

### PROJECT INFORMATION TABLE

Zone (existing)	CR-3M, R-K
Proposed zone or site specific zone If unsure, state "new zone"	NEW ZONE
Site area (m <sup>2</sup> )	2875 m <sup>2</sup> (DPA 5 = 1099 m <sup>2</sup> , DPA 16 = 1776 m <sup>2</sup> )
Total floor area (m <sup>2</sup> )	6299 m <sup>2</sup> (DPA 5 = 2747 m <sup>2</sup> , DPA 16 = 3552 m <sup>2</sup> )
Commercial floor area (m <sup>2</sup> )	535 m <sup>2</sup>
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
<b>Building Setbacks (m) *</b>	<b>* MEASURED TO BUILDING FACE</b>
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
<b>Residential Use Details</b>	
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 (m <sup>2</sup> )	66 m <sup>2</sup>
Total residential floor area (m <sup>2</sup> )	5160 m <sup>2</sup>

18

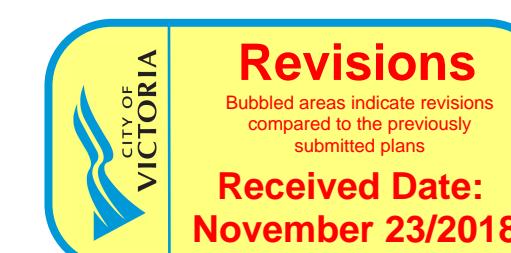


2,28

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

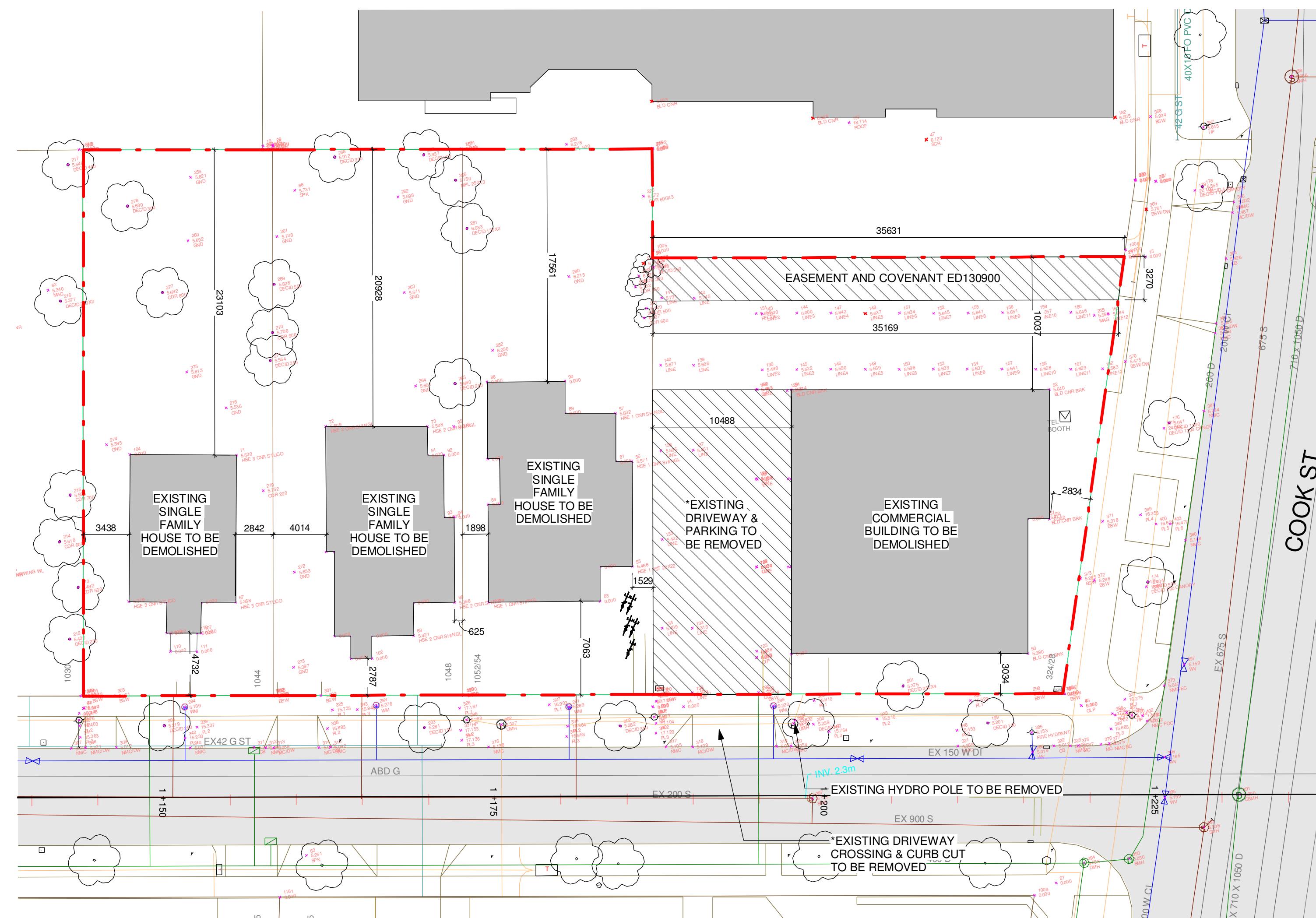
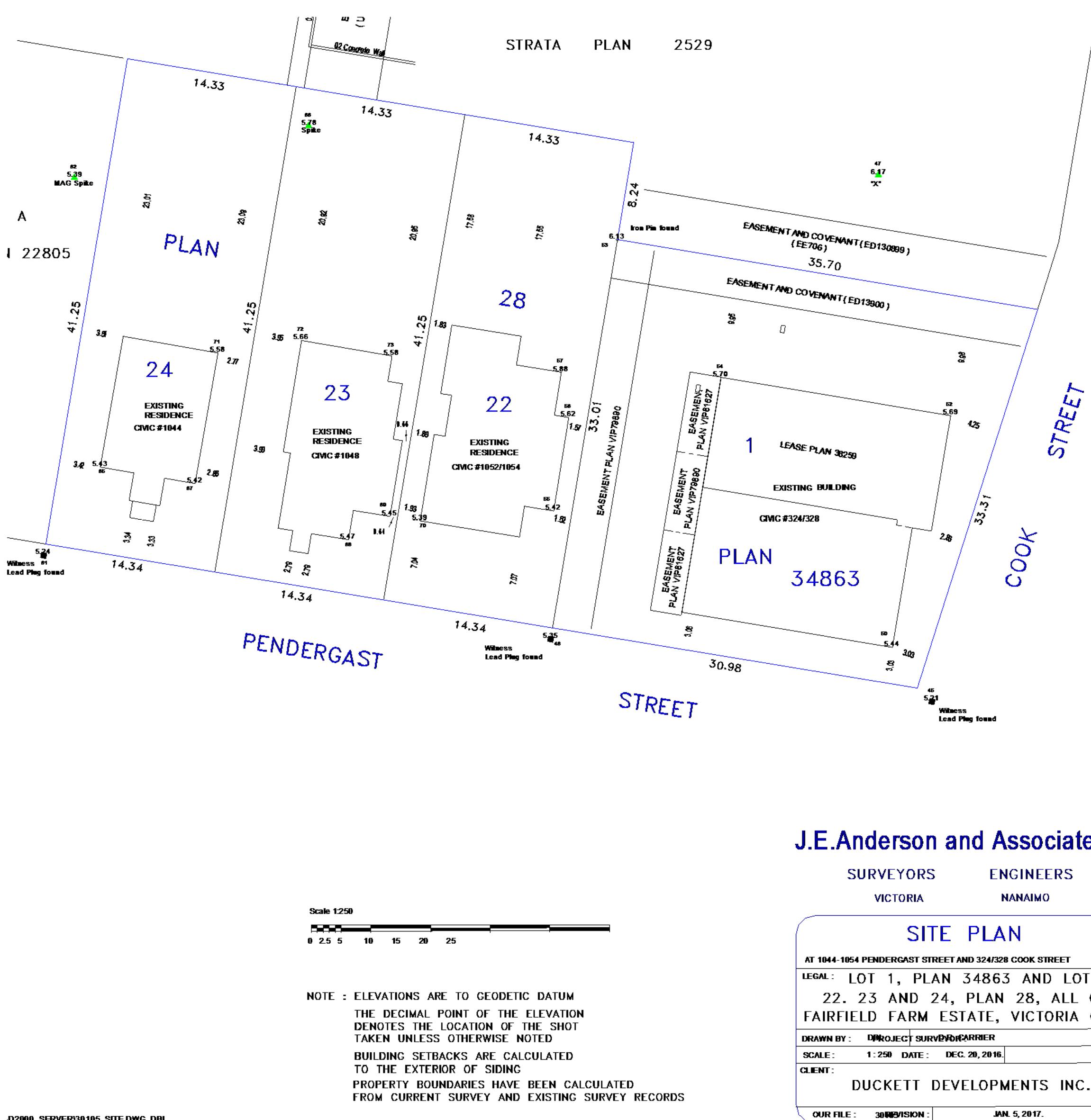


### APPLICANT PROJECT TEAM

	ARCHITECT	STRUCTURAL 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 250.727.2214	WATT CONSULTING GROUP 501-740 HILLSIDE AVENUE VICTORIA BC V8T 1Z4 250.388.9877	MURDOCH de GREEF INC. 200-524 CULDUTHEL ROAD VICTORIA BC V8Z 1G1 250.412.2891	TALBOT MACKENZIE & ASSOCIATES BOX 48153 RPO UPTOWN VICTORIA BC V8Z 7H6 250.479.8733
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SITE CONTEXT PLAN



# Survey Plan

## 2 Existing Site Plan

## AVERAGE GRADE CALCULATIONS

## GRADE POINTS:

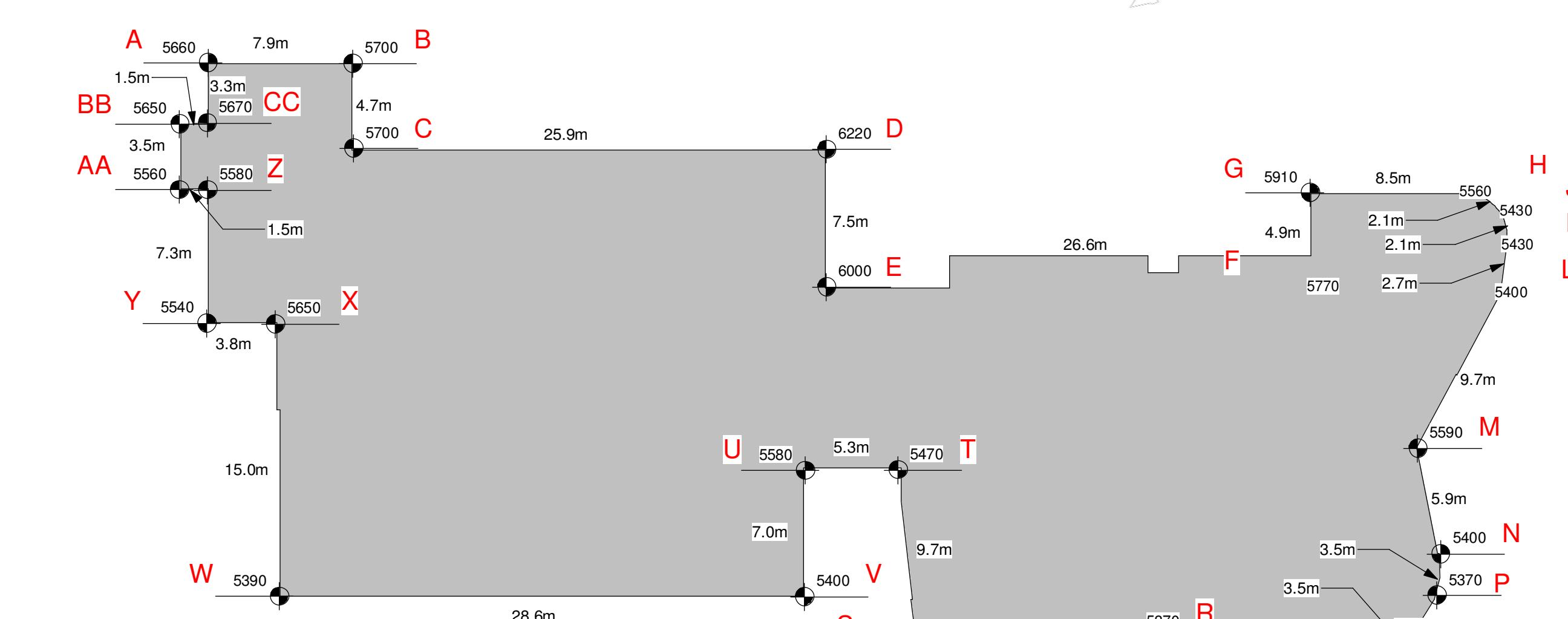
A:	5.66
B:	5.70
C:	5.70
D:	6.22
E:	6.00
F:	5.77
G:	5.91
H:	5.56
J:	5.43
K:	5.43
L:	5.40
M:	5.59
N:	5.40
P:	5.37
Q:	5.40

## GRADE POINTS:

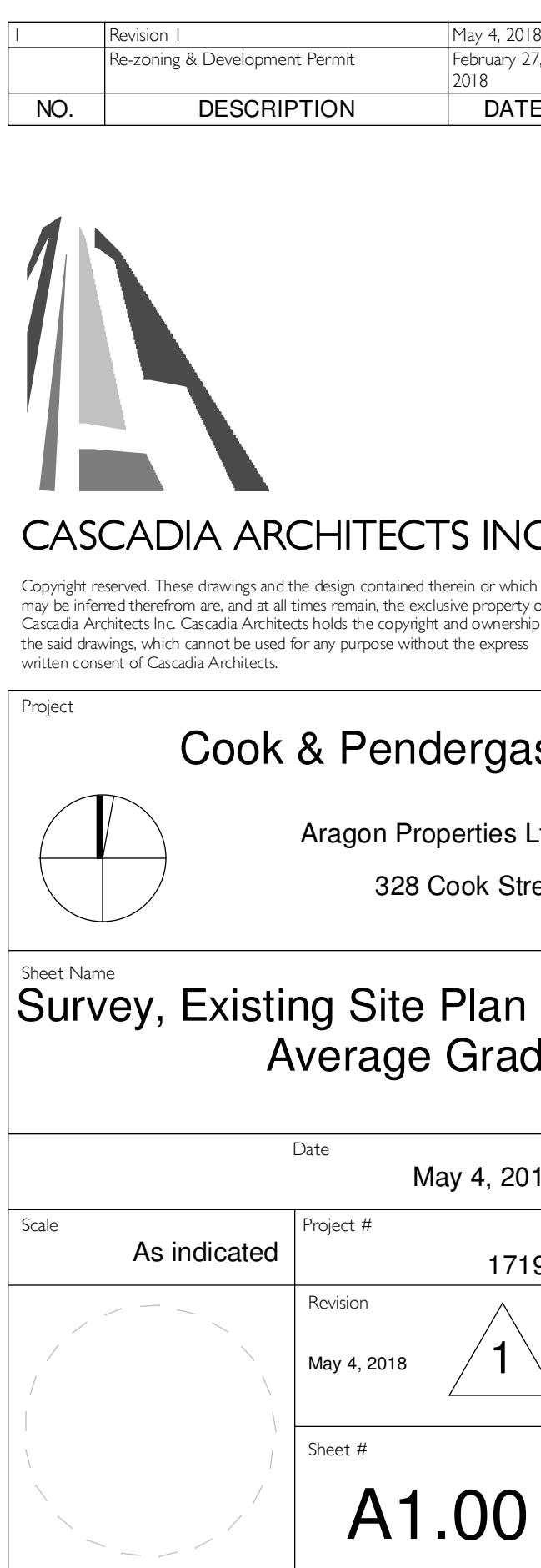
A-B:	$((5.66+5.70)\div 2)$	x	07.9	=44.87
B-C:	$((5.70+5.70)\div 2)$	x	04.7	=26.79
C-D:	$((5.70+6.22)\div 2)$	x	25.9	=154.36
D-E:	$((6.22+6.00)\div 2)$	x	07.5	=45.83
E-F:	$((6.00+5.77)\div 2)$	x	26.6	=156.54
F-G:	$((5.77+5.91)\div 2)$	x	04.9	=28.62
G-H:	$((5.91+5.56)\div 2)$	x	08.5	=48.75
H-J:	$((5.56+5.43)\div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

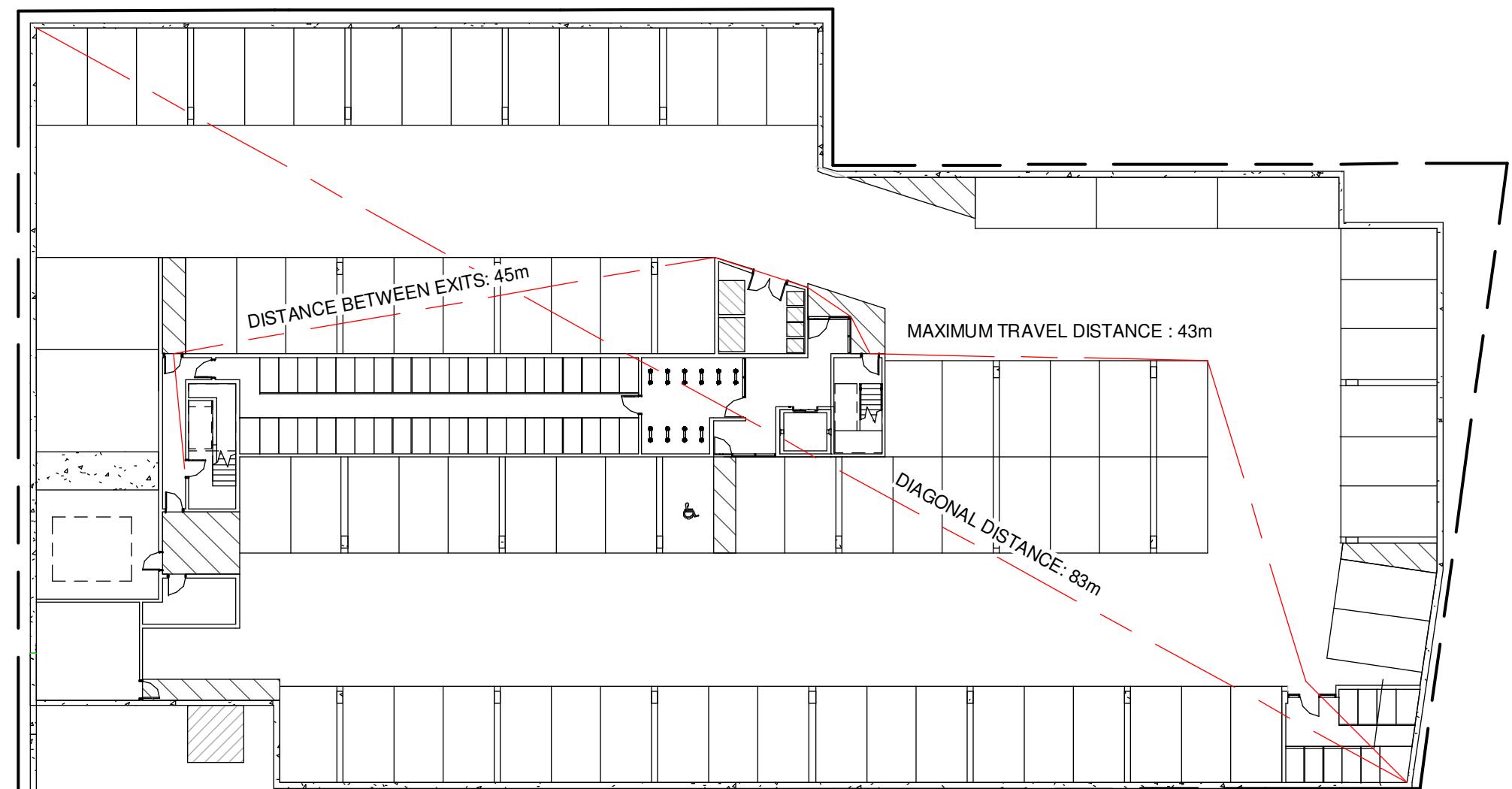
227.2 1276.82

AVERAGE GRADE =  $1276.82 \div 227.2 = 5.62$



## 3 Average Grade Plan

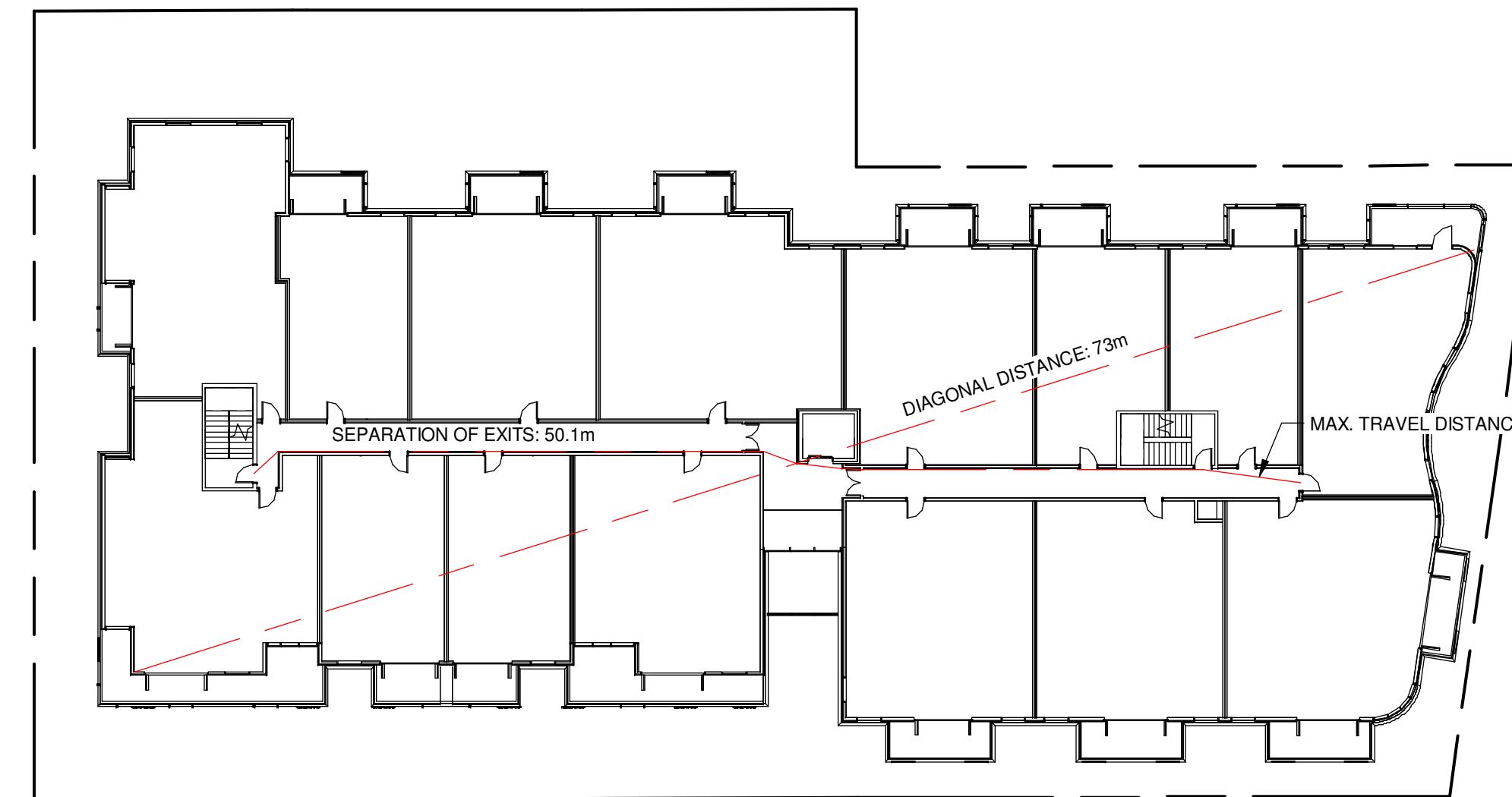




1 Parking Level - Code Plan

1 : 300

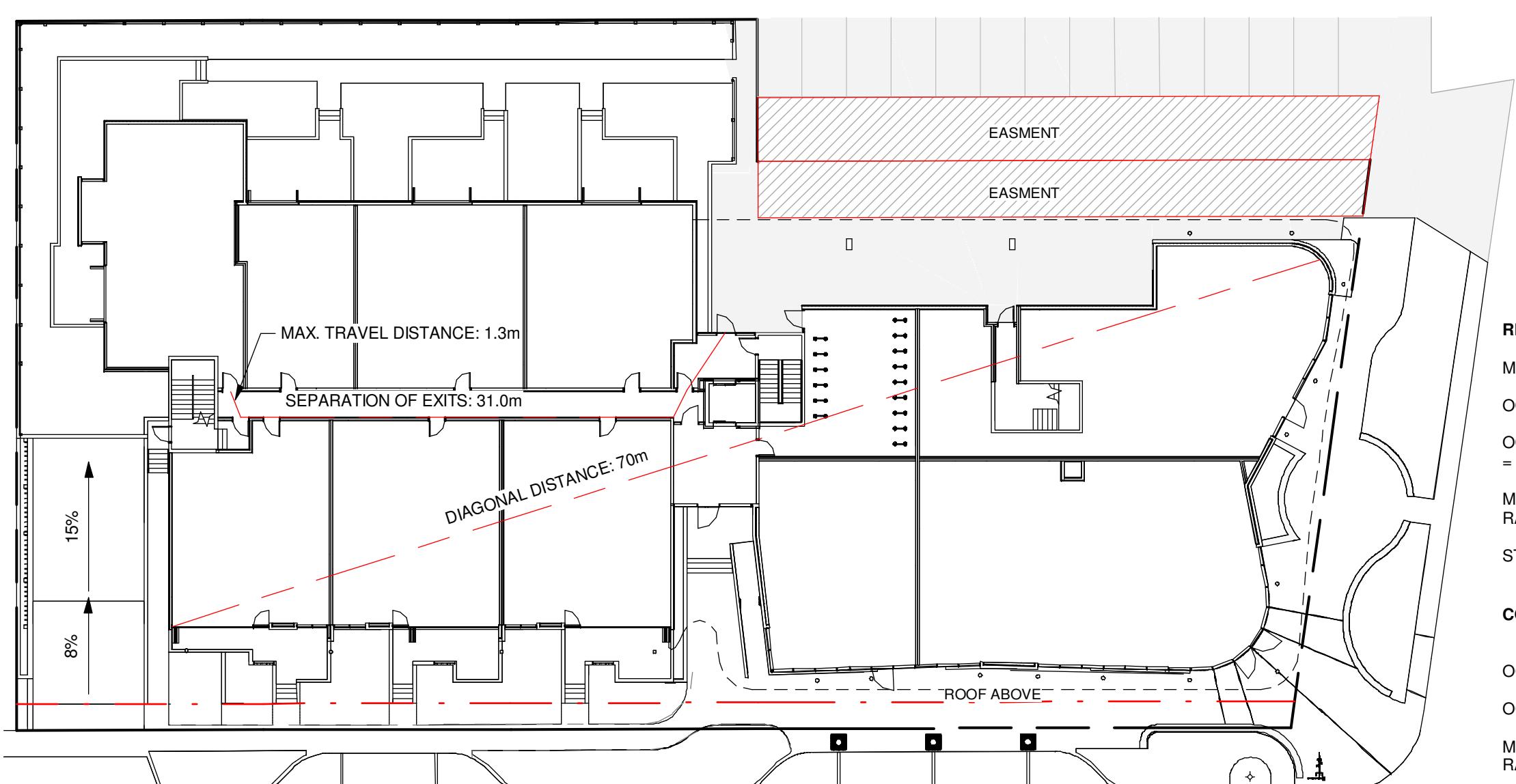
MIN. SEPARATION BETWEEN EXITS: 41.5 m  
OCCUPANCY: GROUP F, DIVISION 3  
OCCUPANT LOAD:  $2683 \text{ m}^2 / 46 \text{ m}^2 \text{ PER PERSON} = 59 \text{ PERSONS}$   
MIN. EXIT WIDTH  
RAMPS, CORRIDORS & PASSAGEWAYS:  $6.1 \text{ mm/PERSON} \times 59 = 360 \text{ mm}$   
STAIRS:  $8 \text{ mm/PERSON} \times 59 = 472 \text{ mm}$



4 Level 3 - Code Plan

1 : 300

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

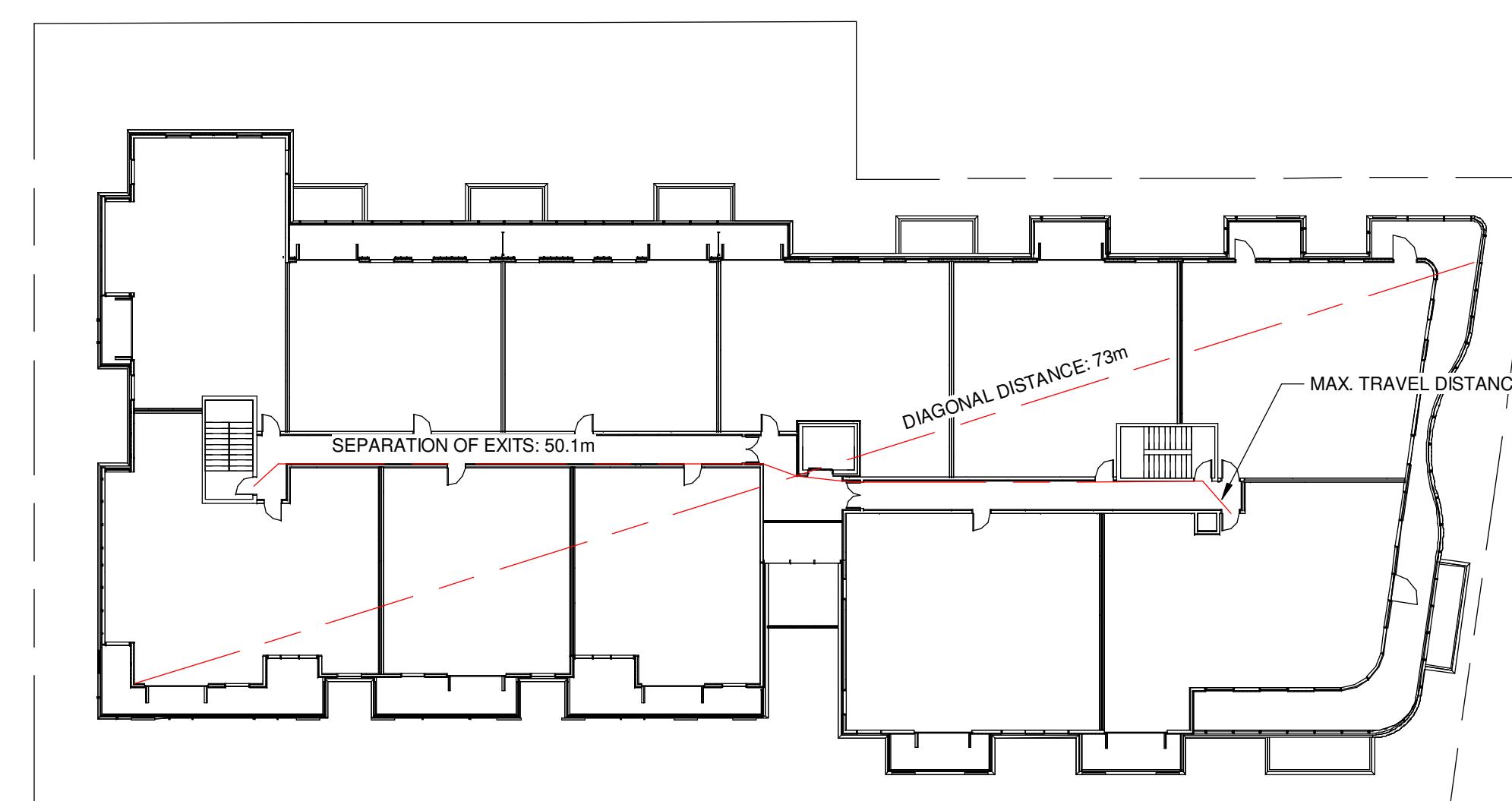


2 Grade - Code Plan

1 : 300

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

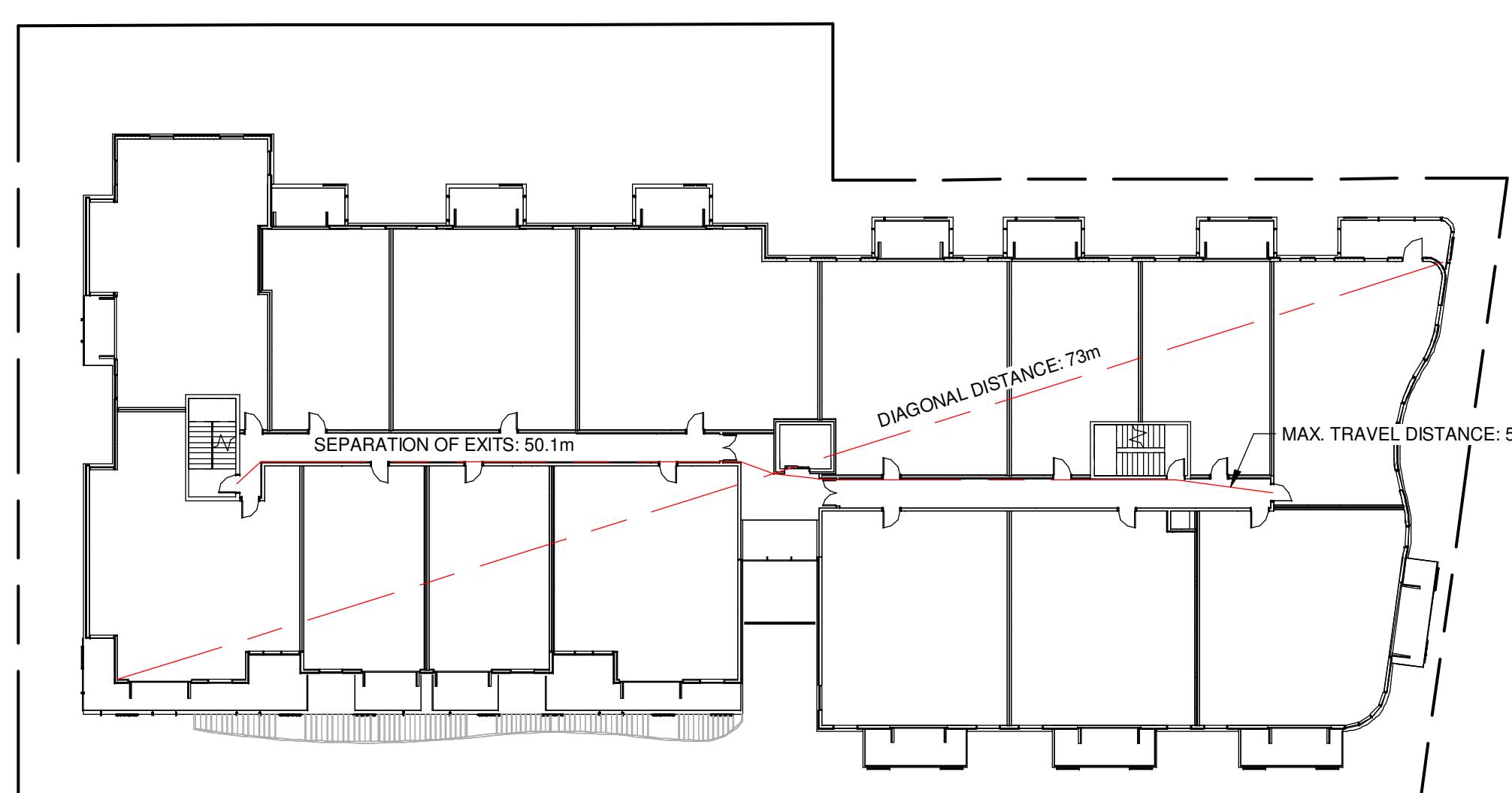
COMMERCIAL AREA  
OCCUPANCY: GROUP E  
OCCUPANT LOAD:  $544 \text{ m}^2 / 3.7 \text{ m}^2 \text{ PER PERSON} = 147 \text{ PERSONS}$   
MIN. EXIT WIDTH  
RAMPS, CORRIDORS & PASSAGEWAYS:  $6.1 \text{ mm/PERSON} \times 147 = 897 \text{ mm}$   
STAIRS:  $8 \text{ mm/PERSON} \times 147 = 1176 \text{ mm}$



5 Level 4 - Code Plan

1 : 300

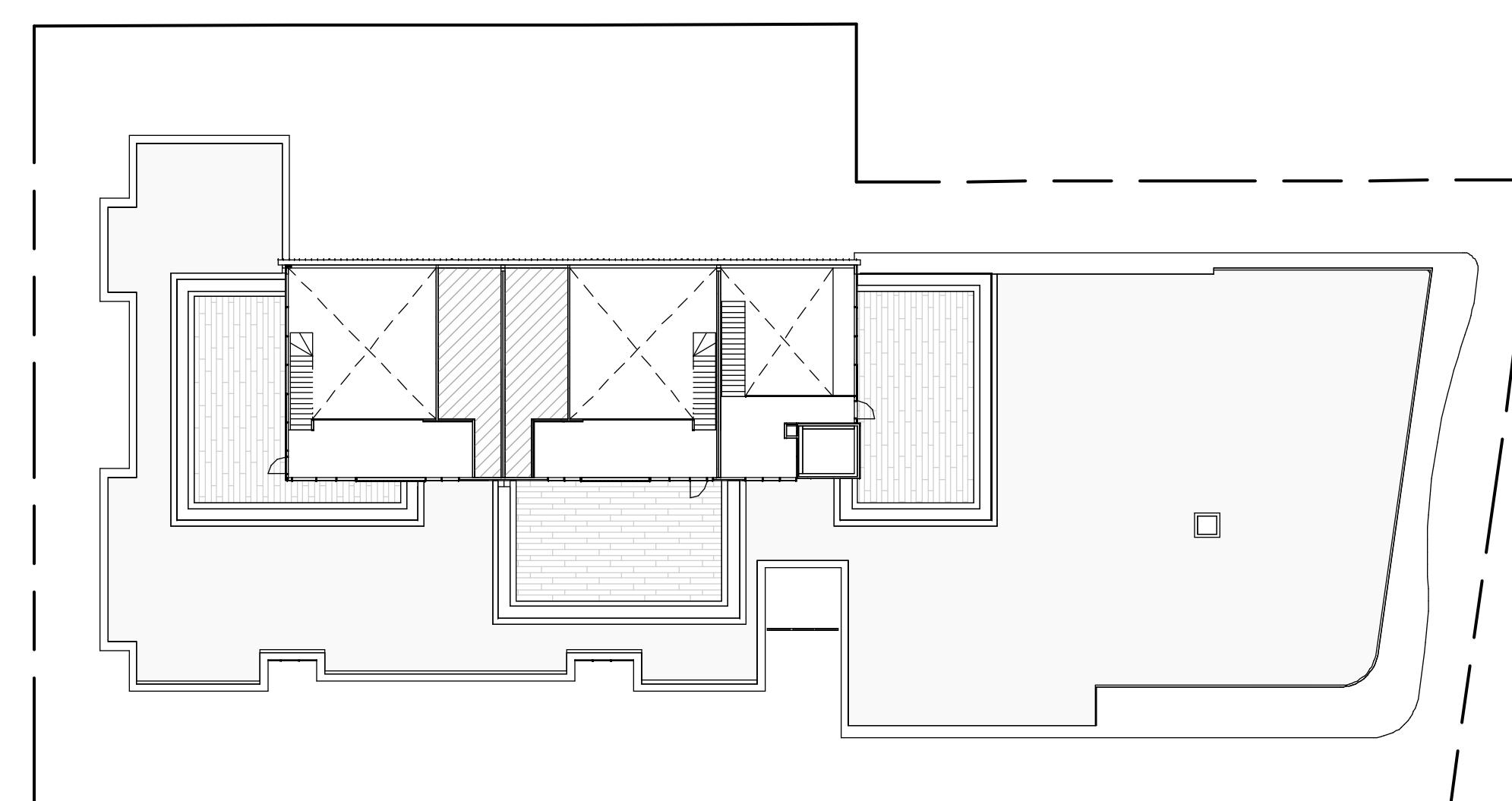
MIN. SEPARATION BETWEEN EXITS: 9 m  
OCCUPANCY: GROUP C, RESIDENTIAL  
OCCUPANT LOAD:  $27 \text{ SLEEPING ROOMS} \times 2 \text{ PERSONS PER ROOM} = 54 \text{ PERSONS}$   
MIN. EXIT WIDTH  
RAMPS, CORRIDORS & PASSAGEWAYS:  $6.1 \text{ mm/PERSON} \times 54 = 329 \text{ mm}$   
STAIRS:  $8 \text{ mm/PERSON}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



3 Level 2 - Code Plan

1 : 300

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



6 Roof - Code Plan

1 : 300

**BC BUILDING CODE 2012**  
**3.1 GENERAL**  
**3.1.2 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 m<sup>2</sup>  
**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.

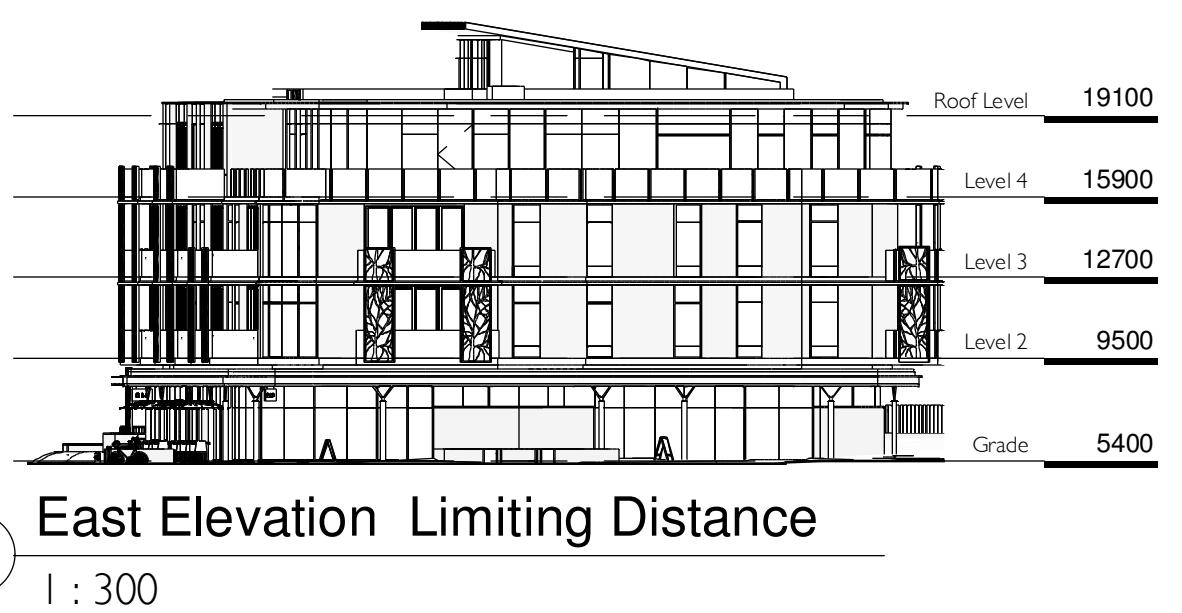
Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION



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

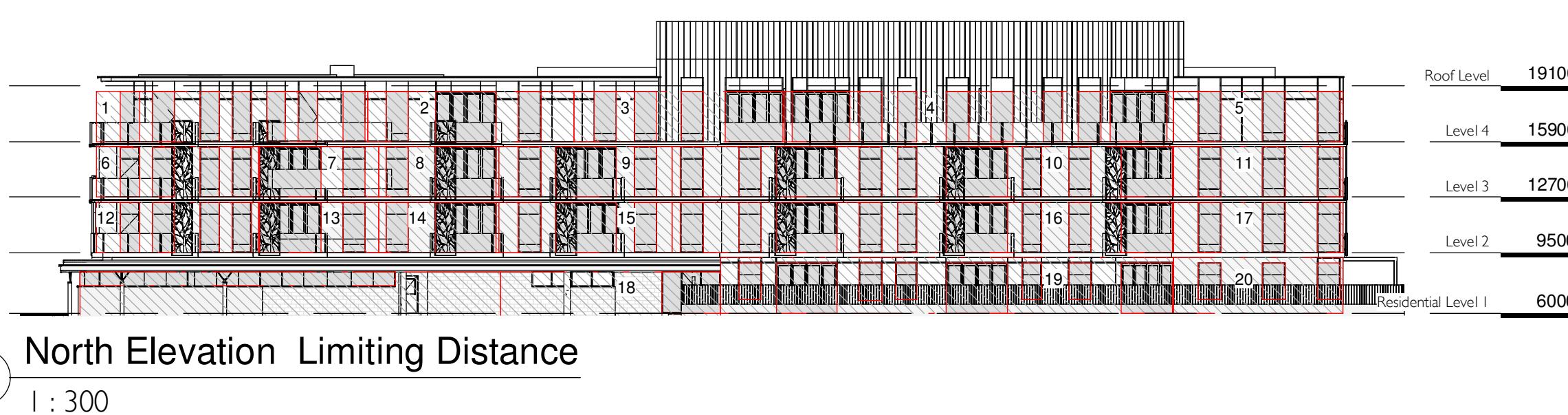
**GROUP E OCCUPANCY**  
LIMITING DISTANCE: 16.2 m  
EXPOSING BUILDING FACE: 200+ m<sup>2</sup>  
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%



**GROUP C OCCUPANCY**  
LIMITING DISTANCE: 16.2 m  
EXPOSING BUILDING FACE: 150+ m<sup>2</sup>  
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%

1 East Elevation Limiting Distance  
1 : 300

**GROUP E OCCUPANCY**  
LIMITING DISTANCE: 4.7 m  
EXPOSING BUILDING FACE: 73 m<sup>2</sup>  
MAXIMUM AREA OF UNPROTECTED OPENINGS: 25%  
PROPOSED AREA OF UNPROTECTED OPENINGS: 15 m<sup>2</sup>  
PROPOSED PERCENTAGE OF UNPROTECTED OPENINGS: 20.5%

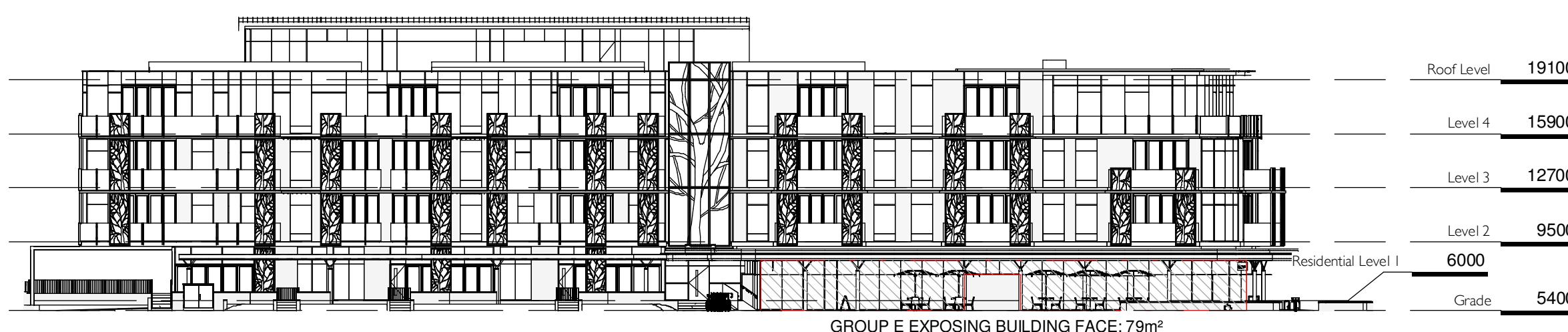


**GROUP C OCCUPANCY**  
SEE TABLE

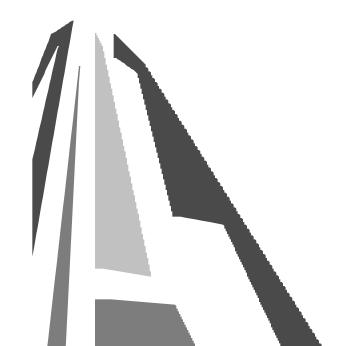
**NORTH ELEVATION - GROUP C OCCUPANCY**

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

**GROUP E OCCUPANCY**  
LIMITING DISTANCE: 10.9 m  
EXPOSING BUILDING FACE: 79 m<sup>2</sup>  
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%



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

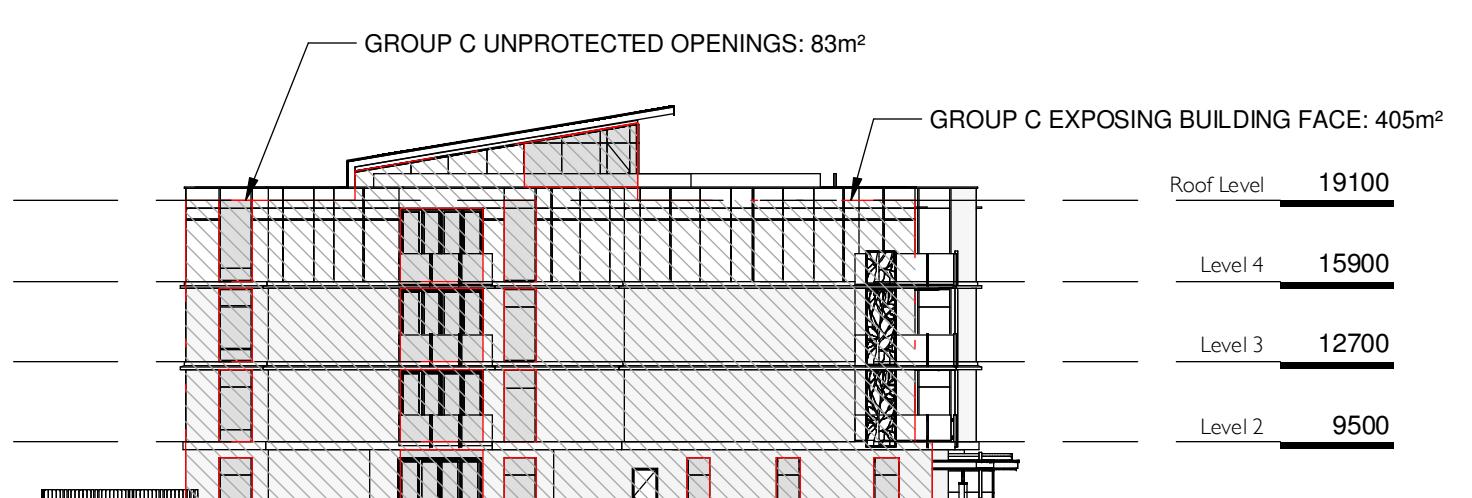


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**GROUP C OCCUPANCY**  
LIMITING DISTANCE: 10.9 m  
EXPOSING BUILDING FACE: 150+ m<sup>2</sup>  
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%

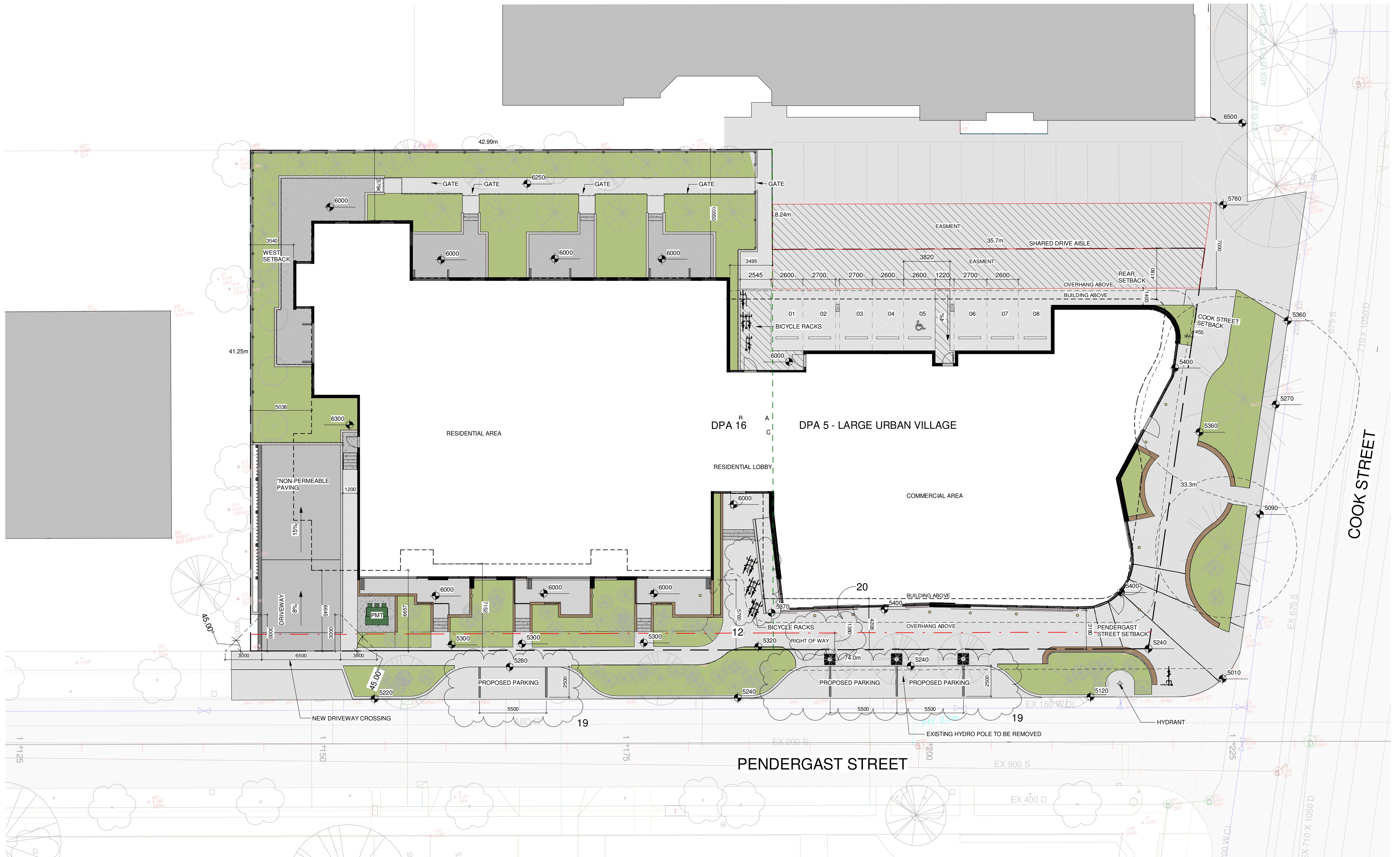
**GROUP E OCCUPANCY**  
N/A



**GROUP C OCCUPANCY**  
LIMITING DISTANCE: 5 m  
EXPOSING BUILDING FACE: 405 m<sup>2</sup>  
MAXIMUM AREA OF UNPROTECTED OPENINGS: 40%  
PROPOSED AREA OF UNPROTECTED OPENINGS: 83 m<sup>2</sup>  
PROPOSED PERCENTAGE OF UNPROTECTED OPENINGS: 20.5%

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	

2018-05-03 9:15:01 AM



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

# Overall Site Plan

Revision I	May 4, 2018
Re-zoning & Development Permit	February 27, 2018
DESCRIPTION	DATE

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# Cook & Pendergast

Aragon Properties Ltd.

328 Cook Street

11. **What is the primary purpose of the *Journal of Clinical Endocrinology and Metabolism*?**

## Overall Site Plan

Date **May 4, 2018**

May 4, 2010

1 : 150 | Project # 1719

## Revision

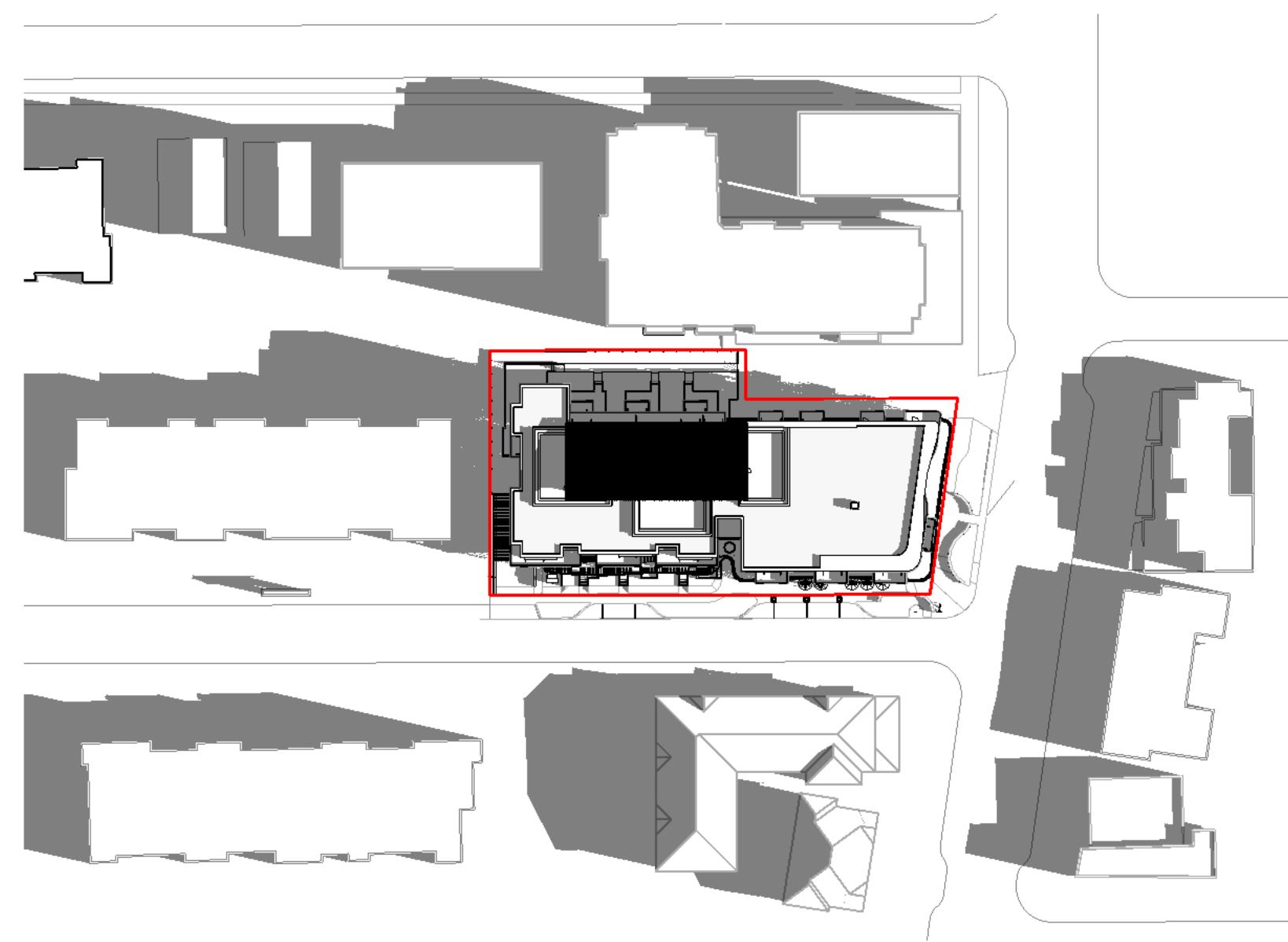
May 4, 2018 1

Sheet #

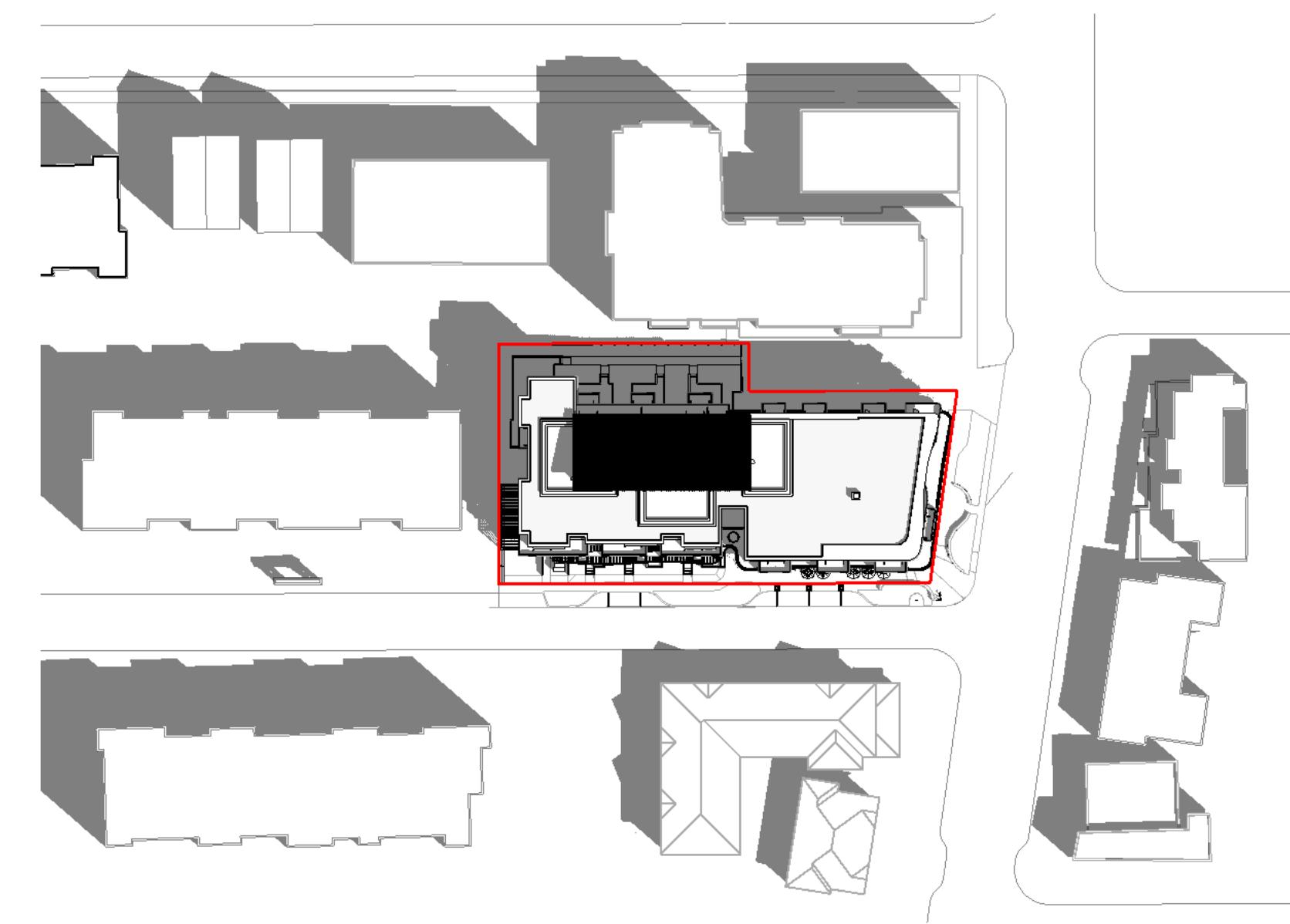
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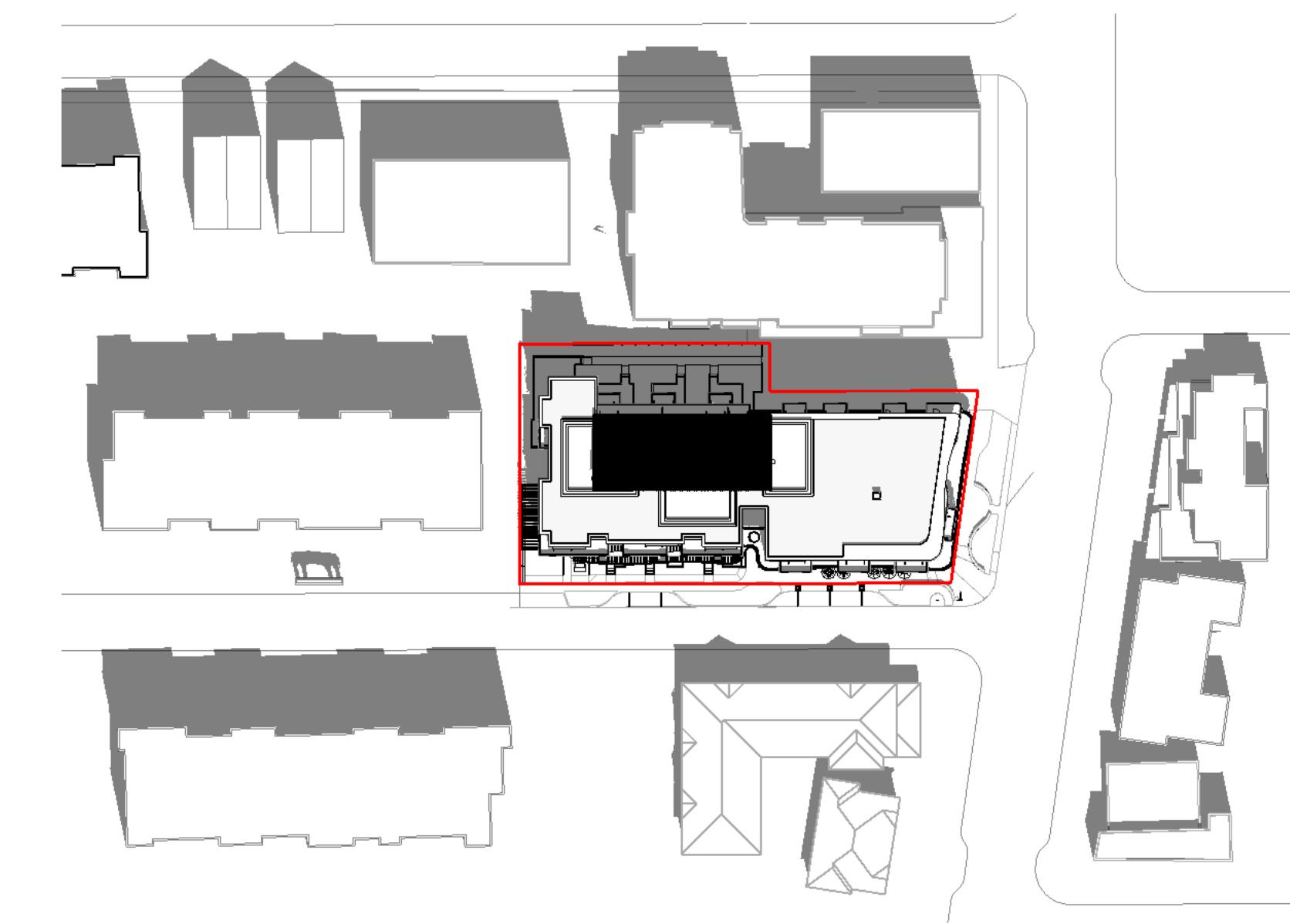
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1 Shadow - Equinox - 8 AM  
1 : 1000



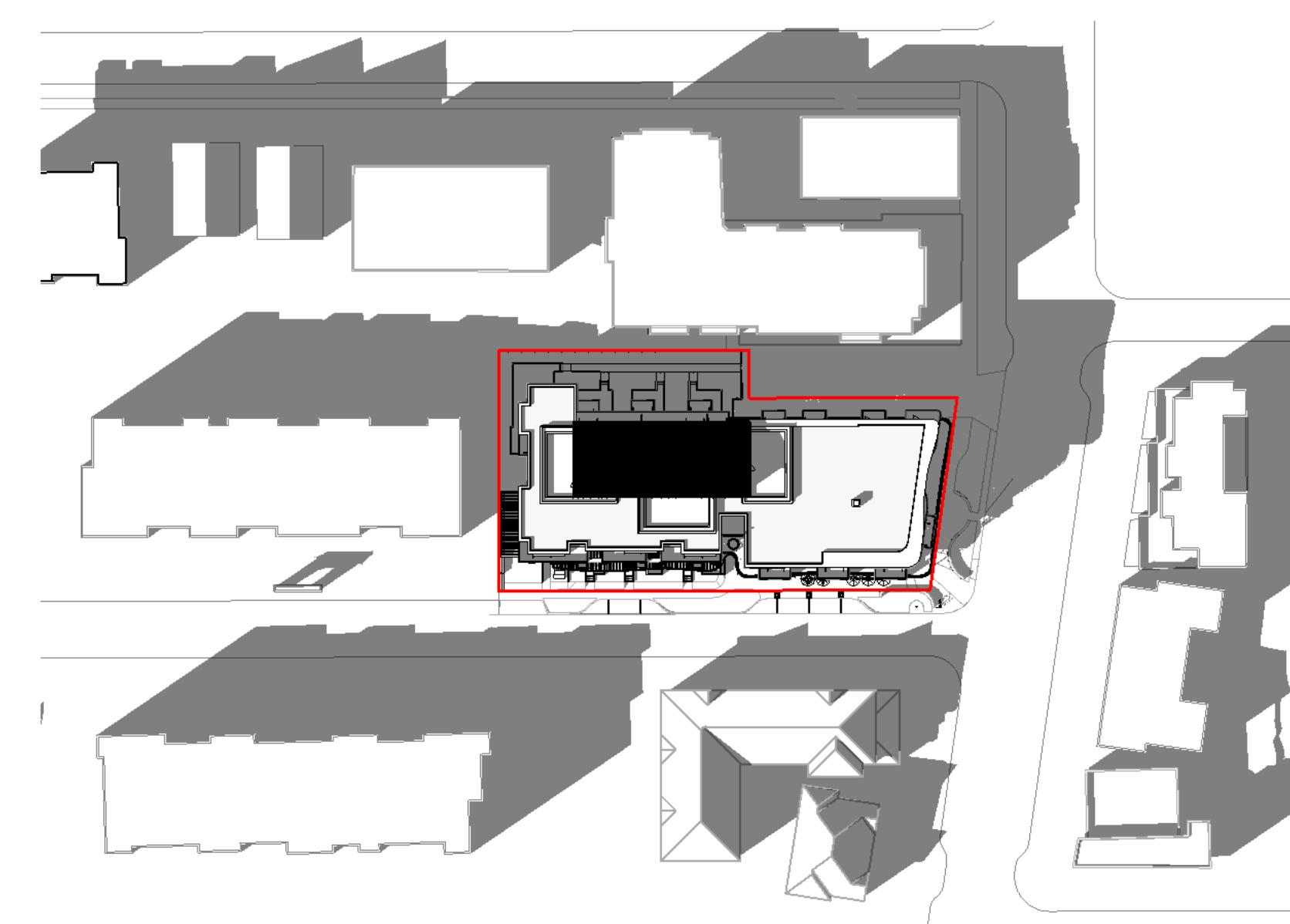
4 Shadow - Equinox - 10 AM  
1 : 1000



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

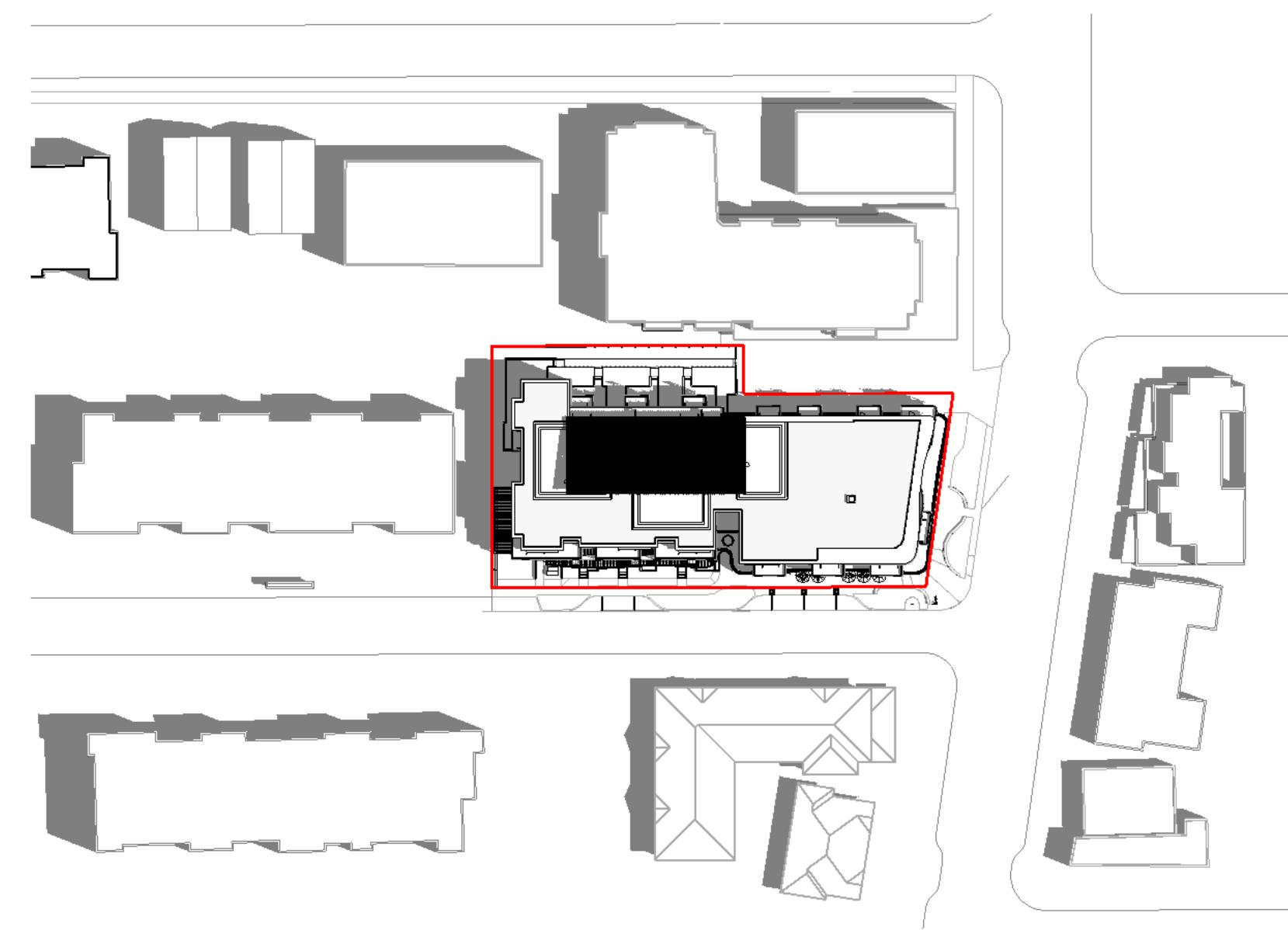
Sheet #

A1.04

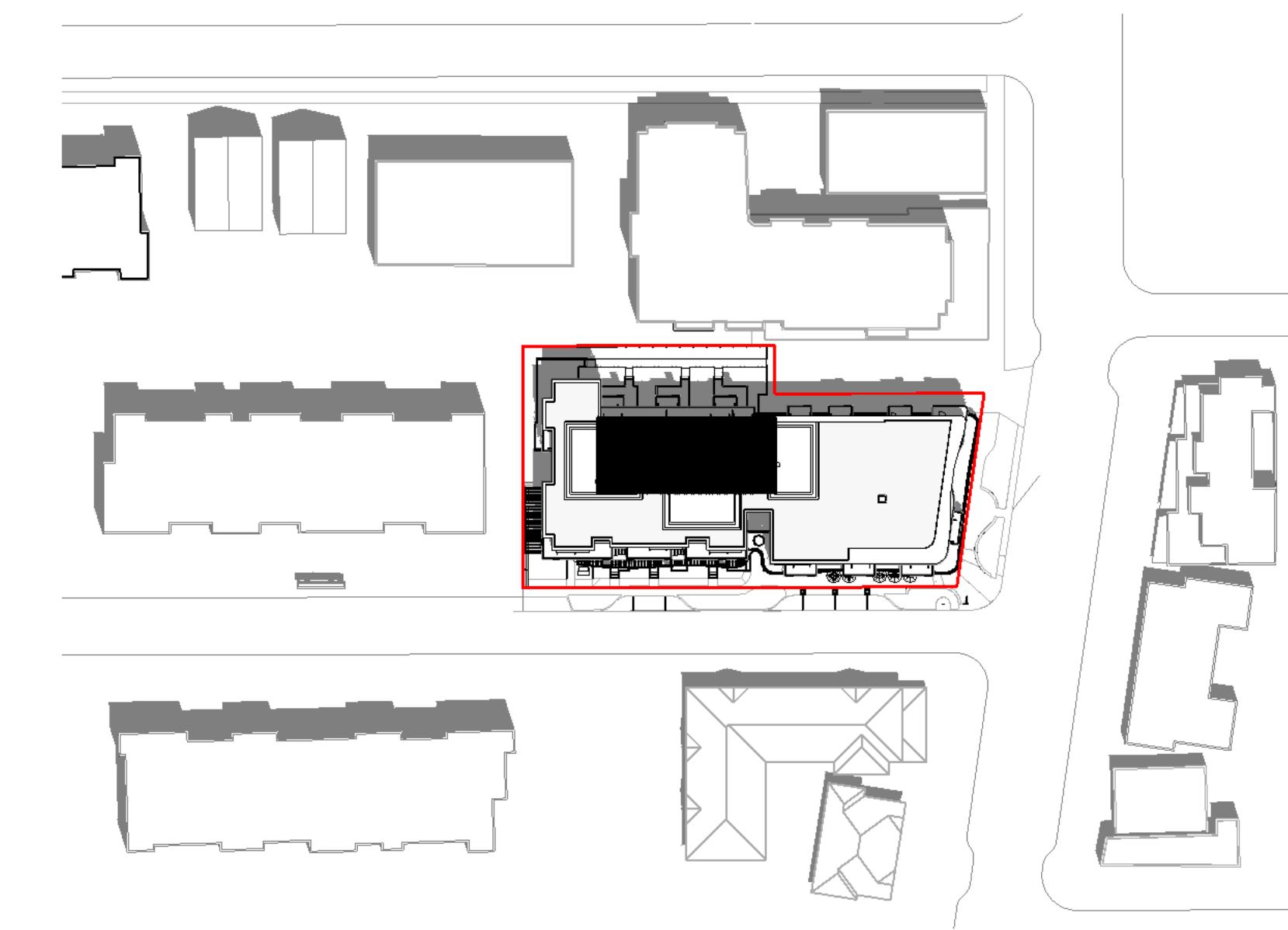
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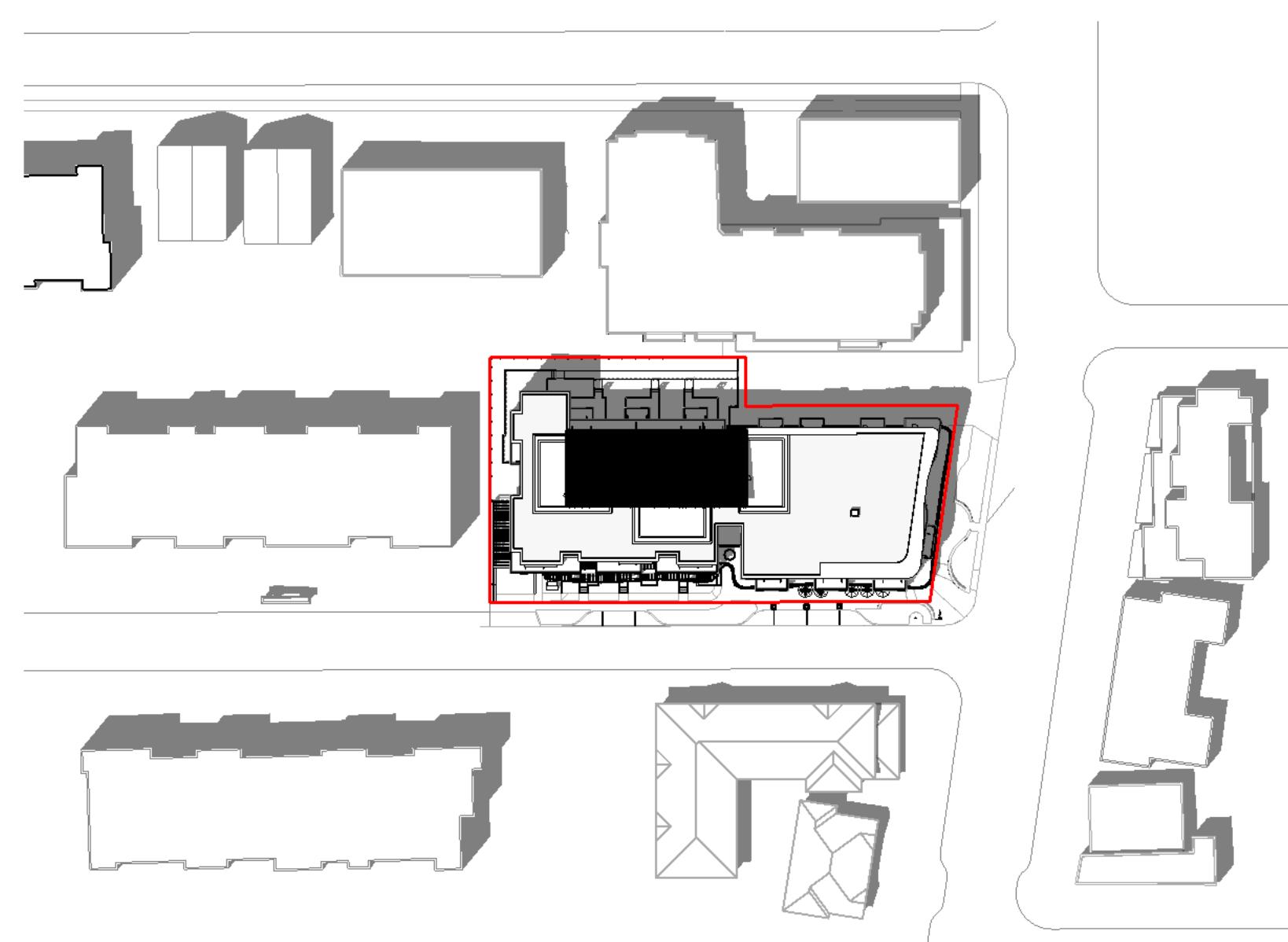
1 Shadow - Summer - 8 AM  
1 : 1000



2 Shadow - Summer - 10 AM  
1 : 1000



3 Shadow - Summer - 12 PM  
1 : 1000



4 Shadow - Summer - 2 PM  
1 : 1000

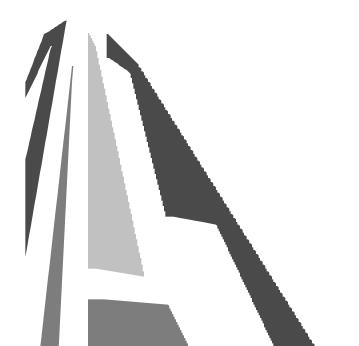


5 Shadow - Summer - 4 PM  
1 : 1000



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 #

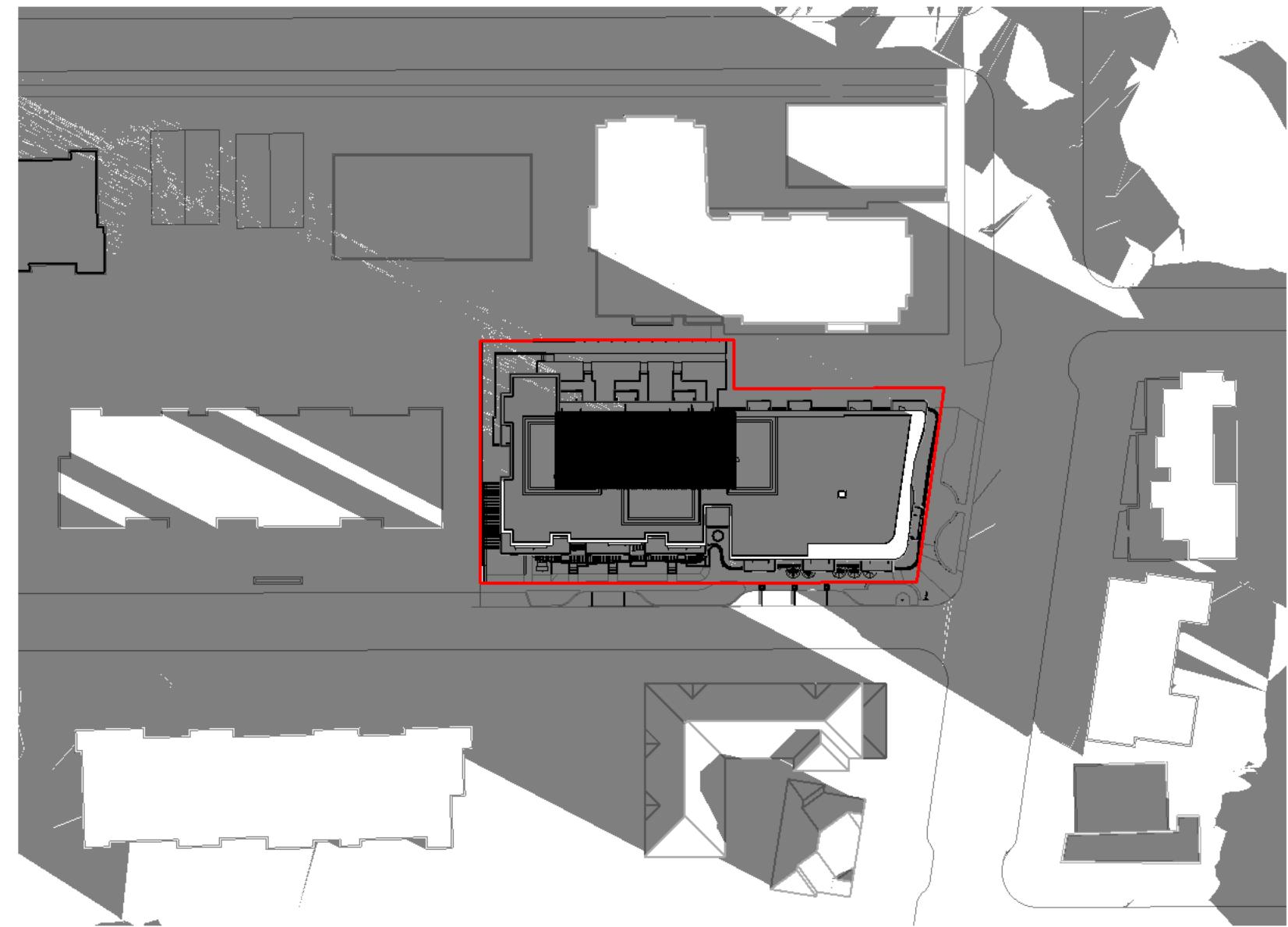
1719

Revision

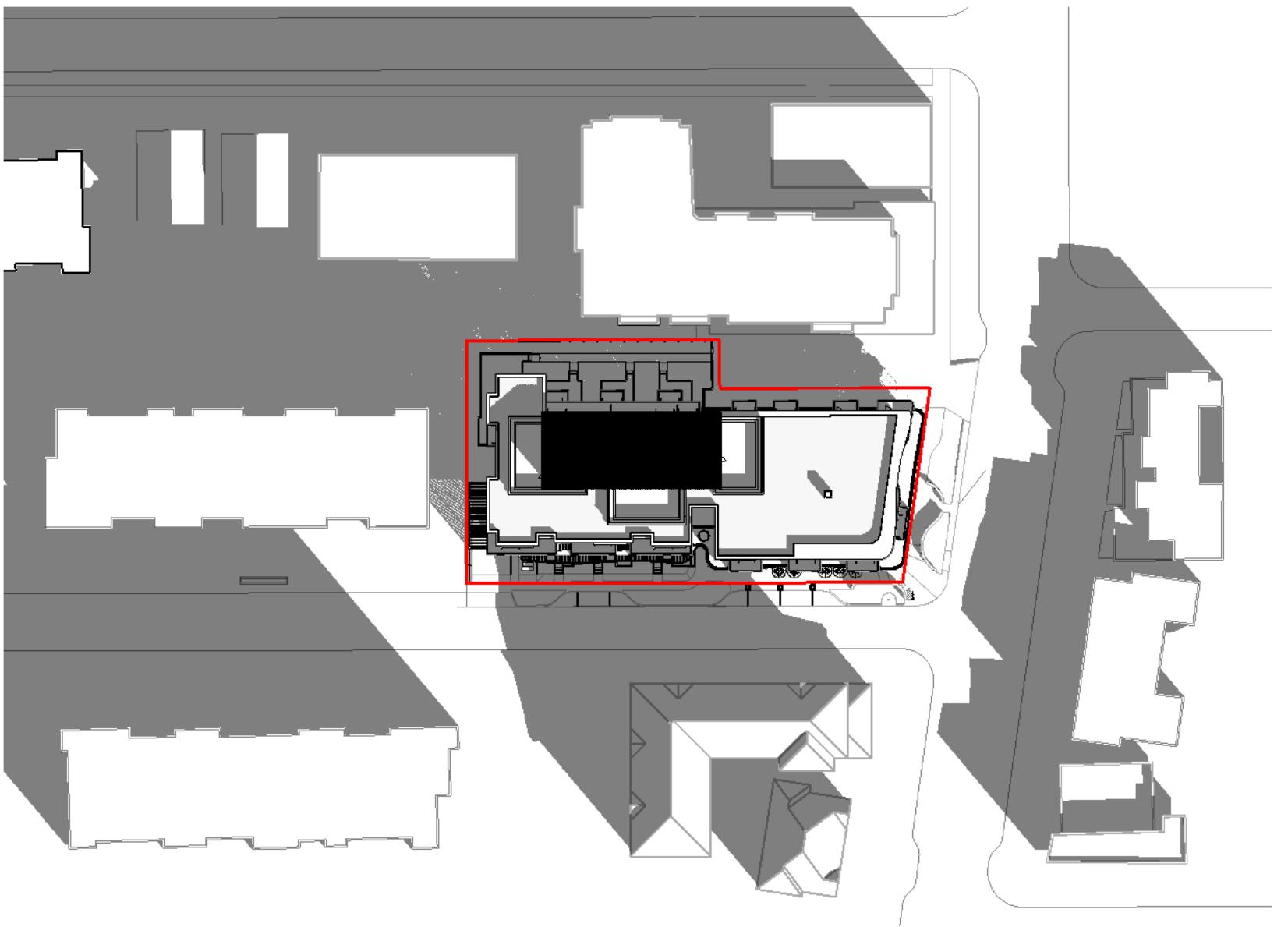
Sheet #

A1.05

2018-05-03 9:17:10 AM



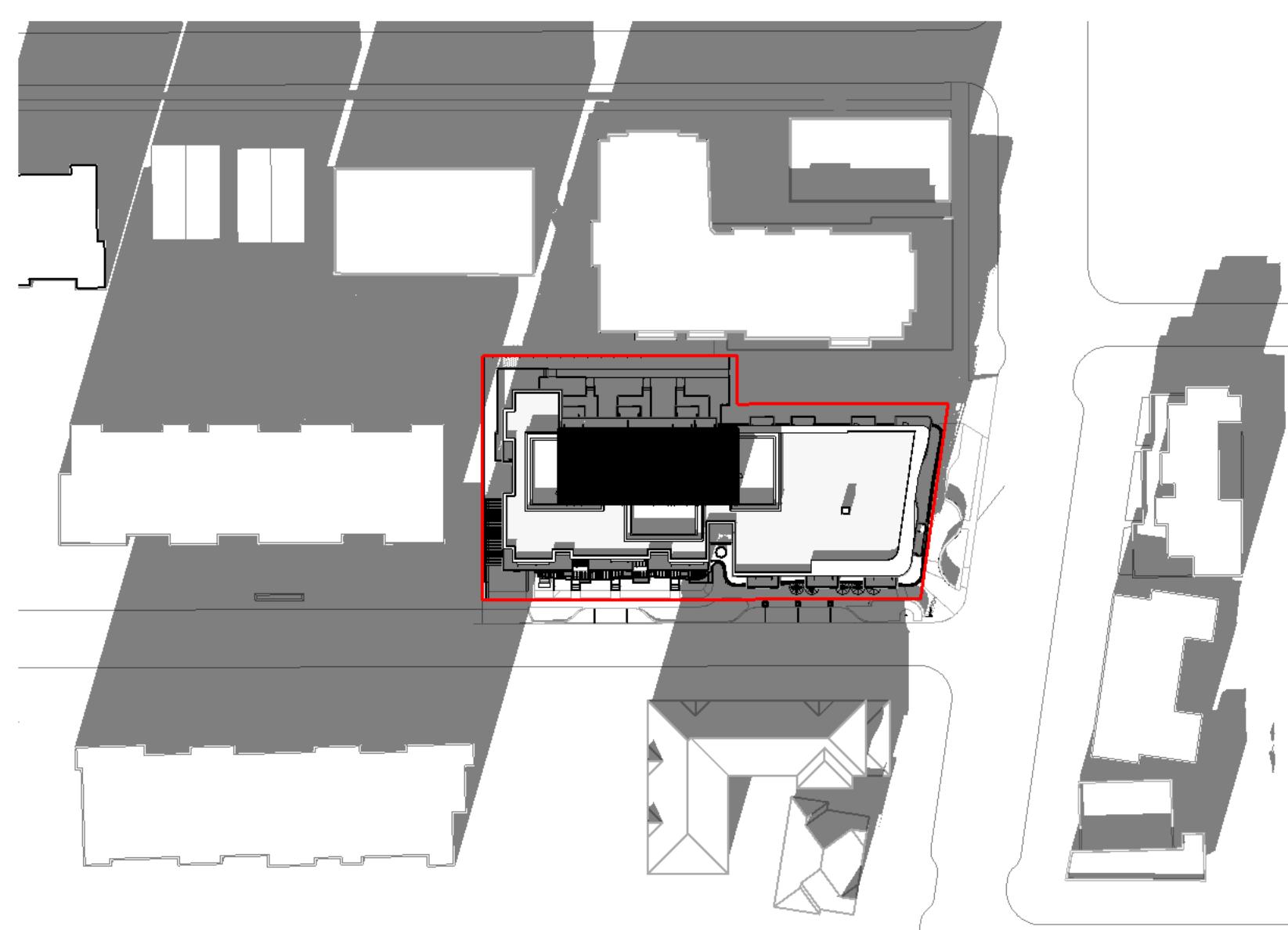
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2 Shadow - Winter - 10 AM  
1 : 1000



3 Shadow - Winter - 12 PM  
1 : 1000



4 Shadow - Winter - 2 PM  
1 : 1000



5 Shadow - Winter - 4 PM  
1 : 1000

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 - Winter

Date

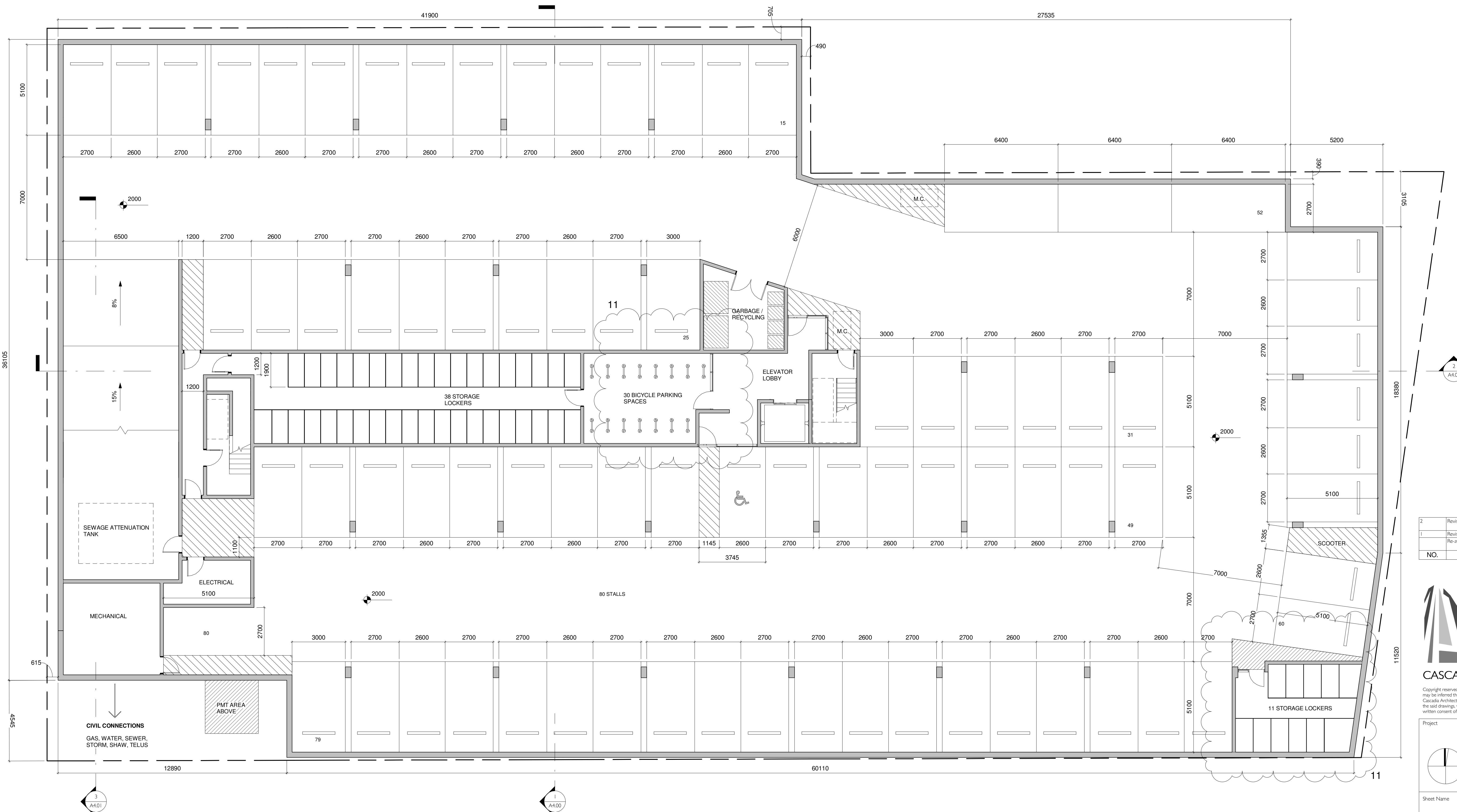
May 4, 2018

Scale  
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1719

Revision

A1.06

2018-05-03 9:18:02 AM



2 Revision 2 September 18, 2018  
 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  
 Parking Level

Date May 4, 2018

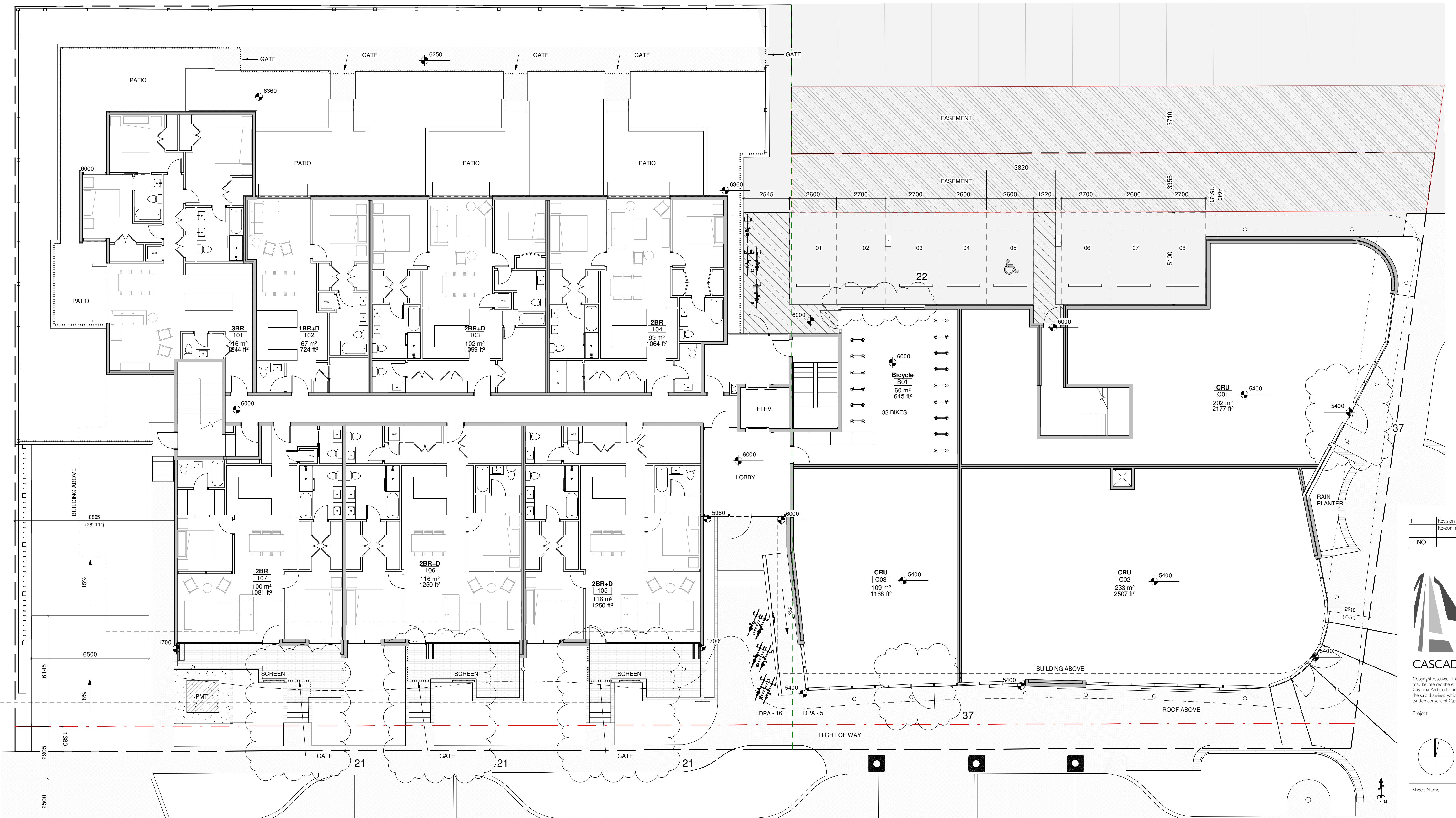
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Revision 2  
 September 18, 2018

Sheet # 2

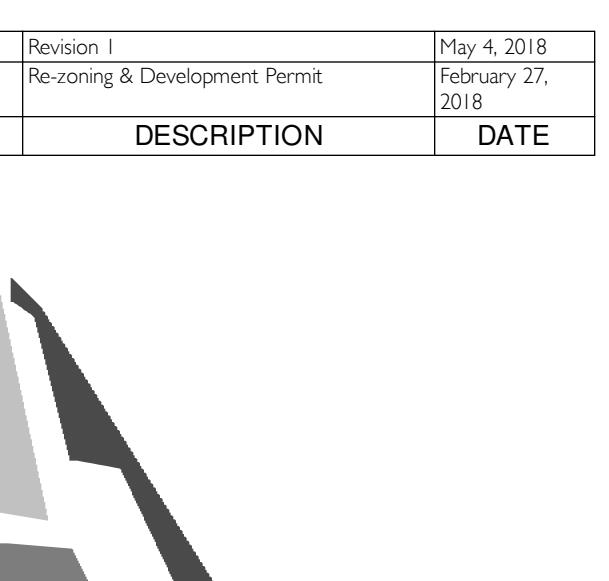
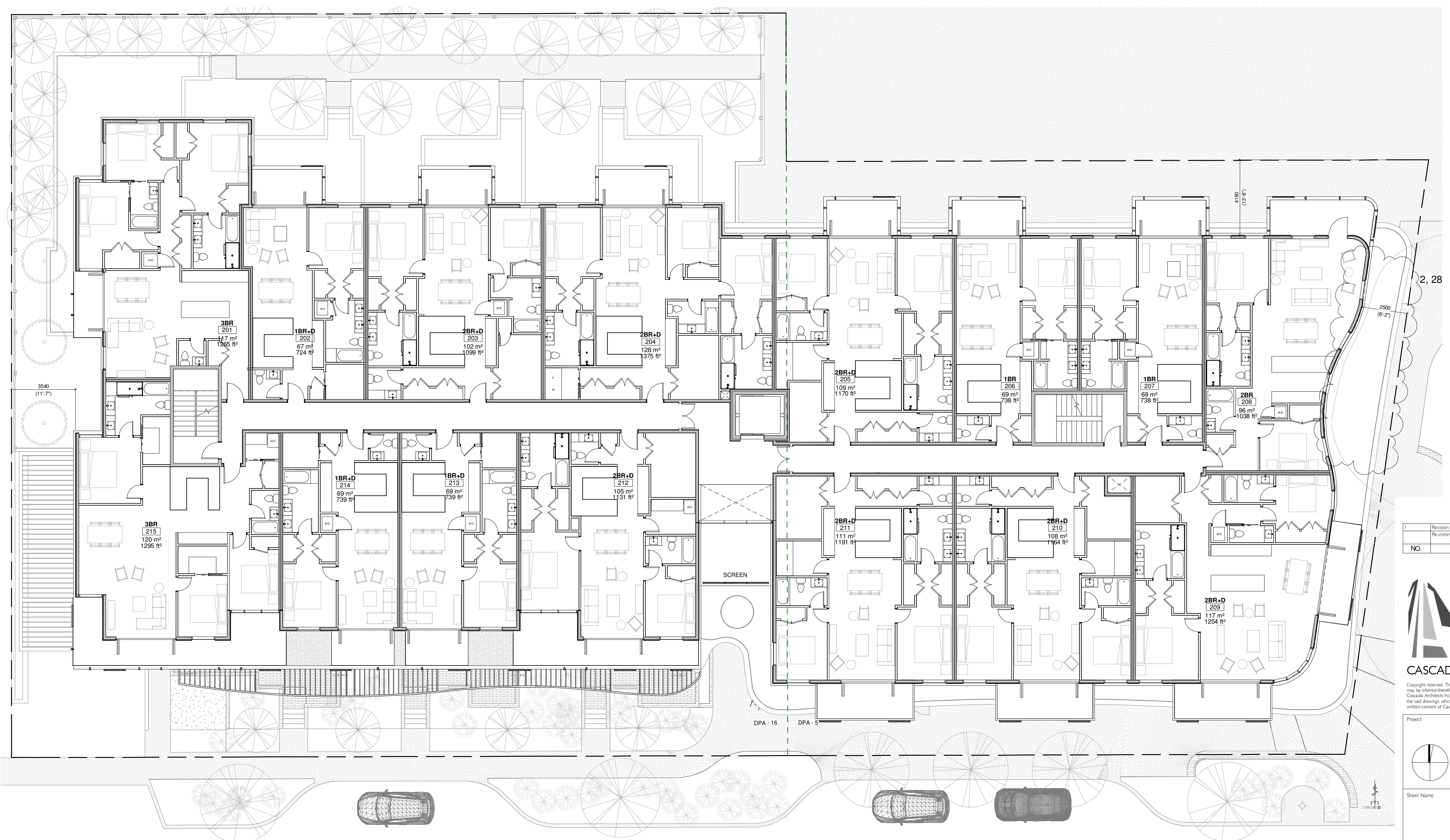
A2.00

2018-11-26 11:07:29 AM



DPA - 5 AREA = 587 m<sup>2</sup>

DPA - 16 AREA = 840 m<sup>2</sup>



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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

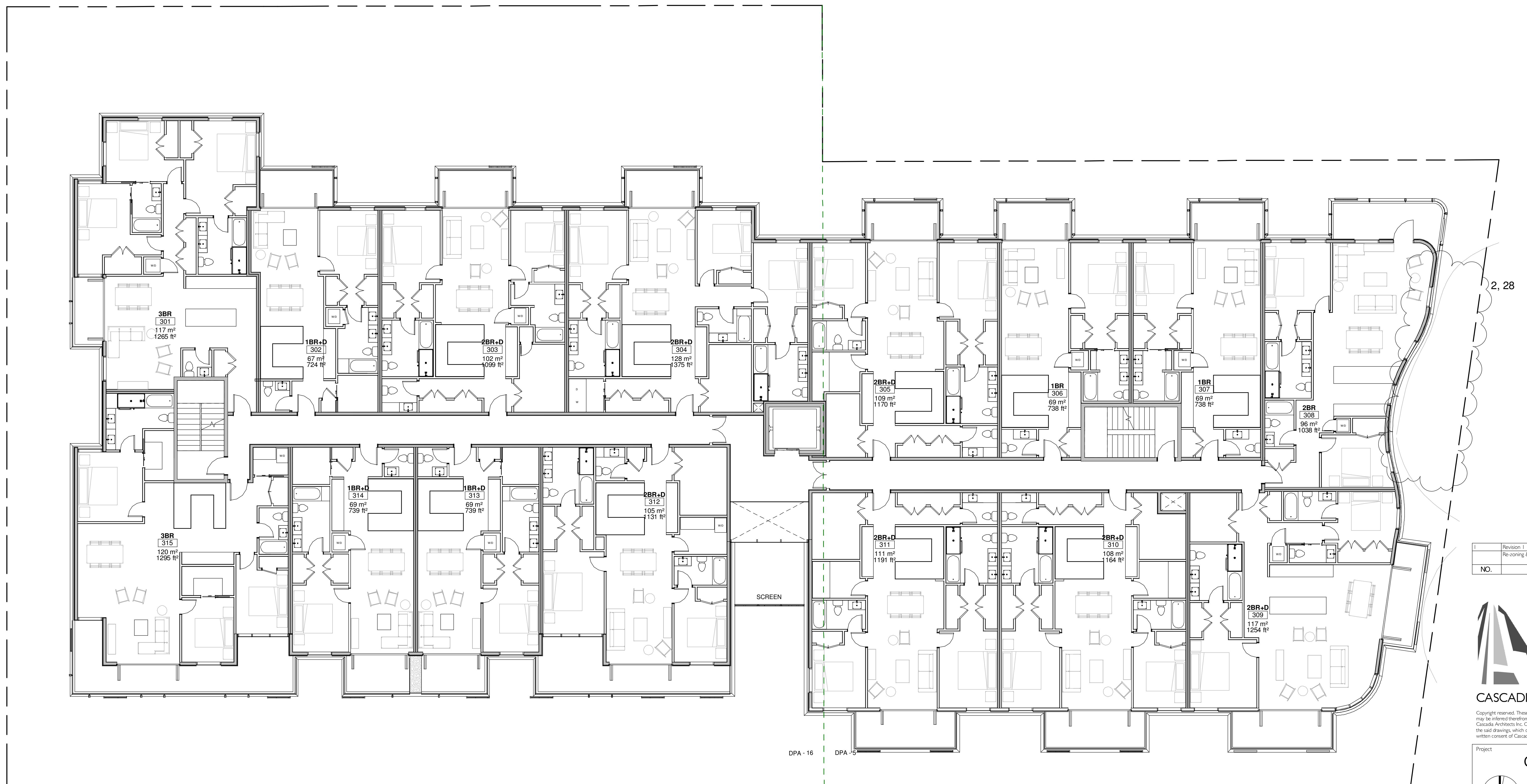
Sheet #:

1

A2.02

DPA - 5 AREA = 741.5 m<sup>2</sup>

DPA - 16 AREA = 892 m<sup>2</sup>



DPA - 5 AREA = 741.5 m<sup>2</sup>

DPA - 16 AREA = 892 m<sup>2</sup>

I Revision I May 4, 2018  
NO. 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 3

Date May 4, 2018

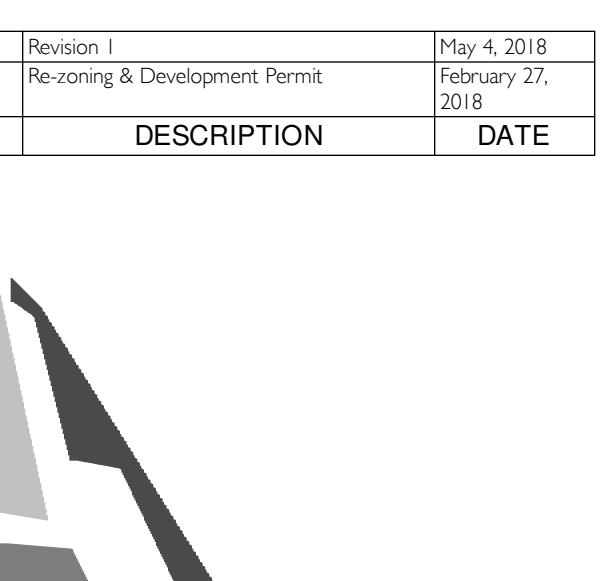
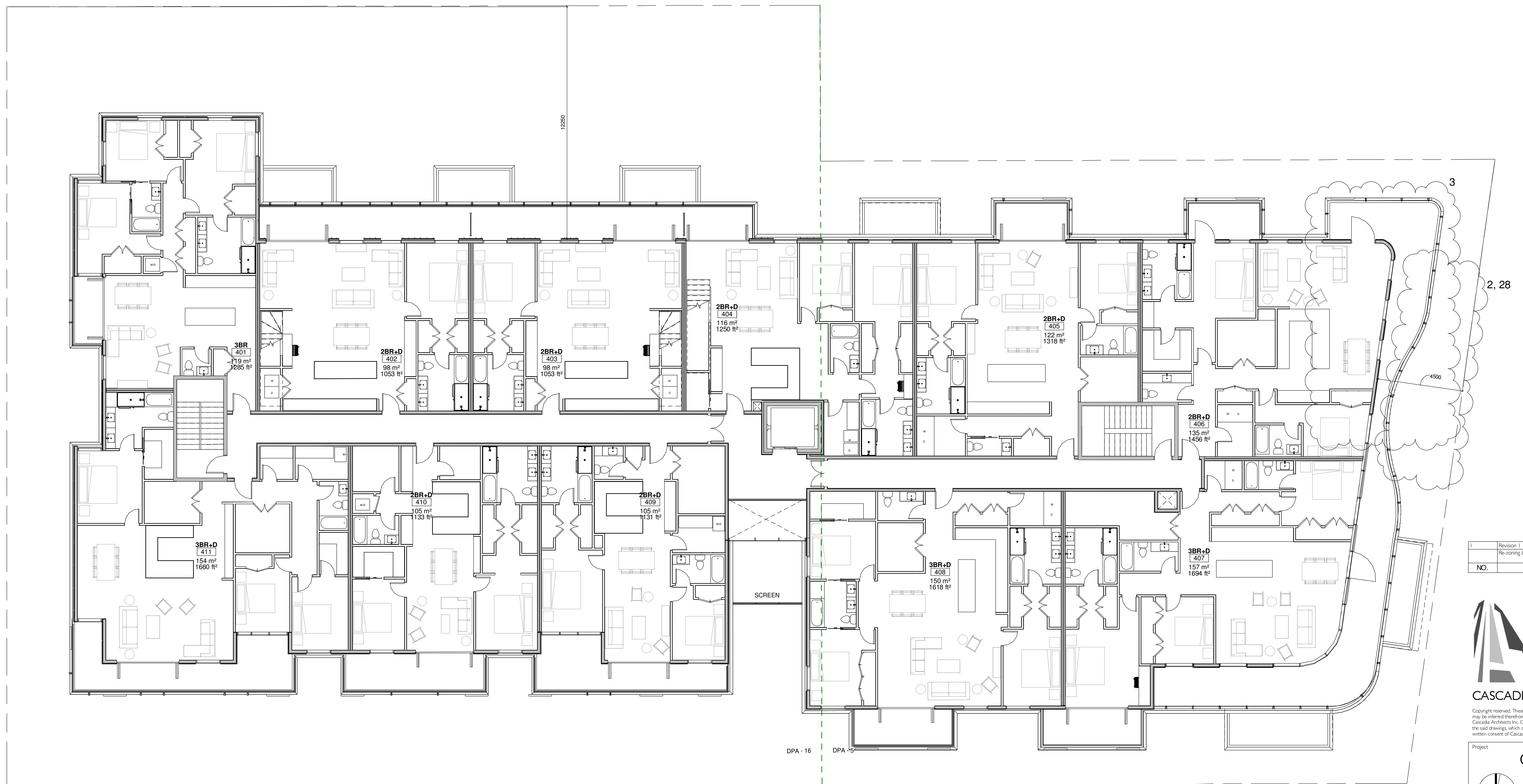
Scale 1 : 100 Project # 1719

Revision May 4, 2018

Sheet # 1

A2.03

2018-05-03 9:18:27 AM



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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 1

May 4, 2018

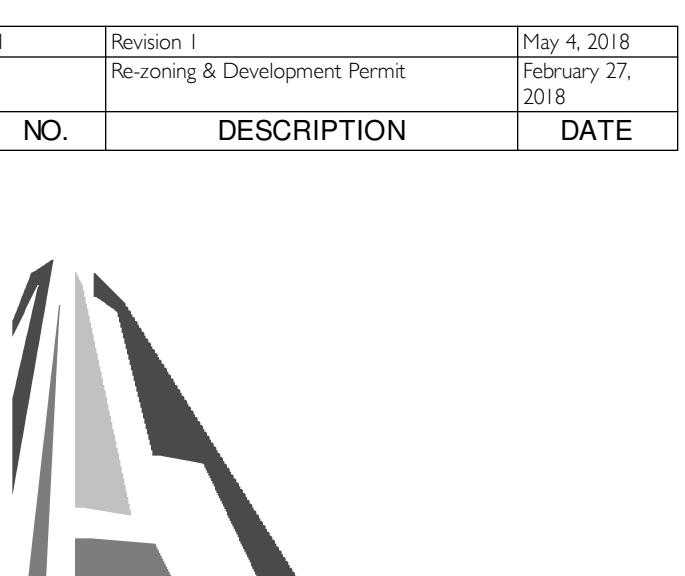
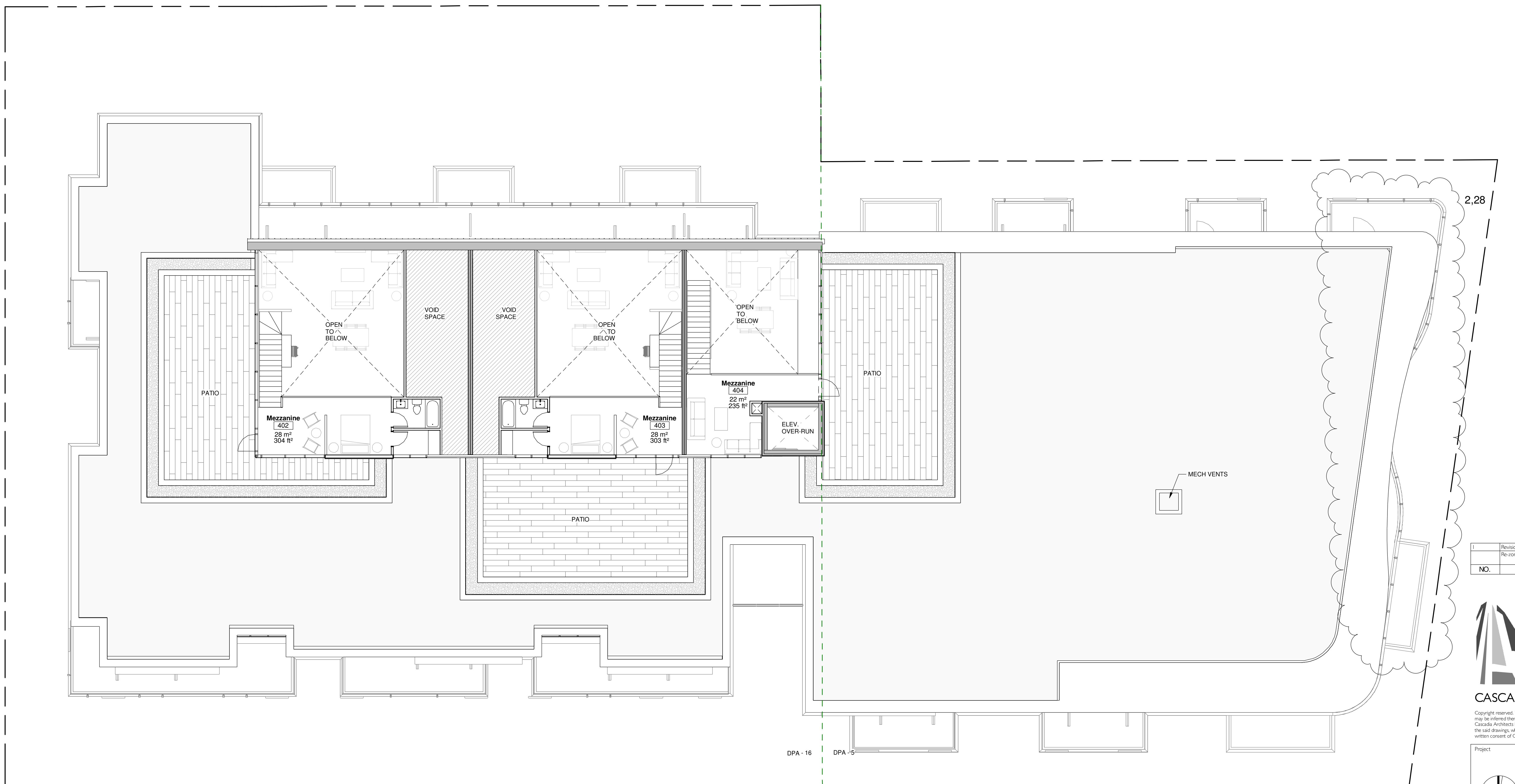
Sheet # 1

A2.04

2018-05-03 9:18:30 AM

DPA - 5 AREA = 677 m<sup>2</sup>

DPA - 16 AREA = 847 m<sup>2</sup>



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Project Cook & Pendergast

Aragon Properties Ltd.  
328 Cook Street

Sheet Name Roof Level

Date May 4, 2018

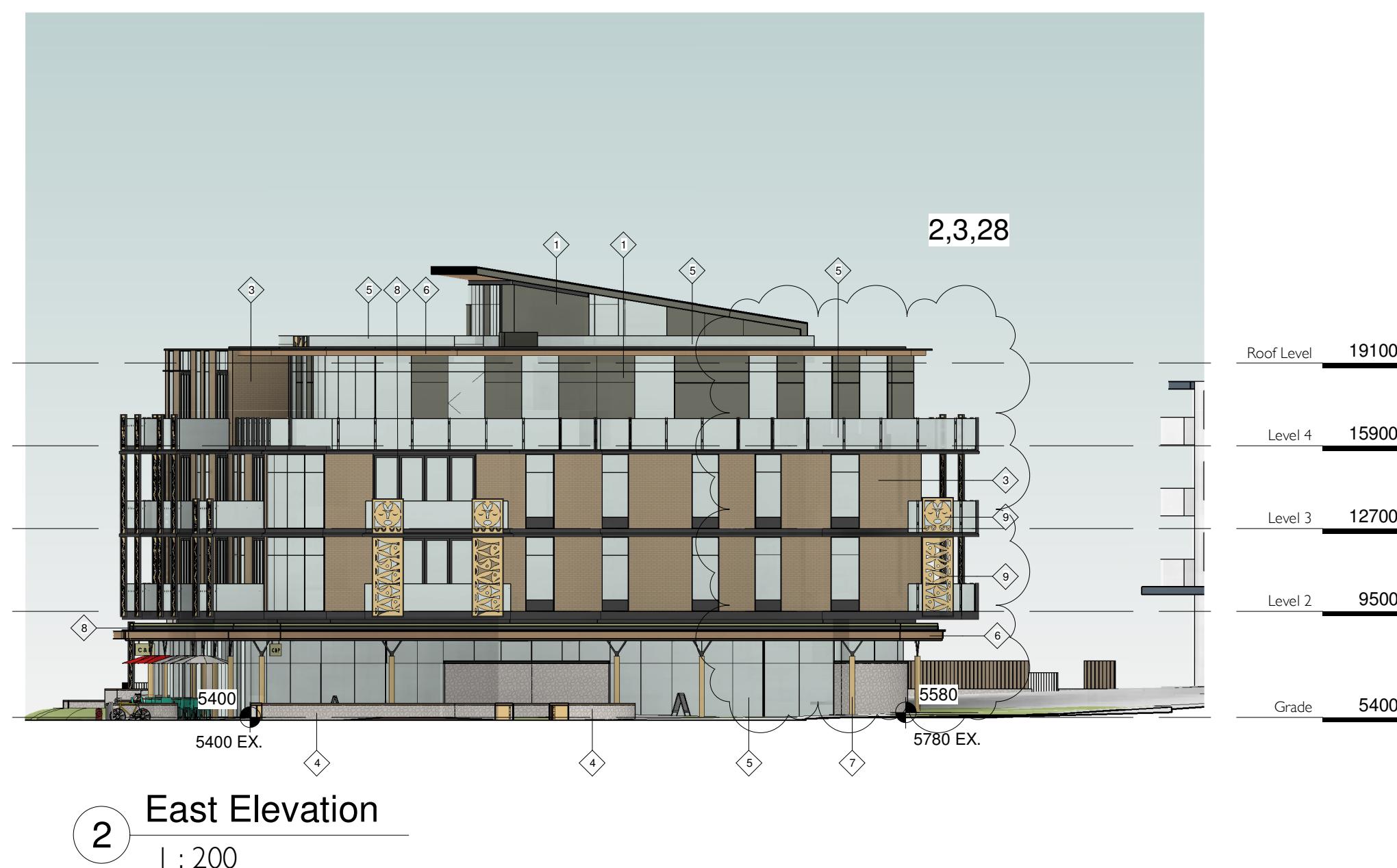
Scale 1 : 100 Project # 1719

Revision May 4, 2018

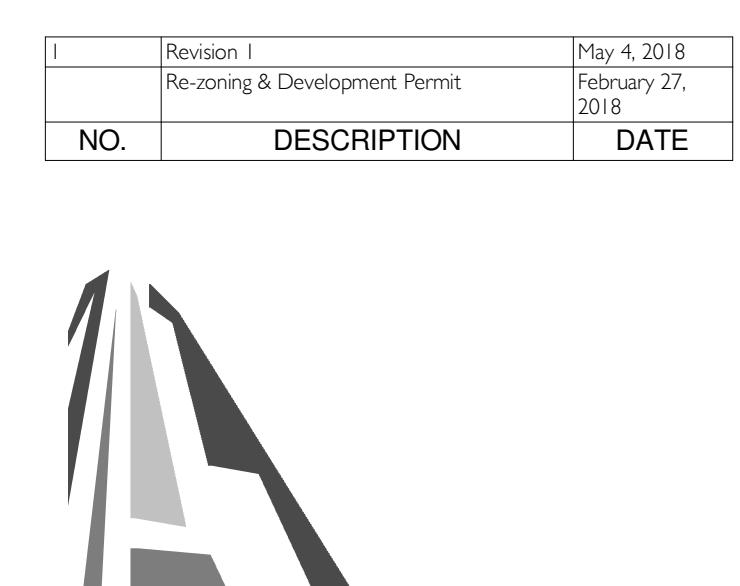
Sheet # 1

A2.05

DPA - 16 AREA = 81 m²



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



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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	1	
Date	May 4, 2018	
Sheet #	A3.00	



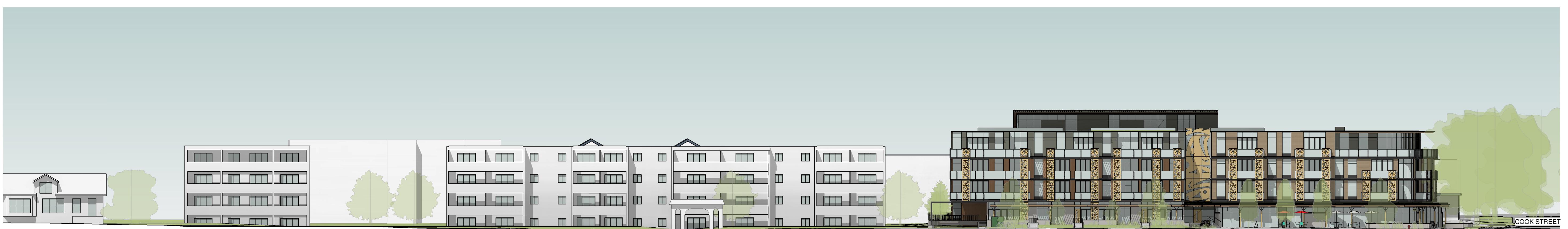
VIEW ALONG COOK STREET



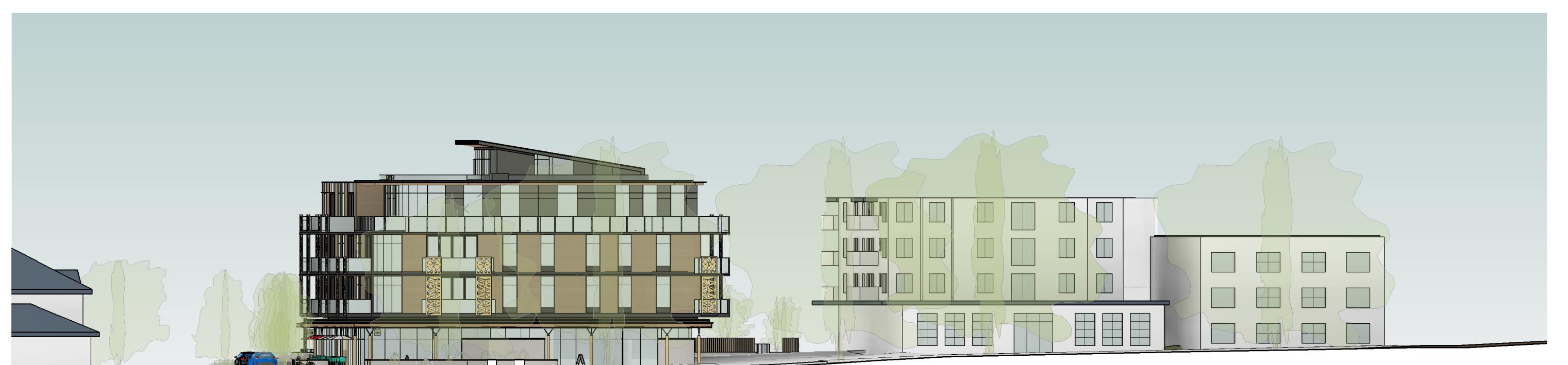
VIEW ALONG PENDERGAST STREET



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 #

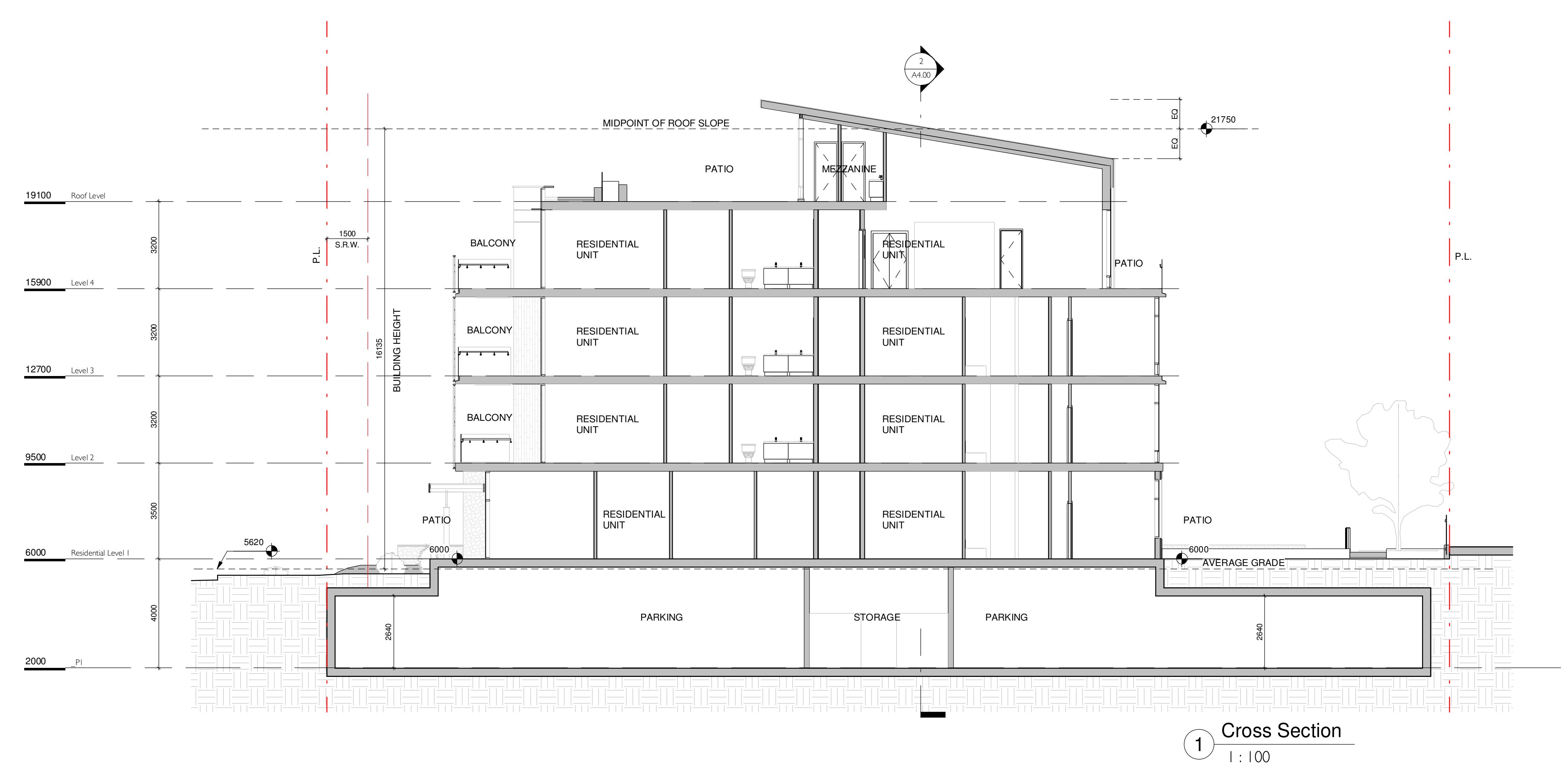
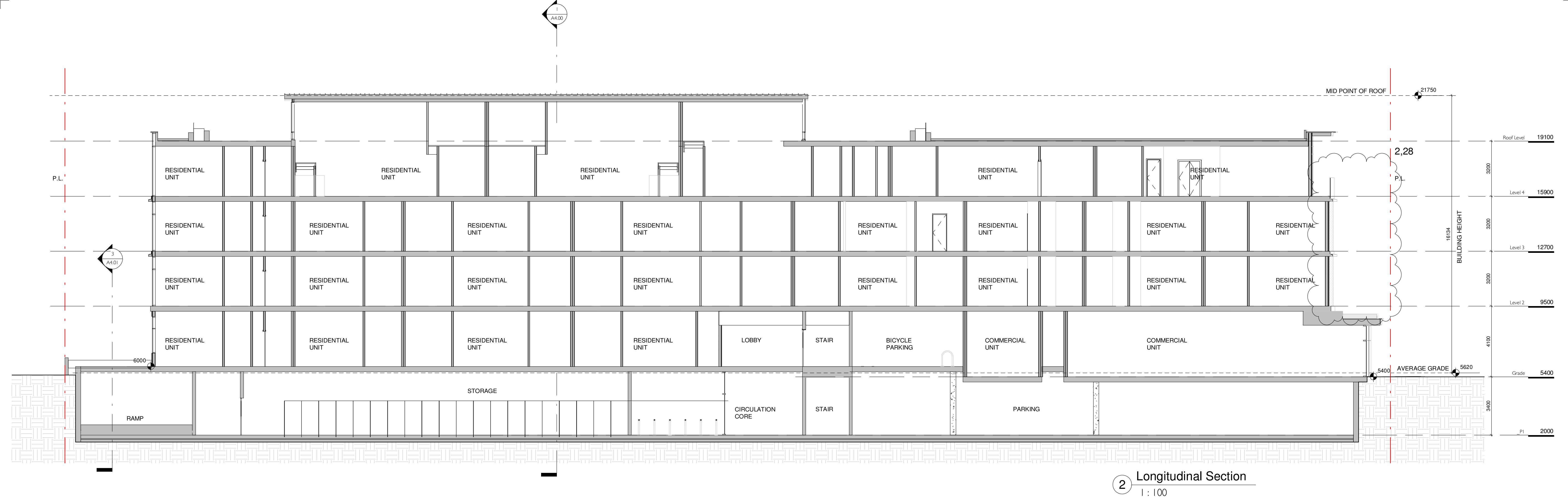
1719

Revision

Sheet #

A3.01

2018-11-26 11:23:53 AM



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

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Project

## Goals & Renditions

Aragon Properties Ltd.  
328 Cook Street

11. *What is the primary purpose of the following statement?*

Public Sector

# Building Sections

Date \_\_\_\_\_

Date

Project #
-----------

1 : 100 Project # 1710

	1719
Revision	

Revision

May 4, 2018

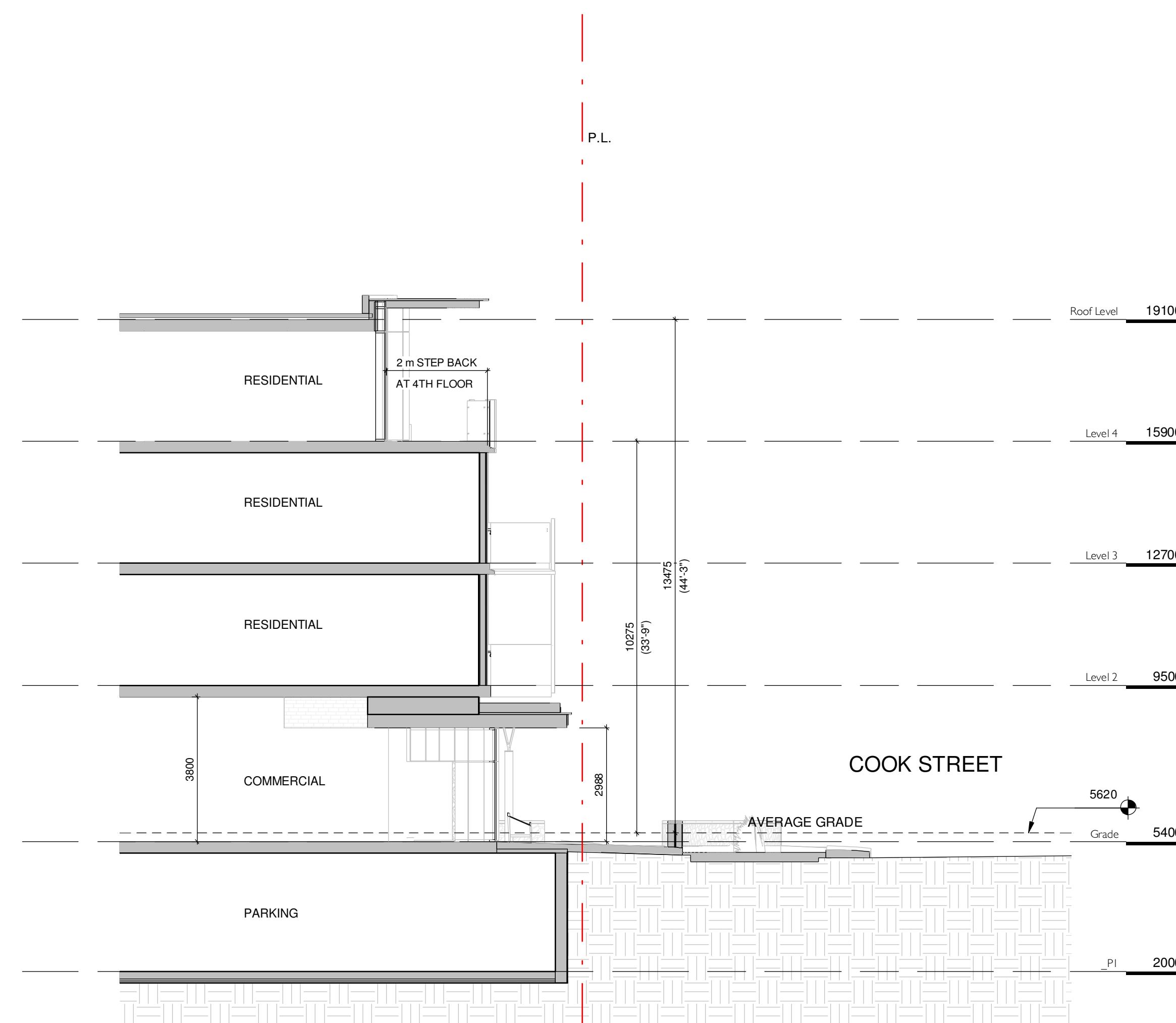
Sheet #

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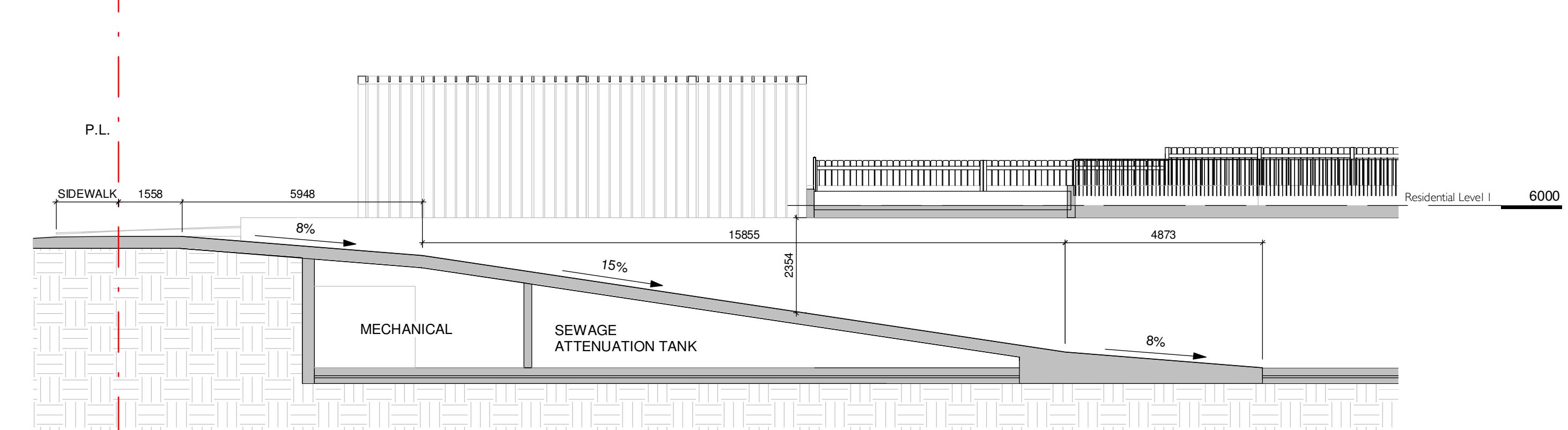
A4-00

ANSWER

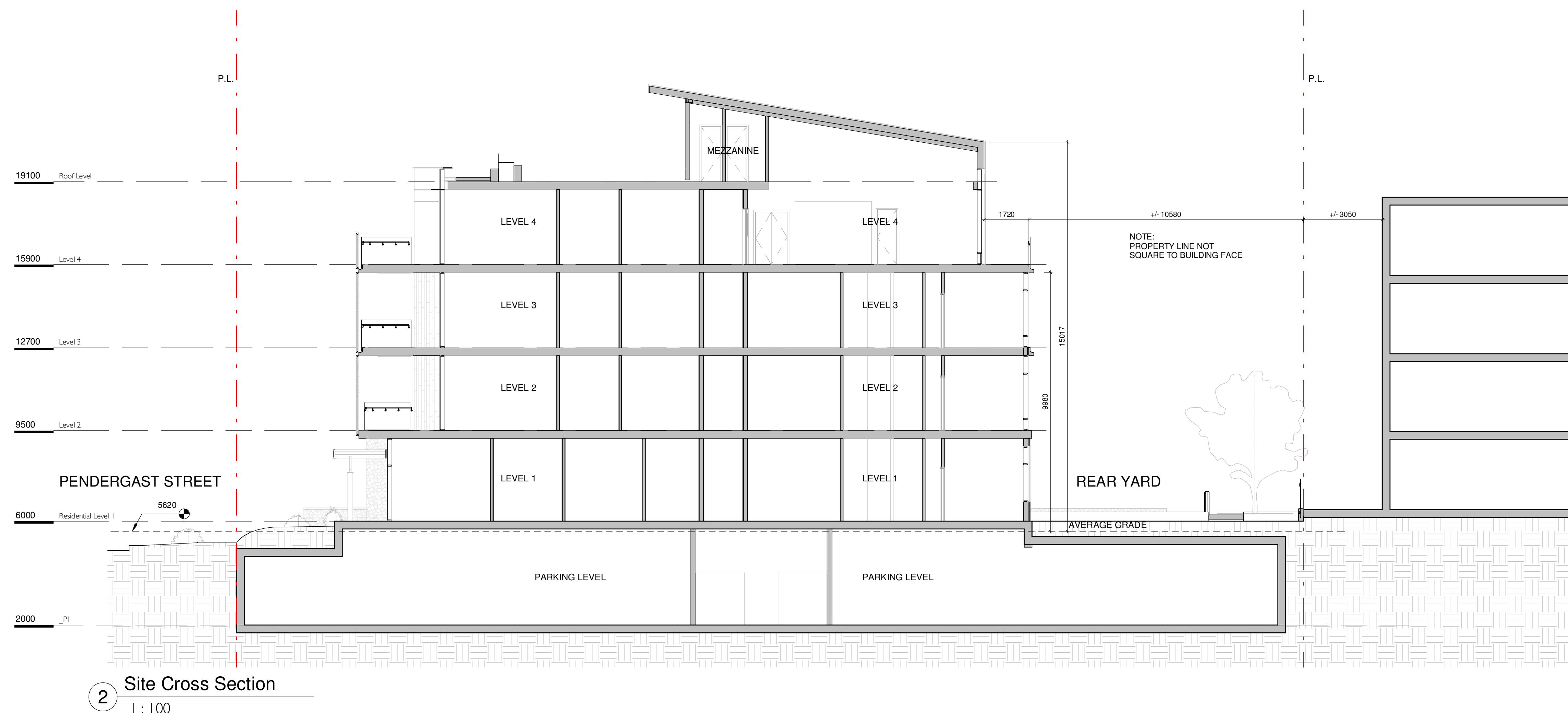
2018-05-03 9:19:33 AM



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  
2018-05-03 9:19:34 AM



VIEW FROM COOK & PENDERGAST

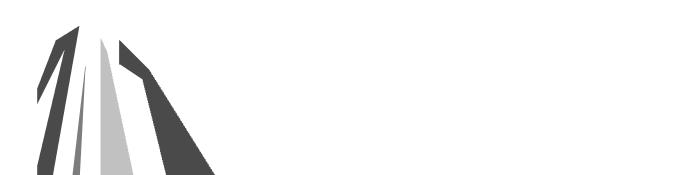


RESIDENTIAL ENTRANCE



BIRDSEYE VIEW LOOKING SOUTHEAST

I	Revision I	May 4, 2018
NO.	DESCRIPTION	DATE

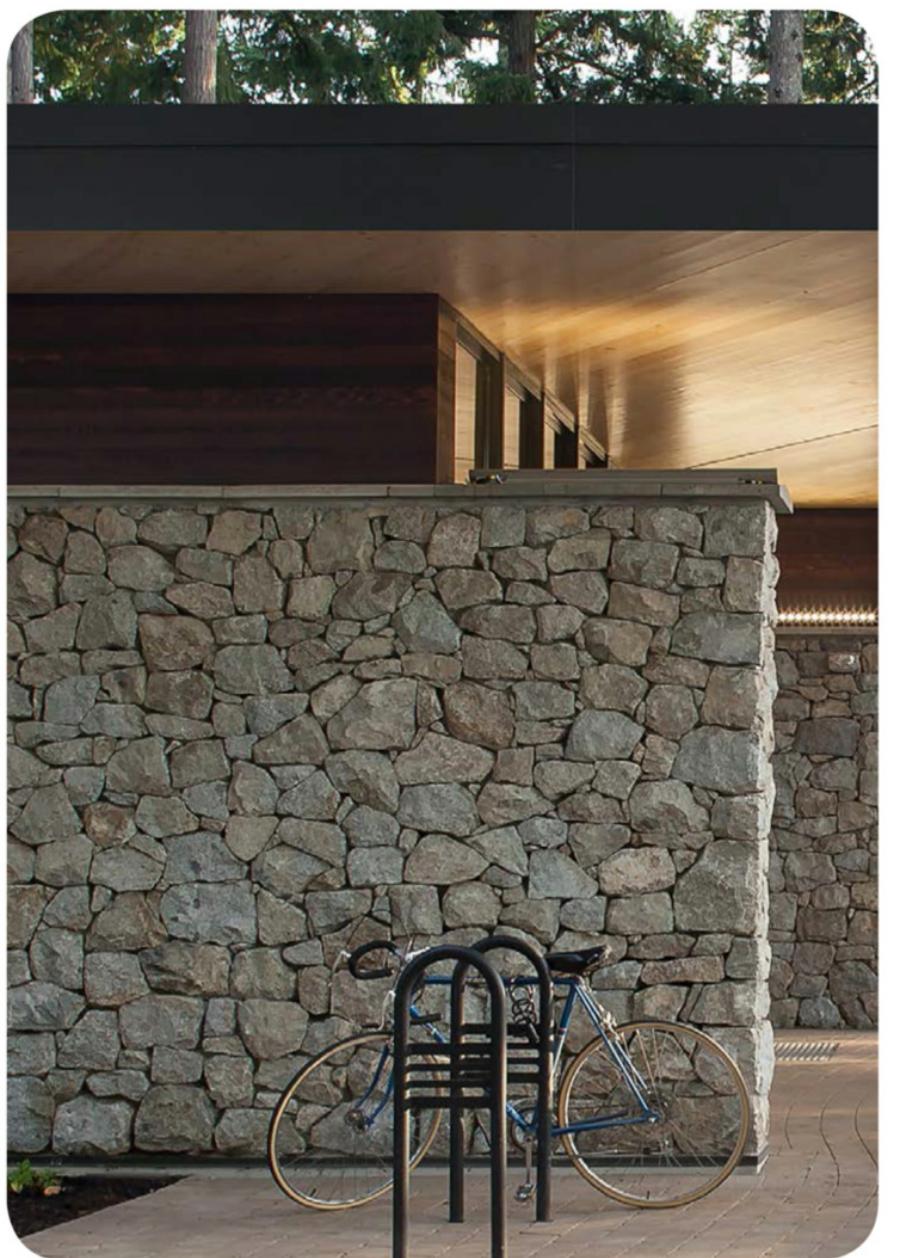


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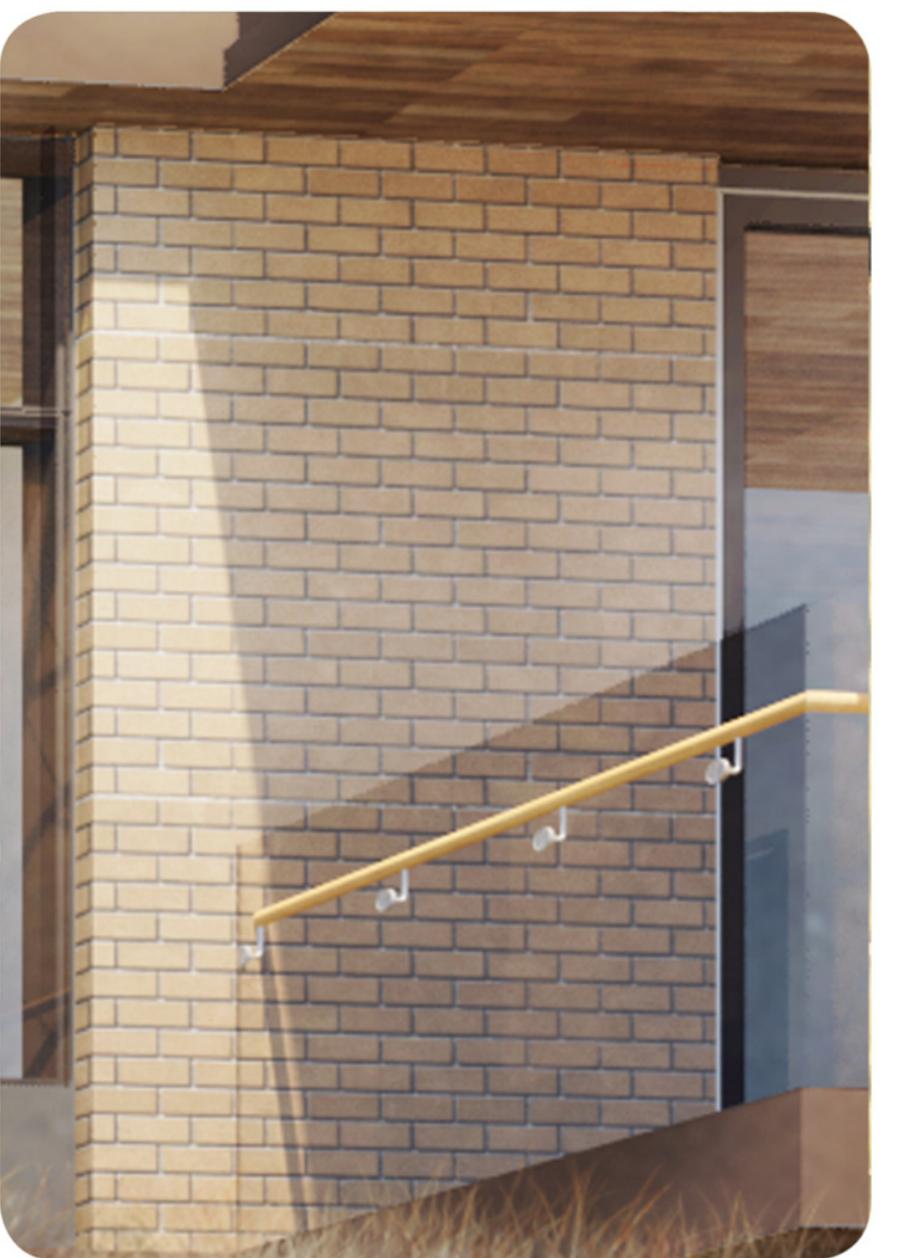
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Project	Cook & Pendergast	
	Aragon Properties Ltd.	
	328 Cook Street	
<b>Perspectives</b>		
Sheet Name		
Date	May 4, 2018	
Scale	Project #	
	1719	
Revision		
	May 4, 2018	
Sheet #		
<b>A9.00</b>		

## PROJECT MATERIALS



STONE



BRICK

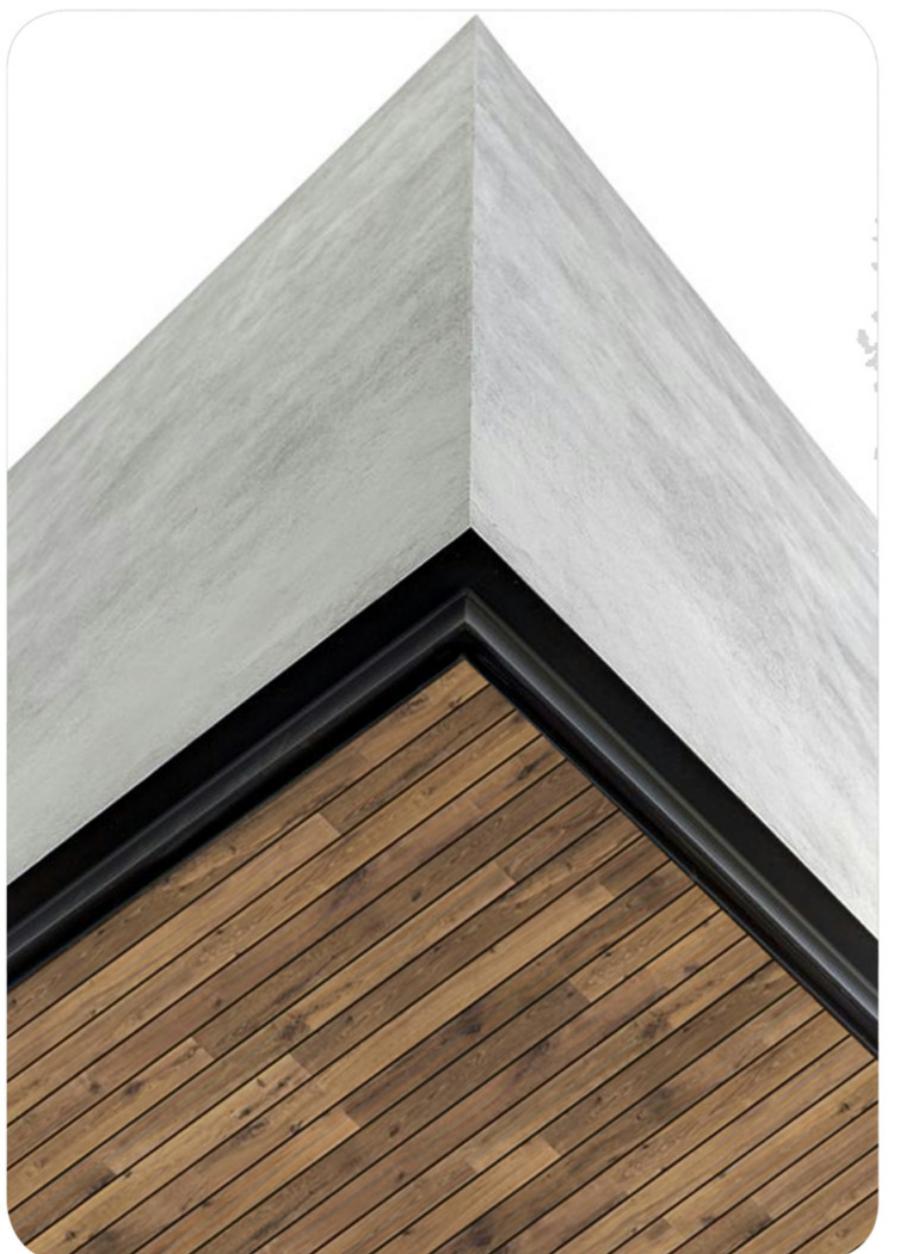


WOOD



CEMENTITIOUS

CLADDING



SOFFIT



TIMBER



PAVING



METAL

ACCENT

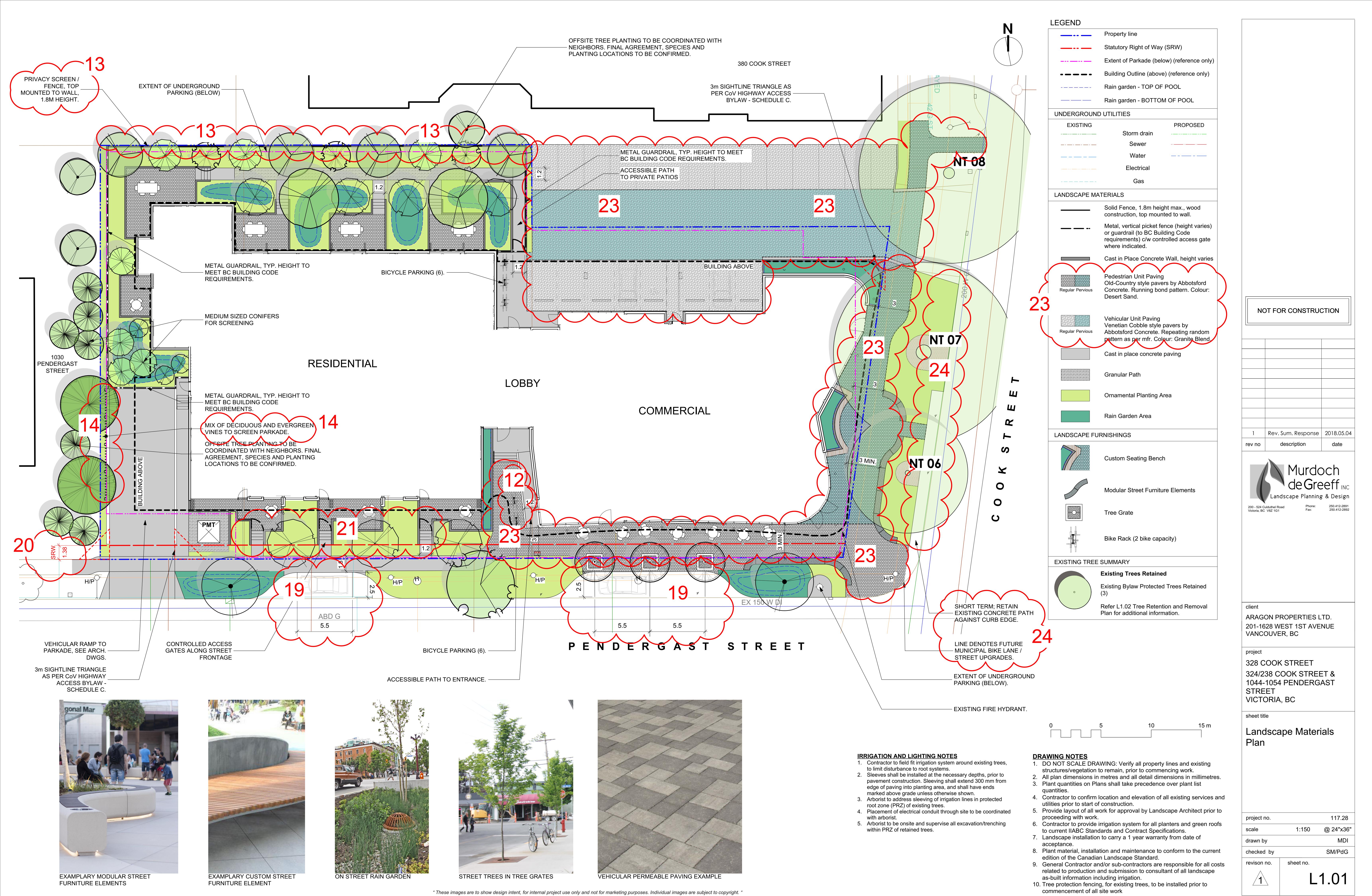
Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION DATE

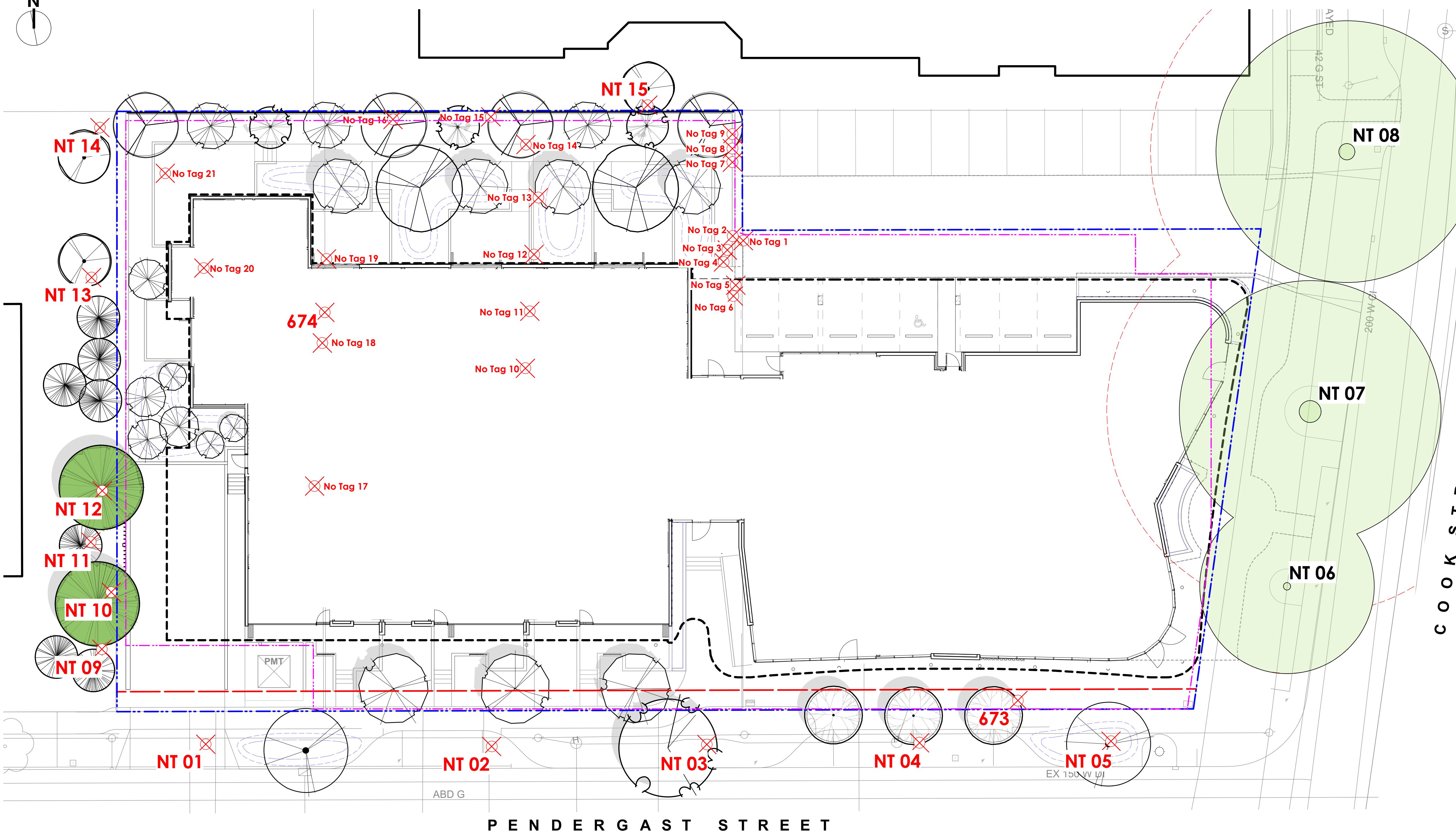
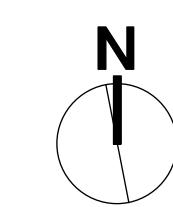


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Project	Cook & Pendergast	
	Aragon Properties Ltd. 328 Cook Street	
Sheet Name	Materials	
Date	May 4, 2018	
Scale	Project # 1719	
Revision	Sheet # A9.01	





#### 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	<i>Aesculus hippocastanum</i> , Horsechestnut	12.0
NT 07*	118	14.0	<i>Aesculus hippocastanum</i> , Horsechestnut	18.0
NT 08*	112	13.5	<i>Aesculus hippocastanum</i> , Horsechestnut	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	<i>Thuja plicata</i> , Western Red Cedar	12.0
673	36, 32, 23, 22	10.0	<i>Prunus cerasifera</i> , 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	<i>Prunus</i> spp., Cherry	6.0
NT 02*	17	2.0	<i>Prunus</i> spp., Cherry	4.0
NT 03*	35	4.0	<i>Prunus</i> spp., Cherry	10.0
NT 04*	15	2.0	<i>Prunus</i> spp., Cherry	4.0
NT 05*	15	2.0	<i>Prunus</i> spp., Cherry	4.0
NT 09*	20, 15	3.0	<i>Ilex aquifolium</i> , Holly	5.0
NT 10*	55	8.5	<i>Thuja plicata</i> , Western Red Cedar	10.0
NT 11*	57	7.0	<i>Chamaecyparis lawsoni</i> , Lawson Cypress	8.0
NT 12*	59	7.0	<i>Cupressus x leylandii</i> , Leyland Cypress	12.0
NT 13*	20, 20	4.0	<i>Prunus</i> spp., Cherry	8.0
NT 14*	35	4.0	<i>Malus</i> spp., Apple	8.0
NT 15*	40	5.0	<i>Prunus</i> spp., Cherry	10.0

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

**OTHER TREES TO BE REMOVED: 33**

**TOTAL TREES TO BE REMOVED: 35**

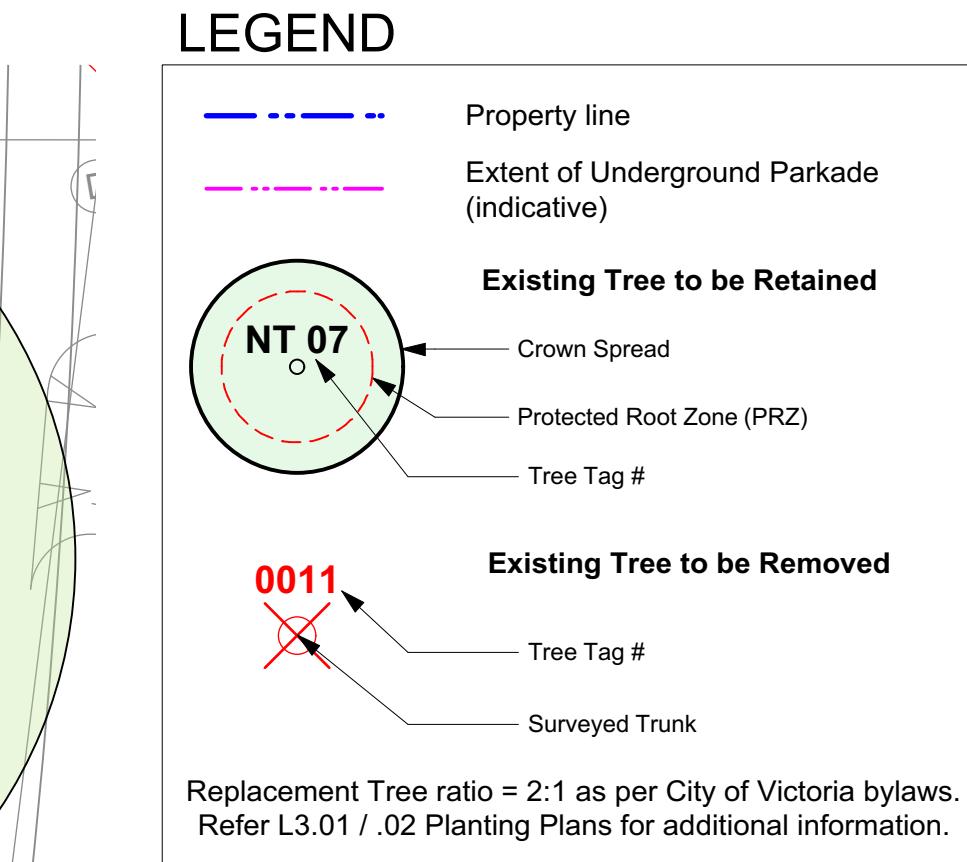
Bylaw protected trees are shown underlined

\* Offsite trees with PRZ extending into the project site.

NEW TREES ONSITE: 32

NEW TREES ON NEIGHBORING PROPERTIES: 12

TOTAL NEW TREES: 44



#### EXISTING TREE SUMMARY

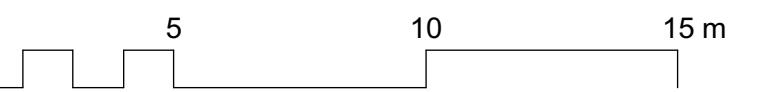
- Existing Condition: 38 trees on development lands, bordering neighboring properties and interfacing municipal road R.O.W's.
- Retention of 3 Horse Chestnut Trees on Cook Street and removal 35 other trees. Removed trees include; 23 trees within development lands, 2 of which are Bylaw Protected, 7 neighbouring 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).

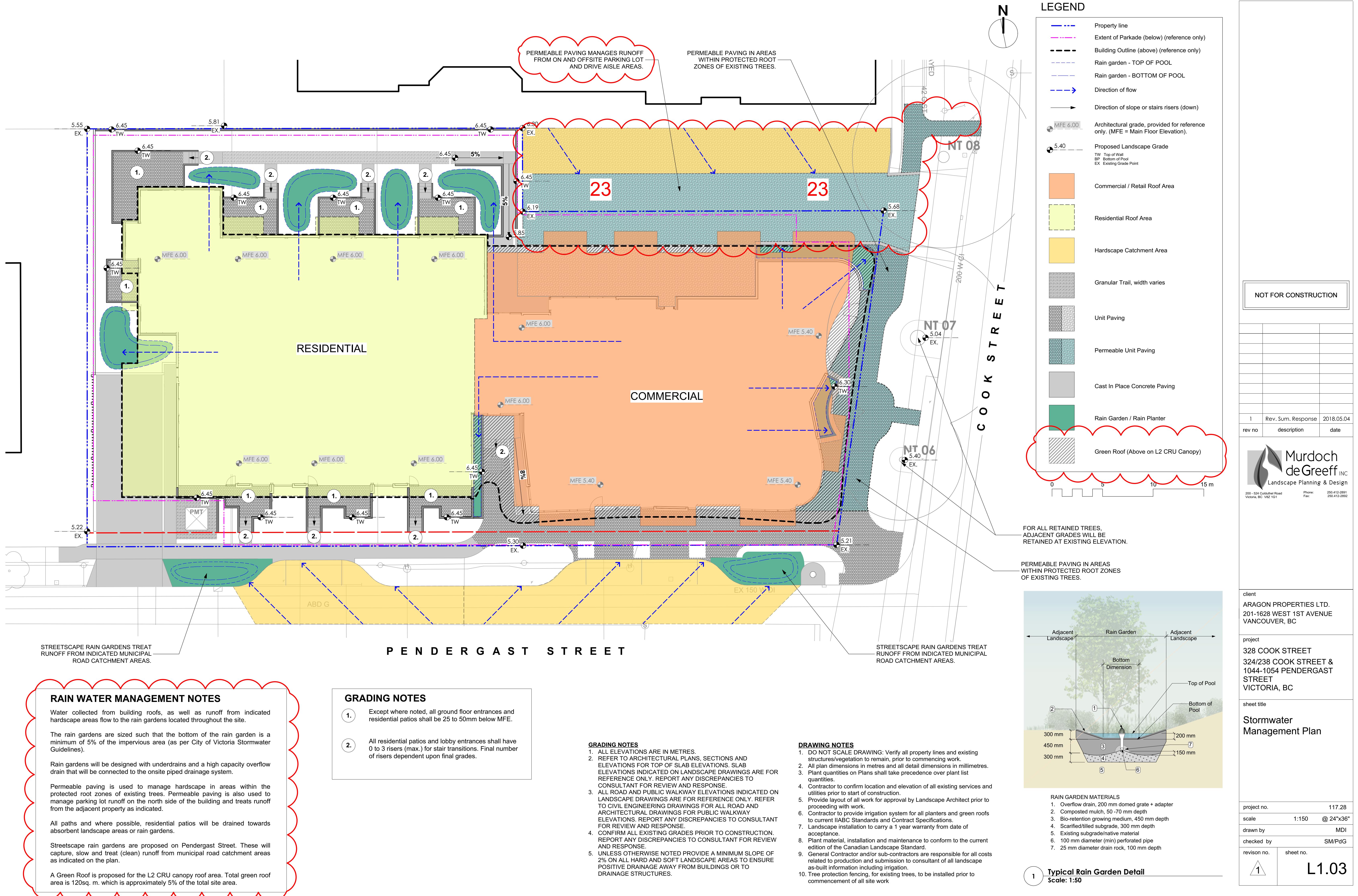
#### TREE STATEMENT

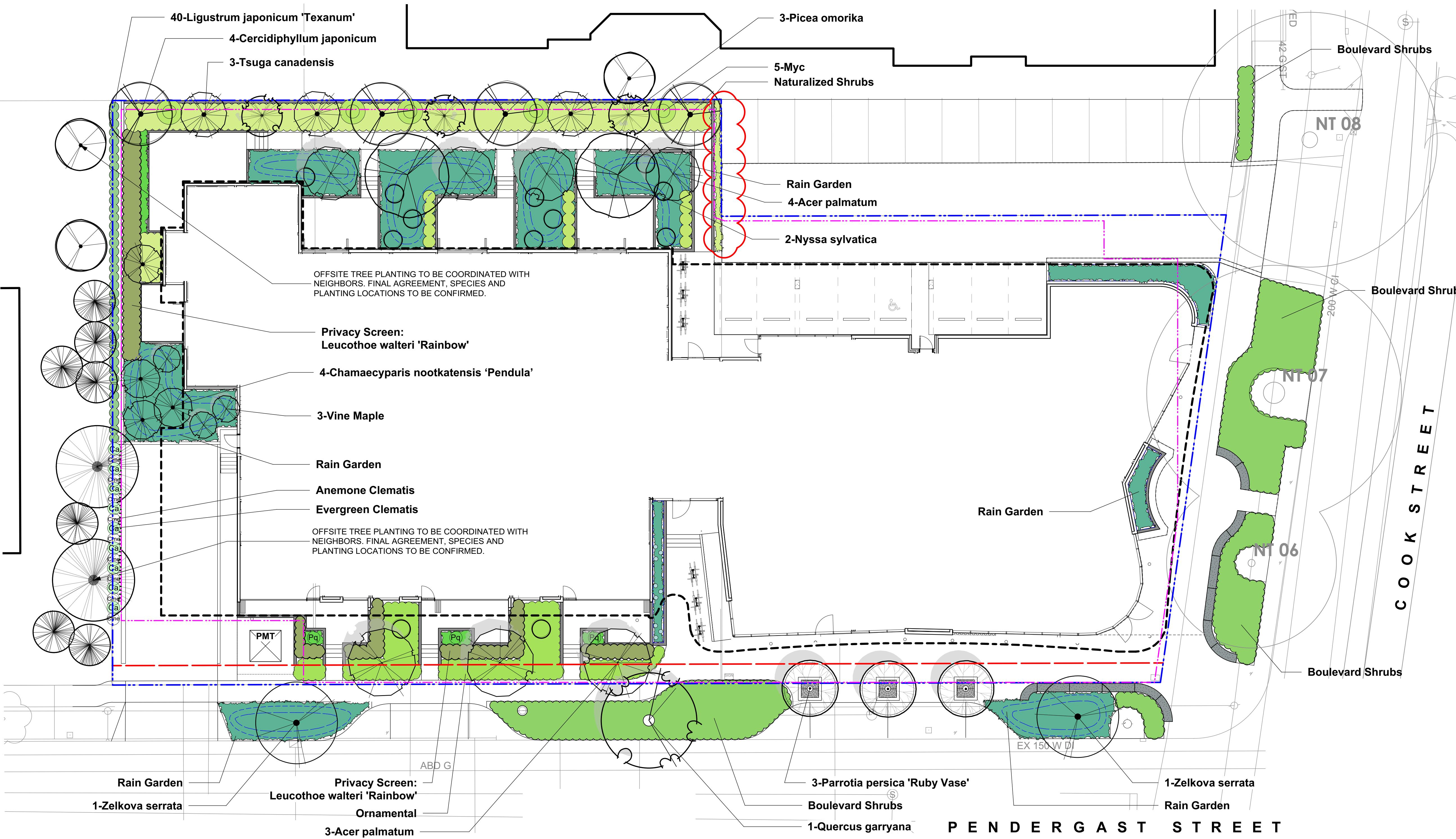
Many of the subject existing trees relating to this development that are proposed as being removed are a mixture of self seeded trees, remnants of an over mature *Laylandii* Cypress hedge and/or offer limited landscape amenity.

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 understory which will also limit foot traffic disturbance (soil compaction) within the CRZ areas.

1	Rev. Sum. Response	2018.05.04
rev no	description	date
 Murdoch de Greeff INC Landscape Planning & Design 200 - 524 Culver Road Victoria, BC V8Z 1G1 Phone: 250.412.2891 Fax: 250.412.2892		
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		
		
DRAWING NOTES		
<ol style="list-style-type: none"> <li>DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.</li> <li>All plan dimensions in metres and all detail dimensions in millimetres.</li> <li>Plant quantities on Plans shall take precedence over plant list quantities.</li> <li>Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.</li> <li>Provide layout of all work for approval by Landscape Architect prior to proceeding with work.</li> <li>Contractor to provide irrigation system for all planters and green roofs to current IABC Standards and Contract Specifications.</li> <li>Landscape installation to carry a 1 year warranty from date of acceptance.</li> <li>Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.</li> <li>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.</li> <li>Tree protection fencing, for existing trees, to be installed prior to commencement of all site work</li> </ol>		
project no.	117.28	
scale	1:150 @ 24"x36"	
drawn by	MDI	
checked by	SM/PdG	
revision no.	sheet no.	
1		L1.02





PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
<b>TREES:</b>				
3	Acer circinatum	Vine Maple	3.0m ht, multi-stem (3 trunk)	
7	Acer palmatum	Japanese Maple	3.0m ht, b&b	
4	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b	
4	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	5.0m ht	
2	Nyssa sylvatica	Tupelo	5.0cm cal, b&b	
3	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood	5.0cm cal, b&b	
3	Picea omorika	Siberian Spruce	4.0m ht	
1	Quercus garryana	Garry Oak	5.0cm cal, b&b	
3	Tsuga canadensis	Canadian Hemlock	5.0m ht	
2	Zelkova serrata	Japanese Zelkova	5.0cm cal, b&b	
0				
<b>ORNAMENTAL:</b>				
Brs	16	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#3 pot
Cht	15	Choisya ternata	Mexican Orange	#2 pot
Ci	37	Cistus x corbariensis	Rock Rose	#2 pot
Hto	37	Hebe topiaria	Topiari's hebe	#1 pot
Lwr	99	Leucothoe walteri 'Rainbow'	Rainbow Leucothoe	#3 pot
Ljt	40	Ligustrum japonicum 'Texanum'	Waxleaf Privet	#3 pot
Myc	5	Myrica californica	Pacific Wax Myrtle	#3 pot
Pcu	33	Prostanthera cuneata	Mini Bush	#1 pot
Rhc	12	Rhododendron spp.	Large Rhododendron	Min 5' ht, b+b
0				
<b>PERENNIALS &amp; VINES:</b>				
Ca	9	Clematis armandii	Evergreen Clematis	#2 pot
Cme	9	Clematis montana 'Elizabeth'	Anemone Clematis	#2 pot
Hdo	8	Heuchera 'Stella de Oro'	Dwarf Yellow Daylily	#1 pot
Lsp	9	Liatris spicata	Spiked Gayfeather	#1 pot
Lim	8	Liriope muscari	Lily turf	#1 pot
Pq	3	Parthenocissus quinquefolia	Virginia Creeper	#2 pot
Rf	9	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
0				

NATURALIZED:				
Csc	14	Cornus sericea	Red-twig Dogwood	#1 pot
Lp	7	Lonicera pileata	Privet Honeysuckle	#2 pot
Ma	20	Mahonia aquifolium	Oregon Grape	#2 pot
Po	2	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	#5 pot
Pm	21	Polystichum munitum	Sword Fern	#1 pot
Rs	5	Ribes sanguineum	Red Flowering Currant	#3 pot
Sa	18	Symplocarpus alba	Snowberry	#1 pot
0				
RAINGARDEN:				
Aff	44	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
Cm	39	Carex morrowii 'Ice Dance'	Japanese Sedge Grass	Sp3
Co	241	Carex obnupta	Slough Sedge	#1 pot
Ctp	49	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	Sp3
Gsh	74	Gaultheria shallon	Salal	#1 pot
Is	83	Iris tenax	Oregon Iris	#1 pot
Jcg	49	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lim	49	Liriope muscari	Lily turf	#1 pot
Ma	9	Mahonia aquifolium	Oregon Grape	#2 pot
Pm	27	Polystichum munitum	Sword Fern	#1 pot
Sco	21	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
Vo	10	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
Vbo	9	Verbena bonariensis	Tall Verbena	#1 pot
0				
BOULEVARD:				
Brs	34	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#3 pot
Cs	36	Cistus salviifolius	Sageleaf Rock Rose	#1 pot
Lp	50	Lonicera pileata	Privet Honeysuckle	#2 pot
0				
BOULEVARD RAINGARDEN:				
Jcg	163	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lp	20	Lonicera pileata	Privet Honeysuckle	#2 pot
0				

#### PLANTING NOTES

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

#### 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

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

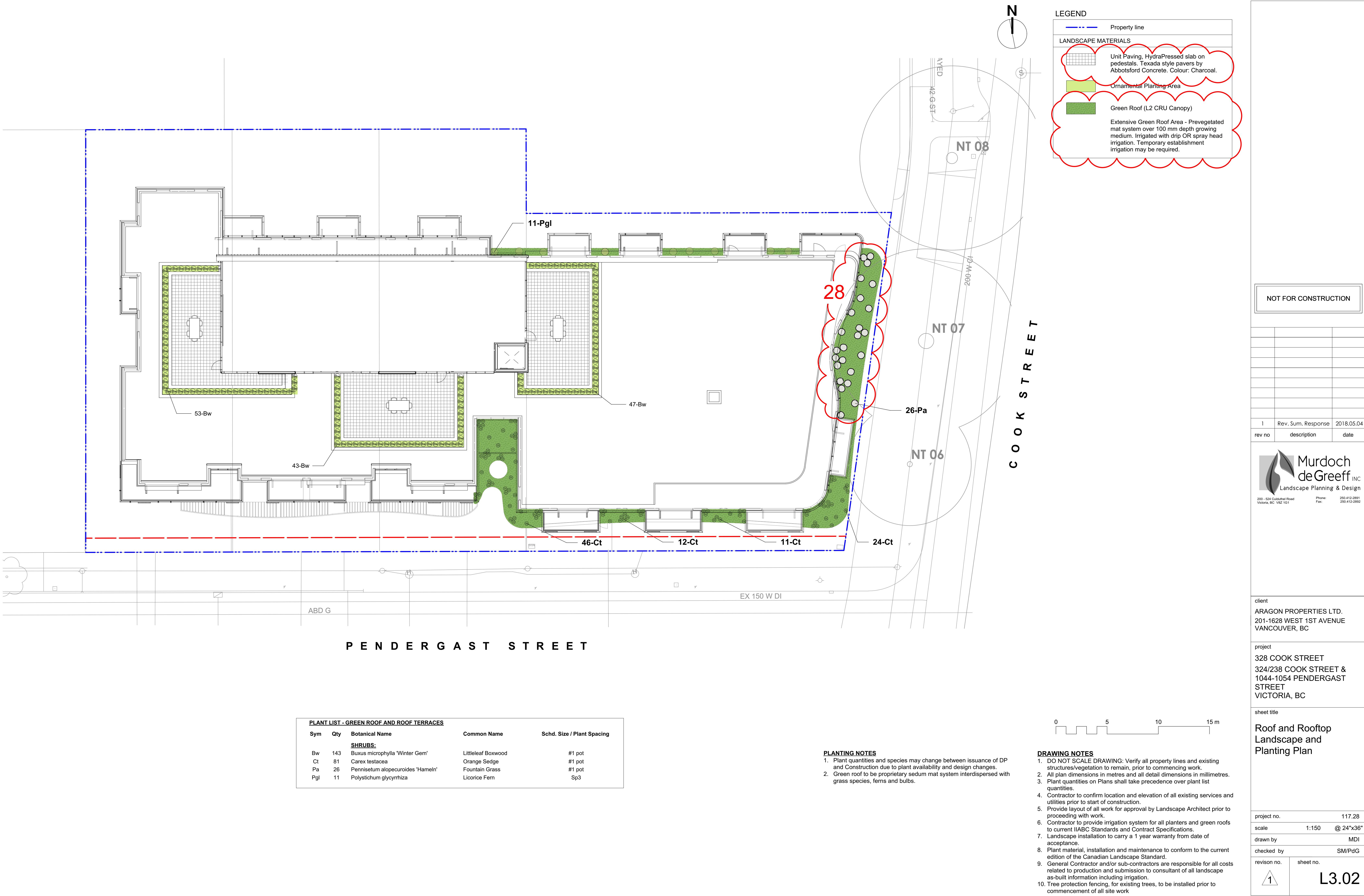
project  
328 COOK STREET  
324/238 COOK STREET &  
1044-1054 PENDERGAST  
STREET  
VICTORIA, BC

sheet title  
Planting Plan and  
Plant List

project no. 117.28  
scale 1:150 @ 24" x 36"  
drawn by MDI  
checked by SM/PdG  
revision no. sheet no.  
1 L3.01



N  
NOT FOR CONSTRUCTION  
1 Rev. Sum. Response 2018.05.04  
rev no description date  
Murdoch deGreeff INC  
200-524 Culduthel Road  
Victoria, BC V8Z 1G1  
Phone: 250.412-2891  
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**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.



**COOK & PENDERGAST  
ARAGON PROPERTIES  
PRELIMINARY SITE PLAN**

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

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

**PRELIMINARY ONLY**