Scale	1 : 100	Project # 1719
Revision	May 4, 2018	1
Sheet #	A2.01	



DPA - 5 AREA = 741.5 m²
DPA - 16 AREA = 892 m²

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



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Project

Cook & Pendergast

Aragon Properties Ltd.
328 Cook Street

Sheet Name

Level 2

Date

May 4, 2018

Scale

1 : 100

Project #

1719

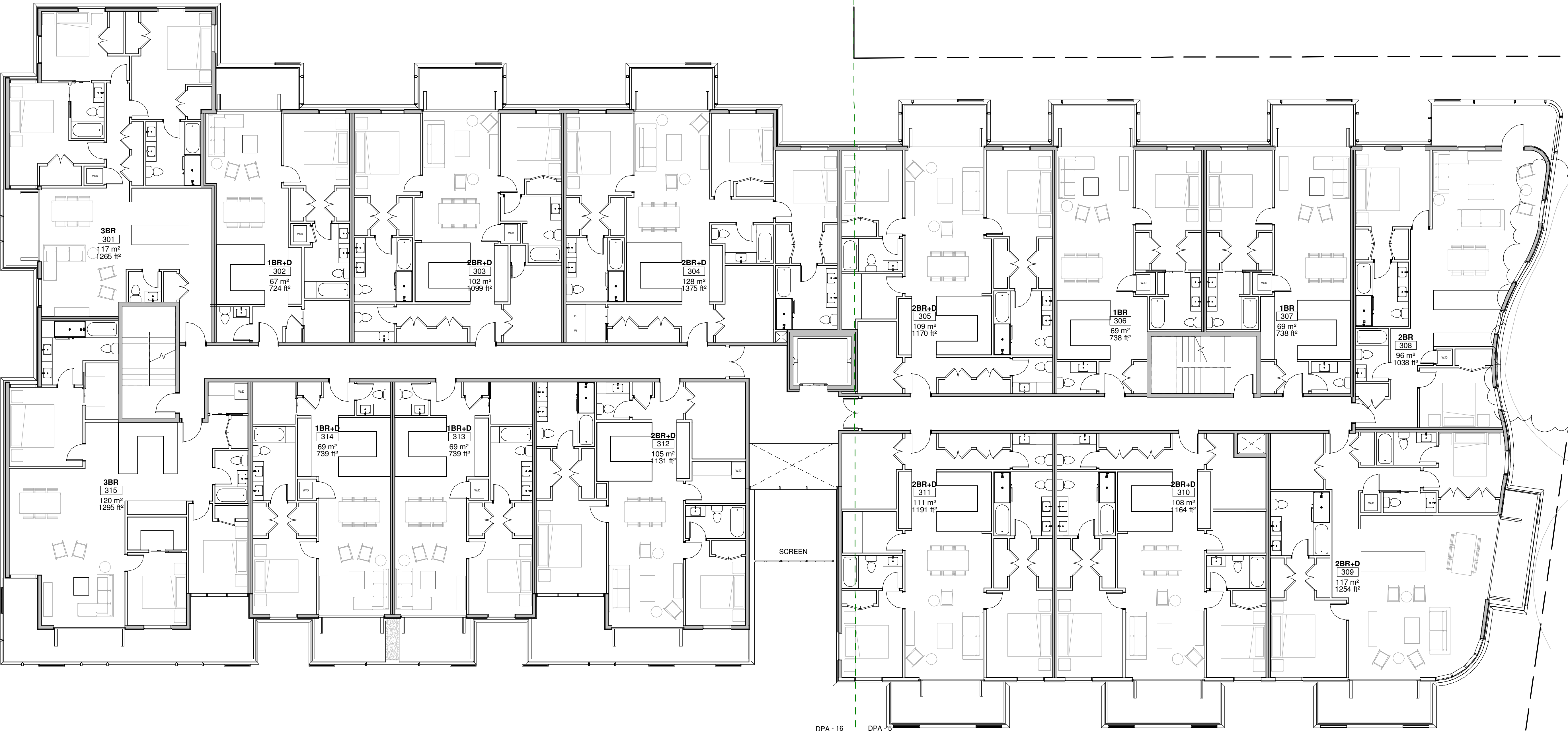
Revision

May 4, 2018

1

Sheet #

A2.02



2, 28

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



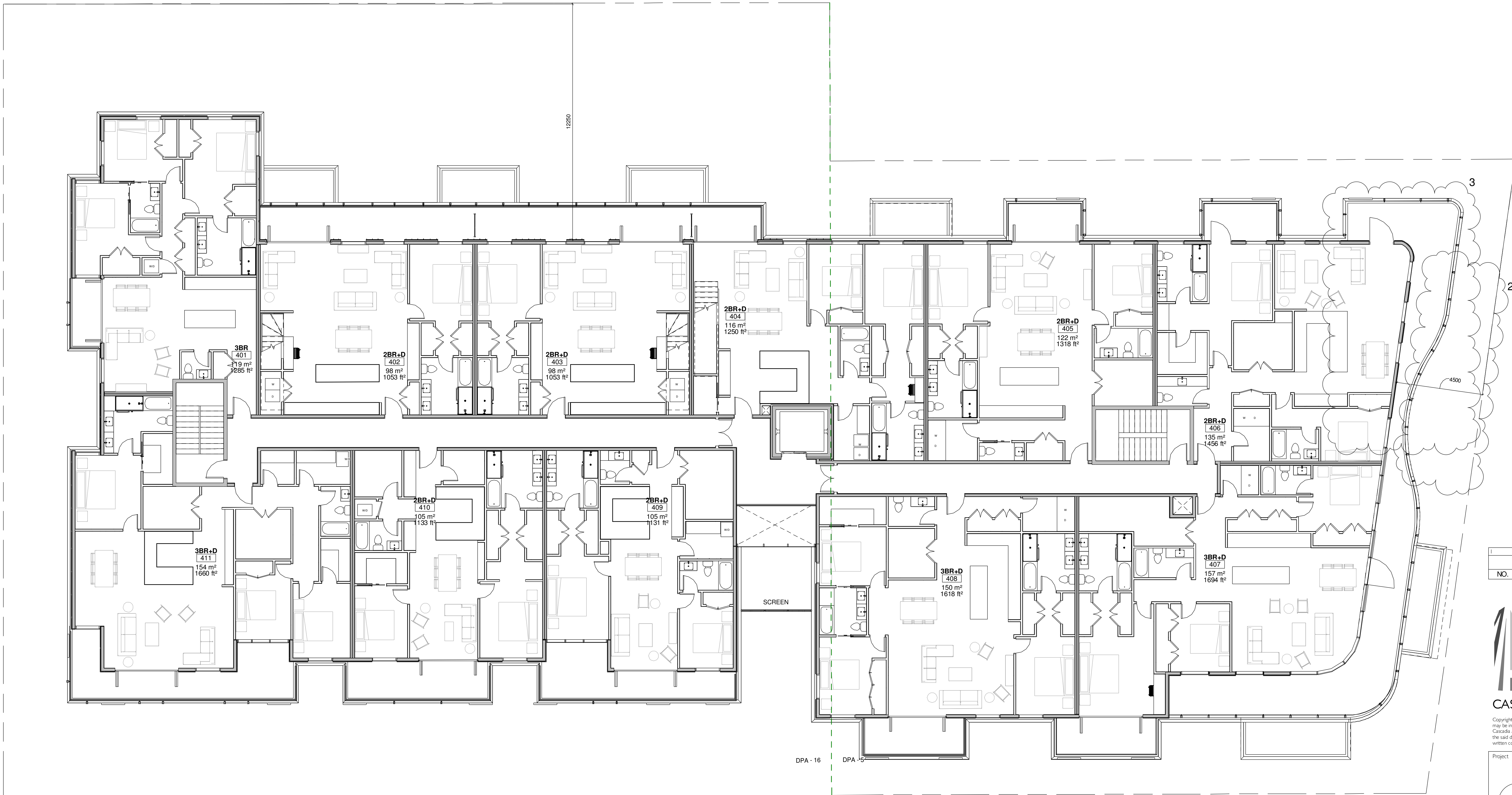
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Project		
Cook & Pendergast		
Aragon Properties Ltd. 328 Cook Street		
Sheet Name		
Level 3		
Date		
May 4, 2018		
Scale	Project #	
1 : 100	1719	
Revision		
May 4, 2018		1
Sheet #		
A2.03		

DPA - 5 AREA = 741.5 m²

DPA - 16 AREA = 892 m²



DPA - 5 AREA = 677 m²
DPA - 16 AREA = 847 m²

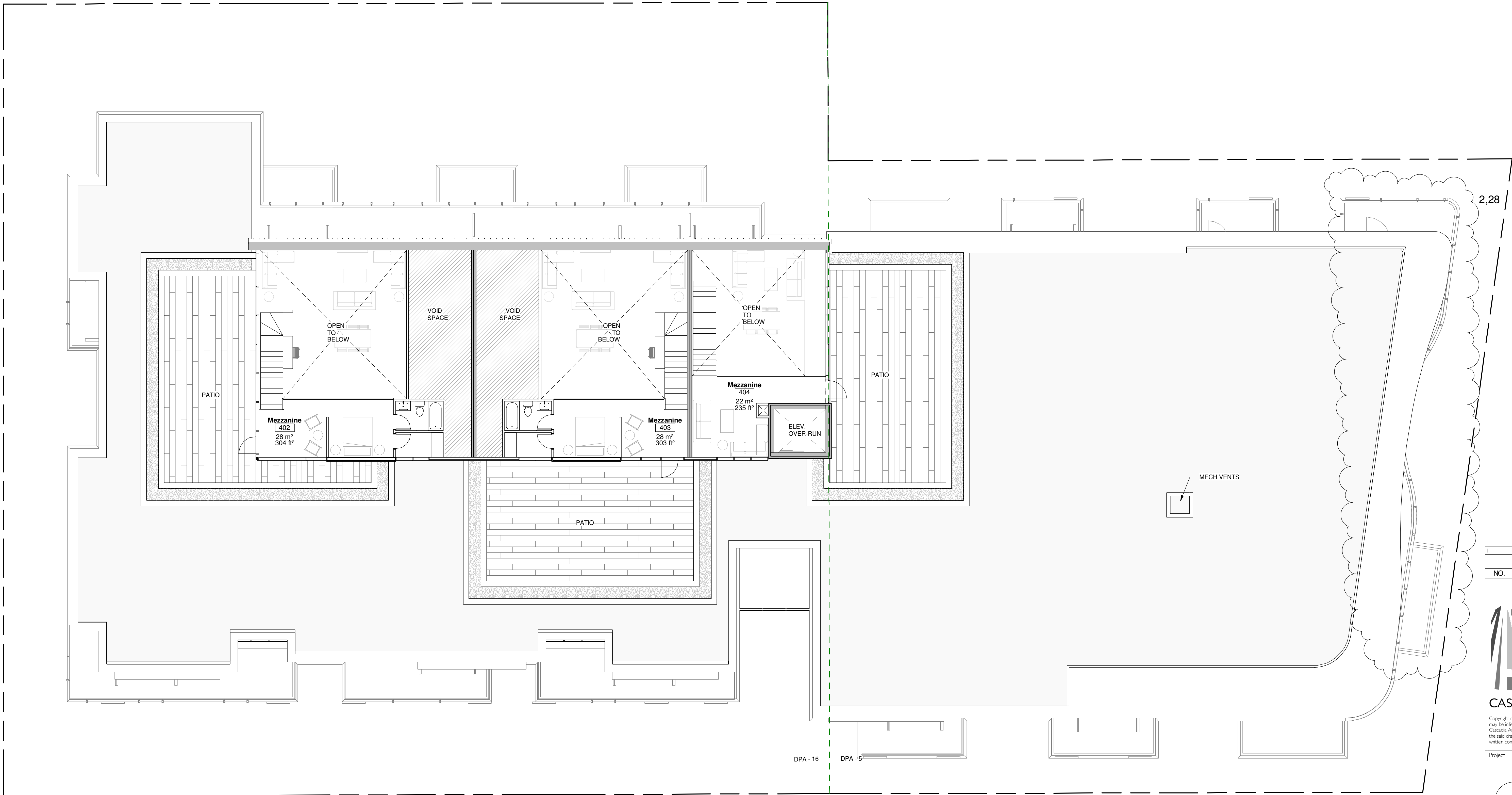
I	Revision I	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



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Project		Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street	
Sheet Name		Level 4	
Date		May 4, 2018	
Scale	1 : 100	Project #	1719
		Revision	May 4, 2018
		Sheet #	1
		A2.04	



DPA - 16 AREA = 81 m²

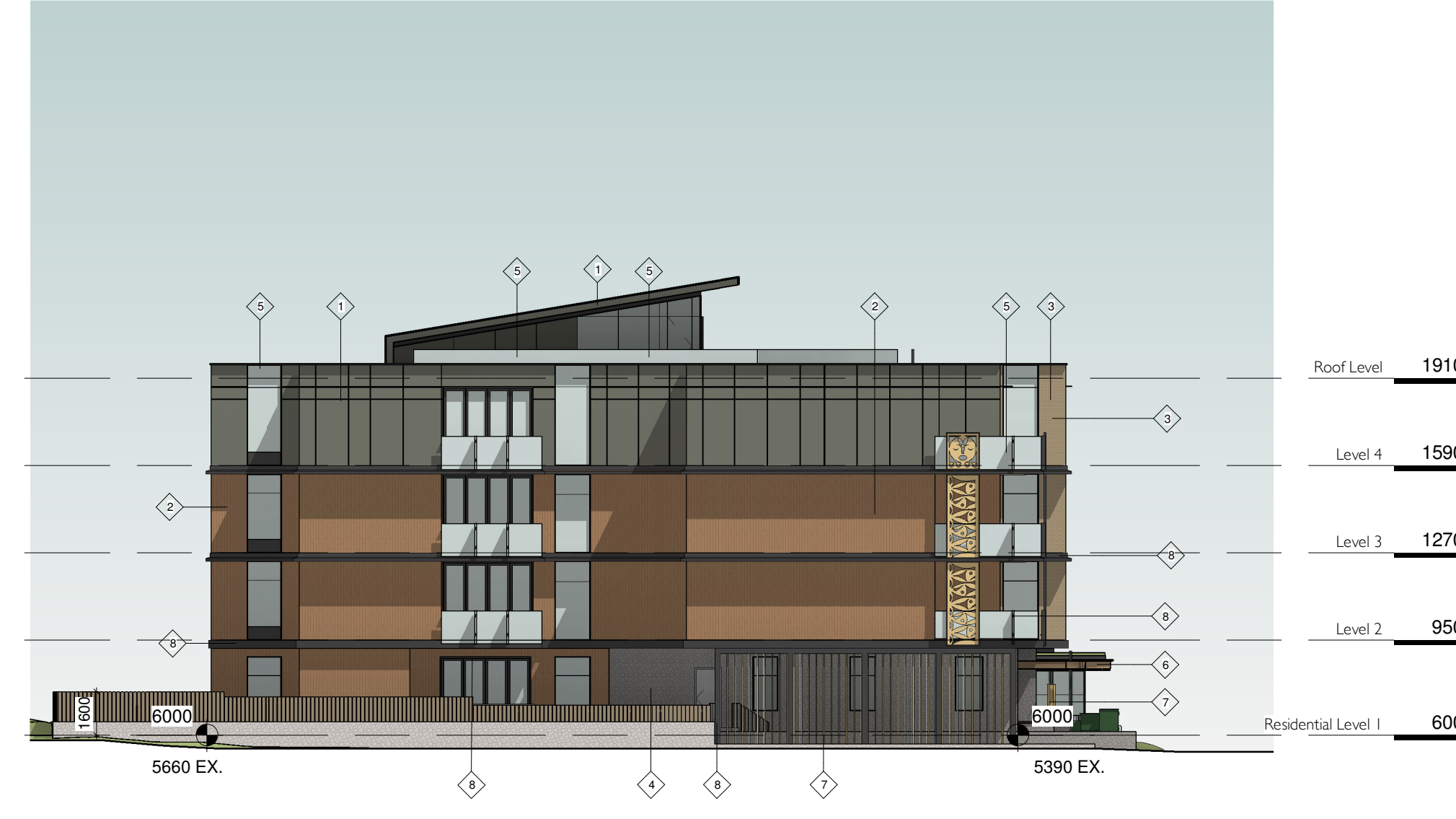
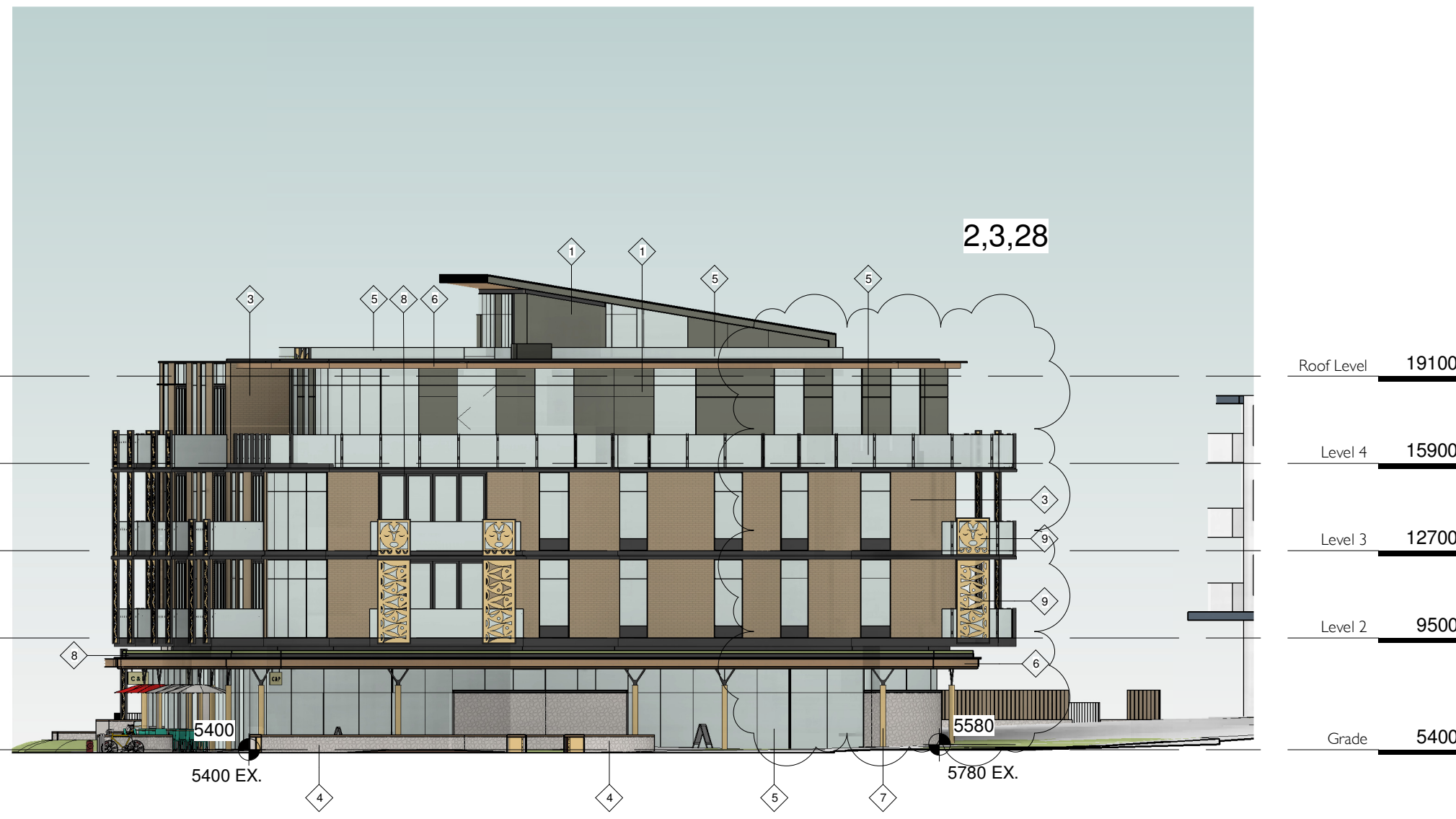
I	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



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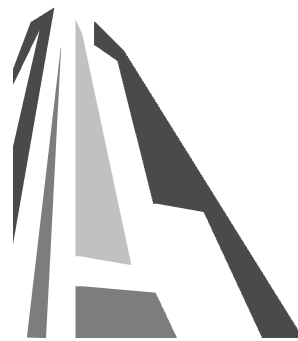
Project		
Cook & Pendergast		
Aragon Properties Ltd. 328 Cook Street		
Sheet Name		
Roof Level		
Date		
May 4, 2018		
Scale	Project #	
1 : 100	1719	
	Revision	1
	May 4, 2018	
Sheet #		A2.05



MATERIALS LEGEND

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

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



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Project	Cook & Pendergast	
	Aragon Properties Ltd. 328 Cook Street	
Sheet Name	Elevations	
Date	May 4, 2018	
Scale	1 : 200	Project # 1719
	Revision May 4, 2018	1
	Sheet #	A3.00



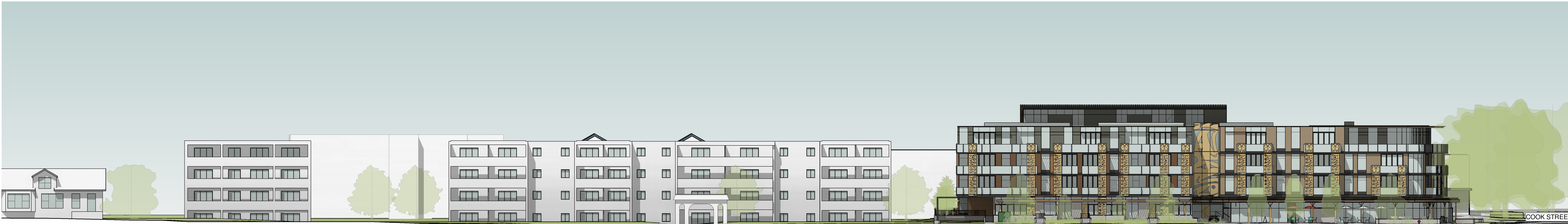
VIEW ALONG COOK STREET



VIEW ALONG PENDERGAST STREET



CORNER OF COOK STREET & PENDERGAST STREET

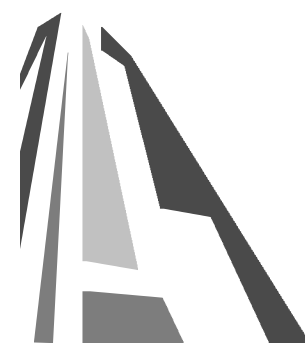


1 Pendergast Street Elevation
1 : 300



2 Cook Street Elevation
1 : 300

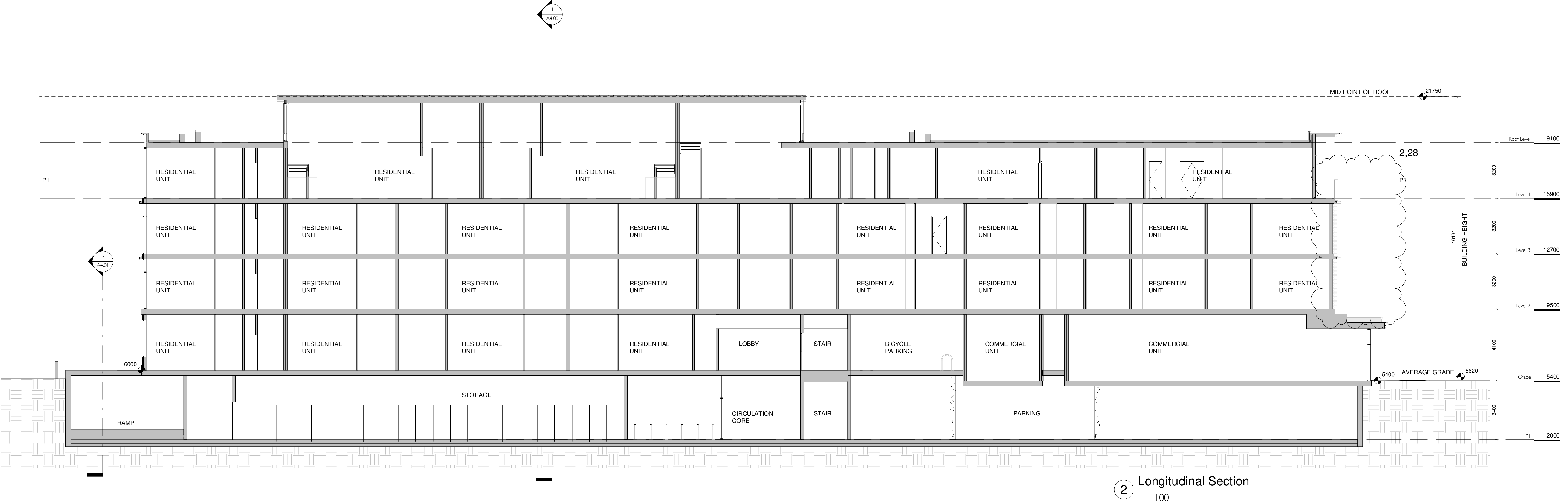
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



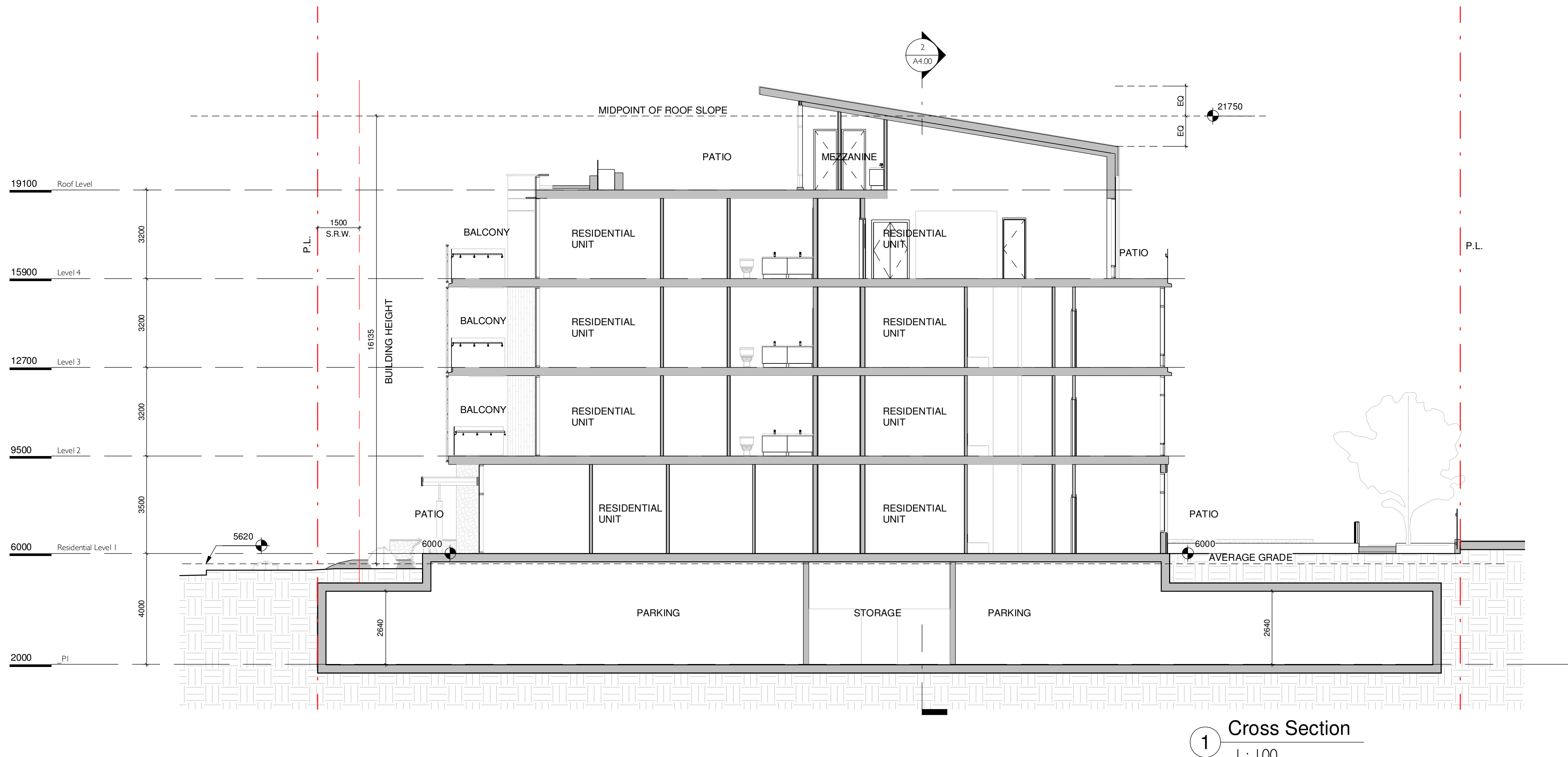
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Project	Cook & Pendergast	
	Aragon Properties Ltd. 328 Cook Street	
Sheet Name	Context Elevations	
Date	May 4, 2018	
Scale	1 : 300	Project # 1719
	Revision	
Sheet #	A3.01	



2 Longitudinal Section
1 : 100



1 Cross Section
1 : 100

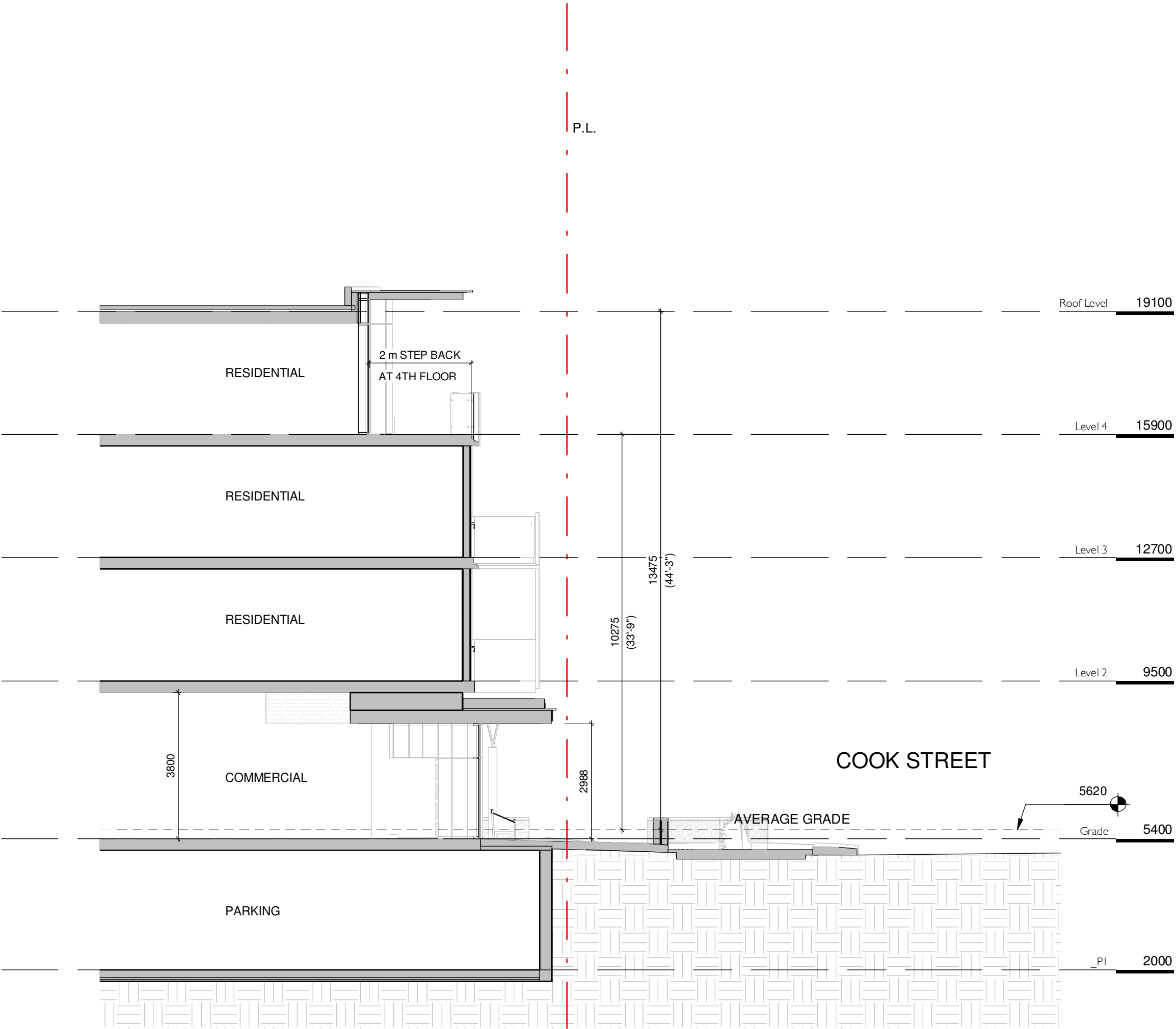
I	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



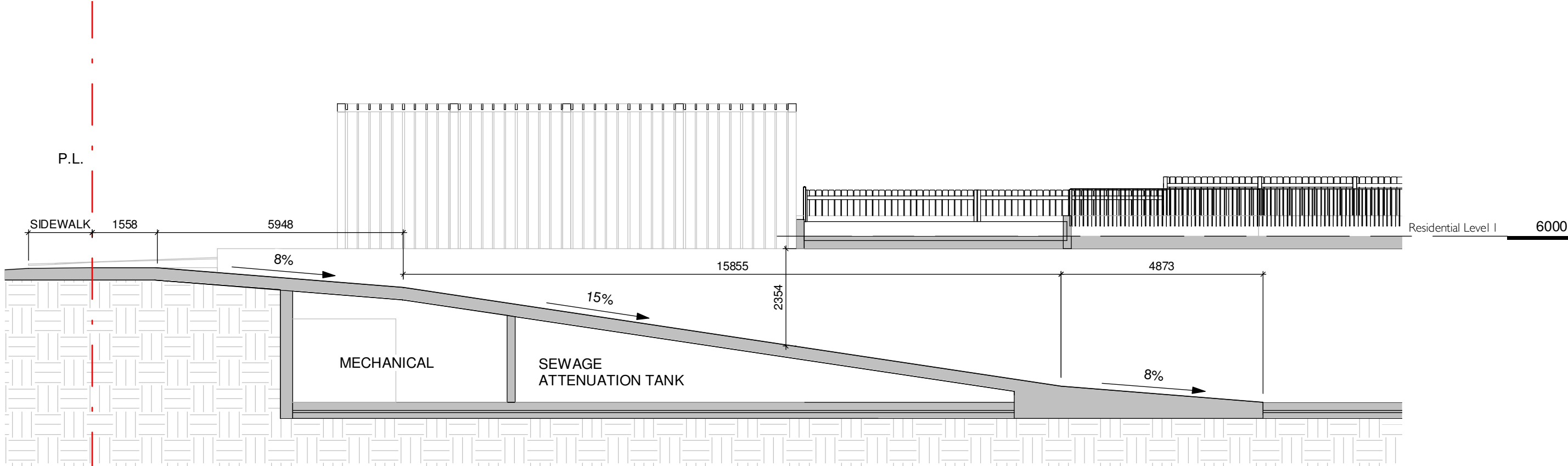
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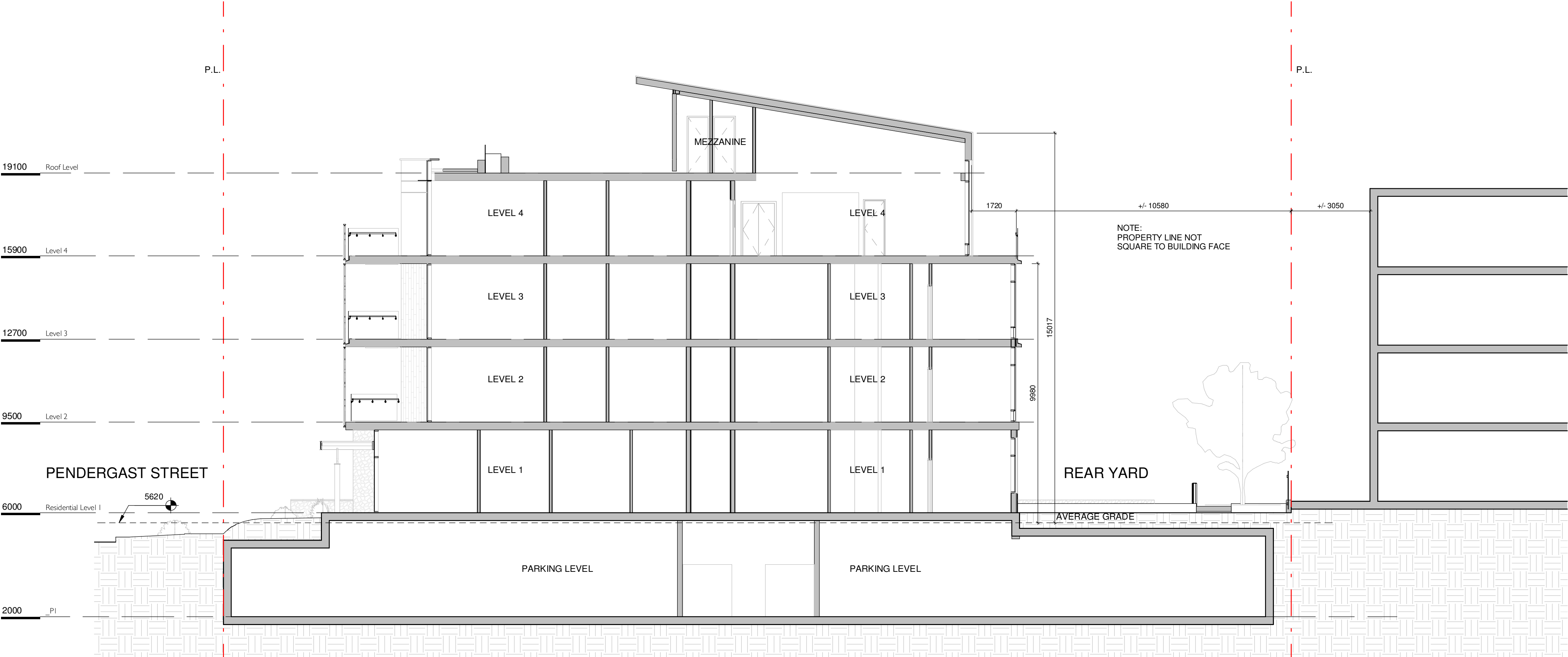
Project	Cook & Pendergast	
	Aragon Properties Ltd. 328 Cook Street	
Sheet Name	Building Sections	
Date	May 4, 2018	
Scale	1 : 100	Project # 1719
	Revision May 4, 2018	1
	Sheet #	A4.00



1 Cook Street Section
1 : 100



3 Parking Ramp
1 : 100



2 Site Cross Section
1 : 100

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



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Project	Cook & Pendergast	
	Aragon Properties Ltd. 328 Cook Street	
Sheet Name	Context Sections	
Date	May 4, 2018	
Scale	1 : 100	Project # 1719
	Revision	
	Sheet #	A4.01



VIEW FROM COOK & PENDERGAST

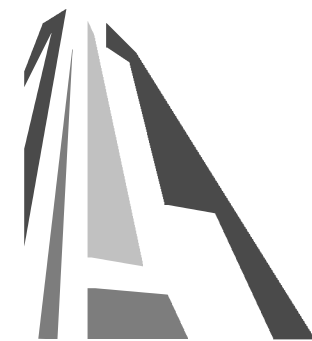


RESIDENTIAL ENTRANCE



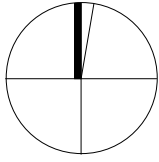
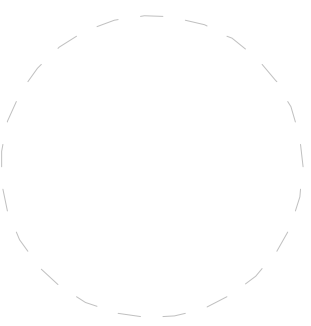
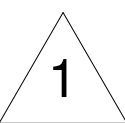
BIRDSEYE VIEW LOOKING SOUTHEAST

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

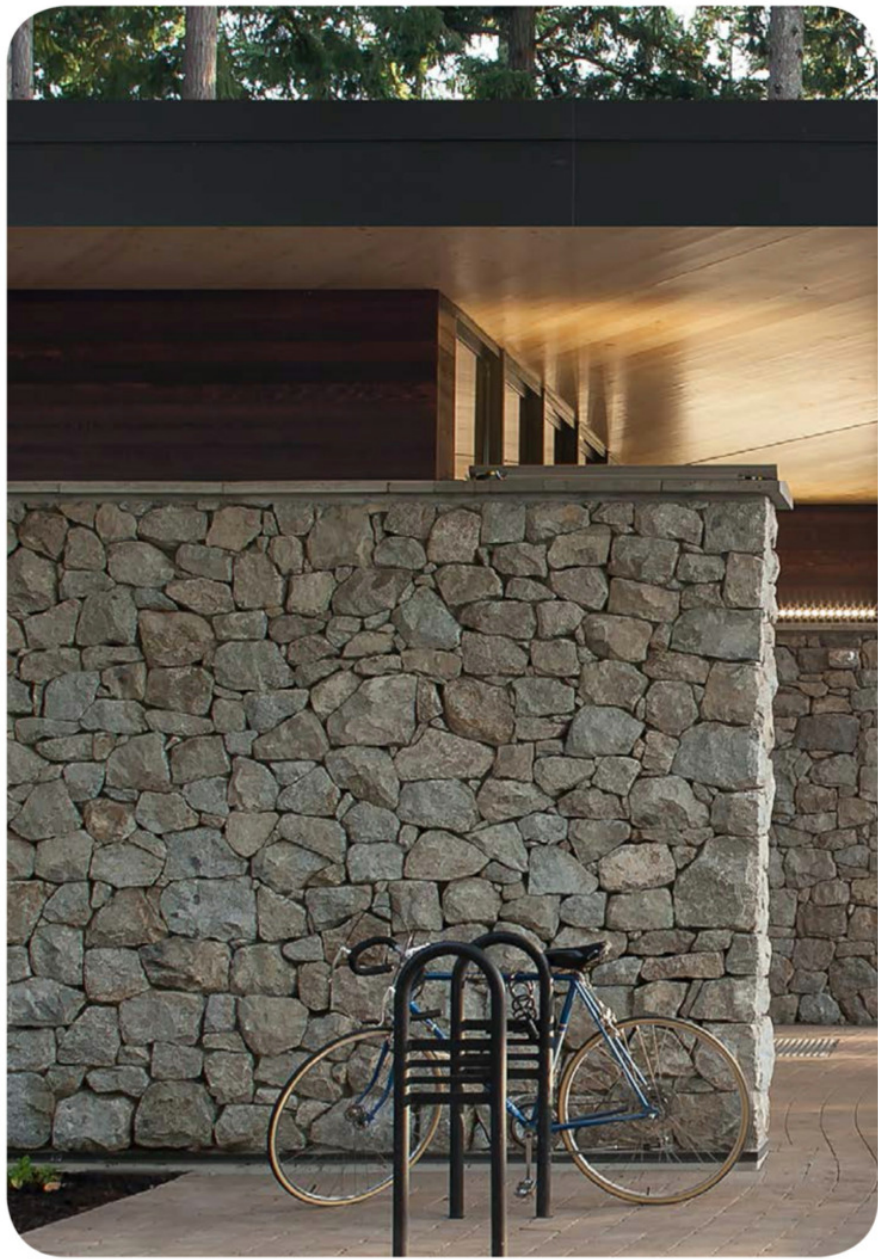


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Project		
Cook & Pendergast		
		
Aragon Properties Ltd. 328 Cook Street		
Sheet Name		
Perspectives		
Date		
May 4, 2018		
Scale	Project #	1719
	Revision	
	May 4, 2018	1
	Sheet #	A9.00

PROJECT MATERIALS



STONE



BRICK

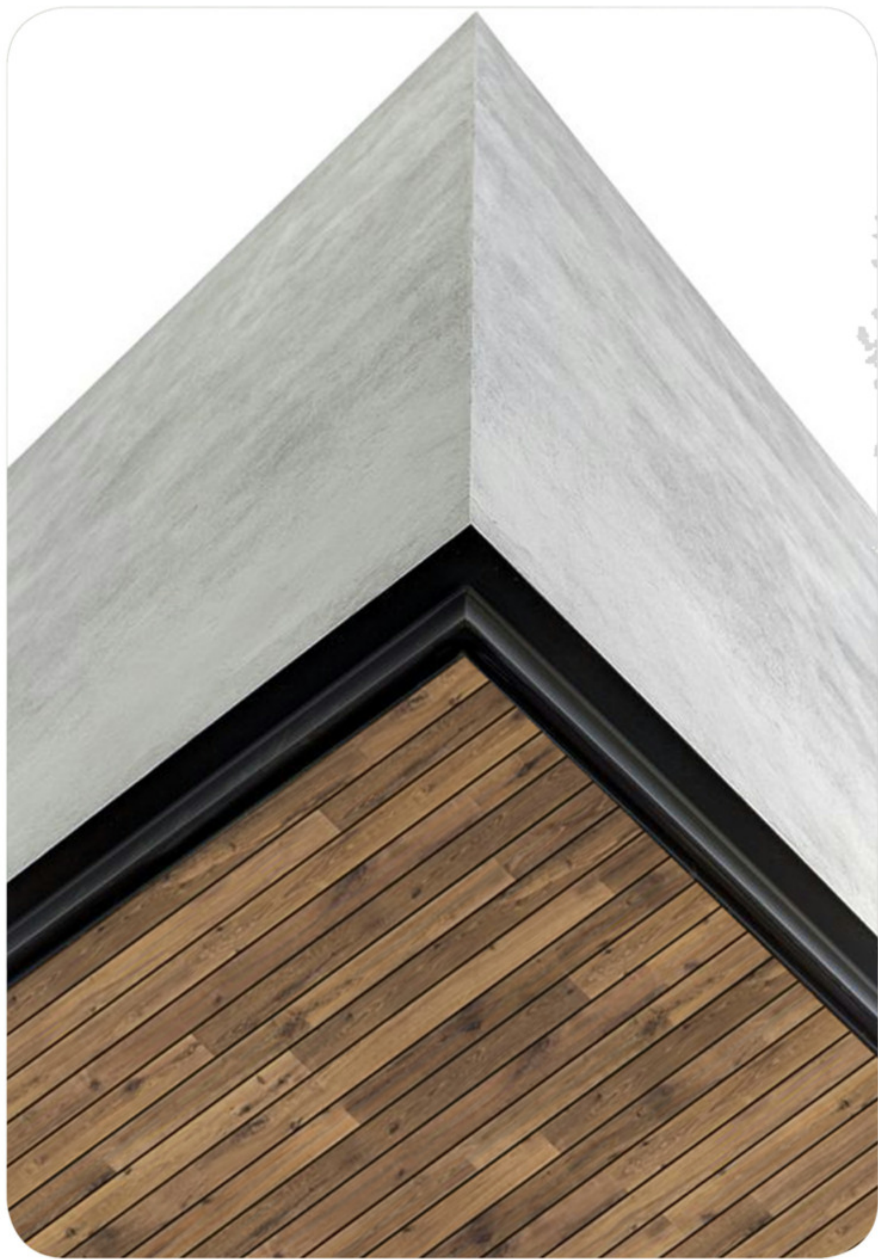


WOOD

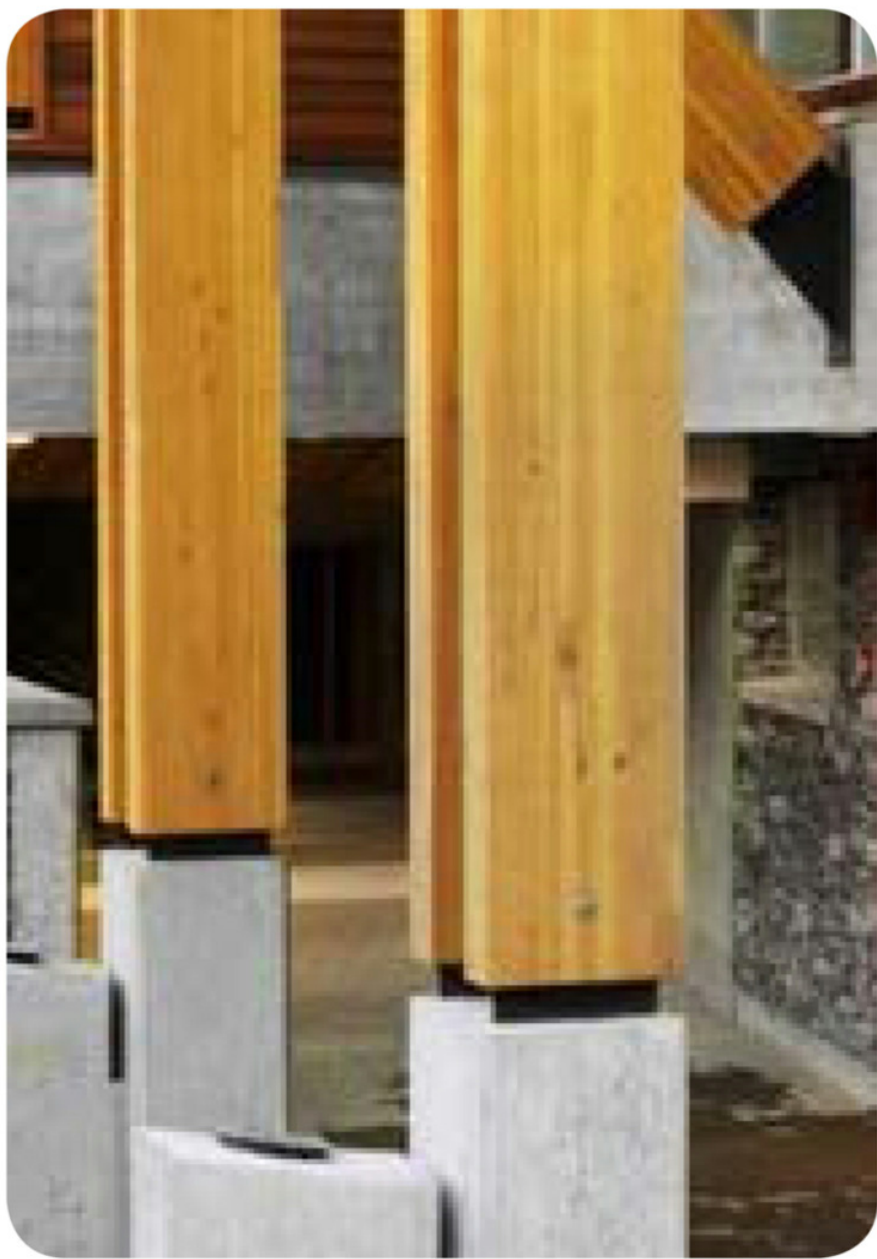


CEMENTITIOUS

CLADDING



SOFFIT



TIMBER



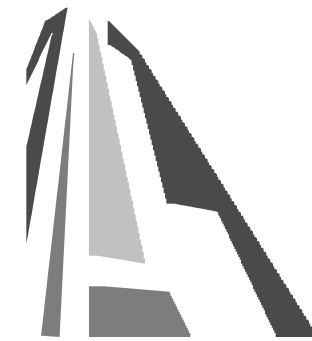
PAVING



METAL

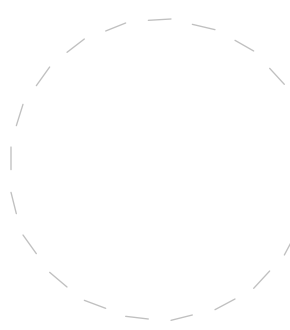
ACCENT

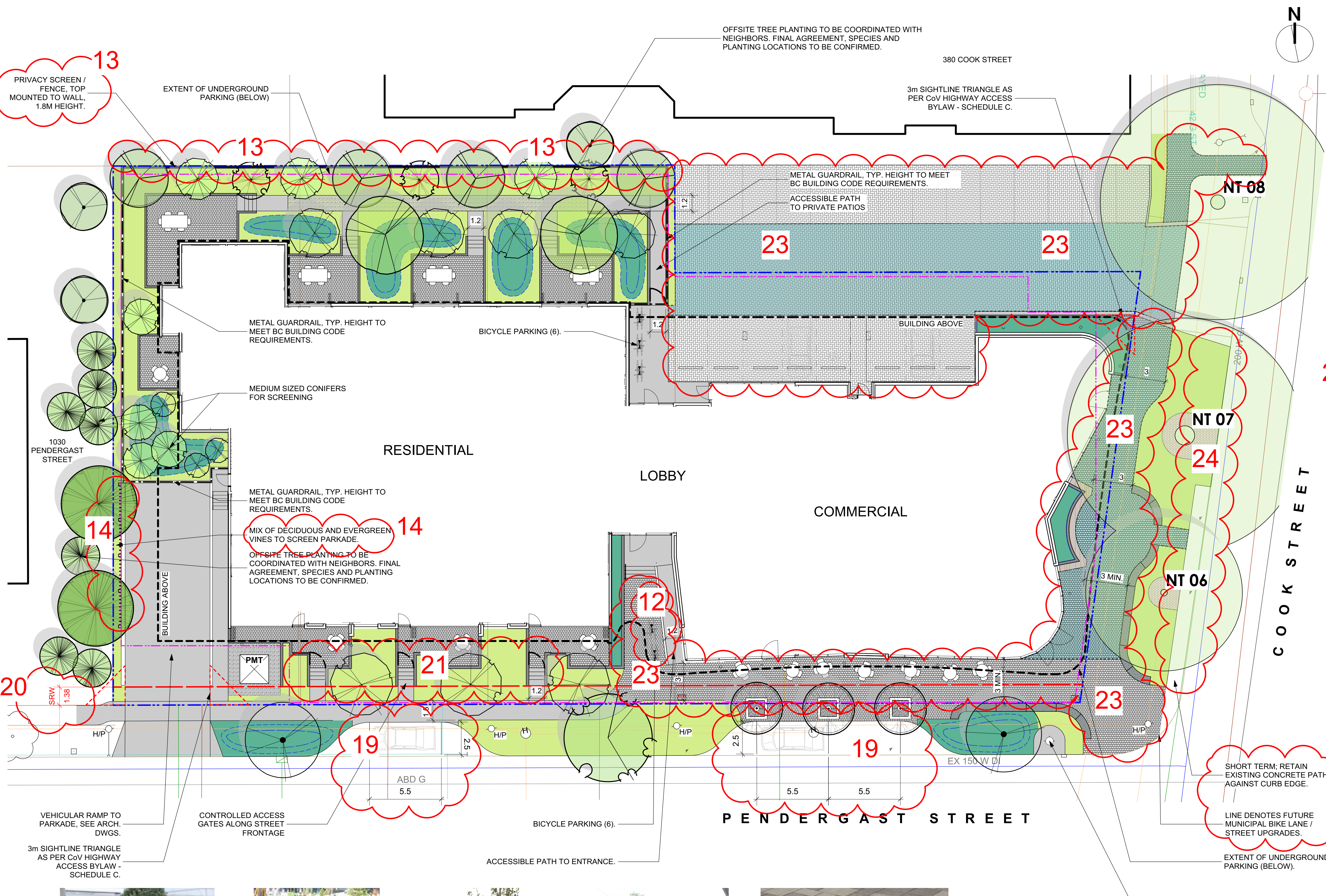
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



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Project		Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street	
Sheet Name		Materials	
Date		May 4, 2018	
Scale	Project #	1719	
	Revision		
	Sheet #	A9.01	



LEGEND

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

UNDERGROUND UTILITIES

EXISTING	PROPOSED
Storm drain	
Sewer	
Water	
Electrical	
Gas	

LANDSCAPE MATERIALS

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

LANDSCAPE FURNISHINGS

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

EXISTING TREE SUMMARY

Existing Trees Retained

Existing Bylaw Protected Trees Retained (3)

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

NOT FOR CONSTRUCTION

rev no	description	date
1	Rev. Sum. Response	2018.05.04

Murdoch de Greeff INC
Landscape Planning & Design

200 - 524 Columbia Road
Victoria, BC V8Z 1G1

Phone: 250.412.2991
Fax: 250.412.2992

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

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

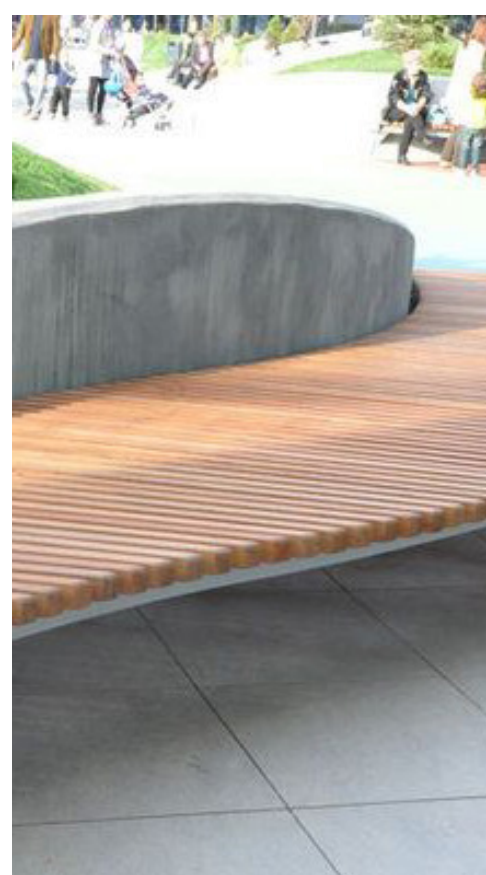
sheet title
Landscape Materials Plan

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

L1.01



EXEMPLARY MODULAR STREET FURNITURE ELEMENTS



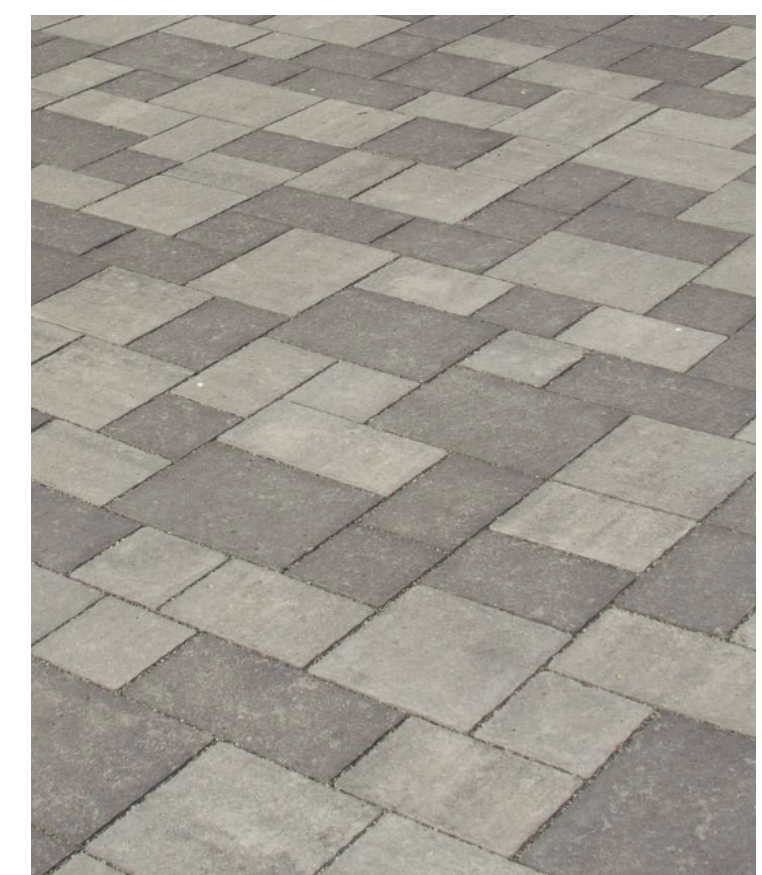
EXEMPLARY CUSTOM STREET FURNITURE ELEMENT



ON STREET RAIN GARDEN



STREET TREES IN TREE GRATES

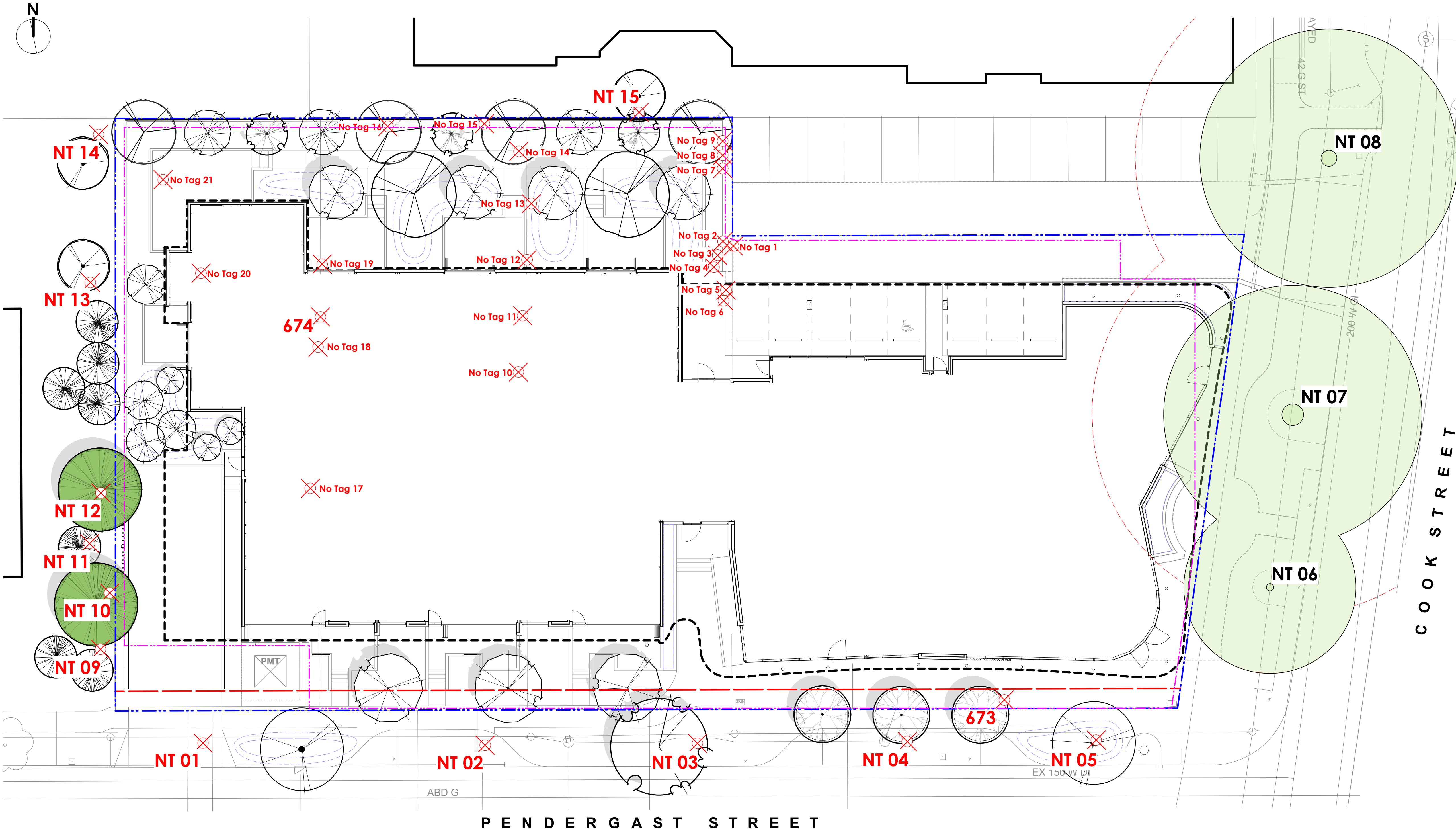


VEHICULAR PERMEABLE PAVING EXAMPLE

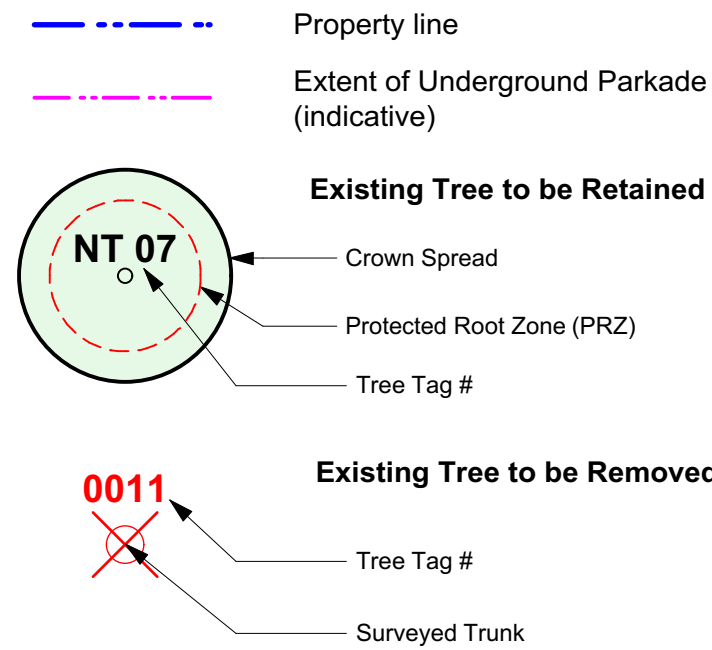
* These images are to show design intent, for internal project use only and not for marketing purposes. Individual images are subject to copyright. *

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

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



LEGEND



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

EXISTING TREE SUMMARY

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

TREE STATEMENT

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

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

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

NOT FOR CONSTRUCTION

1	Rev. Sum. Response	2018.05.04
rev no	description	date



client

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

project

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

sheet title

Tree Retention and Removal Plan

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

L1.02

EXISTING TREE INVENTORY

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

RETAINED TREES

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

TOTAL TREES TO BE RETAINED: 3

BYLAW PROTECTED TREES REMOVED

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

BYLAW PROTECTED TREES TO BE REMOVED: 2

OTHER TREES REMOVED

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

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

OTHER TREES TO BE REMOVED: 33

TOTAL TREES TO BE REMOVED: 35

Bylaw protected trees are shown underlined

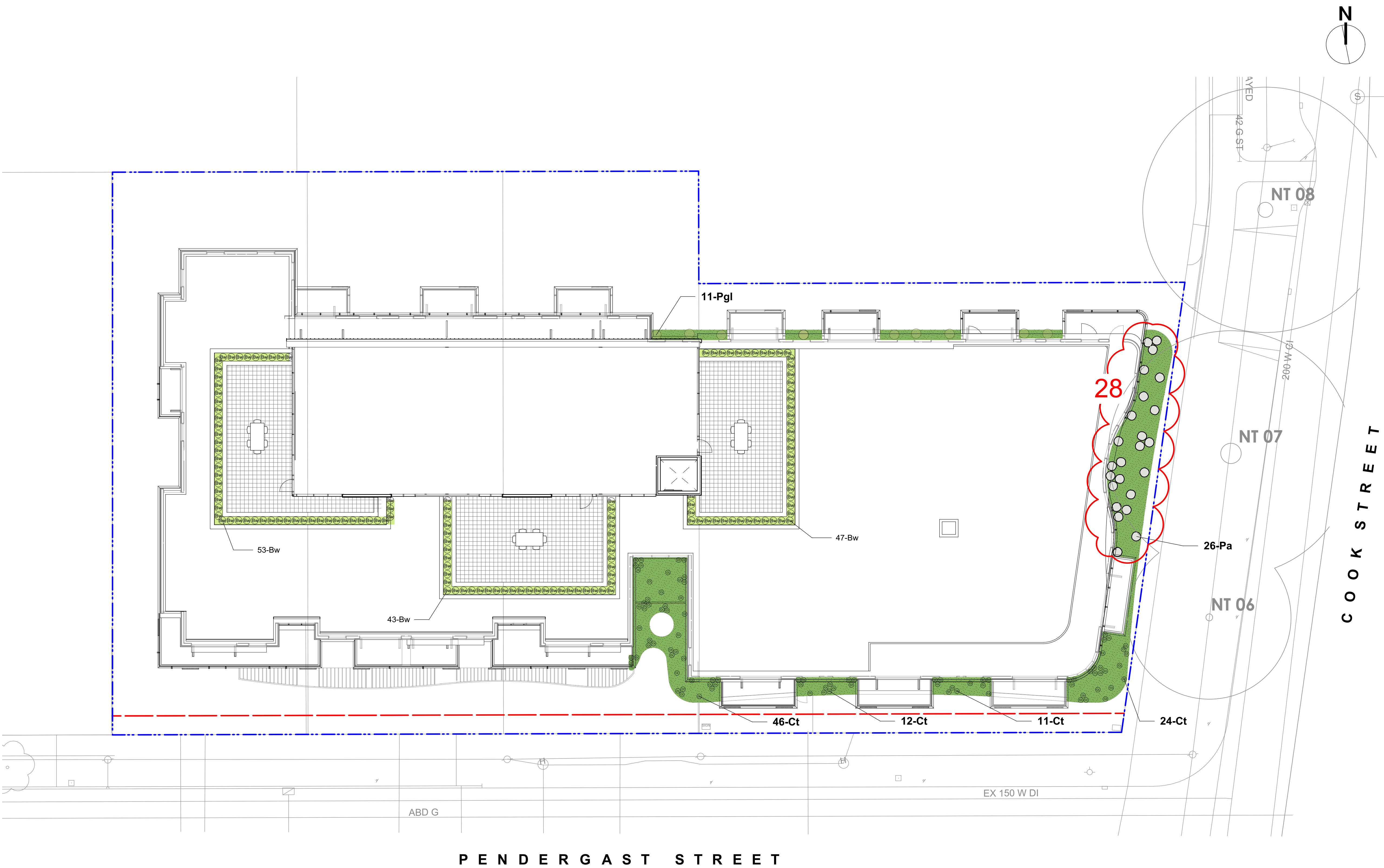
* Offsite trees with PRZ extending into the project site.

NEW TREES ONSITE: 32

NEW TREES ON NEIGHBORING PROPERTIES: 12

TOTAL NEW TREES: 44





LEGEND

Property line

LANDSCAPE MATERIALS

Unit Paving, HydraPressed slab on pedestals, Texada style pavers by Abbotsford Concrete. Colour: Charcoal.

Ornamental Planting Area

Green Roof (L2 CRU Canopy)

Extensive Green Roof Area - Prevegetated mat system over 100 mm depth growing medium. Irrigated with drip OR spray head irrigation. Temporary establishment irrigation may be required.

NOT FOR CONSTRUCTION

1	Rev. Sum. Response	2018.05.04
rev no	description	date

Murdoch de Greeff INC
Landscape Planning & Design

200 - 524 Caledonia Road
Victoria, BC V8Z 1G1

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client
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201-1628 WEST 1ST AVENUE
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project
328 COOK STREET
324/238 COOK STREET &
1044-1054 PENDERGAST
STREET
VICTORIA, BC

sheet title
Roof and Rooftop
Landscape and
Planting Plan

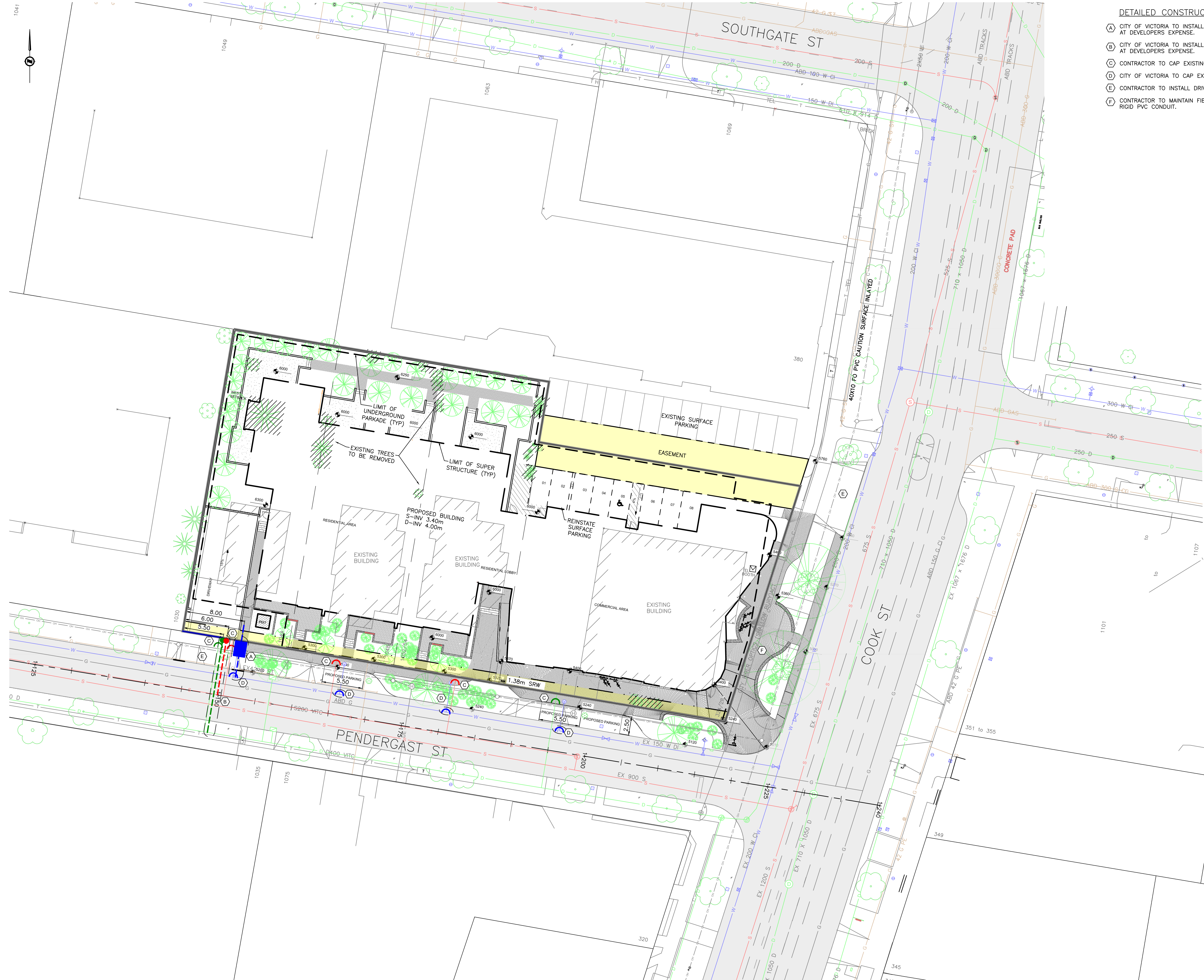
project no.	117.28
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM/PdG

revision no.	sheet no.
1	L3.02

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

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

- DRAWING NOTES
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 - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work



- DETAILED CONSTRUCTION NOTES:
- (A) CITY OF VICTORIA TO INSTALL 100mm DOMESTIC AND 150mm FIRE SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.
 - (B) CITY OF VICTORIA TO INSTALL SEWER AND DRAIN SERVICES TO PROPERTY LINE IN SAME TRENCH AT DEVELOPERS EXPENSE.
 - (C) CONTRACTOR TO CAP EXISTING SEWER AND DRAIN SERVICES AT PROPERTY LINE.
 - (D) CITY OF VICTORIA TO CAP EXISTING WATER SERVICES AT DEVELOPERS EXPENSE.
 - (E) CONTRACTOR TO INSTALL DRIVEWAY TO CITY OF VICTORIA STANDARDS.
 - (F) CONTRACTOR TO MAINTAIN FIBER OPTIC CONNECTION DURING CONSTRUCTION AND INSTALL 75mm RIGID PVC CONDUIT.



KEY PLAN
NTS

COOK & PENDERGAST
ARAGON PROPERTIES
PRELIMINARY SITE PLAN

Scale
horiz. 1:250
Sheet 1 of 1
Eng. Project No. 30886

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

PRELIMINARY ONLY

