


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



COOK & PENDERGAST CORNER PERSPECTIVE

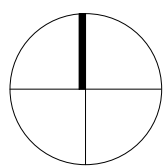


Revisions

Received Date:
November 23/2018

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

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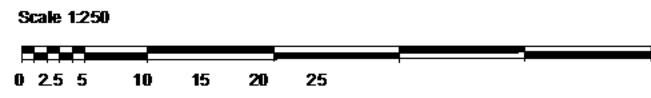
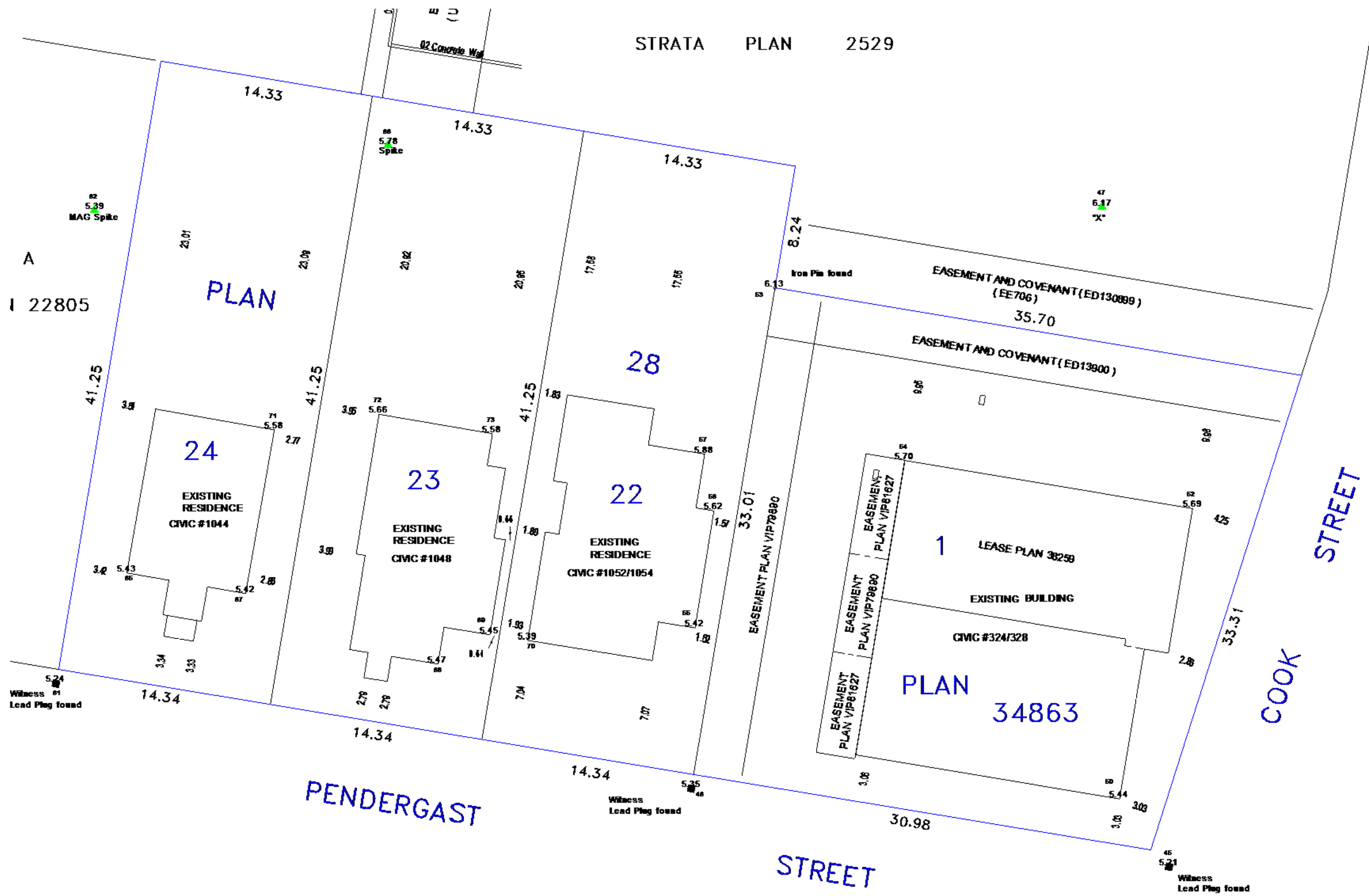
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VICTORIA BC V8Z 7H6
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tmtreehelp@gmail.com





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

D2800_SERVER00105_SITE.DWG DBL

J.E.Anderson and Associates

SURVEYORS ENGINEERS
VICTORIA NANAIMO

SITE PLAN

AT 1044-1054 PENDERGAST STREET AND 324/328 COOK STREET
LEGAL : LOT 1, PLAN 34863 AND LOTS
22, 23 AND 24, PLAN 28, ALL OF
FAIRFIELD FARM ESTATE, VICTORIA CITY
DRAWN BY : DUKETT SURVEYOR
SCALE : 1:250 DATE : DEC 20, 2016
CLIENT : DUKETT DEVELOPMENTS INC.
OUR FILE : 30REVISION : JUN 5, 2017

1 Survey Plan
1 : 300

AVERAGE GRADE CALCULATIONS

GRADE POINTS:

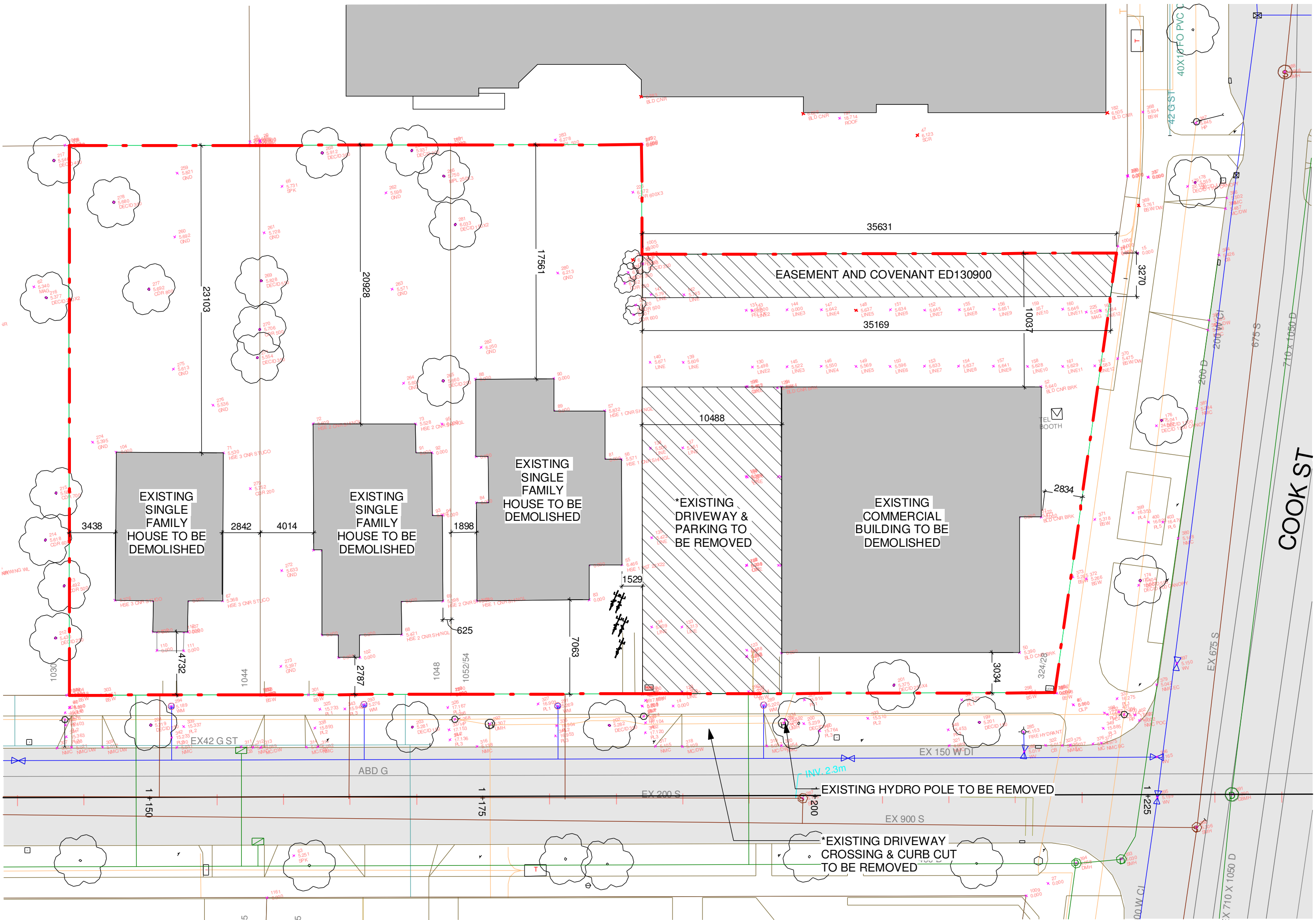
A:	5.66	R:	5.37
B:	5.70	S:	5.32
C:	5.70	T:	5.47
D:	6.22	U:	5.58
E:	6.00	V:	5.40
F:	5.77	W:	5.39
G:	5.91	X:	5.65
H:	5.56	Y:	5.54
J:	5.43	Z:	5.58
K:	5.43	AA:	5.56
L:	5.40	BB:	5.65
M:	5.59	CC:	5.67
N:	5.40		
P:	5.37		
Q:	5.40		

GRADE POINTS:

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

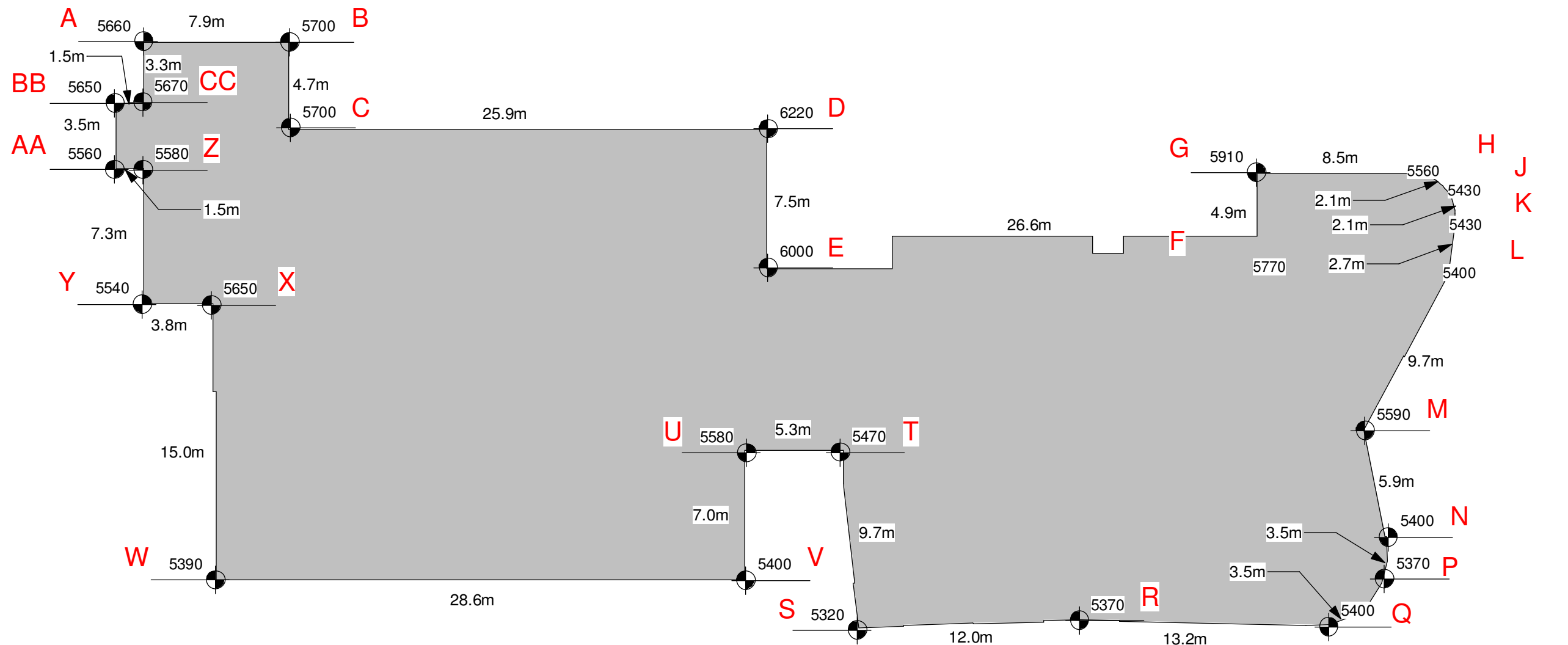
227.2 1276.82

AVERAGE GRADE = 1276.82÷227.2 = 5.62



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

2 Existing Site Plan
1 : 250



3 Average Grade Plan
1 : 250

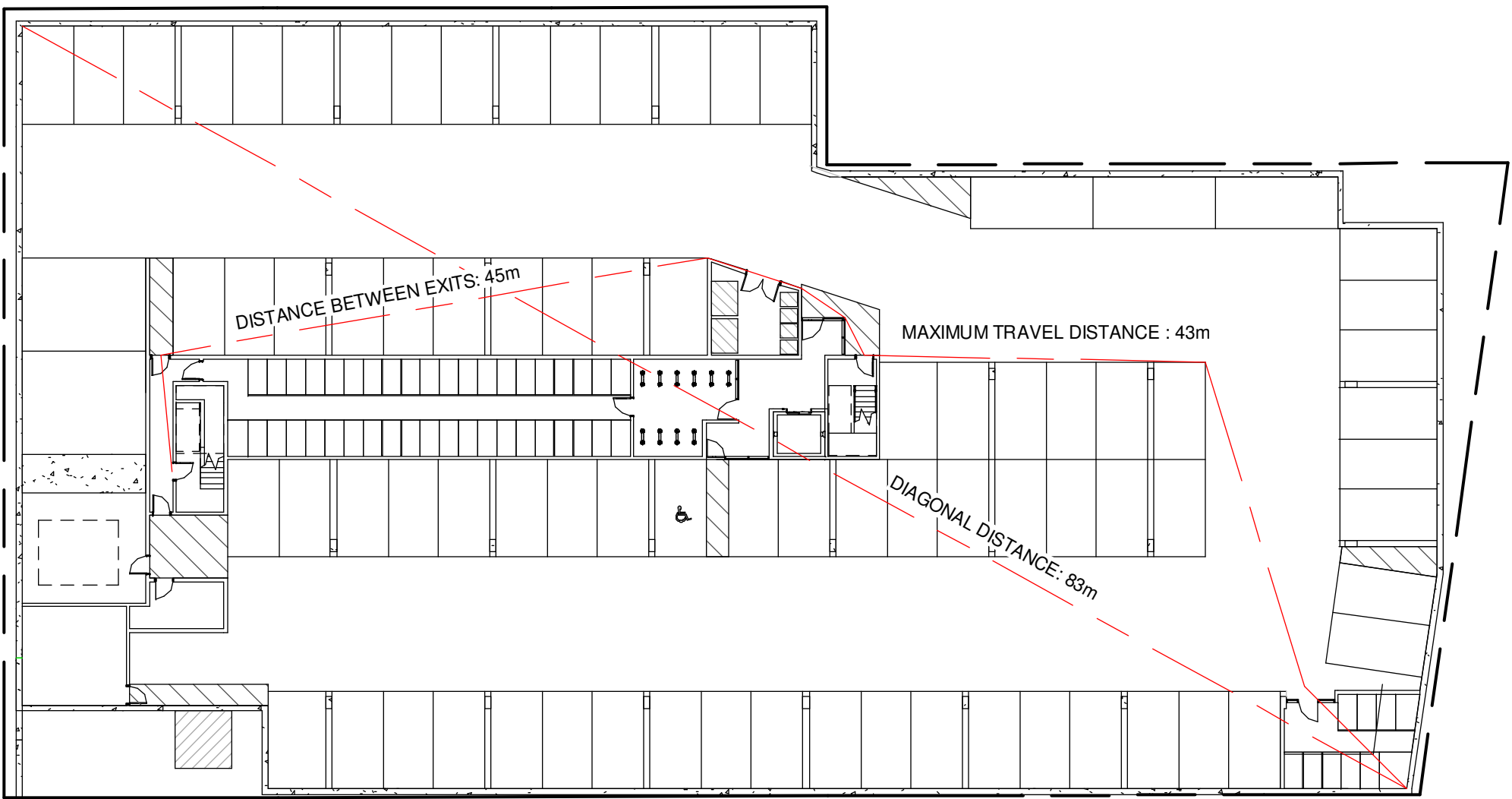
NO.	DESCRIPTION	DATE
1	Revision 1	May 4, 2018
2	Re-zoning & Development Permit	February 27, 2018



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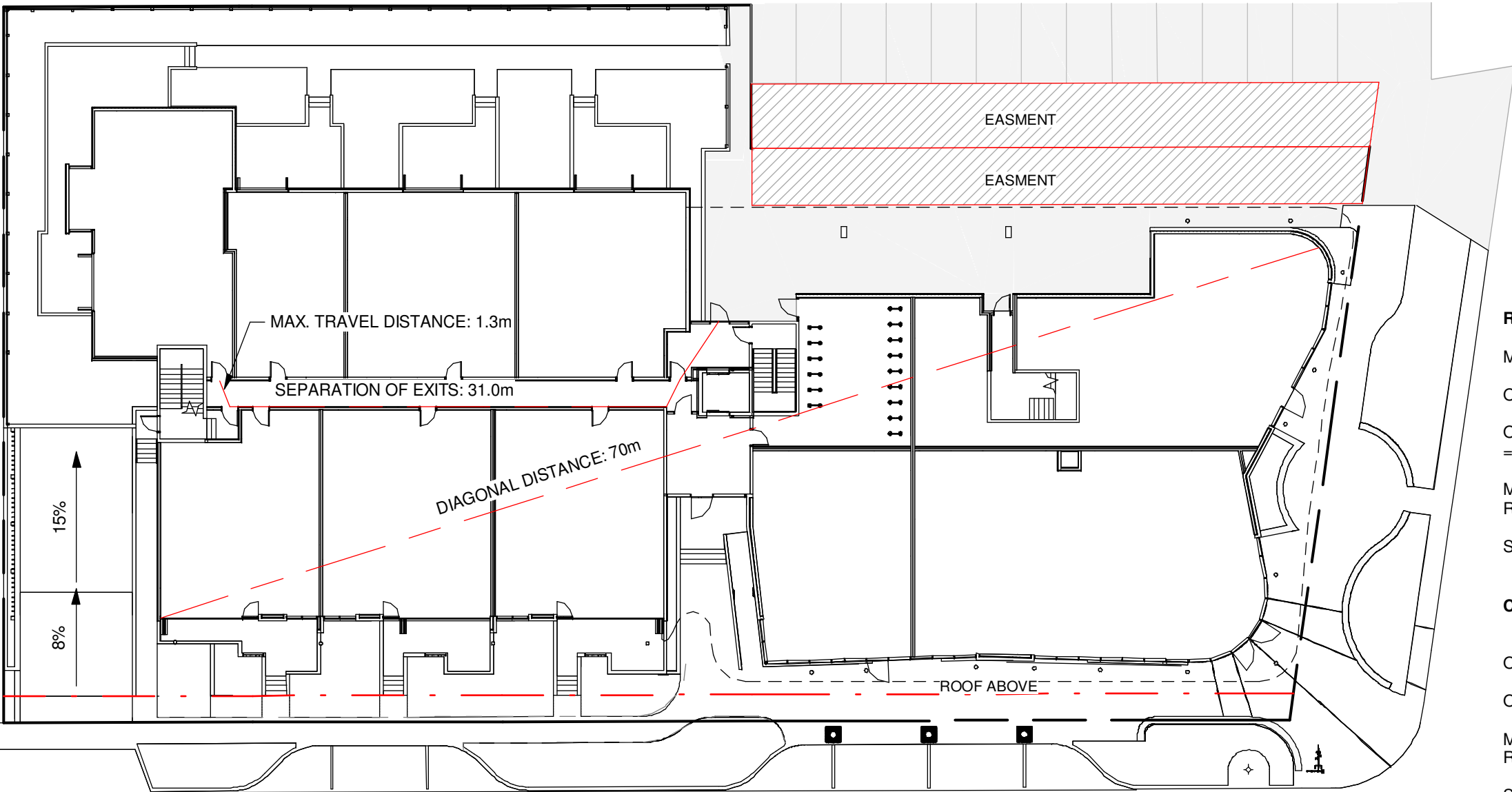
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Project	Cook & Pendergast
Sheet Name	Survey, Existing Site Plan & Average Grade
Date	May 4, 2018
Scale	As indicated
Project #	1719
Revision	May 4, 2018 1
Sheet #	A1.00



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

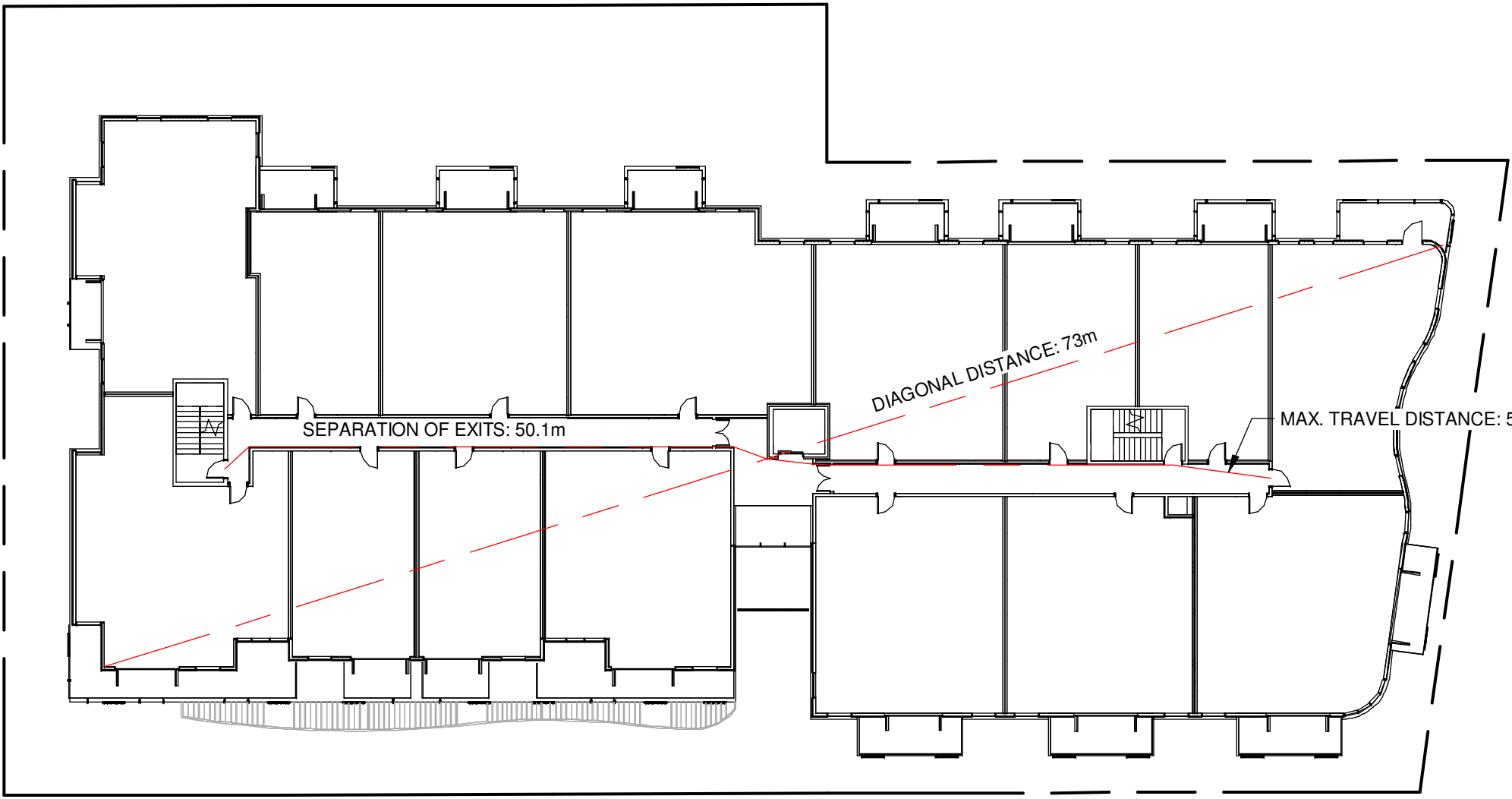
1 Parking Level - Code Plan
I : 300



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

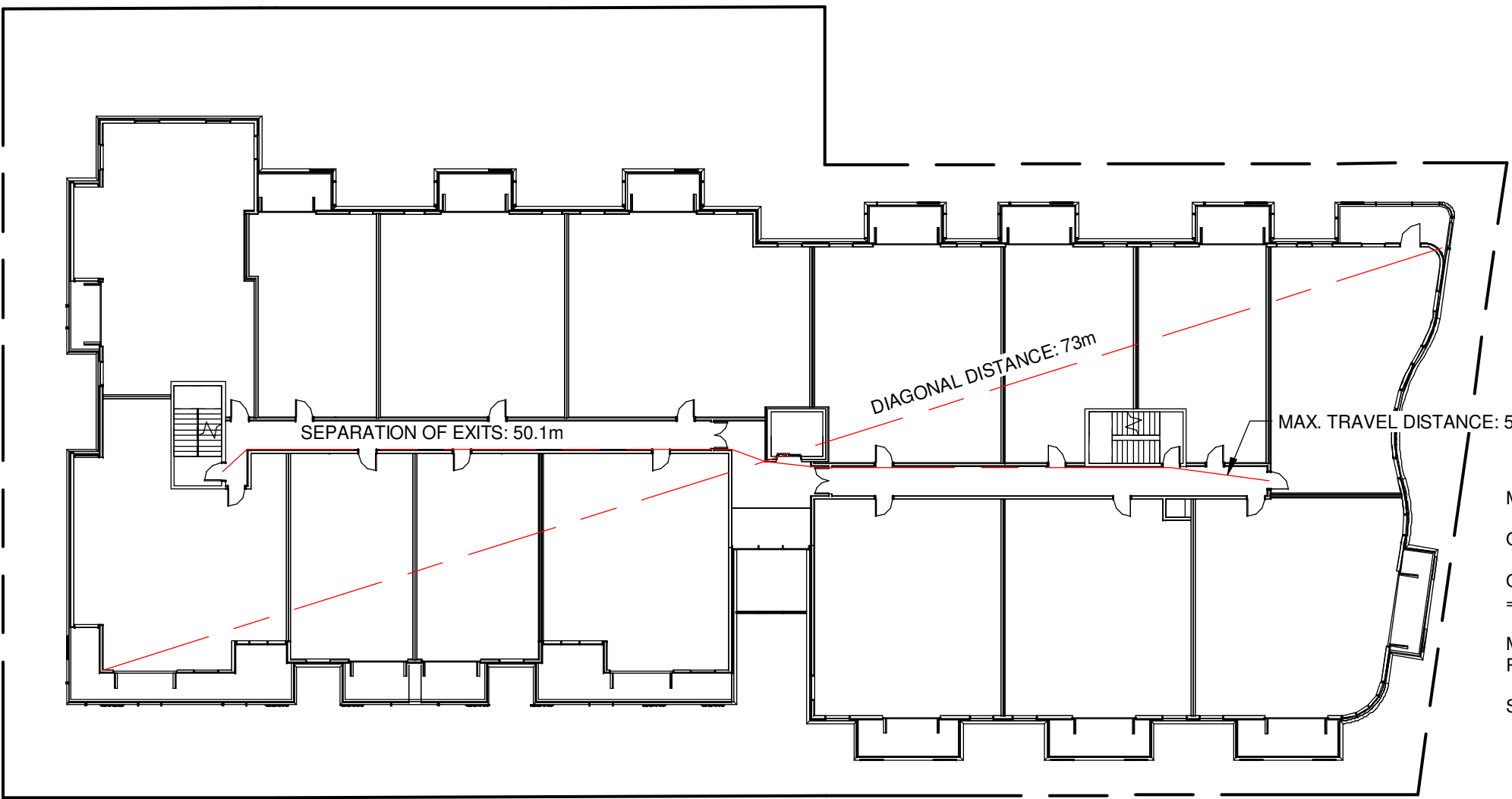
COMMERCIAL AREA
OCCUPANCY: GROUP E
OCCUPANT LOAD: 544 m² / 3.7 m² PER PERSON = 147 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 147 = 897mm
STAIRS : 8mm/PERSON X 147 = 1176mm

2 Grade - Code Plan
I : 300



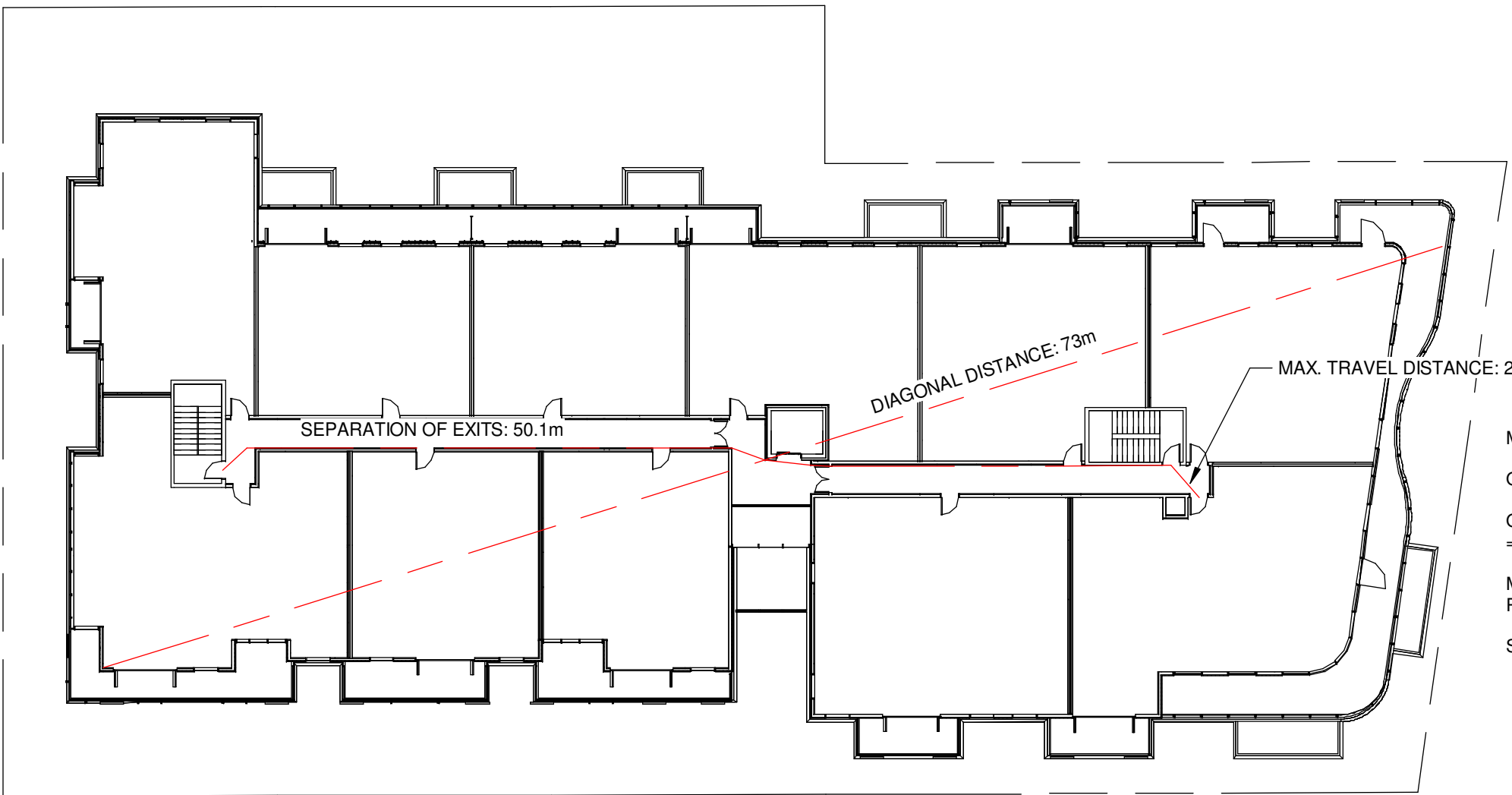
MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 28 SLEEPING ROOMS X 2 PERSONS PER ROOM = 56 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 56 = 342mm
STAIRS : 8mm/PERSON X 56 = 448mm

3 Level 2 - Code Plan
I : 300



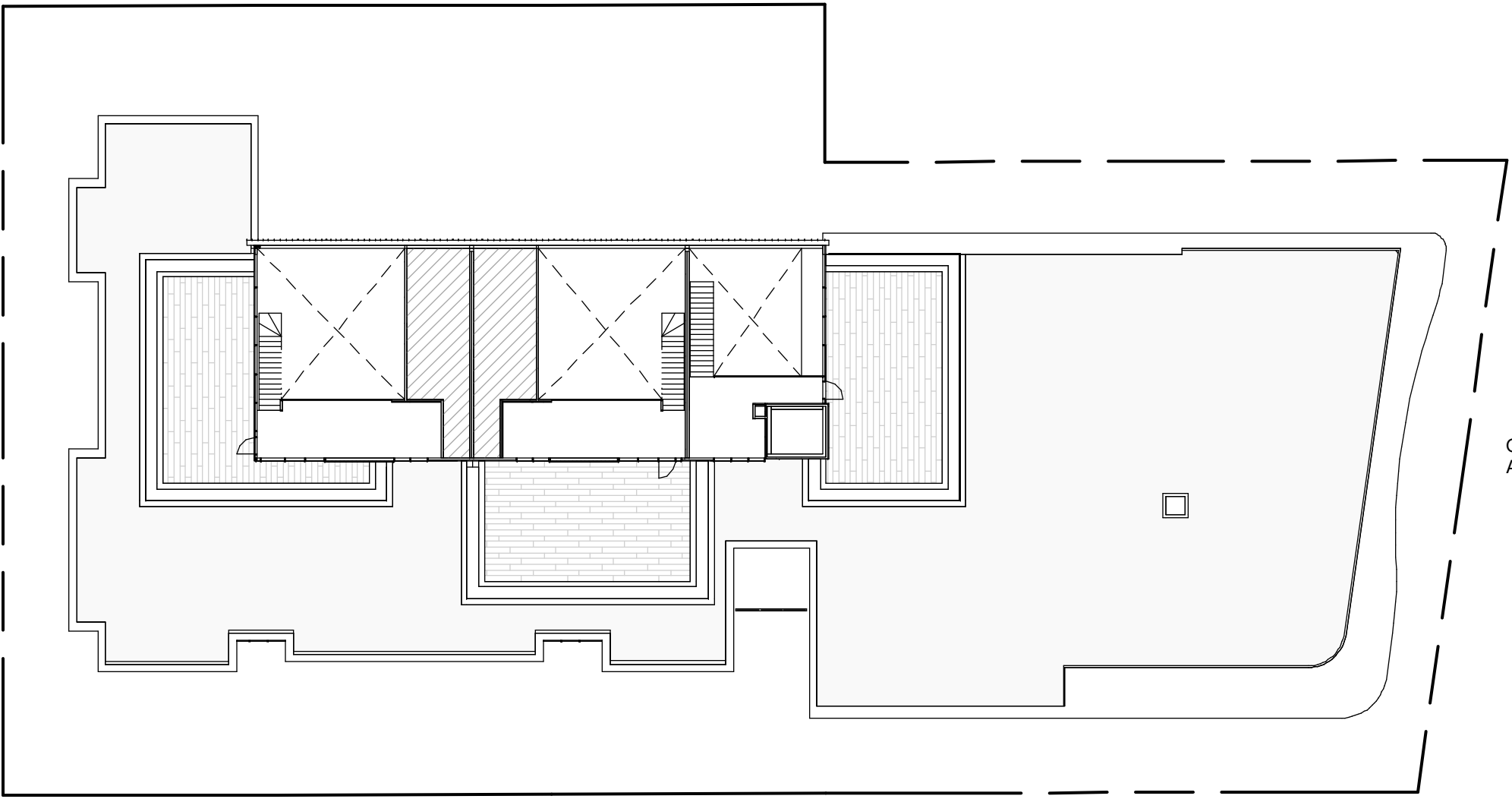
MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 28 SLEEPING ROOMS X 2 PERSONS PER ROOM = 56 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 56 = 342mm
STAIRS : 8mm/PERSON X 56 = 448mm

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	1 : 300	Project # 1719
	Revision	
Sheet #	A1.01	

GROUP E OCCUPANCY

LIMITING DISTANCE: 16.2 m

EXPOSING BUILDING FACE: 200+ m²

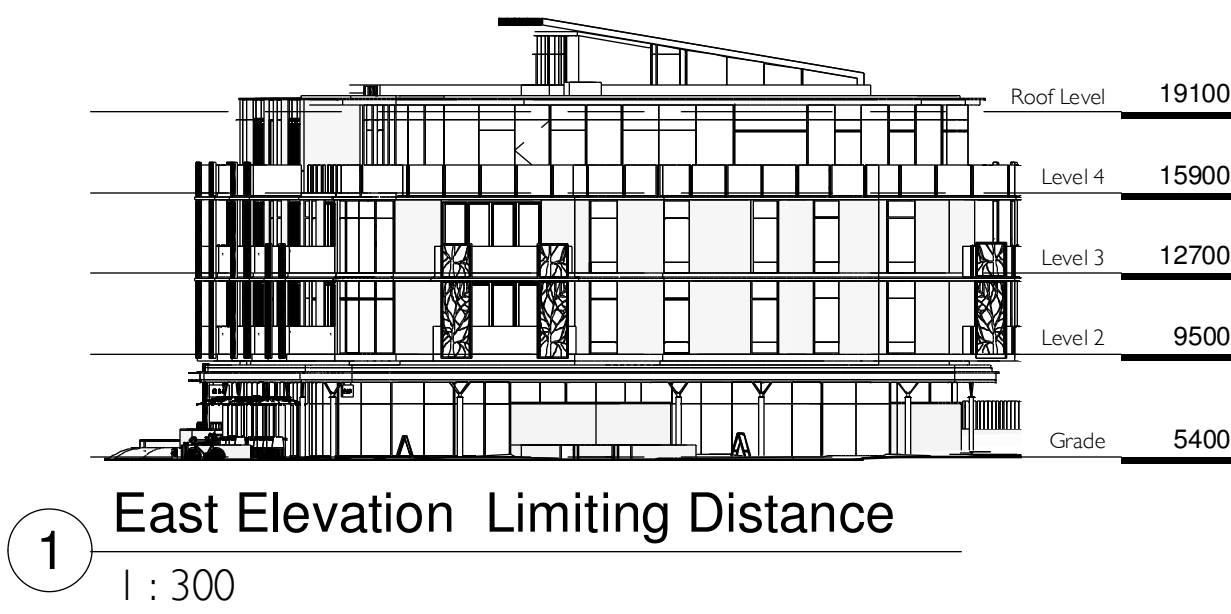
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%

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

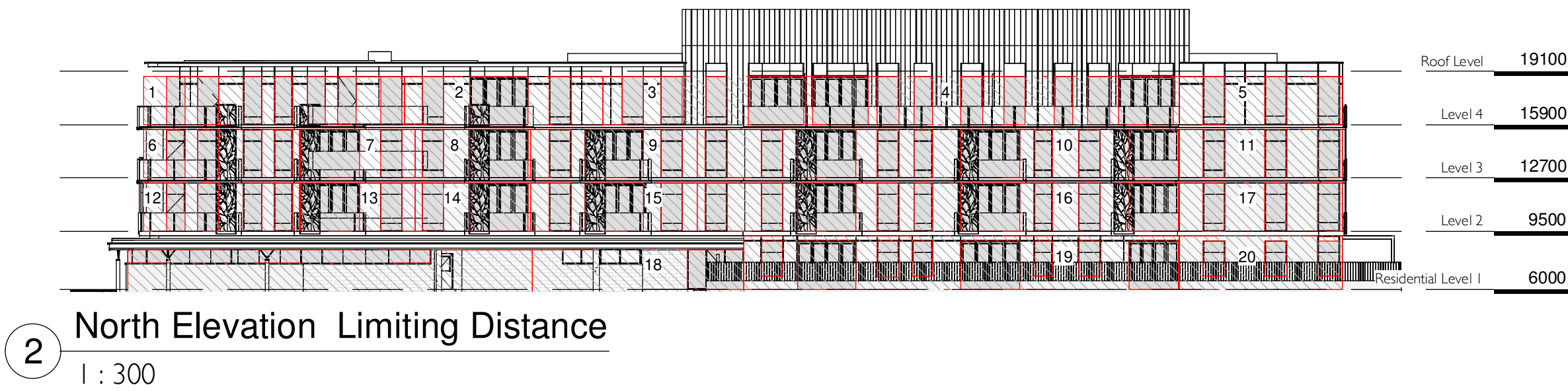
MAXIMUM AREA OF UNPROTECTED OPENINGS: 25%

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

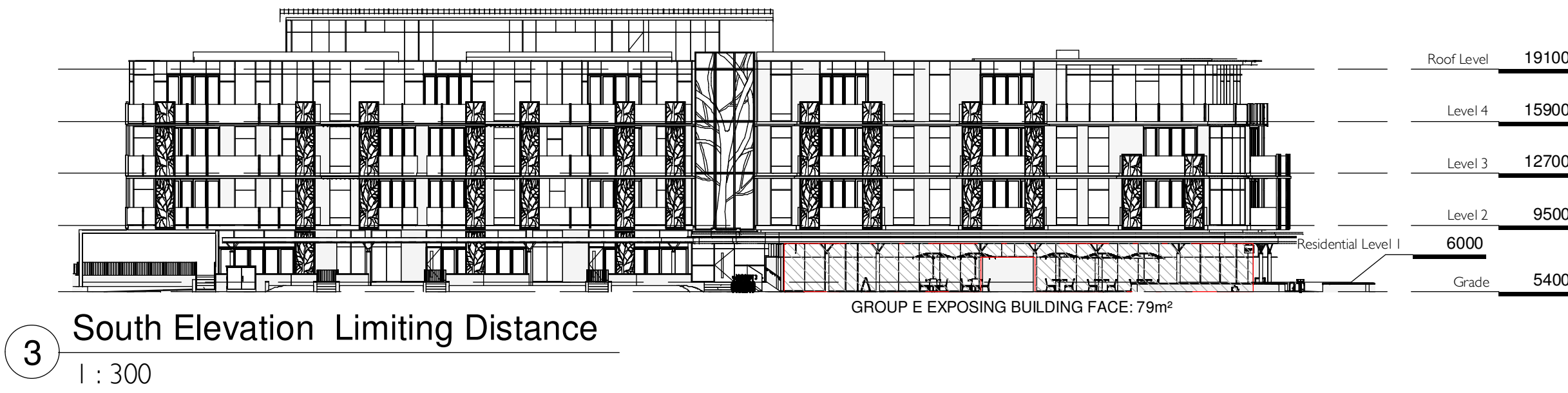
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%

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

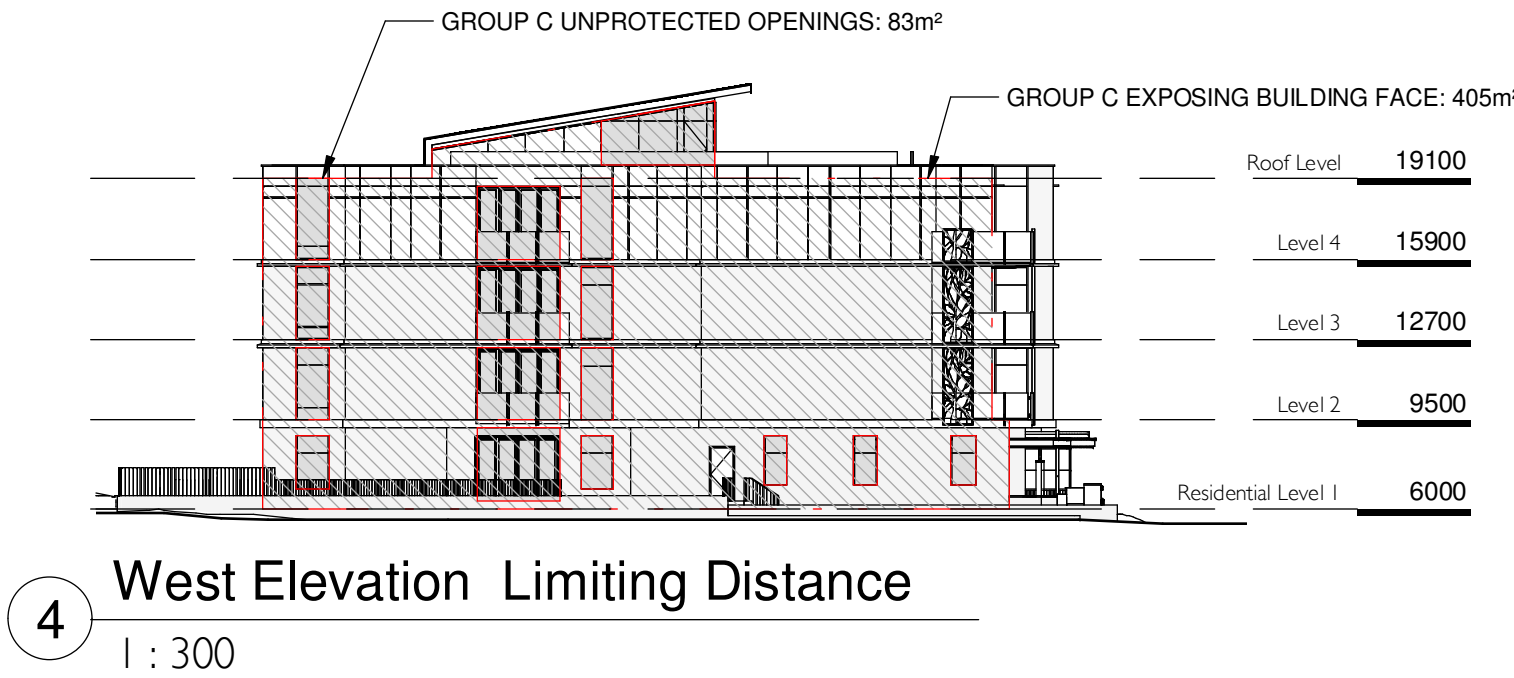
LIMITING DISTANCE: 5 m

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%



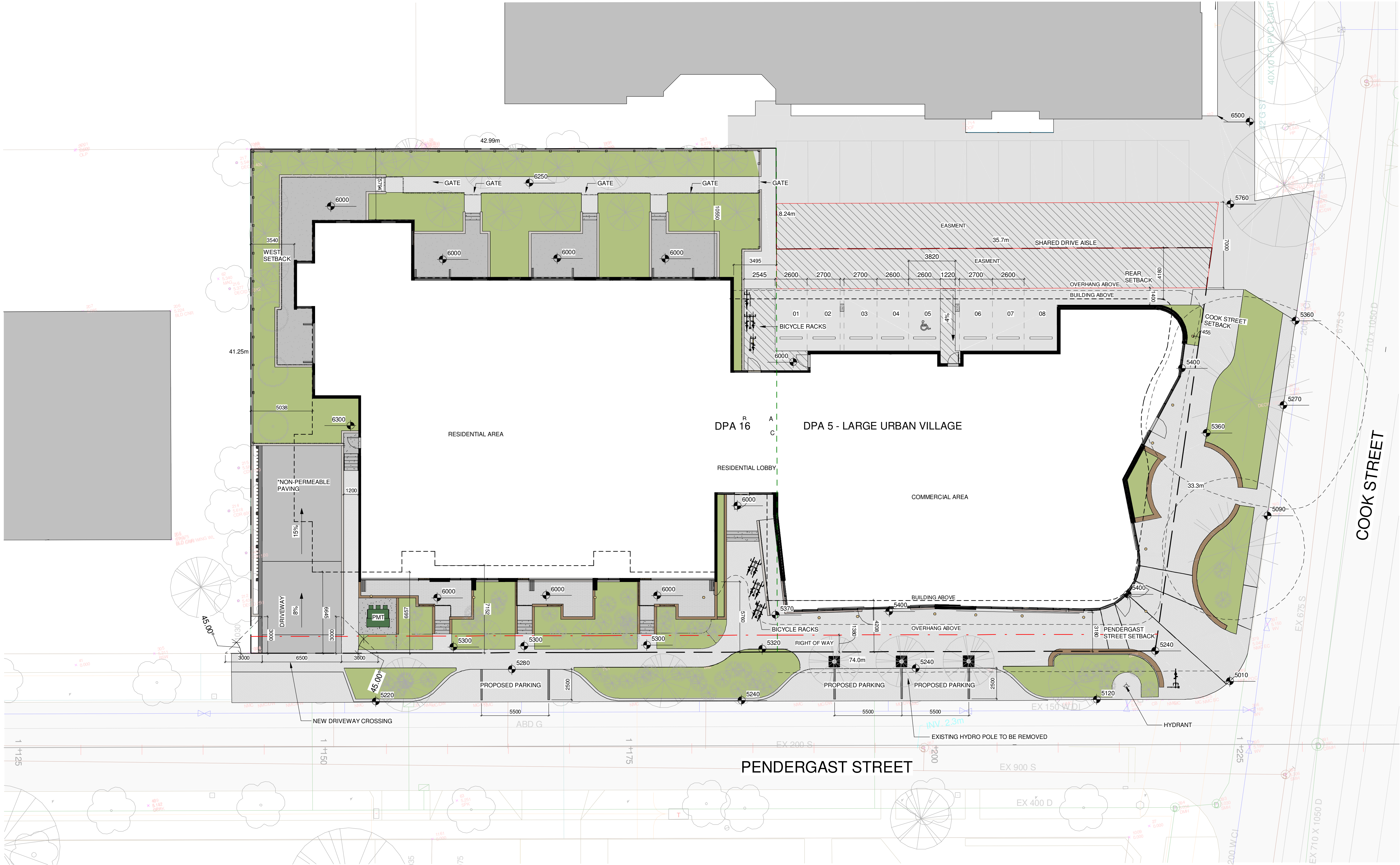
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



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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

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



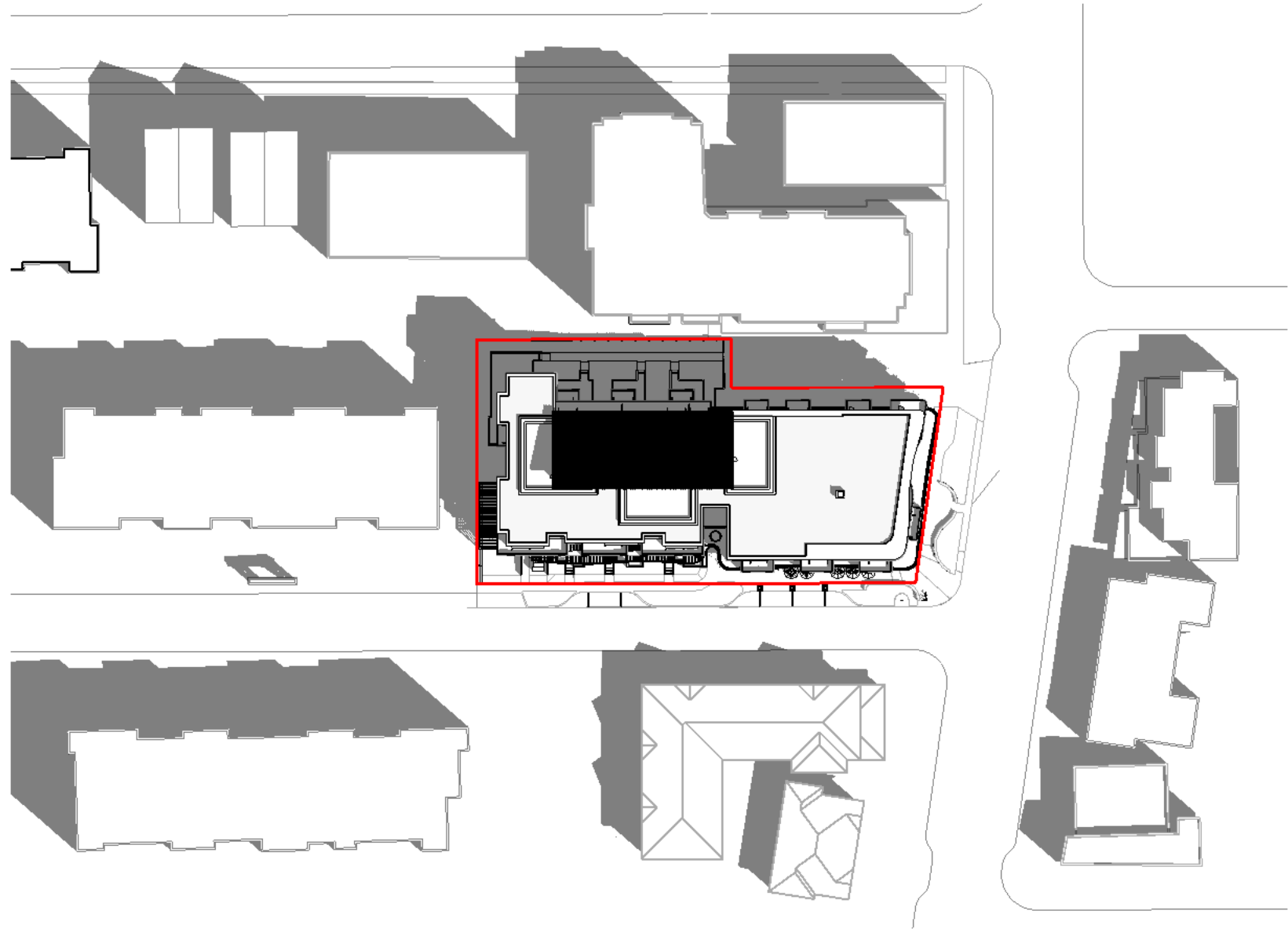
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Project		Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street	
Sheet Name		Overall Site Plan	
Date		May 4, 2018	
Scale	1:150	Project #	1719
		Revision	
		Sheet #	A1.03



1 Shadow - Equinox - 8 AM
1 : 1000



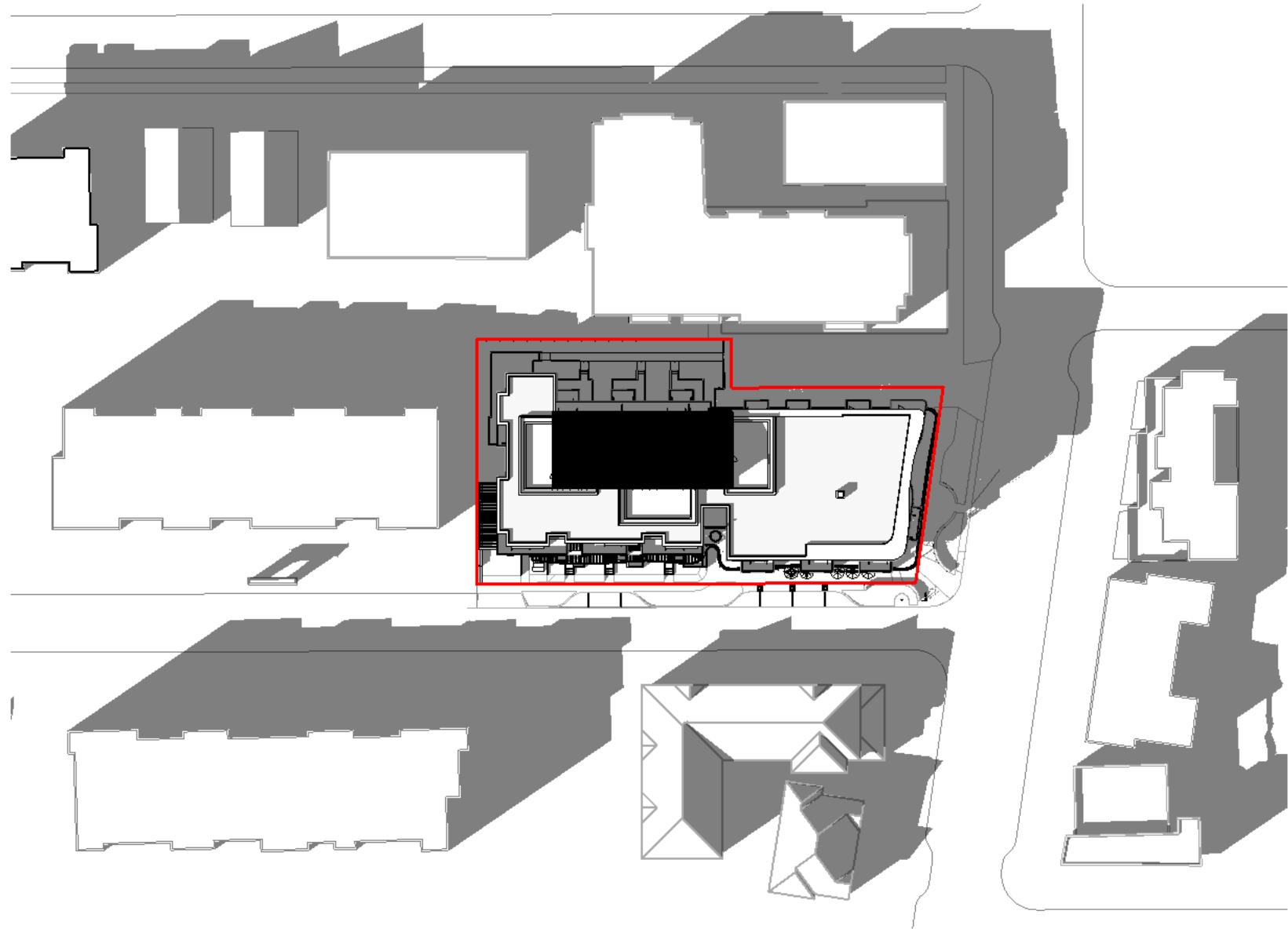
4 Shadow - Equinox - 10 AM
1 : 1000



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



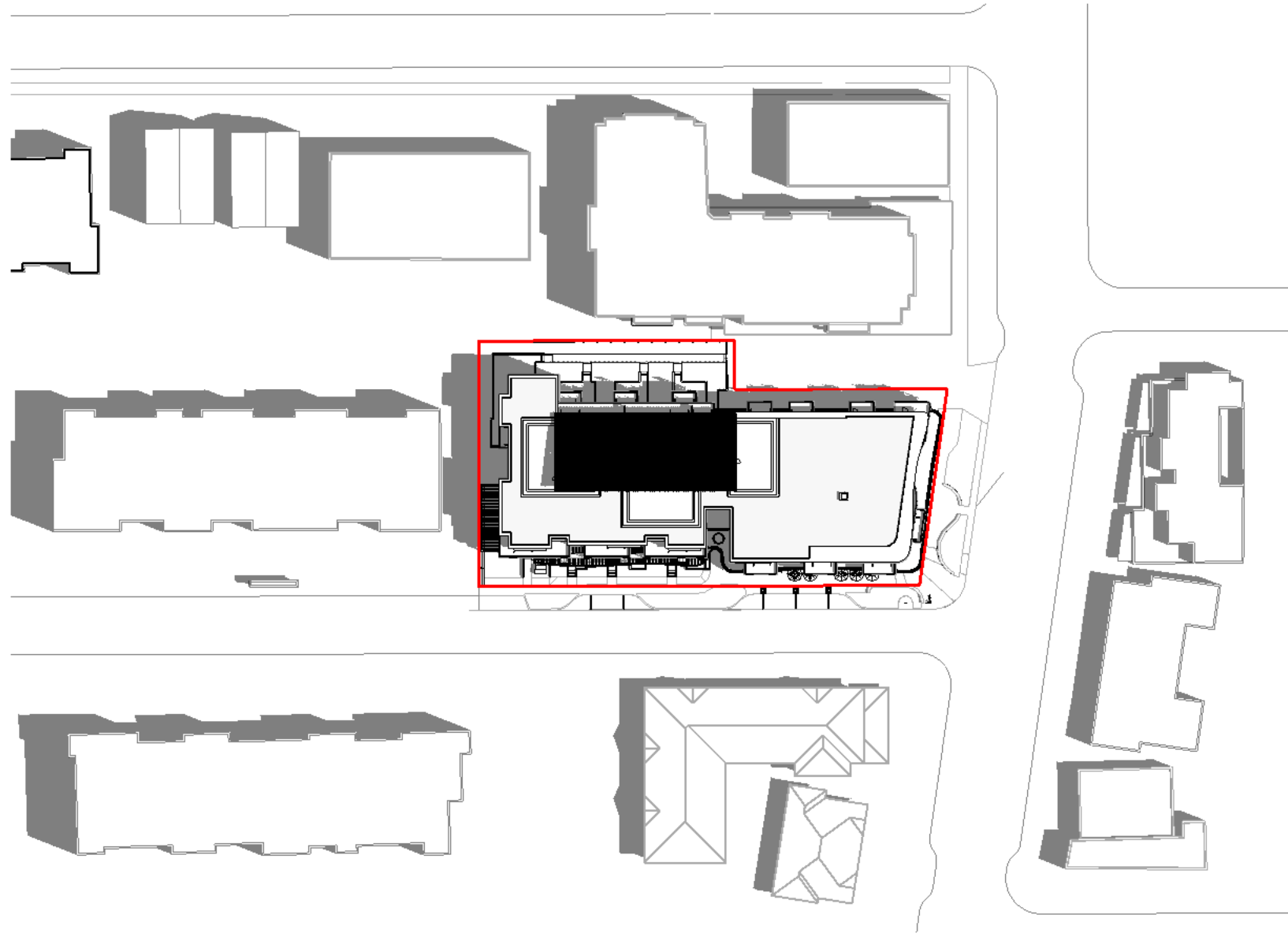
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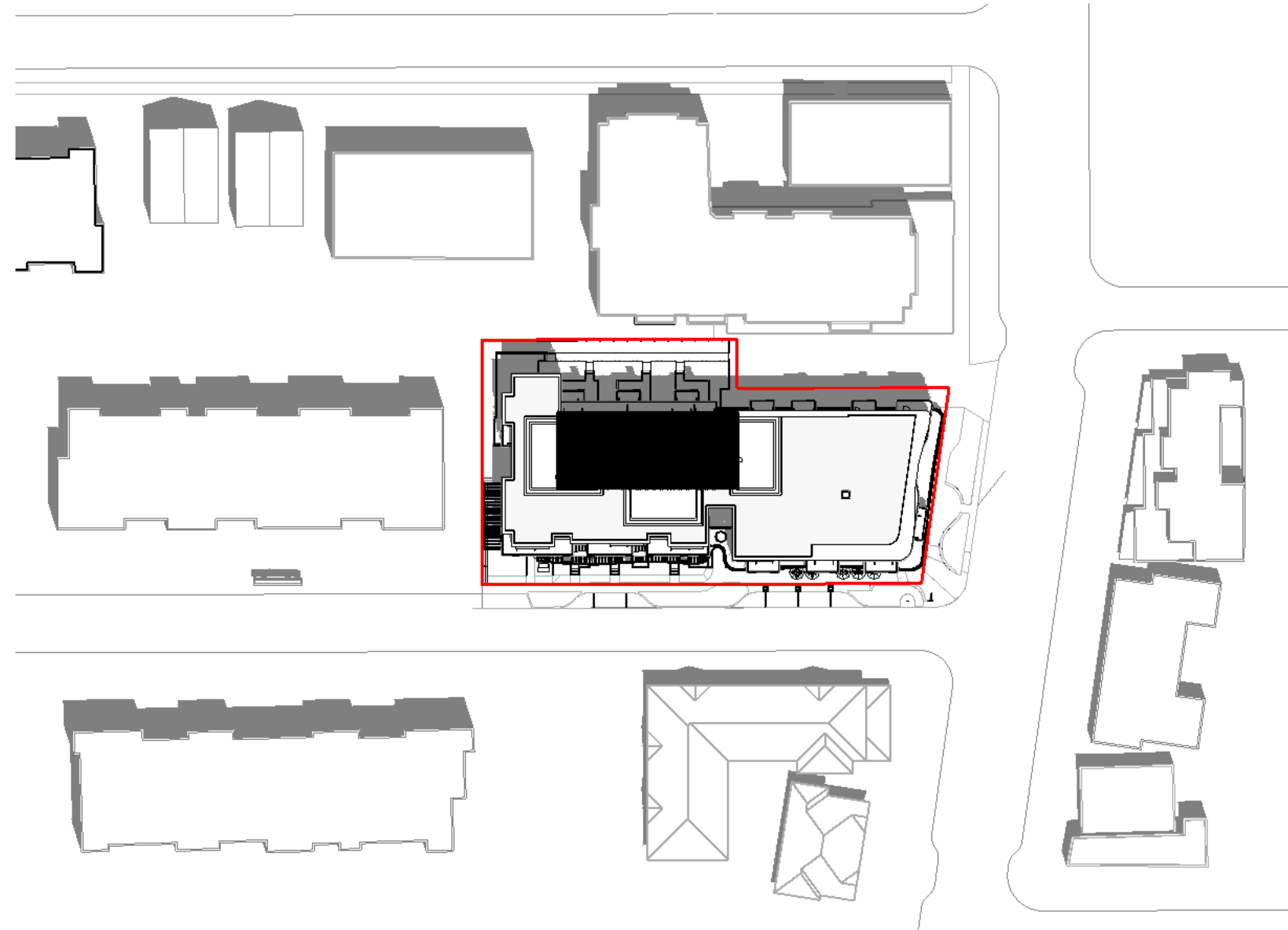
Project		Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street	
Sheet Name		Shadow Studies - Equinox	
Date		May 4, 2018	
Scale	1 : 1000	Project #	1719
		Revision	
		Sheet #	A1.04



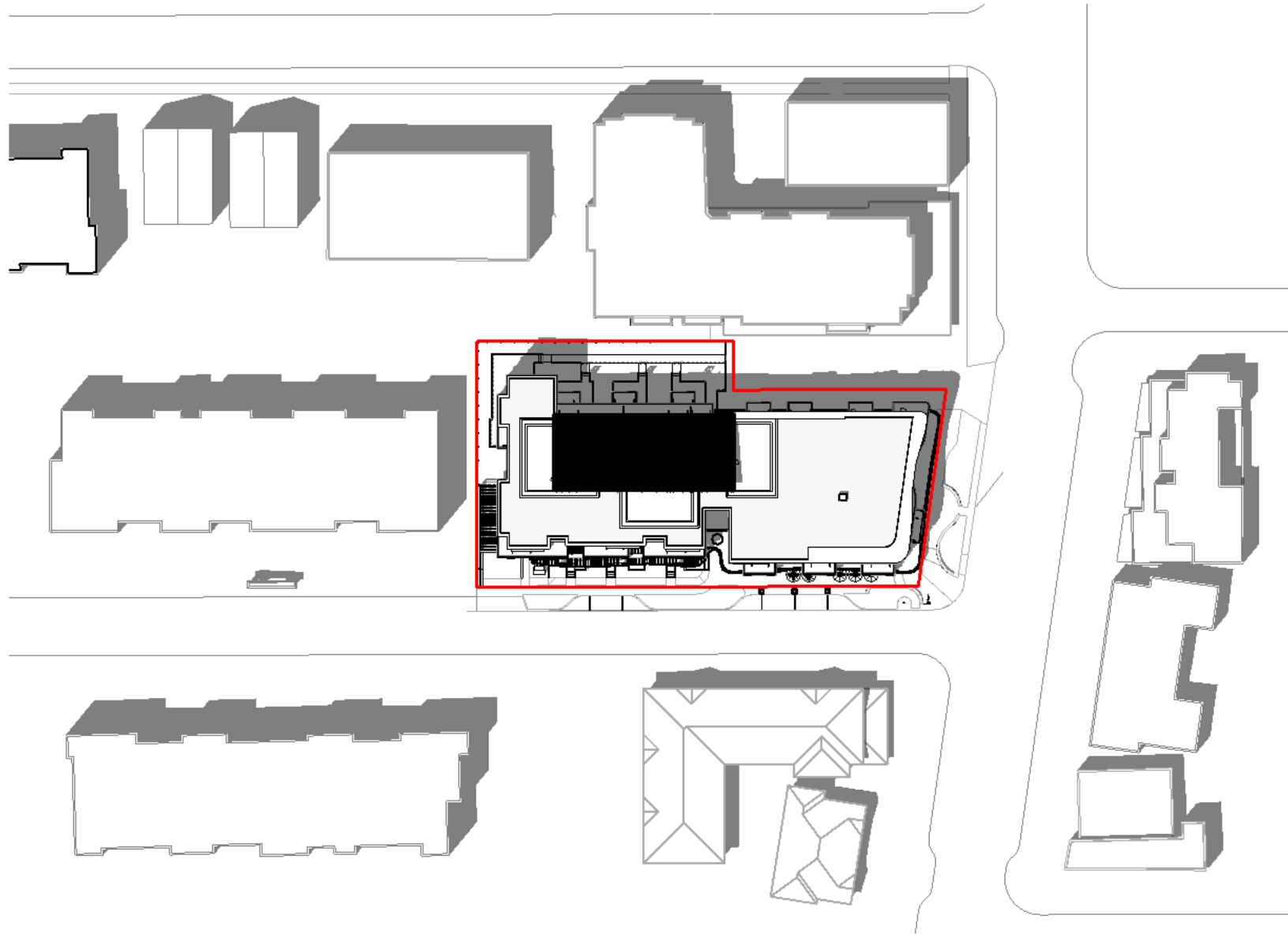
1 Shadow - Summer - 8 AM
1 : 1000



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

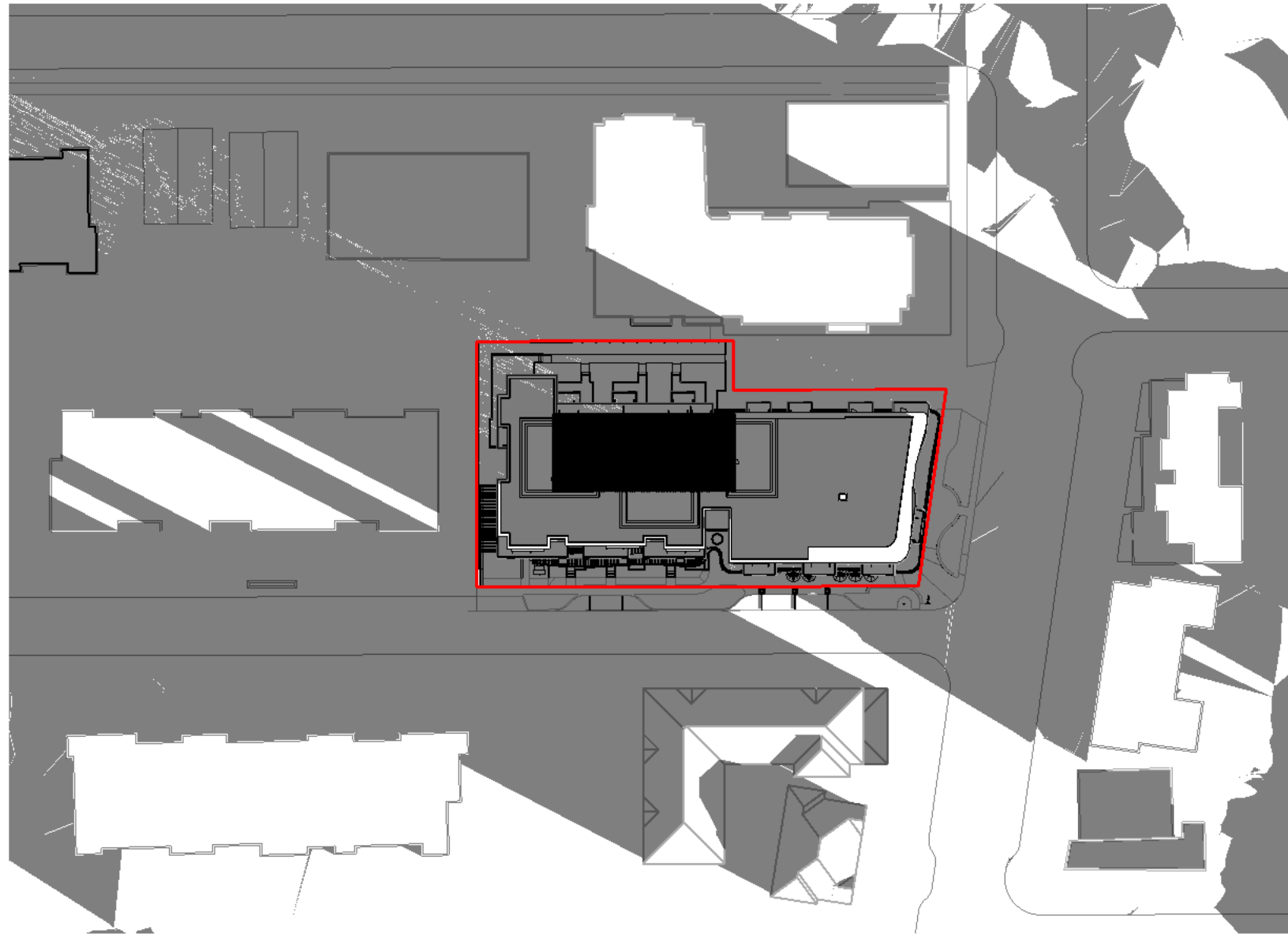
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



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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

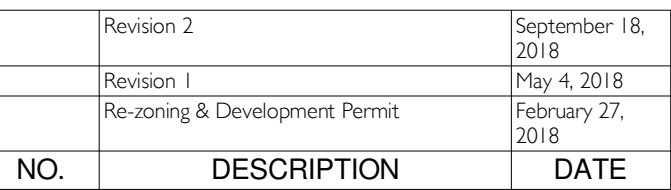
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



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



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Project

Cook & Pendergast

Dragon Properties Ltd.
328 Cook Street

Sheet Name

Parking Level

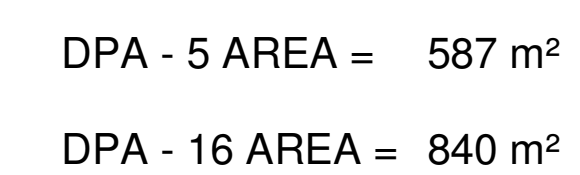
May 4, 2018

Scale	Project #
1 : 100	1719

September 18,
2018

Sheet #

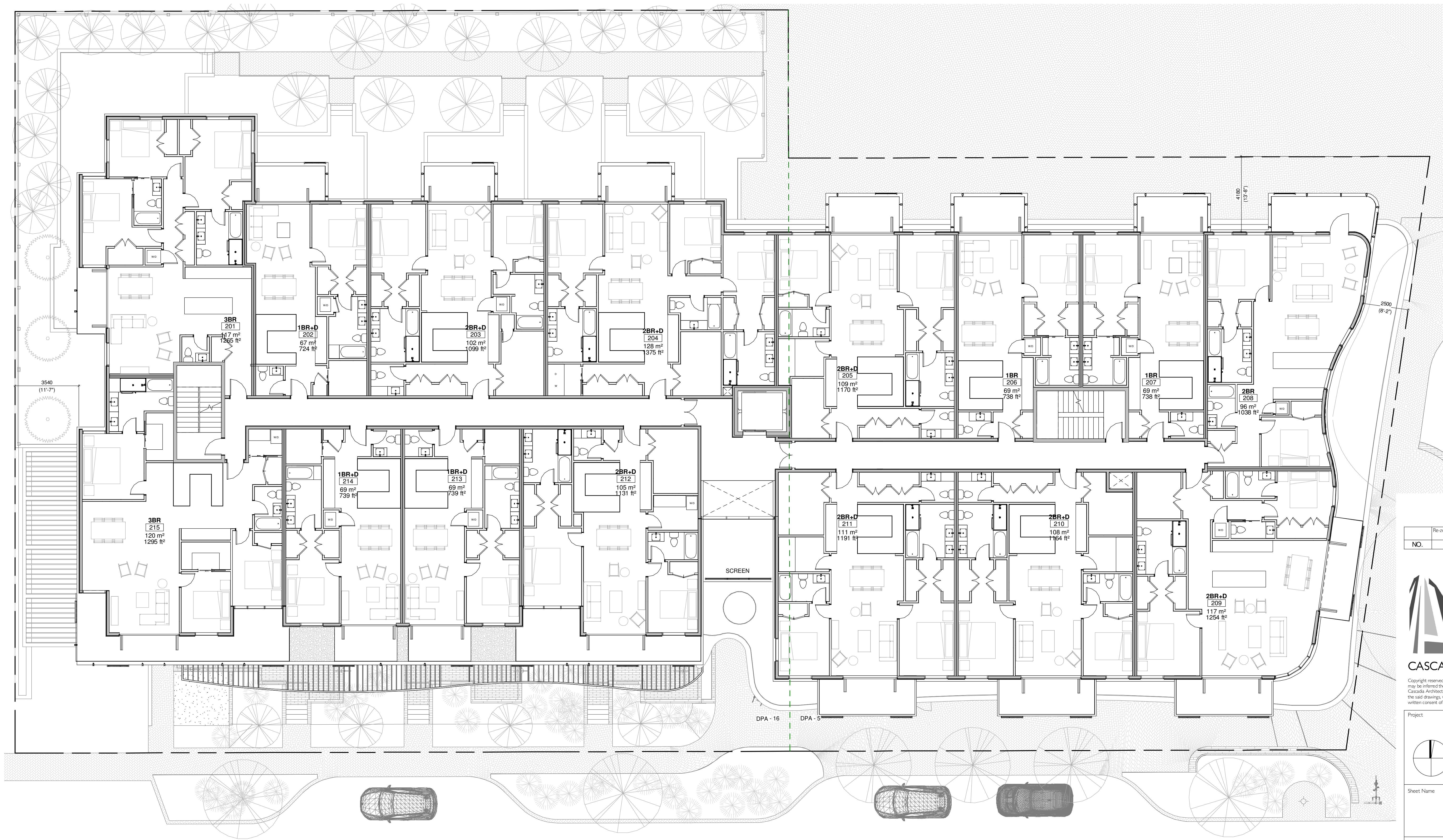
A2.00



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2018-11-23 3:58:17 PM



DPA - 5 AREA = 741.5 m²

DPA - 16 AREA = 892 m²

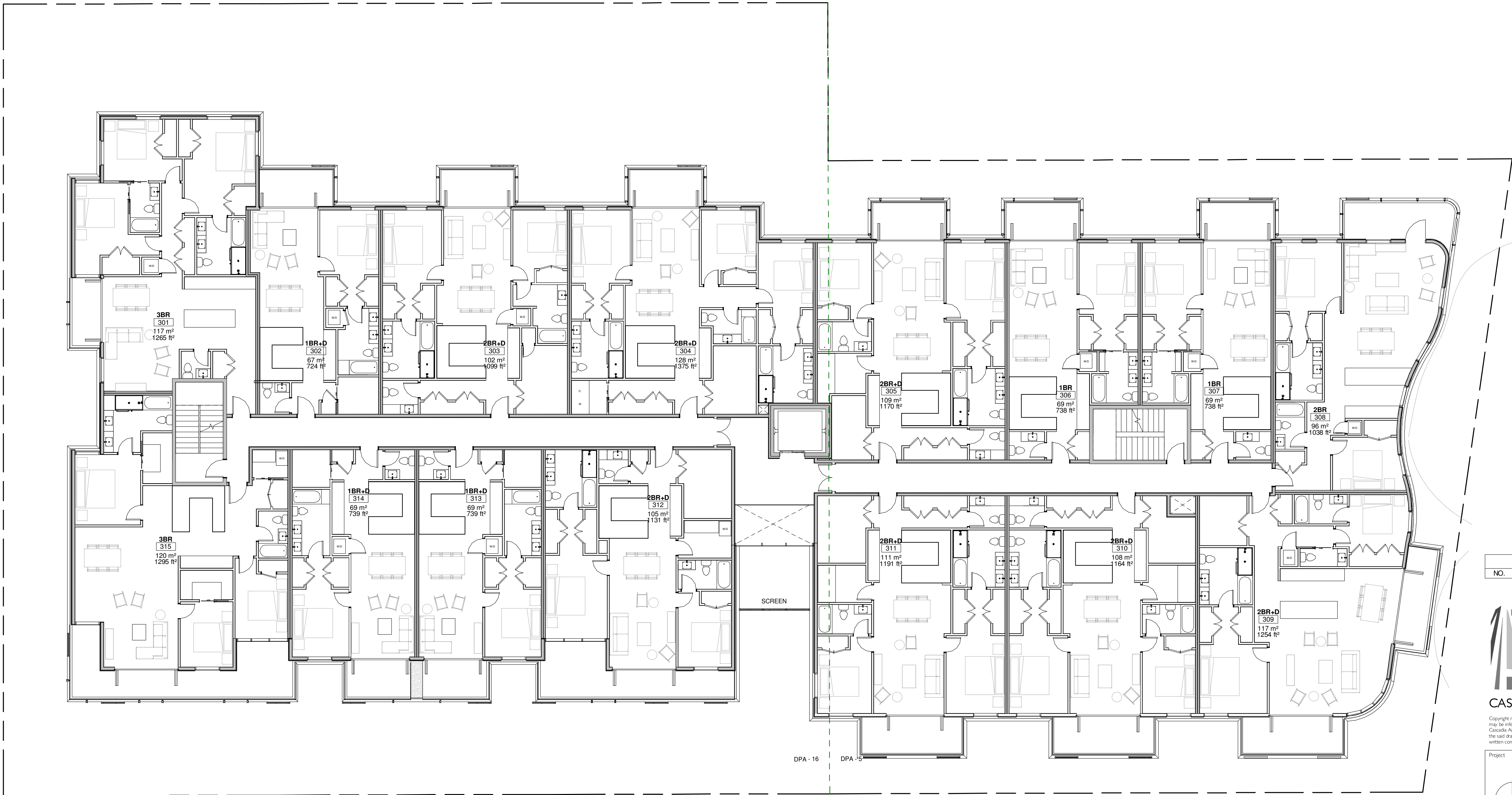
Re-zoning & Development Permit		February 27, 2018
NO.	DESCRIPTION	DATE



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Project		Cook & Pendergast	
Sheet Name		Level 2	
Date		May 4, 2018	
Scale	1 : 100	Project #	1719
Revision		A2.02	
Sheet #		A2.02	



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

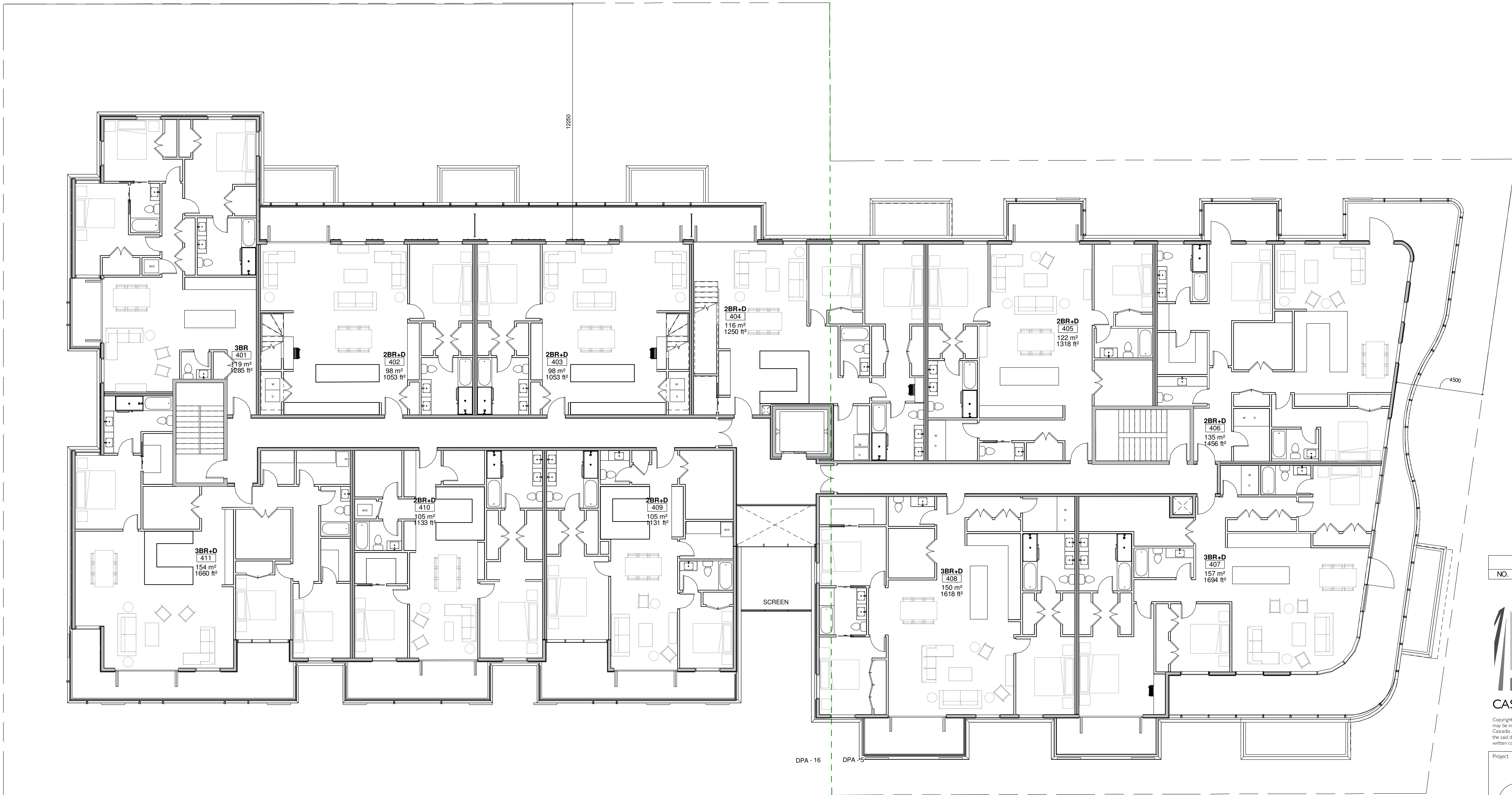
Re-zoning & Development Permit		February 27, 2018
NO.	DESCRIPTION	DATE



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



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

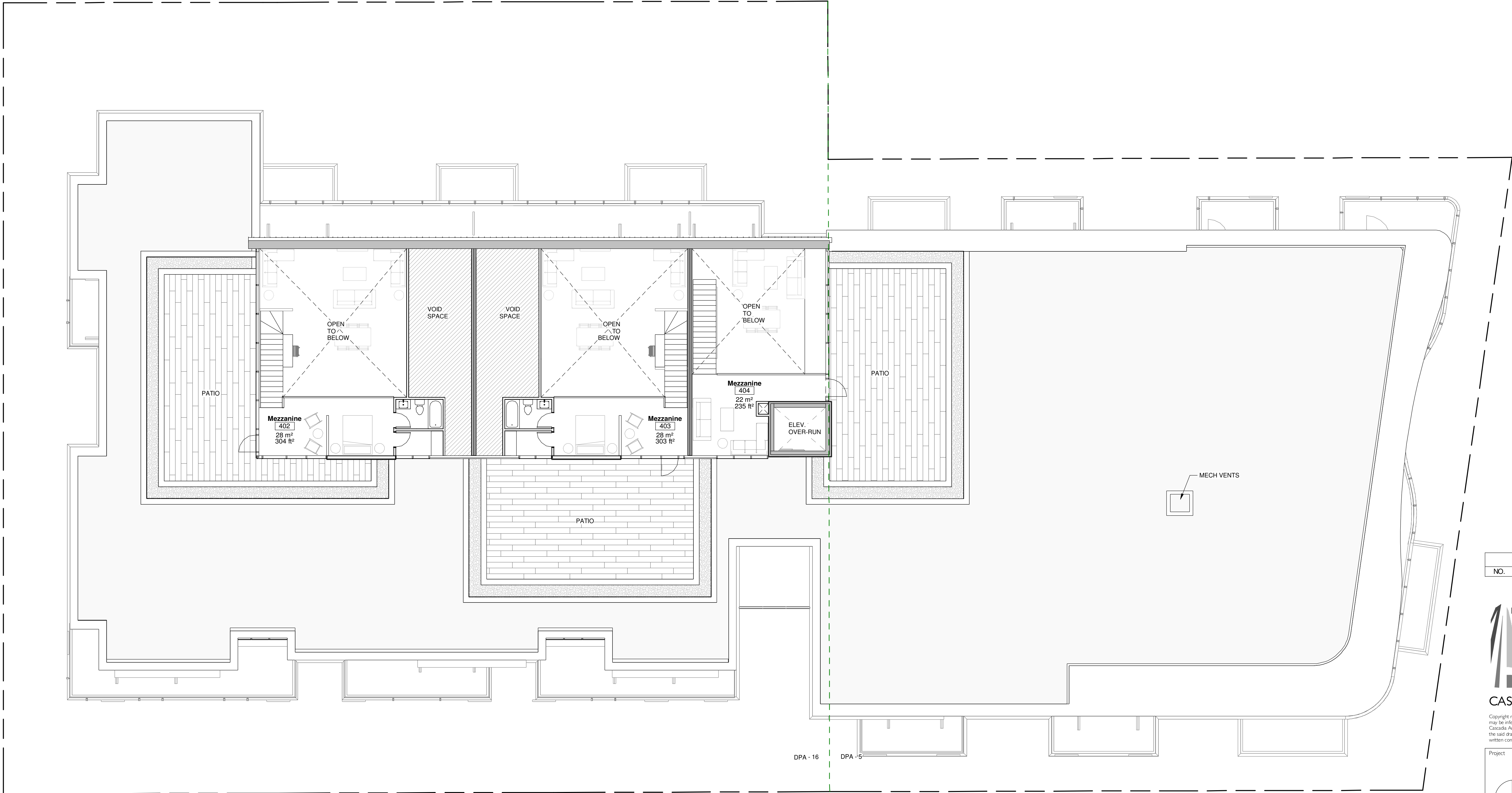
Re-zoning & Development Permit		February 27, 2018
NO.	DESCRIPTION	DATE



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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	
			Sheet # A2.04		



DPA - 16 AREA = 81 m²

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



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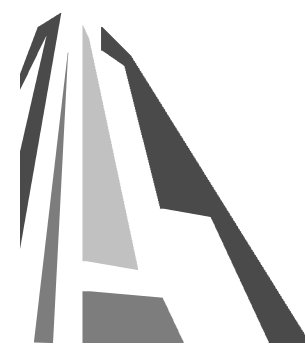
Project		Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street	
Sheet Name		Roof Level	
Date		May 4, 2018	
Scale	1 : 100	Project #	1719
		Revision	
Sheet #		A2.05	



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 |

	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	Project #	
1 : 200	1719	
Revision		
Sheet #		
		A3.00



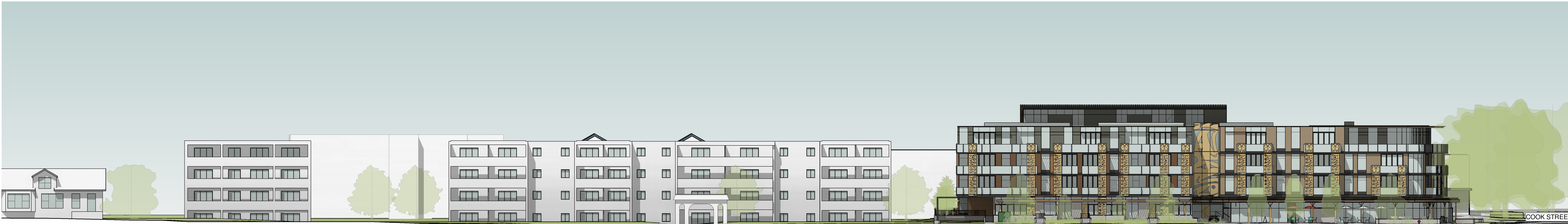
VIEW ALONG COOK STREET



VIEW ALONG PENDERGAST STREET



CORNER OF COOK STREET & PENDERGAST STREET

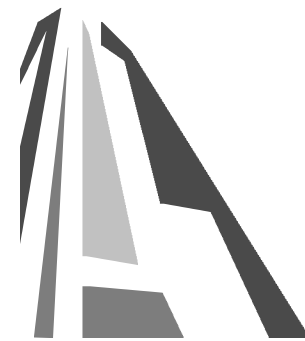


1 Pendergast Street Elevation
1 : 300



2 Cook Street Elevation
1 : 300

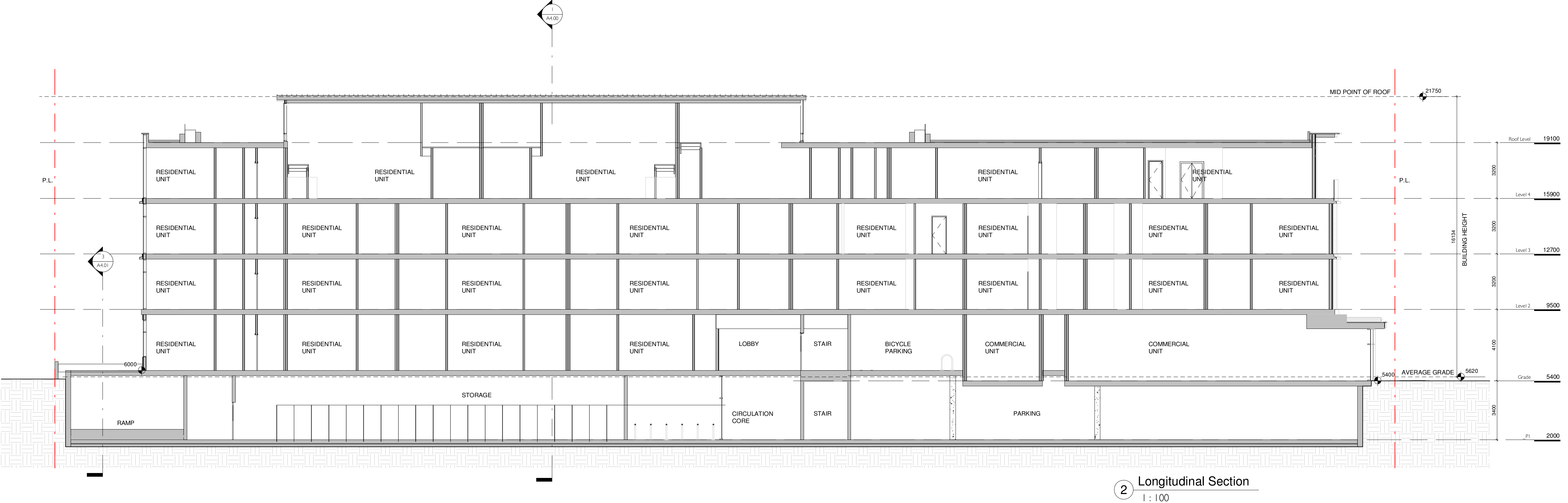
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



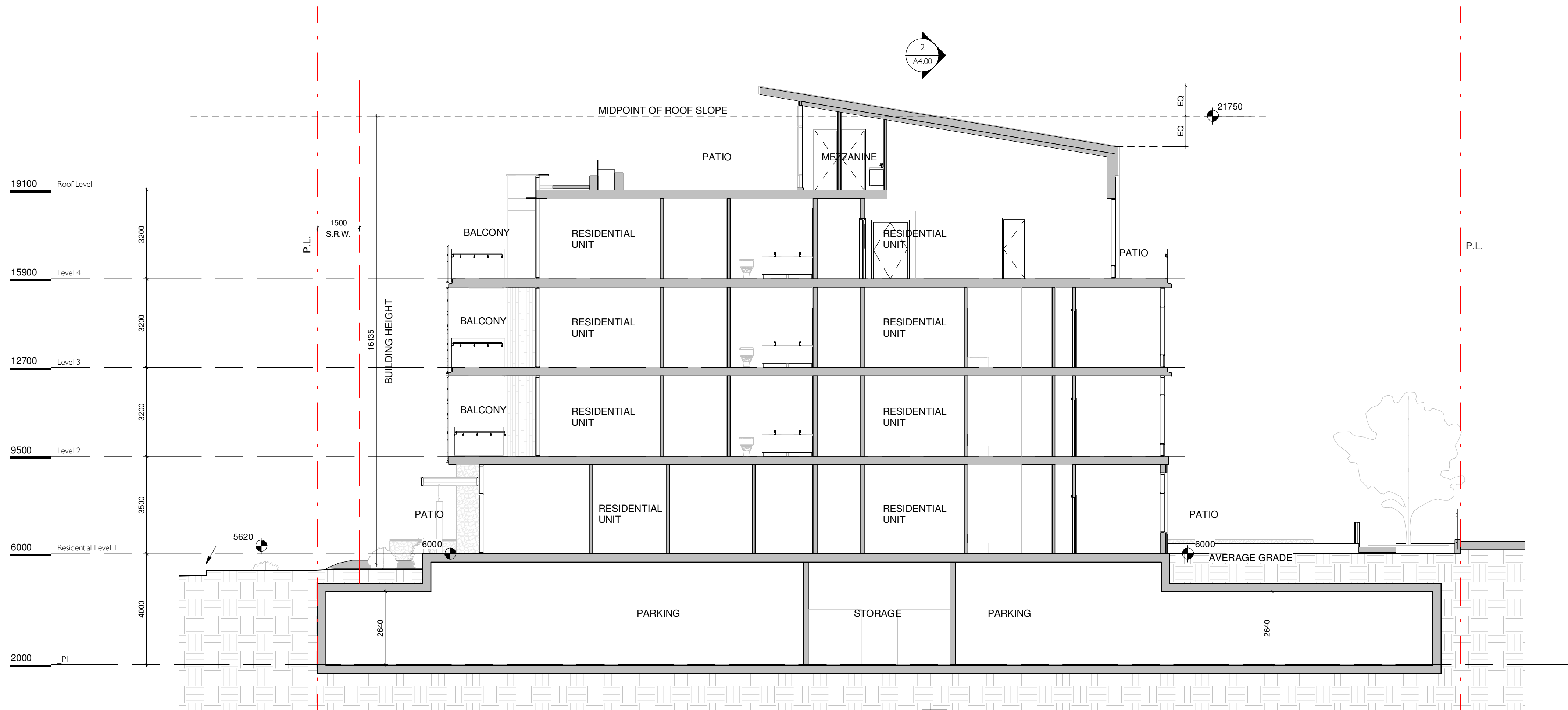
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Project		
Cook & Pendergast		
Aragon Properties Ltd. 328 Cook Street		
Sheet Name		
Context Elevations		
Date		
May 4, 2018		
Scale	Project #	
1 : 300	1719	
	Revision	
	Sheet #	A3.01

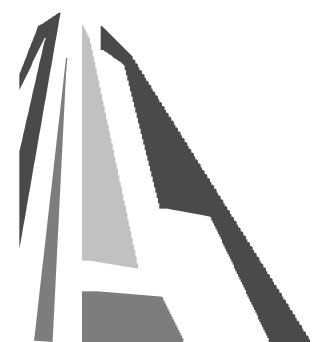


2 Longitudinal Section
1 : 100



1 Cross Section
1 : 100

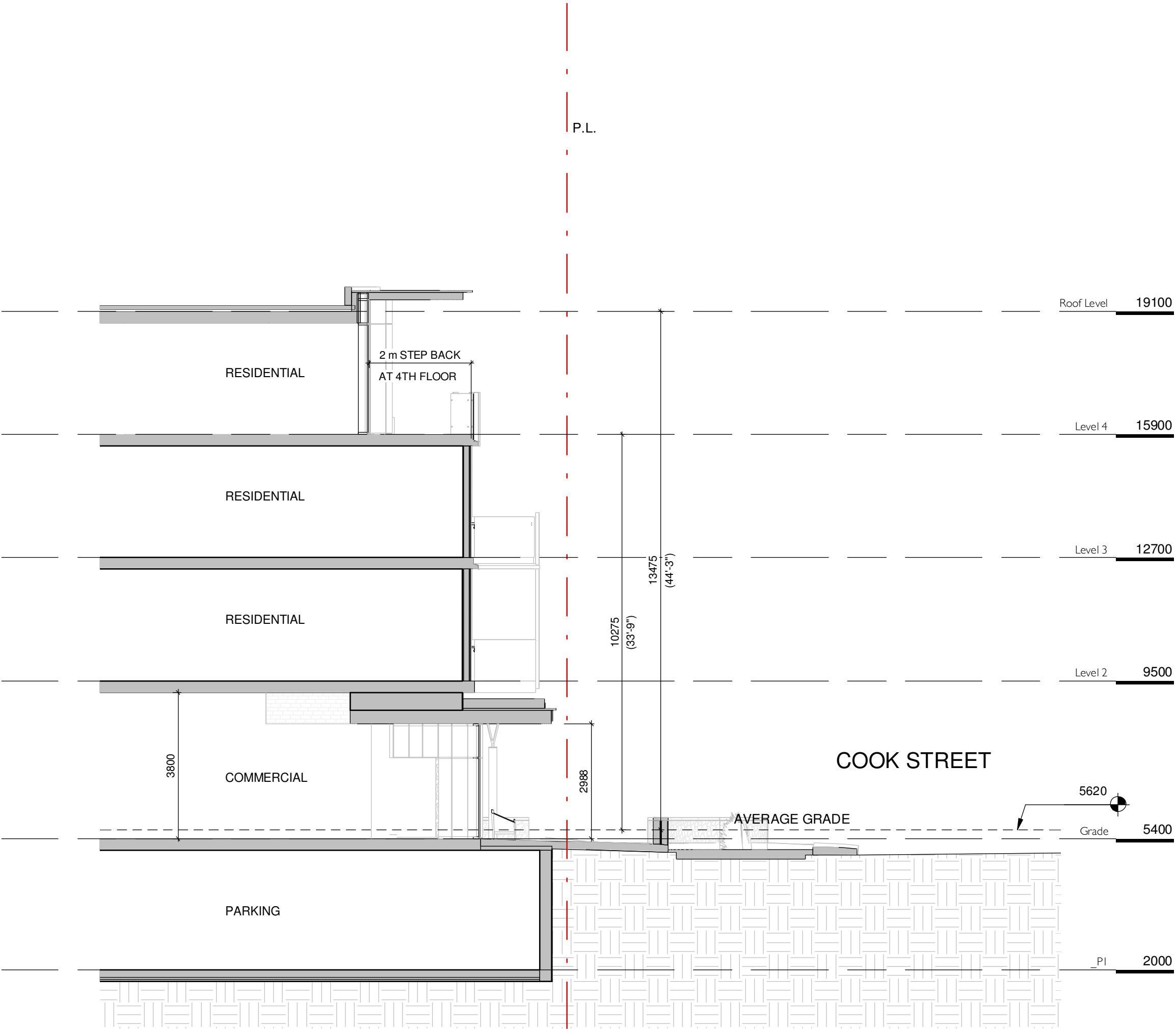
NO.	Re-zoning & Development Permit	February 27, 2018
	DESCRIPTION	DATE



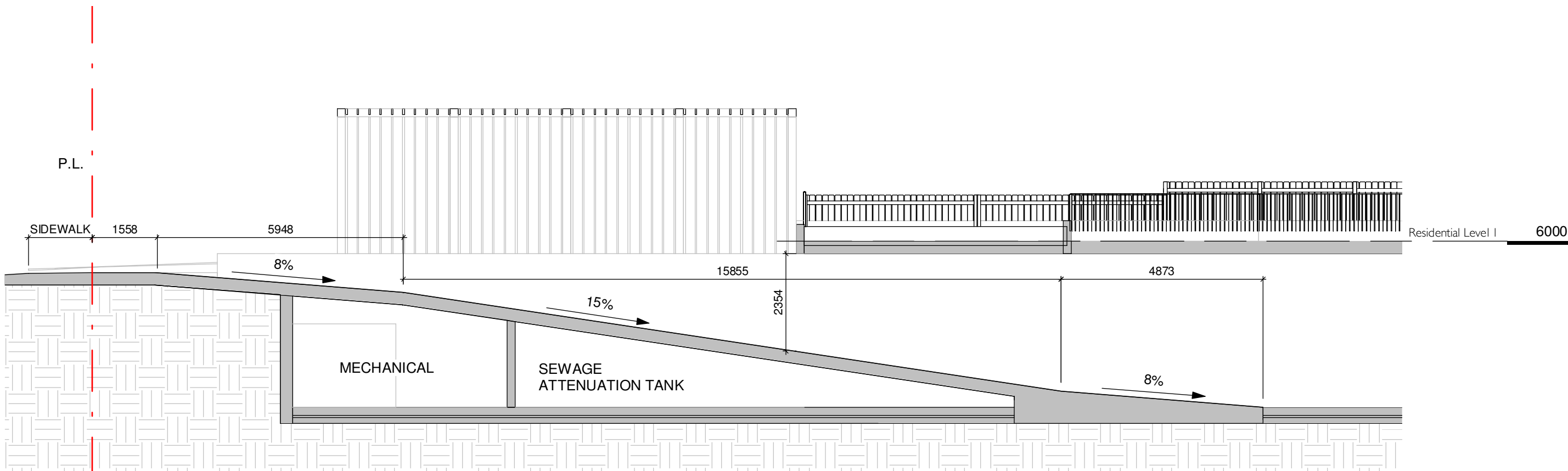
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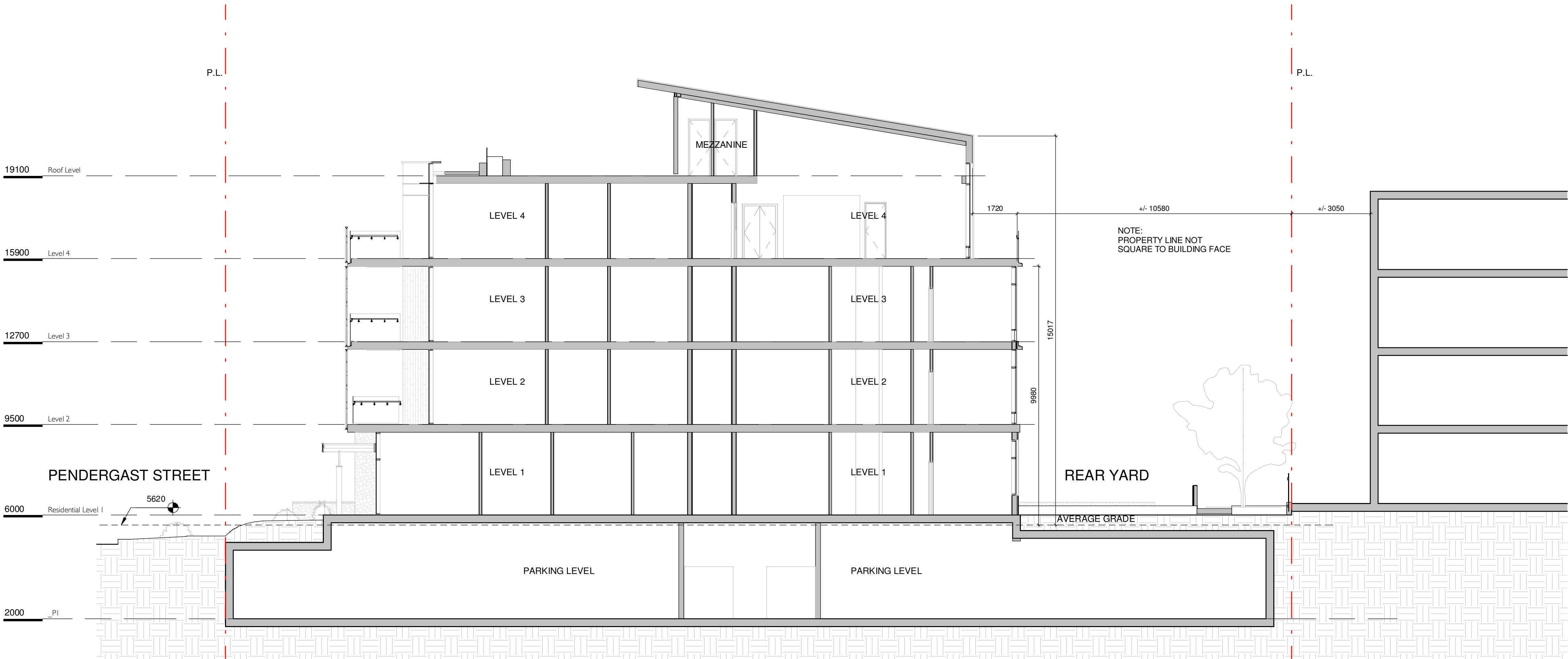
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Cook & Pendergast		
Aragon Properties Ltd. 328 Cook Street		
Sheet Name		
Building Sections		
Date		
May 4, 2018		
Scale	1 : 100	Project #
		1719
	Revision	
	Sheet #	A4.00



1 Cook Street Section
1 : 100

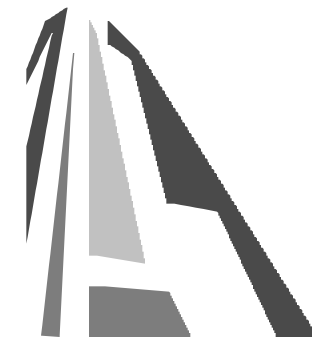


3 Parking Ramp
1 : 100



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

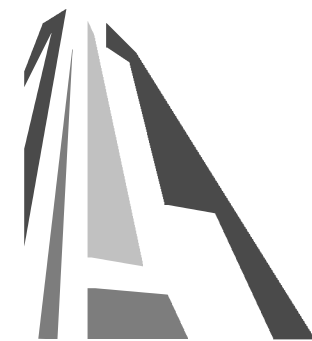


RESIDENTIAL ENTRANCE



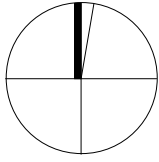
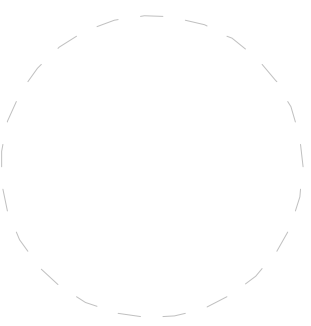

BIRDSEYE VIEW LOOKING SOUTHEAST

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

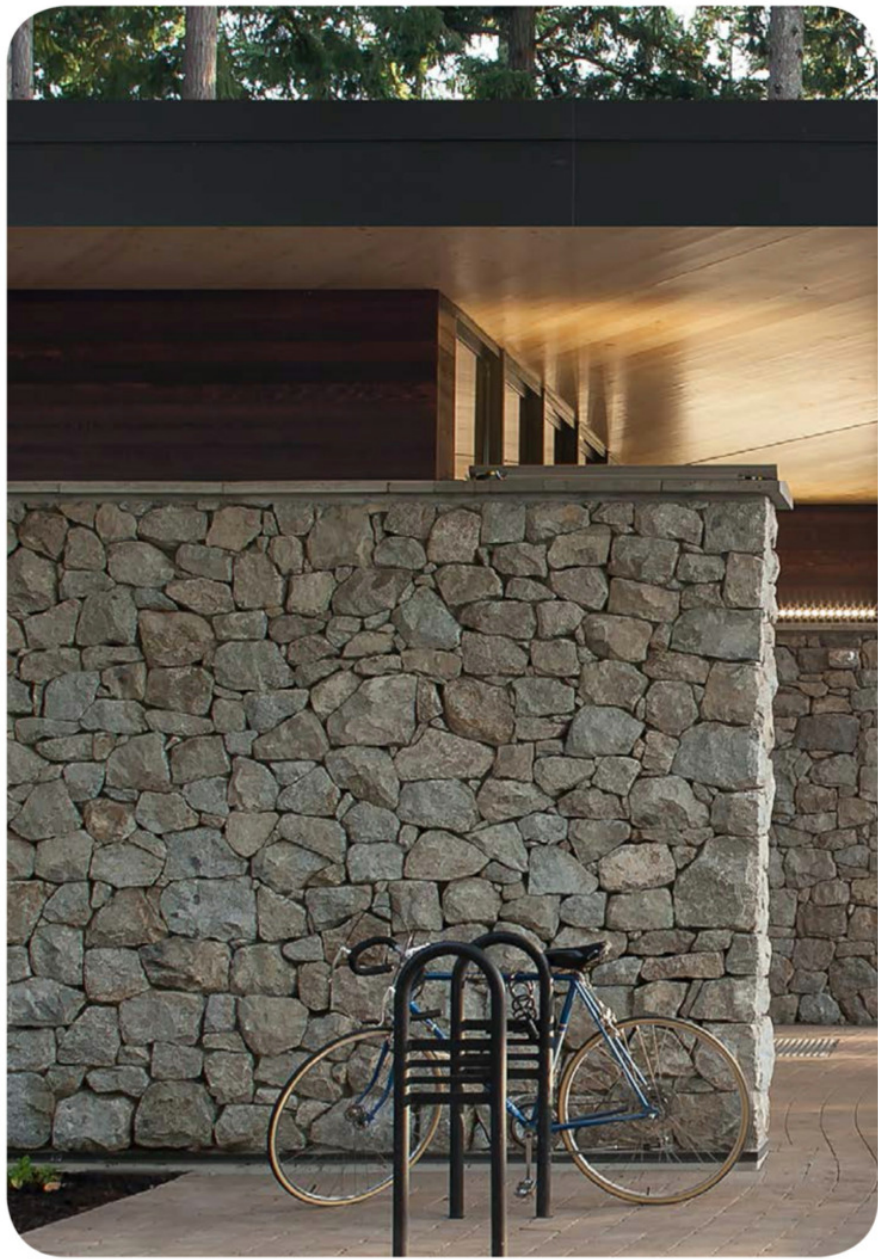


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Project		Cook & Pendergast
		Aragon Properties Ltd. 328 Cook Street
Sheet Name		Perspectives
Date		May 4, 2018
Scale	Project #	1719
	Revision	 1
	May 4, 2018	
Sheet #		A9.00

PROJECT MATERIALS



STONE



BRICK

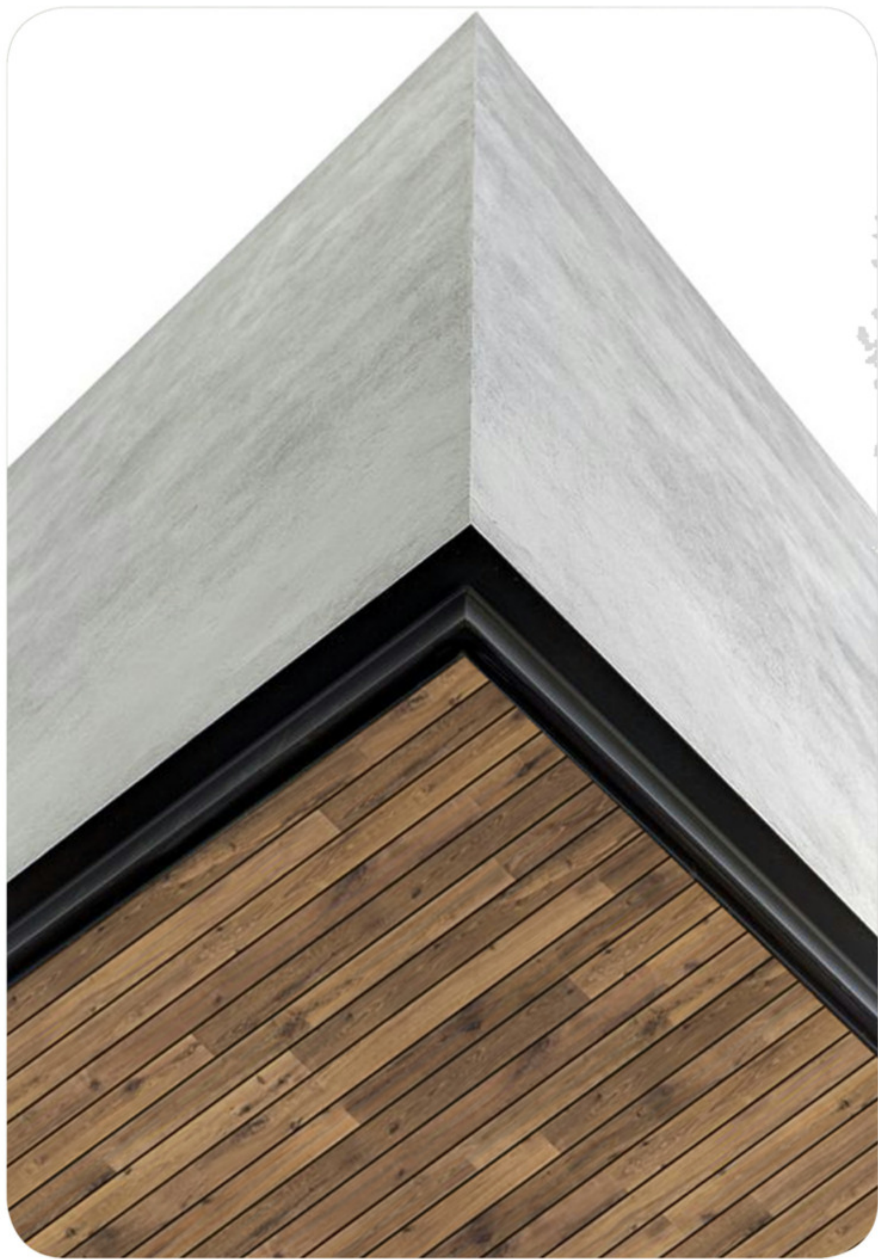


WOOD



CEMENTITIOUS

CLADDING



SOFFIT



TIMBER



PAVING



METAL

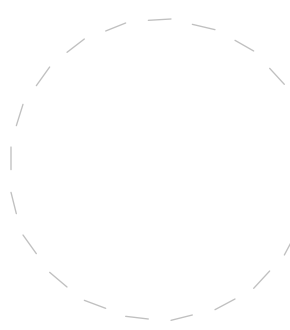
ACCENT

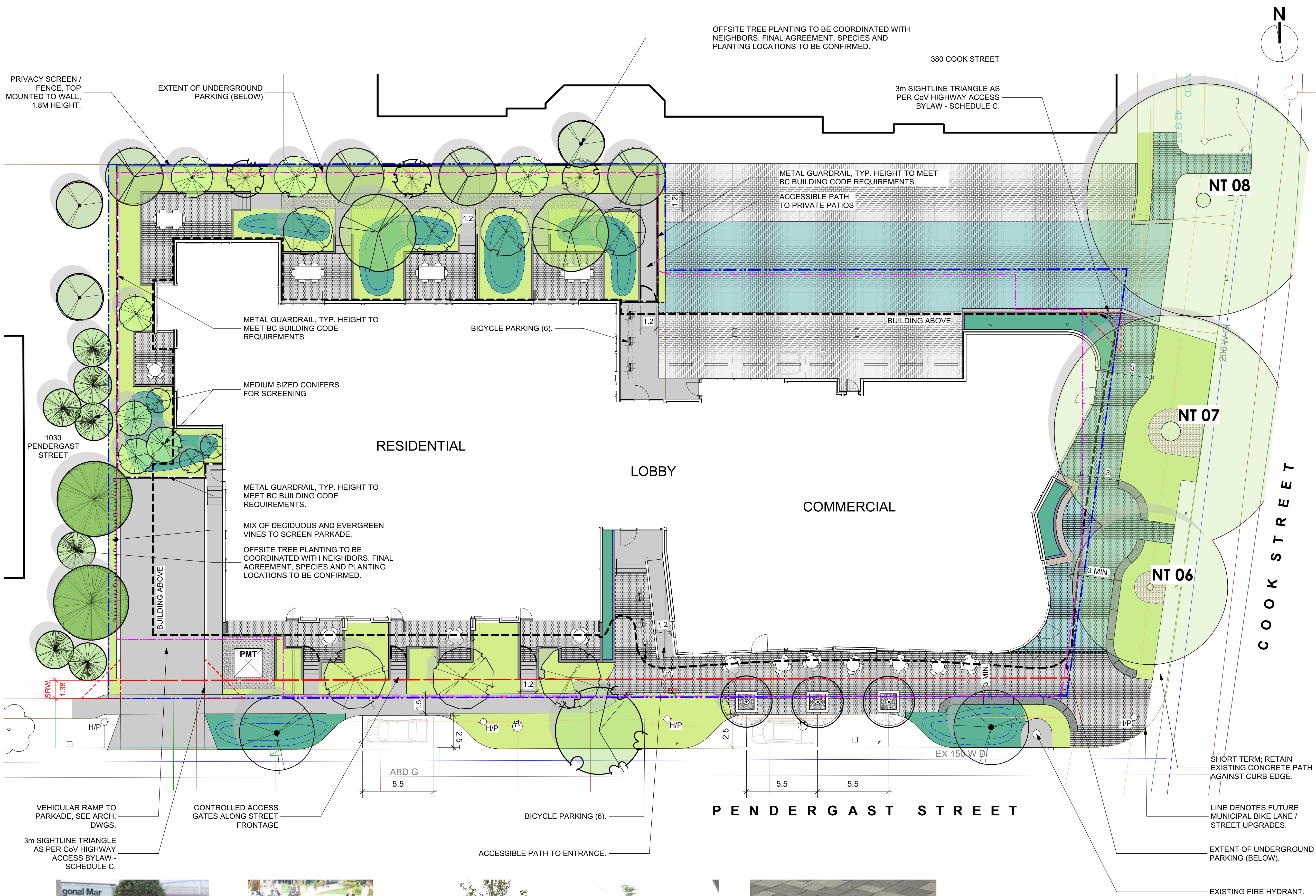
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE









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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 Old-Country style pavers by Abbotsford Concrete. Running bond pattern. Colour: Desert Sand.
	Vehicular Unit Paving Venetian Cobble style pavers by Abbotsford Concrete. Repeating random pattern as per mfr. Colour: Granite Blend.
	Cast in place concrete paving
	Granular Path
	Ornamental Planting Area
	Rain Garden Area

LANDSCAPE FURNISHINGS	
	Custom Seating Bench
	Modular Street Furniture Elements
	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.



- 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.



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. *

NOT FOR CONSTRUCTION

1	Rev. Sum. Response	2018.05.04
rev no	description	date

Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Columbia Road
Victoria, BC V8Z 1G1
Phone: 250.412.2991
Fax: 250.412.2992

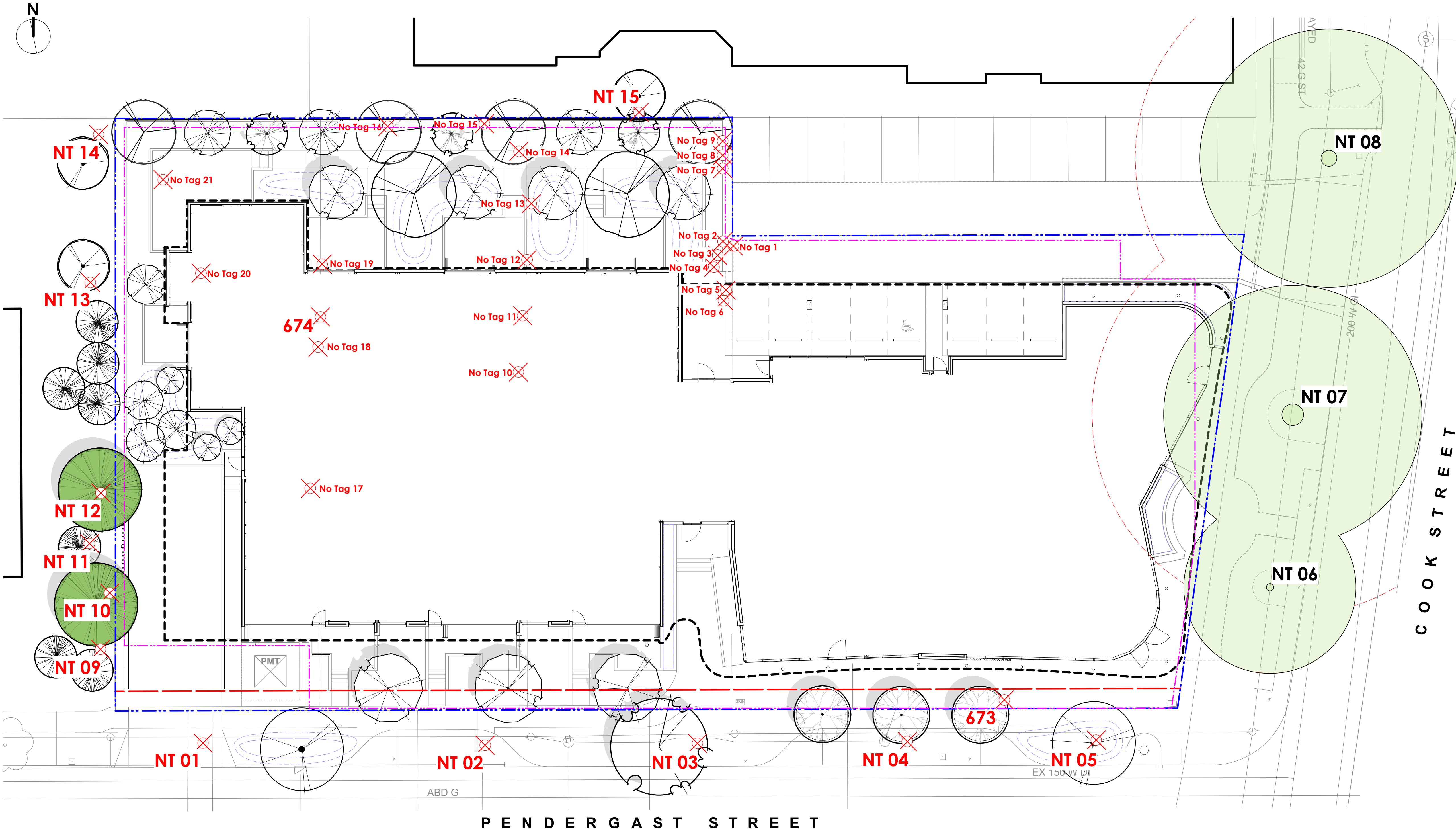
client
ARAGON PROPERTIES LTD.
201-1628 WEST 1ST AVENUE
VANCOUVER, BC

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

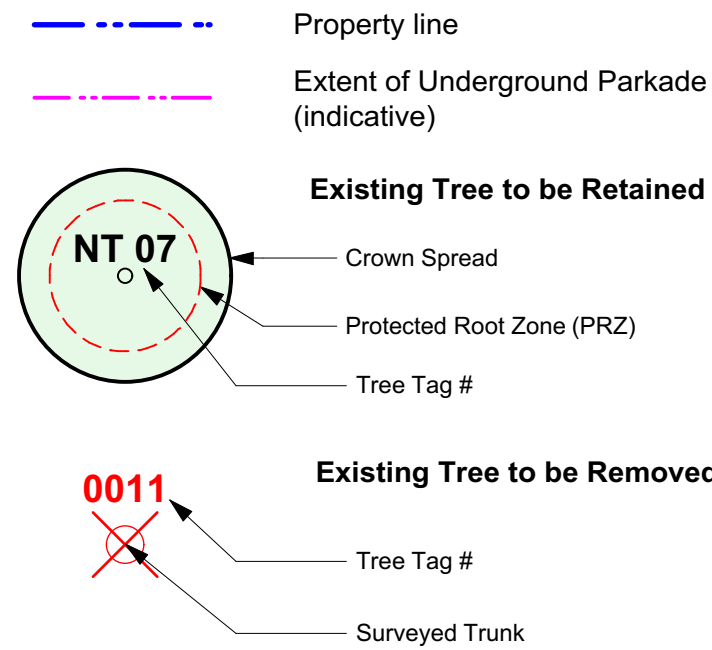
sheet title
Landscape Materials Plan

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

L1.01



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



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

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

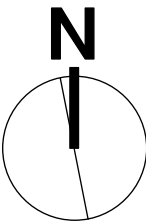
Bylaw protected trees are shown underlined

* Offsite trees with PRZ extending into the project site.

NEW TREES ONSITE: 32

NEW TREES ON NEIGHBORING PROPERTIES: 12

TOTAL NEW TREES: 44

[illegible]

 **Murdoch
de Greeff** INC
Landscape Planning & Design

200 - 524 Cuddeback Road
Victoria, BC V8Z 1G1

Phone: 250.412-2891
Fax: 250.412-2892

project

328 COOK STREET

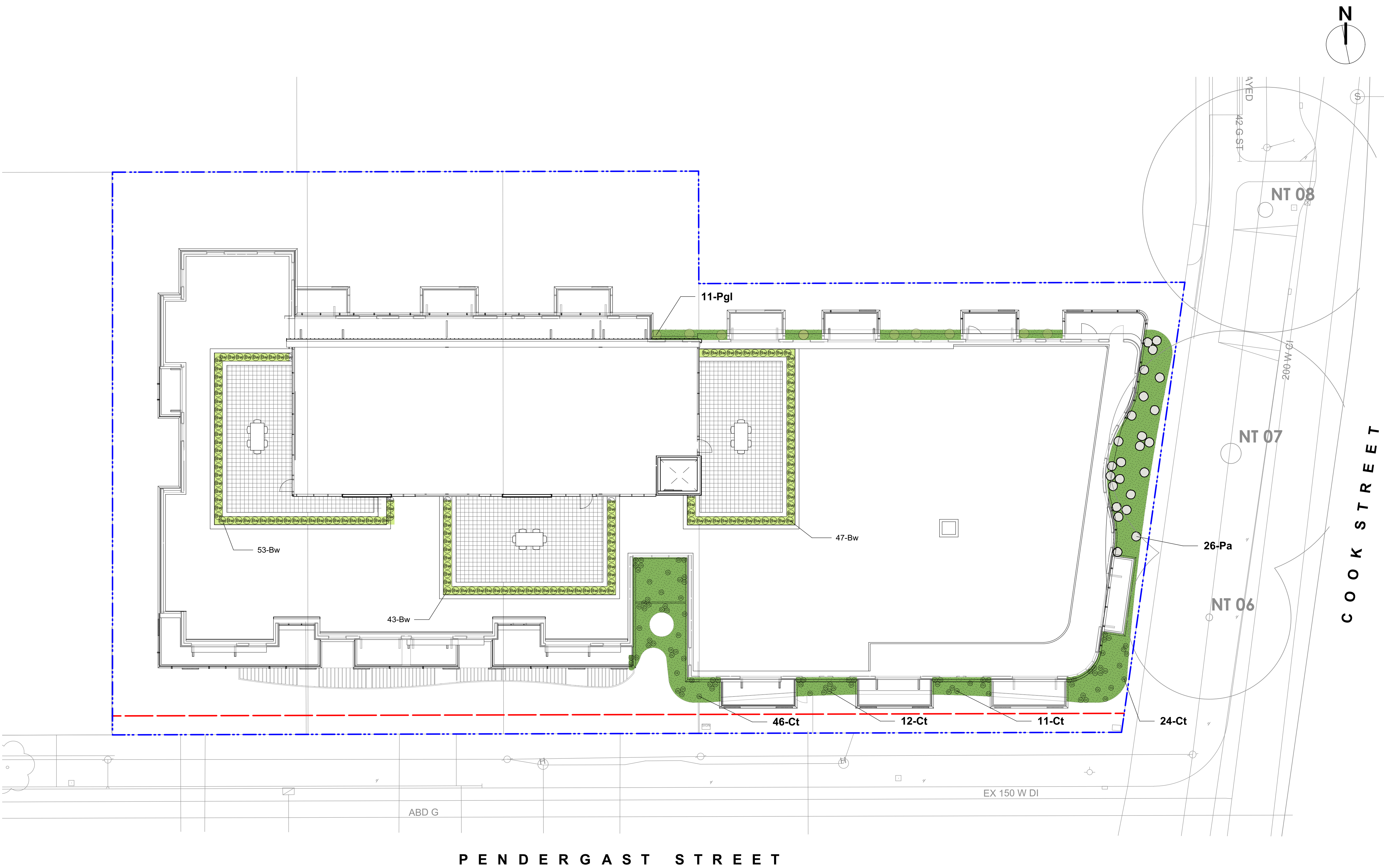
324/238 COOK STREET &
1044-1054 PENDERGAST
STREET

VICTORIA, BC

<u>NATURALIZED:</u>				
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	#2 pot
Pm	21	Polystichum munitum	Sword Fern	#1 pot
Rs	5	Ribes sanguineum	Red Flowering Currant	#3 pot
Sa	18	Symphoricarpos alba	Snowberry	#1 pot
	0			
<u>RAINGARDEN:</u>				
Aff	44	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
Cm	39	Carex morrowii 'Icicle 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
Sc	21	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot
Vb	10	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
Vbo	9	Verbena bonariensis	Tall Verbena	#1 pot
	0			
<u>BOULEVARD:</u>				
Brs	34	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#3 pot
Cs	36	Cistus salvifolius	Sageleaf Rock Rose	#1 pot
Lp	50	Lonicera pileata	Privet Honeysuckle	#2 pot
	0			
<u>BOULEVARD RAIN GARDEN:</u>				
Jcg	163	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lp	20	Lonicera pileata	Privet Honeysuckle	#2 pot
	0			

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

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



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

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client
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201-1628 WEST 1ST AVENUE
VANCOUVER, BC

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

sheet title
Roof and Rooftop
Landscape and
Planting Plan

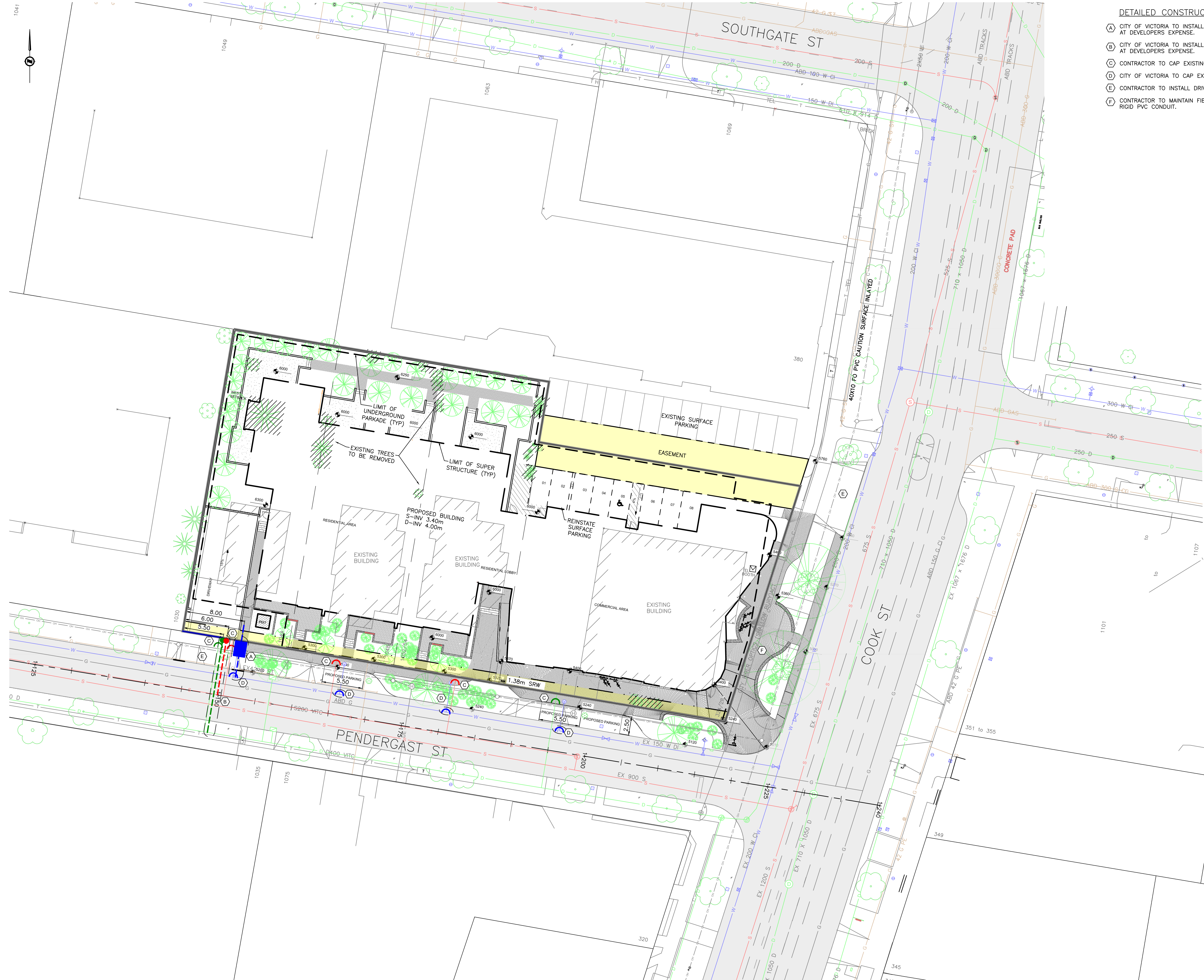
project no.	117.28
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM/PdG

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
- 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



- 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
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PRELIMINARY ONLY

