

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

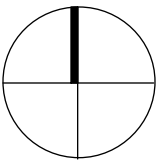


COOK & PENDERGAST CORNER PERSPECTIVE



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

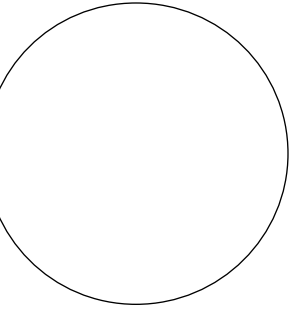
APPLICANT

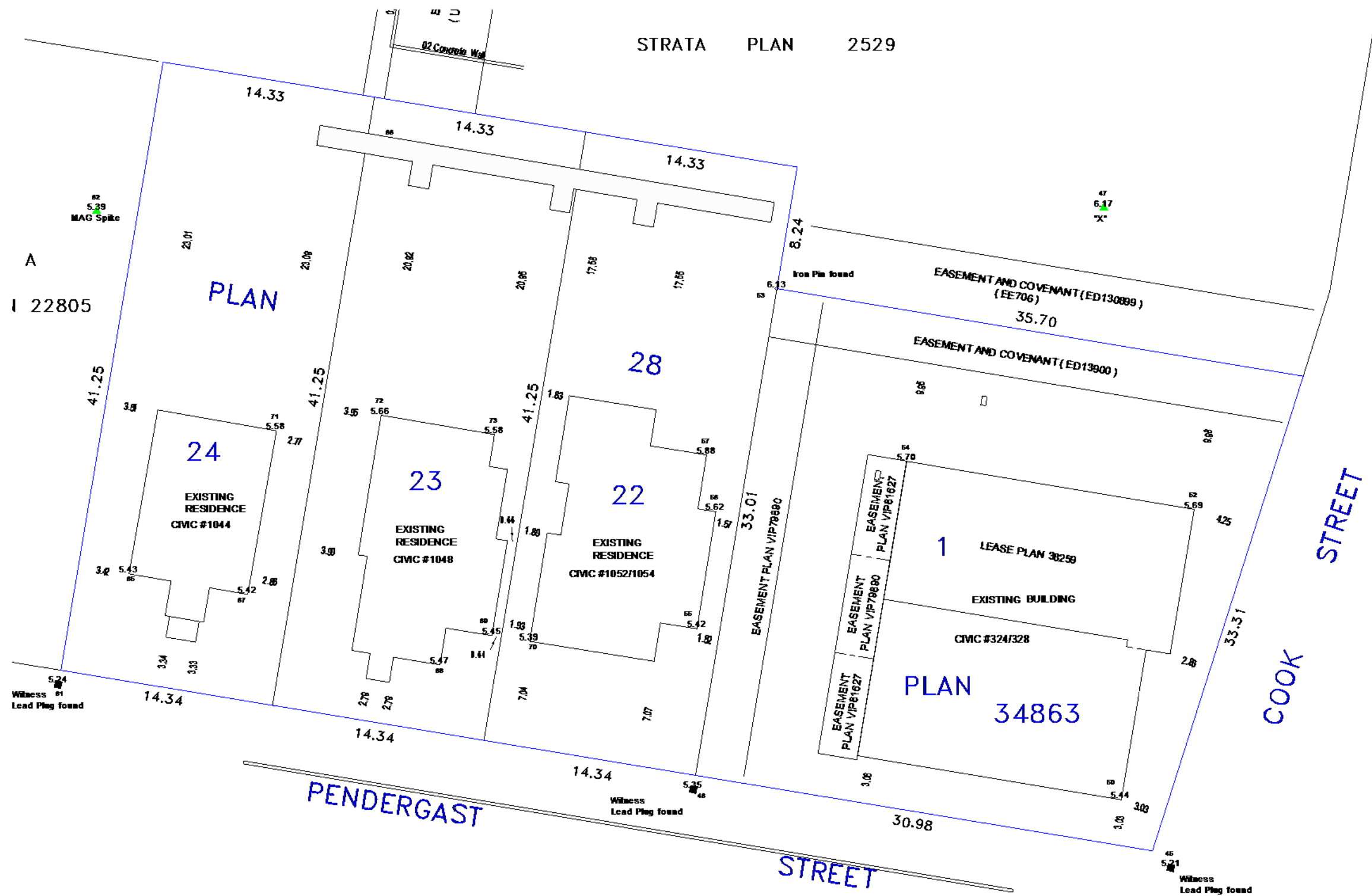
ARAGON PROPERTIES LTD.
201-1628 WEST 1st AVENUE
VANCOUVER BC V6J 1G1
604.732.6170

CONTACT:
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lramsey@aragon.ca

PROJECT TEAM

ARCHITECT	STUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	CIVIL ENGINEER	TRAFFIC CONSULTANT	LANDSCAPE ARCHITECT	ARBORIST
CASCADIA ARCHITECTS 101-804 BROUGHTON 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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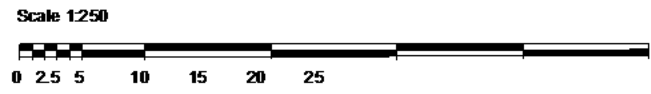


J.E.Anderson and Associates

SURVEYORS ENGINEERS
VICTORIA NANAIMO

SITE PLAN

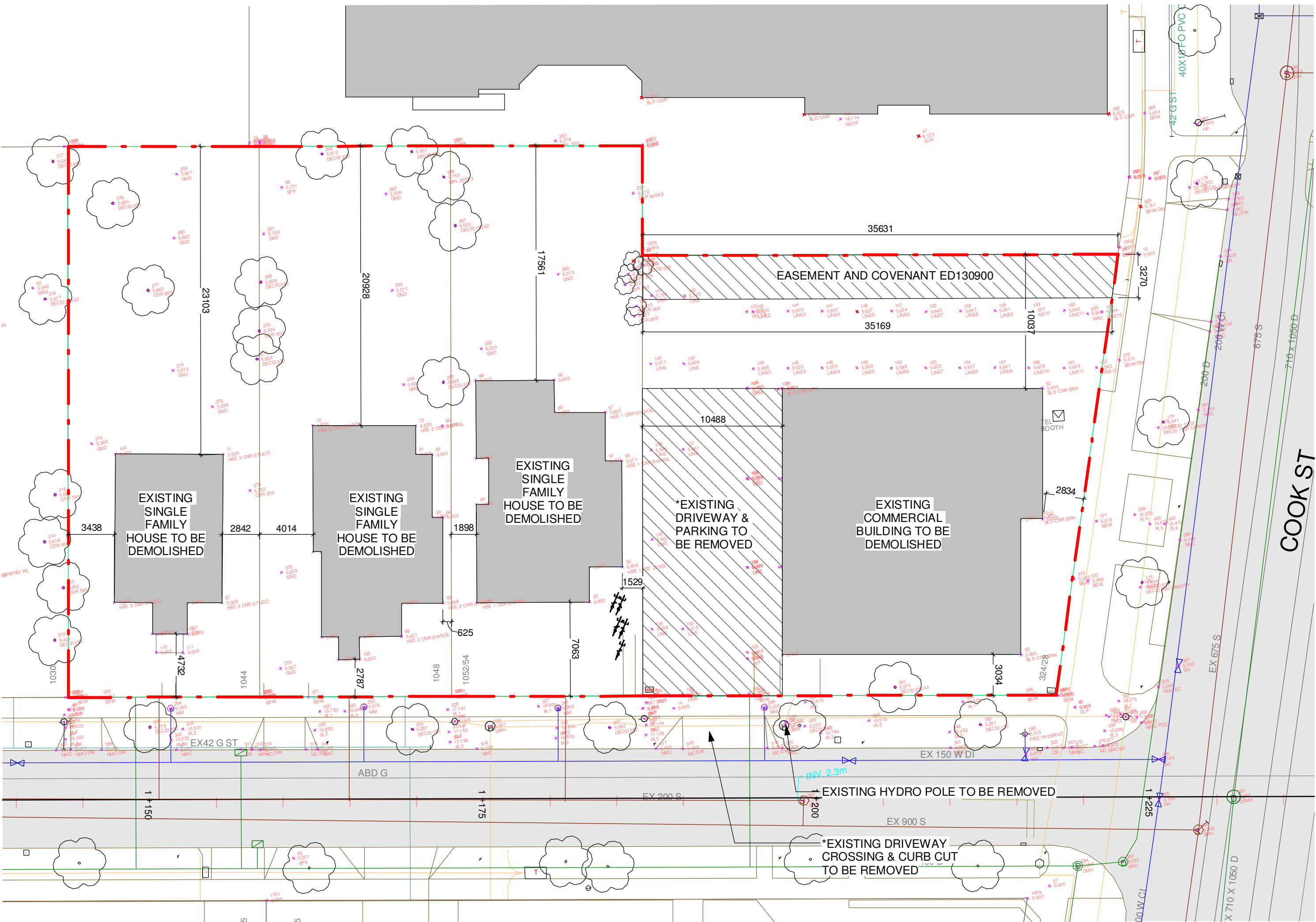
AT 1044-1054 PENDERGAST STREET AND 324/328 COOK STREET
LEGAL: LOT 1, PLAN 34863 AND LOTS
22, 23 AND 24, PLAN 28, ALL OF
FAIRFIELD FARM ESTATE, VICTORIA CITY
DRAWN BY: DIRECT SURVEYOR
SCALE: 1:250 DATE: DEC. 26, 2019
CLIENT: DUCKETT DEVELOPMENTS INC.
OUR FILE: 308953303 JAN. 5, 2017



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

J22800_SERVER30105_SITE.DWG.DBL

1 Survey Plan
1 : 300



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

2 Existing Site Plan
1 : 250

AVERAGE GRADE CALCULATIONS

GRADE POINTS:

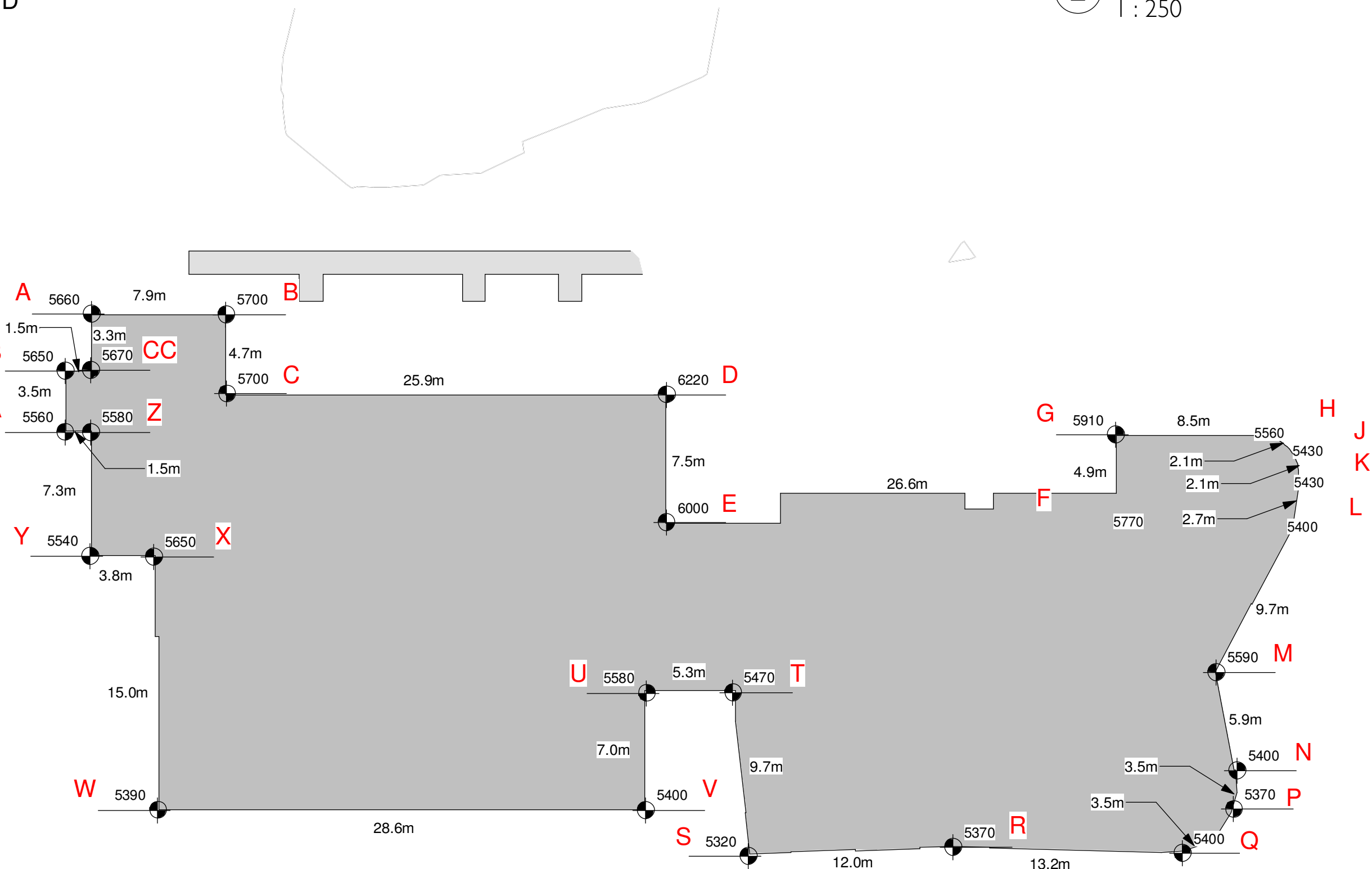
A:	5.66	R:	5.37
B:	5.70	S:	5.32
C:	5.70	T:	5.47
D:	6.22	U:	5.58
E:	6.00	V:	5.40
F:	5.77	W:	5.39
G:	5.91	X:	5.65
H:	5.56	Y:	5.54
J:	5.43	Z:	5.58
K:	5.43	AA:	5.56
L:	5.40	BB:	5.65
M:	5.59	CC:	5.67
N:	5.40		
P:	5.37		
Q:	5.40		

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



3 Average Grade Plan
1 : 250

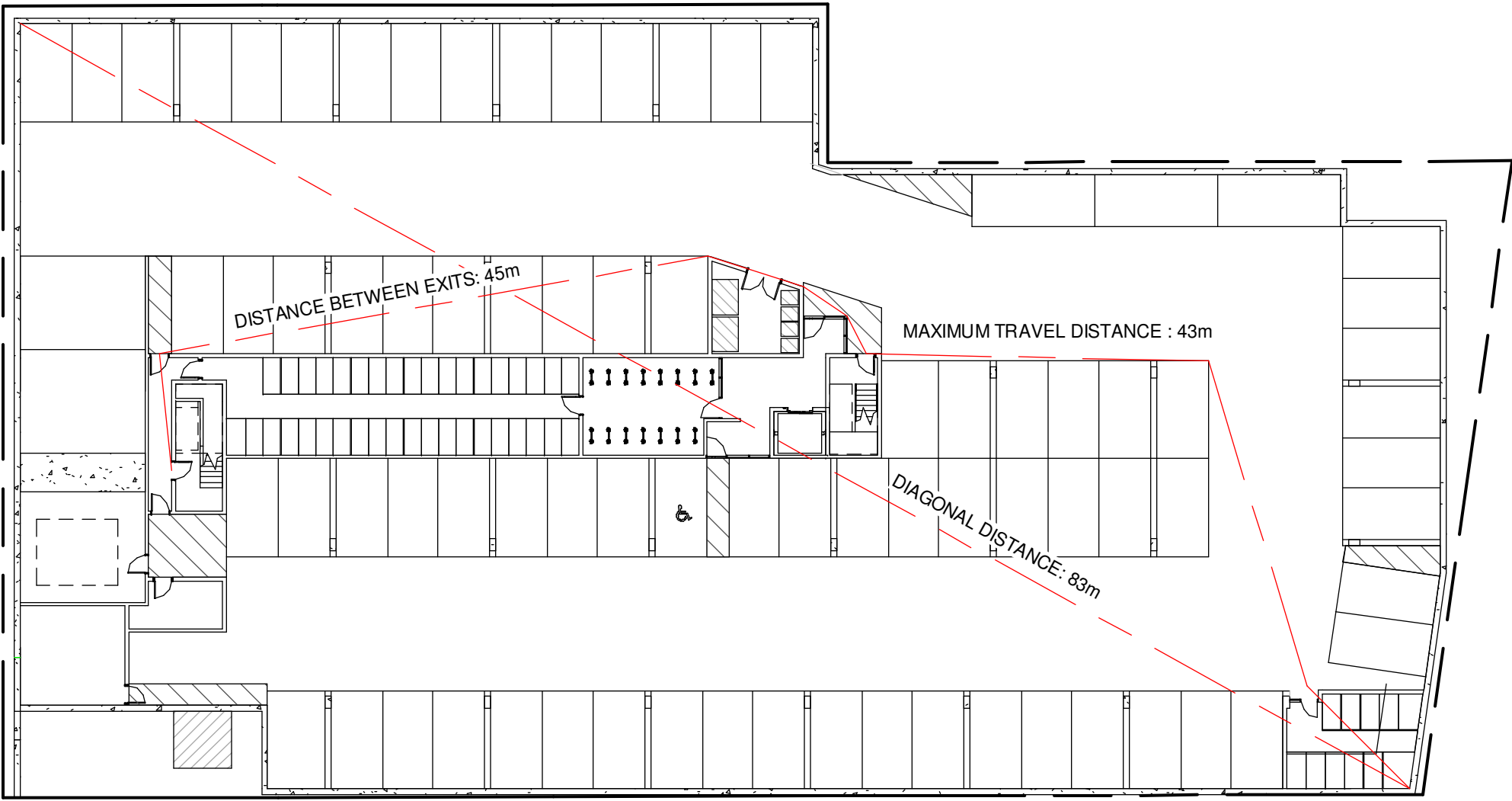
I	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



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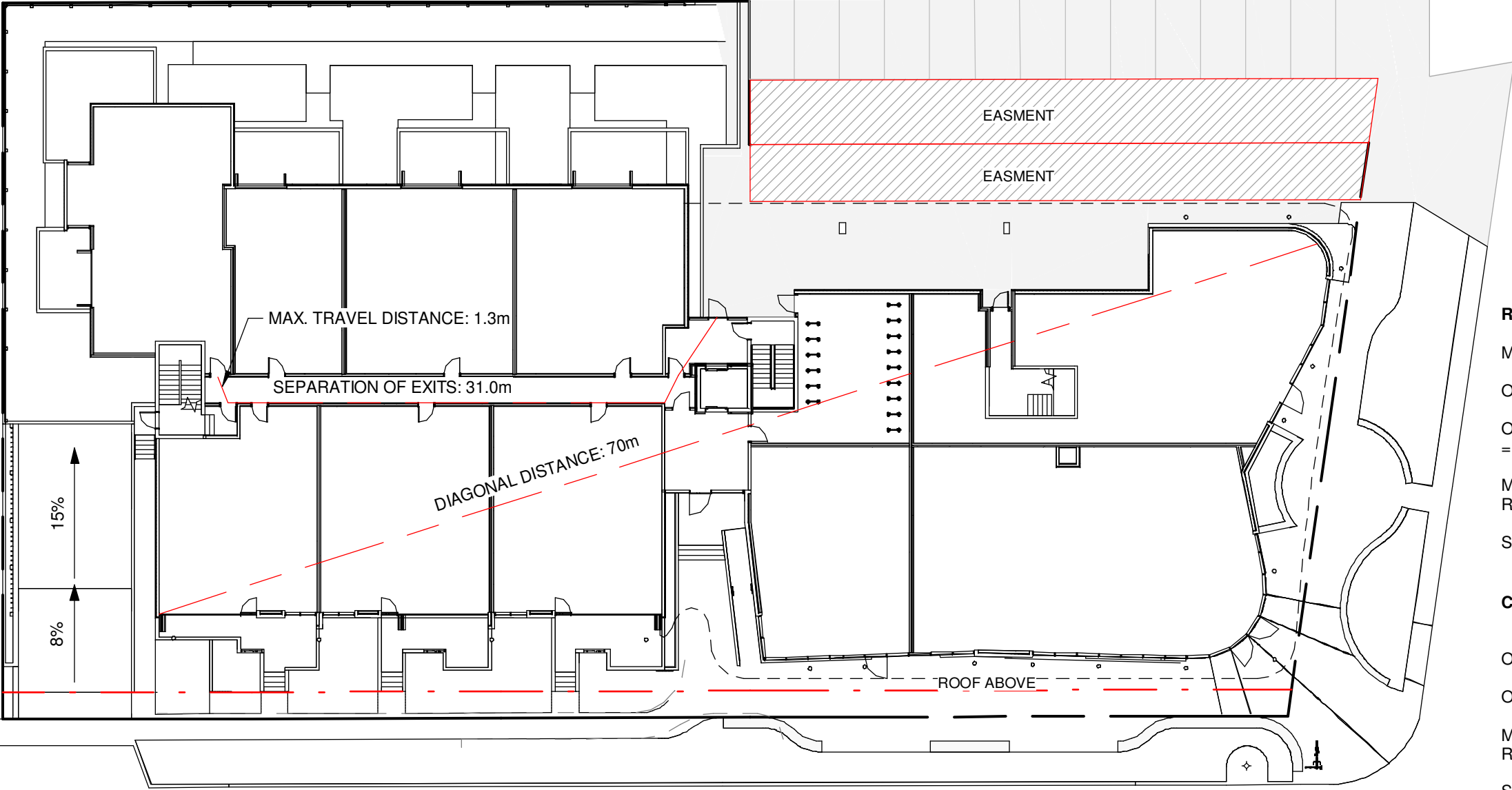
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Project	Cook & Pendergast	
	Aragon Properties Ltd. 328 Cook Street	
Sheet Name	Survey, Existing Site Plan & Average Grade	
Date	October 7, 2019	
Scale	As indicated	Project # 1719
Revision	May 4, 2018	1
Sheet #	A1.00	



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

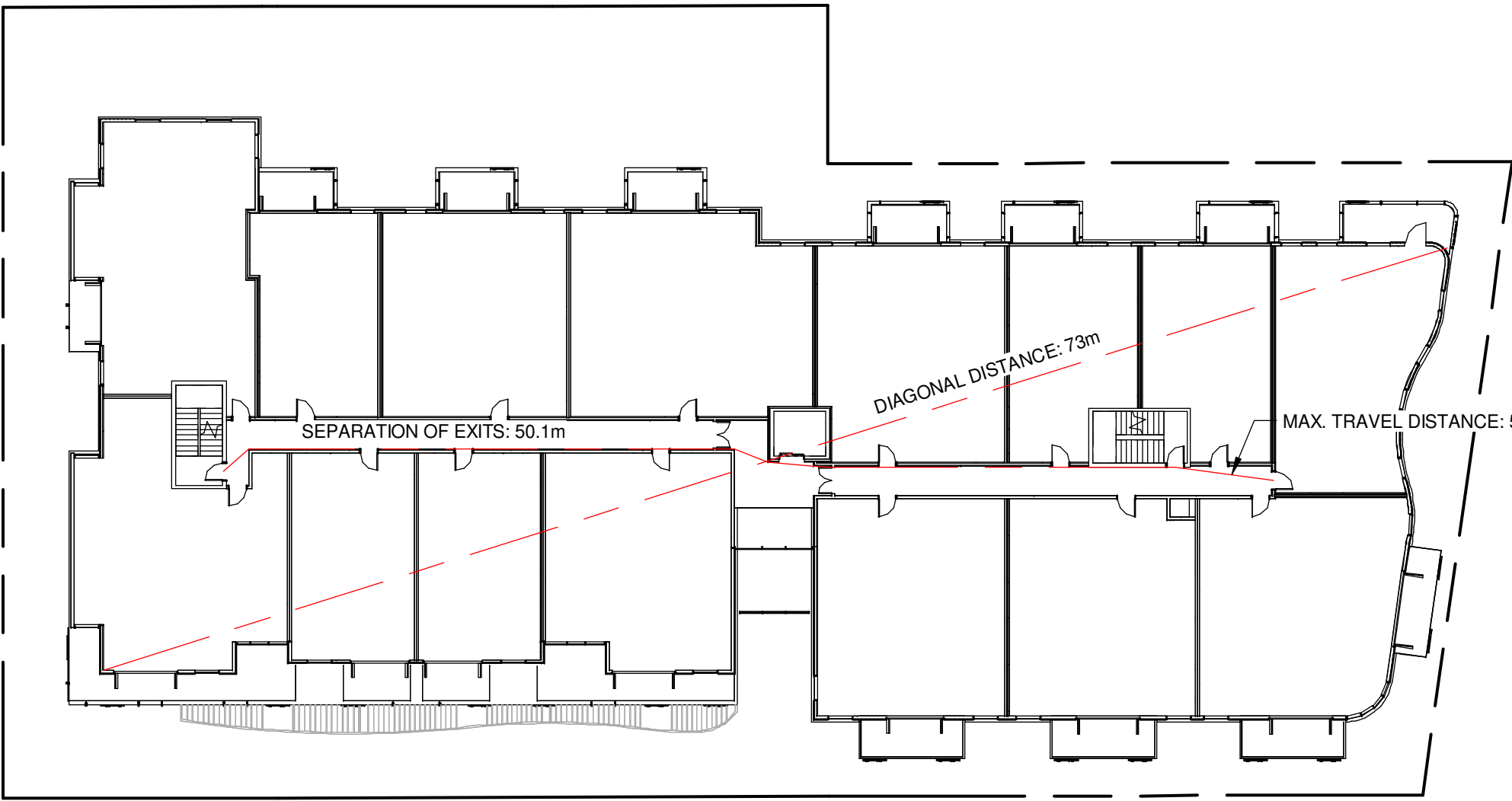
1 Parking Level - Code Plan
I : 300



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

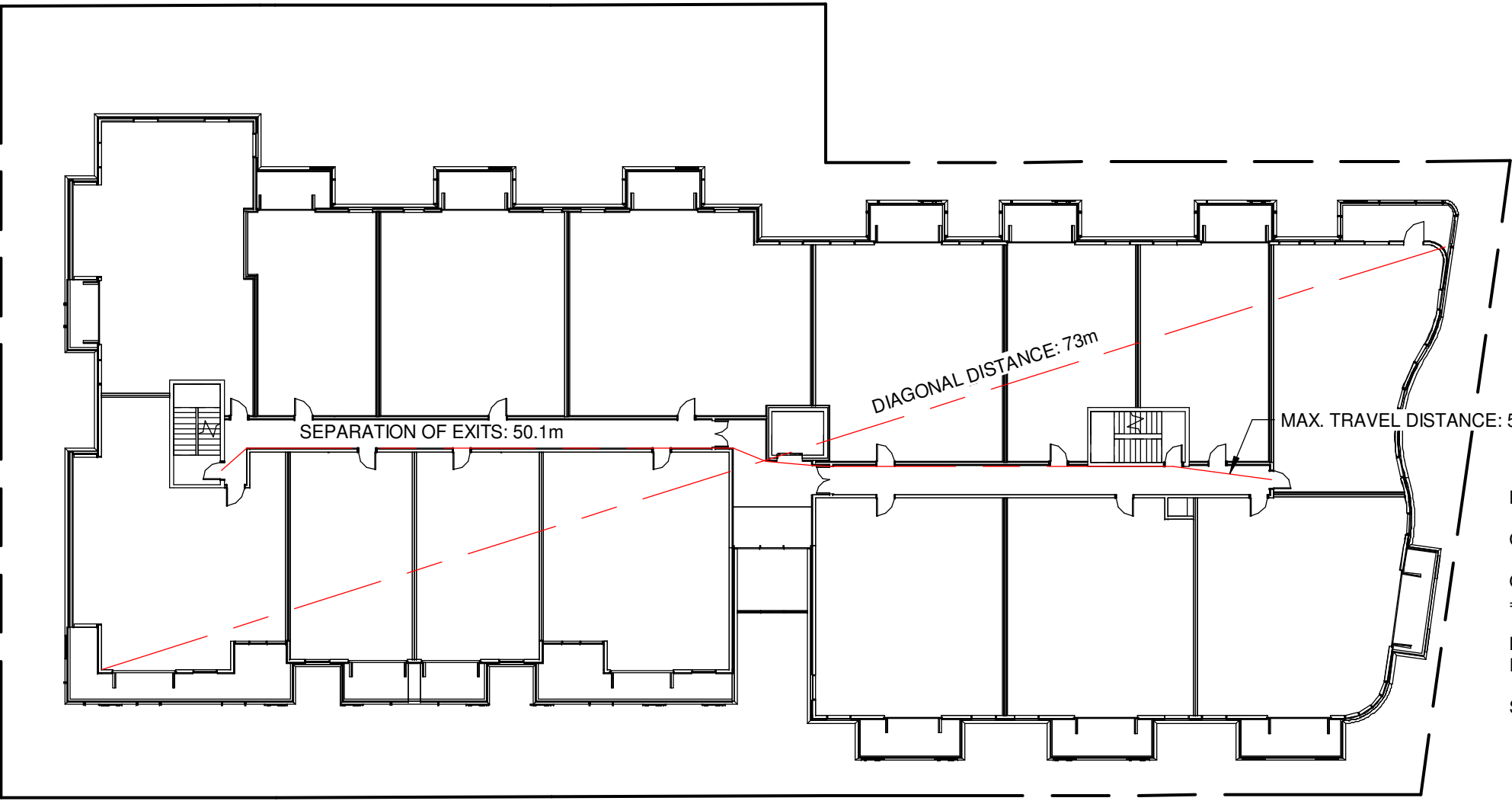
COMMERCIAL AREA
OCCUPANCY: GROUP E
OCCUPANT LOAD: 544 m² / 3.7 m² PER PERSON = 147 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 147 = 897mm
STAIRS : 8mm/PERSON X 147 = 1176mm

2 Grade - Code Plan
I : 300



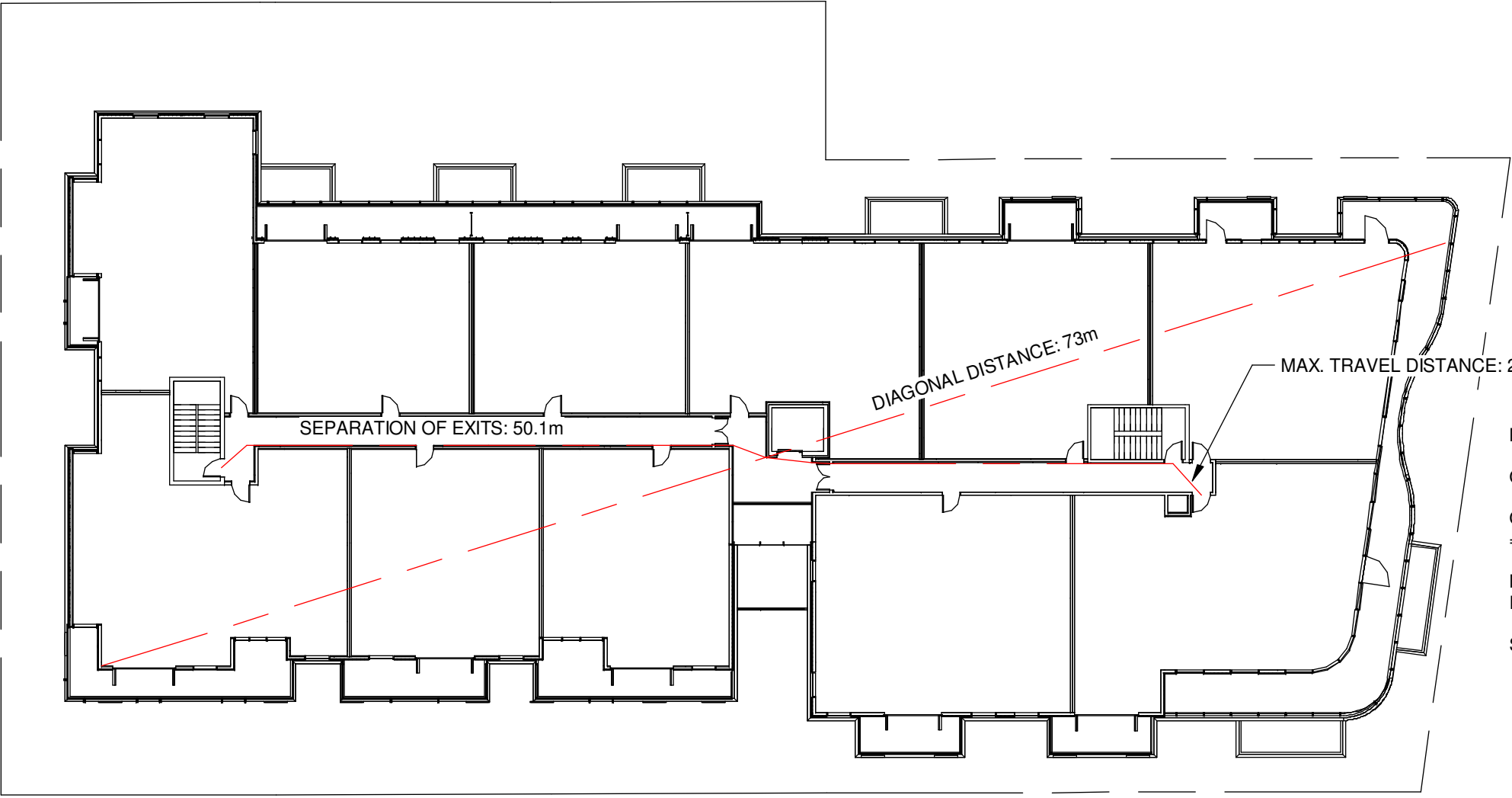
MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 28 SLEEPING ROOMS X 2 PERSONS PER ROOM = 56 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 56 = 342mm
STAIRS : 8mm/PERSON X 56 = 448mm

3 Level 2 - Code Plan
I : 300



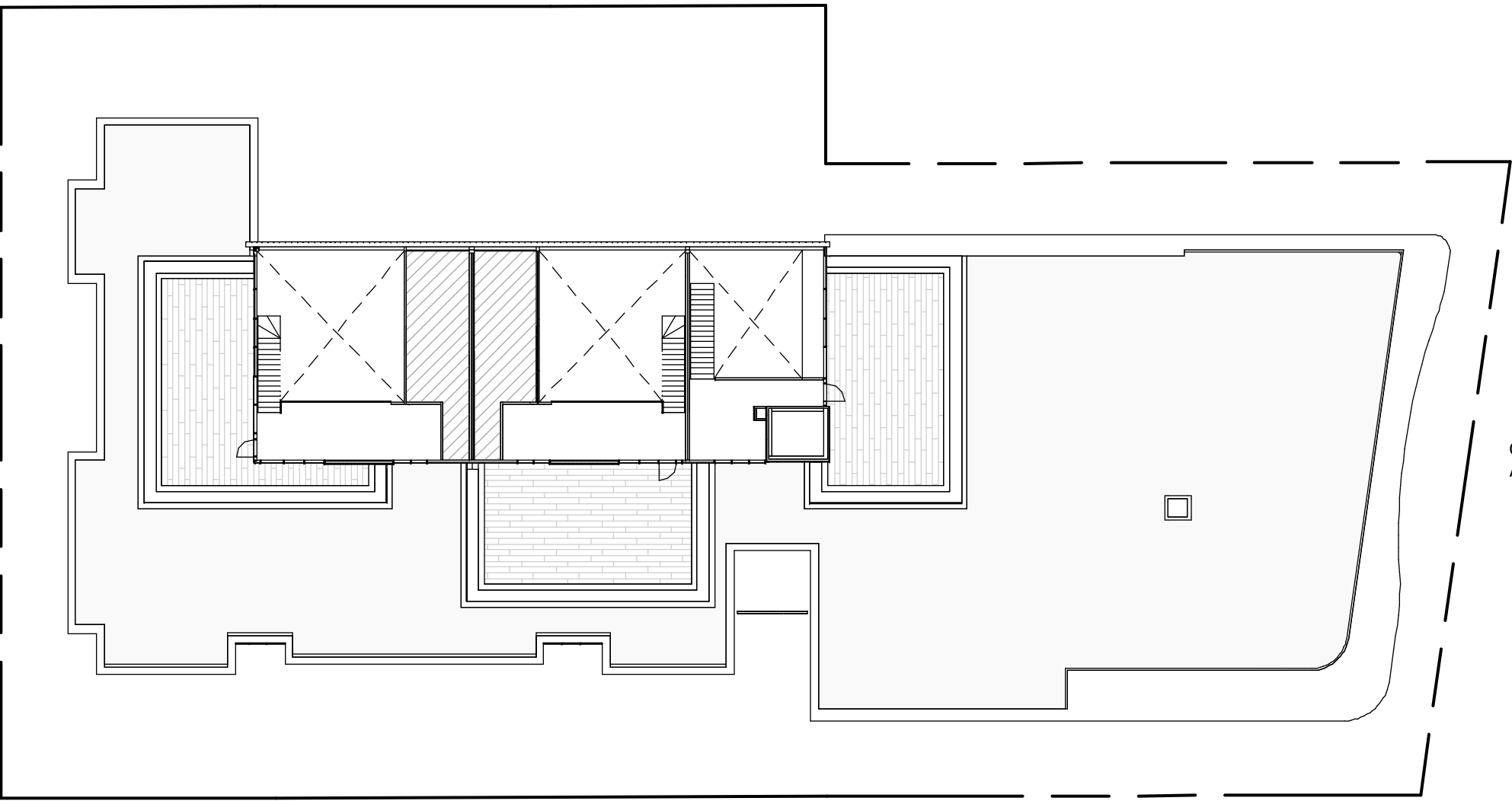
MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 28 SLEEPING ROOMS X 2 PERSONS PER ROOM = 56 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 56 = 342mm
STAIRS : 8mm/PERSON X 56 = 448mm

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



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, 2019
NO.	DESCRIPTION	DATE



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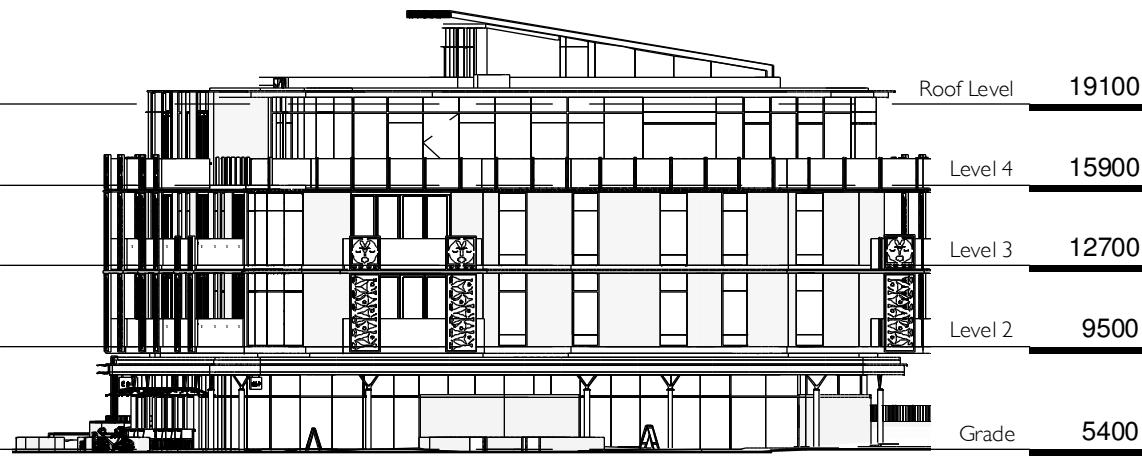
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Cook & Pendergast		
Aragon Properties Ltd. 328 Cook Street		
Sheet Name		
Code Analysis		
Date		
October 7, 2019		
Scale	Project #	
1 : 300	1719	
Revision		
Sheet #		
A1.01		

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%



1 East Elevation Limiting Distance
1 : 300

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



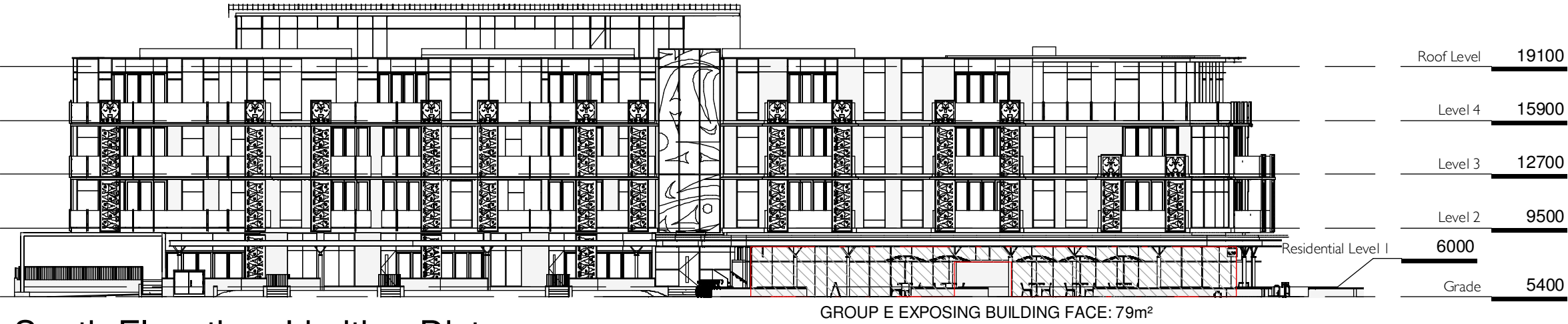
2 North Elevation Limiting Distance
1 : 300

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%



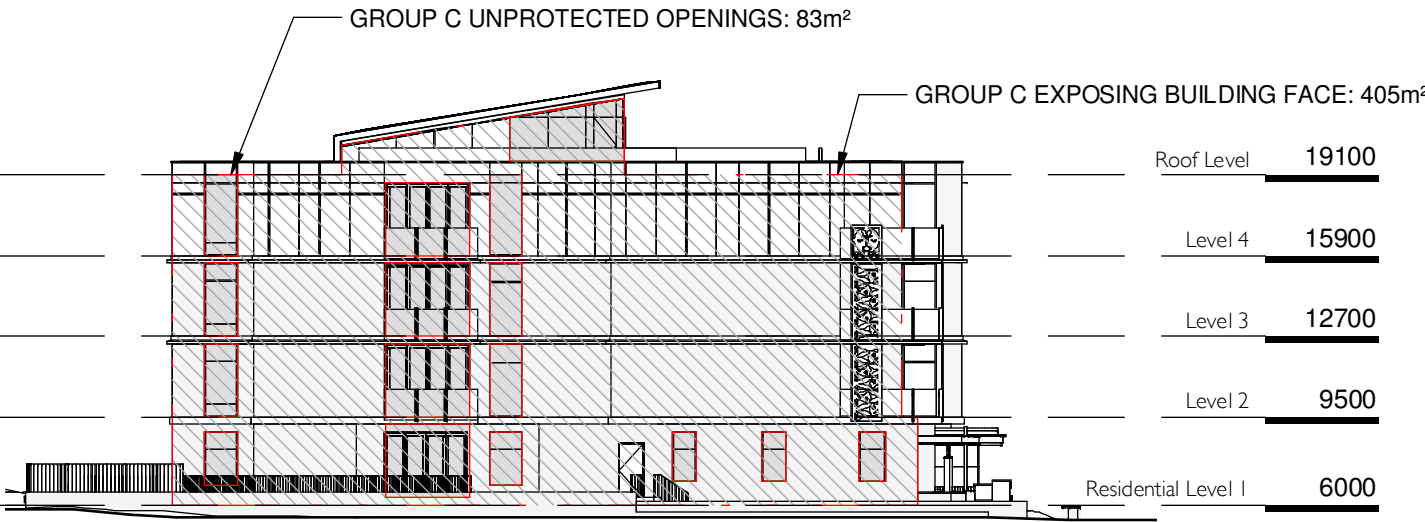
3 South Elevation Limiting Distance
1 : 300

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%



4 West Elevation Limiting Distance
1 : 300

NORTH ELEVATION - GROUP C OCCUPANCY

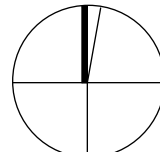
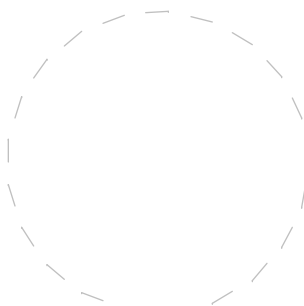
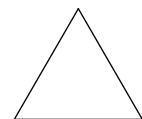
BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING FACE	MAXIMUM % OPENING	PROPOSED AREA OF OPENING	PROPOSED % OPENING
1	4.1 m	45 m²	60%	23 m²	51%
2	4.1 m	35 m²	71%	18 m²	51%
3	4.1 m	35 m²	71%	21 m²	60%
4	12.2 m	41 m²	100%	41 m²	63%
5	5.8 m	28 m²	100%	11 m²	39%
6	4.1 m	27 m²	78%	13 m²	48%
7	4.1 m	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%

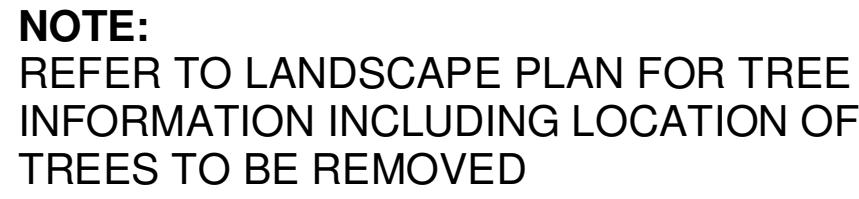
	Re-zoning & Development Permit	February 27, 2019
NO.	DESCRIPTION	DATE



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Project	Cook & Pendergast	
	Aragon Properties Ltd. 328 Cook Street	
		
Sheet Name	Limiting Distance	
Date October 7, 2019		
Scale 1 : 300	Project # 1719	
	Revision 	
	Sheet # A1.02	



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



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2019-10-04 10:45:36 AM



1 Shadow - Equinox - 8 AM
1 : 1000



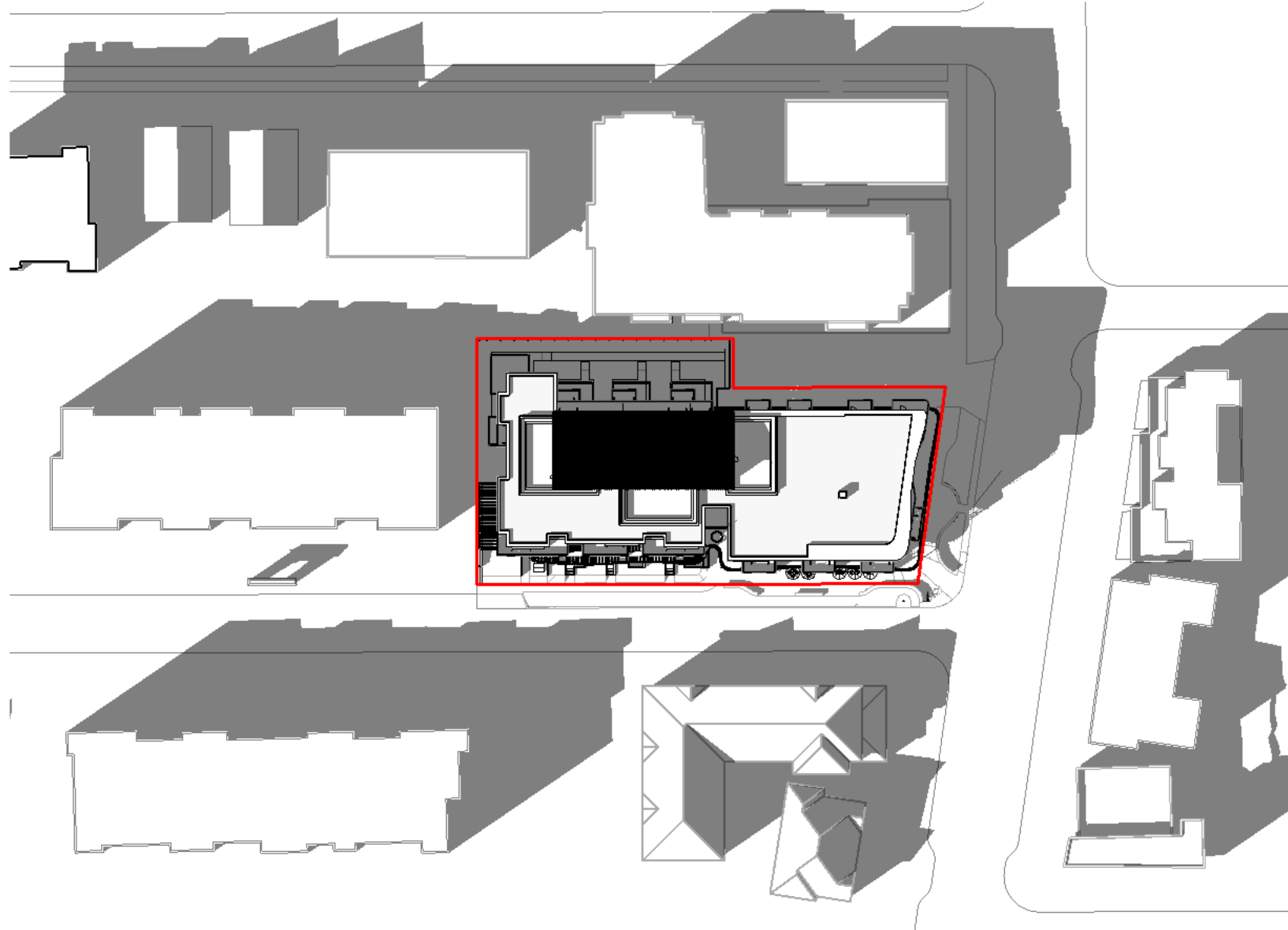
4 Shadow - Equinox - 10 AM
1 : 1000



5 Shadow - Equinox - 12 PM
1 : 1000



2 Shadow - Equinox - 2 PM
1 : 1000



3 Shadow - Equinox - 4 PM
1 : 1000



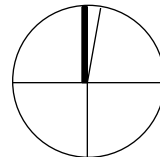
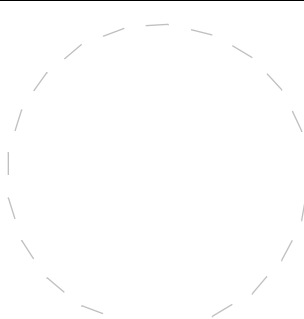
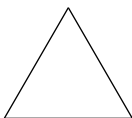
6 Shadow - Equinox - 6 PM
1 : 1000

	Re-zoning & Development Permit	February 27, 2019
NO.	DESCRIPTION	DATE



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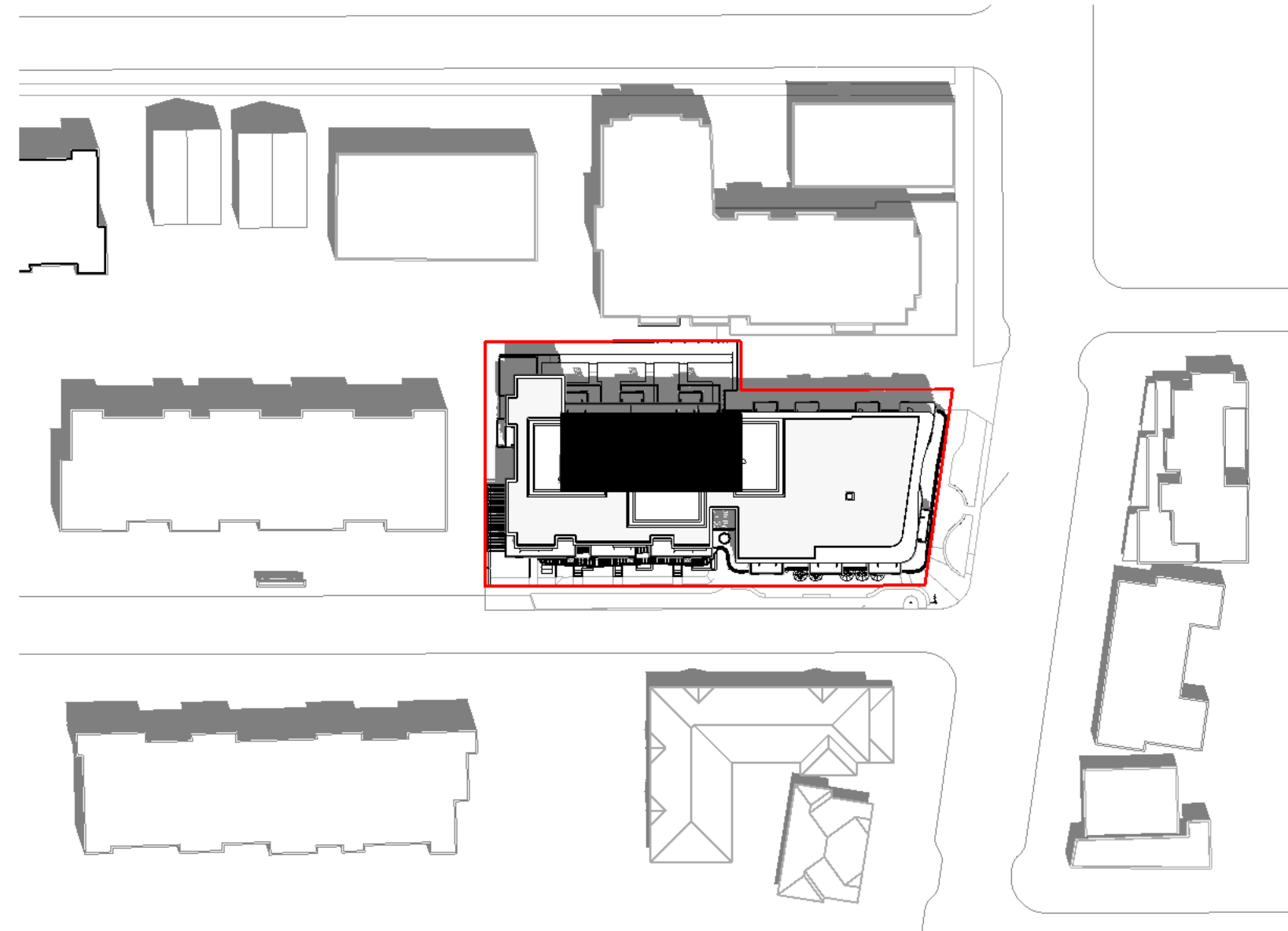
Project		Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street	
Sheet Name			
Shadow Studies - Equinox			
Date			
October 7, 2019			
Scale	1 : 1000	Project #	1719
		Revision	
		Sheet #	A1.04



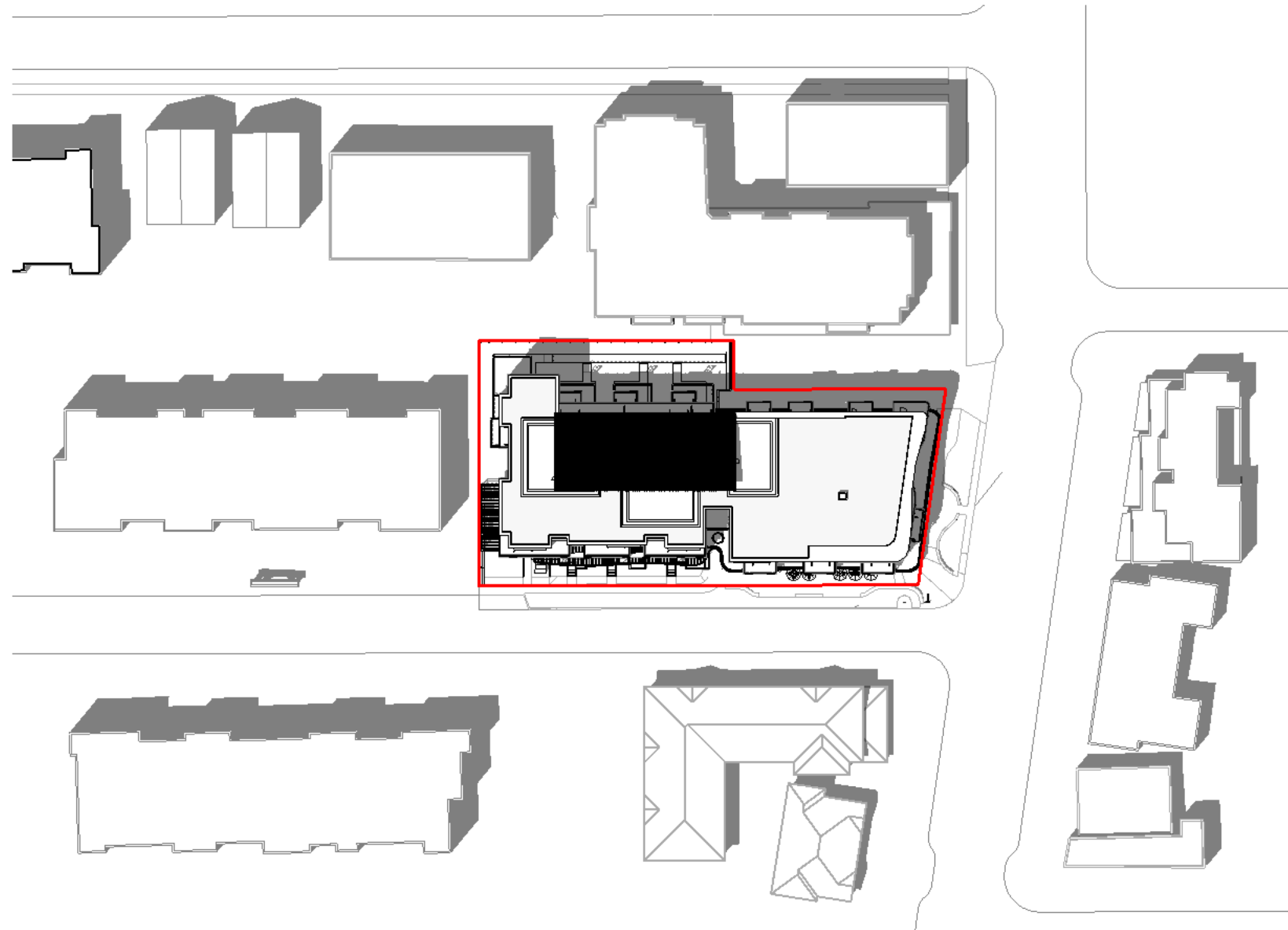
1 Shadow - Summer - 8 AM
1 : 1000



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



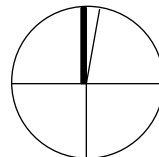

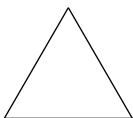
6 Shadow - Summer - 6 PM
1 : 1000

	Re-zoning & Development Permit	February 27, 2019
NO.	DESCRIPTION	DATE



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Project		Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street	
Sheet Name			
Shadow Studies - Summer			
Date			
October 7, 2019			
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

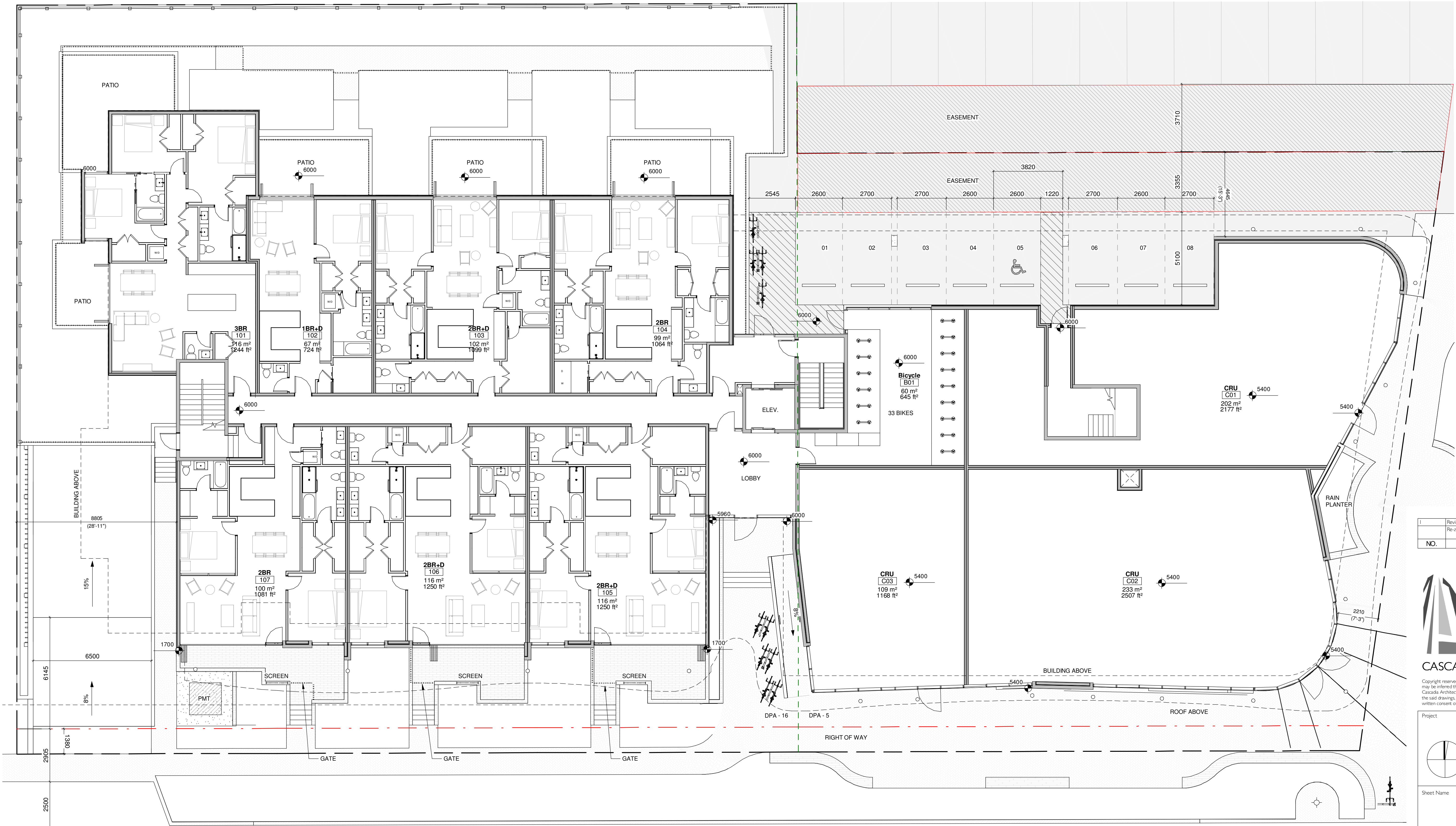
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



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Project		Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street	
Sheet Name		Shadow Studies - Winter	
Date		October 7, 2019	
Scale	1 : 1000	Project #	1719
		Revision	
		Sheet #	A1.06



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

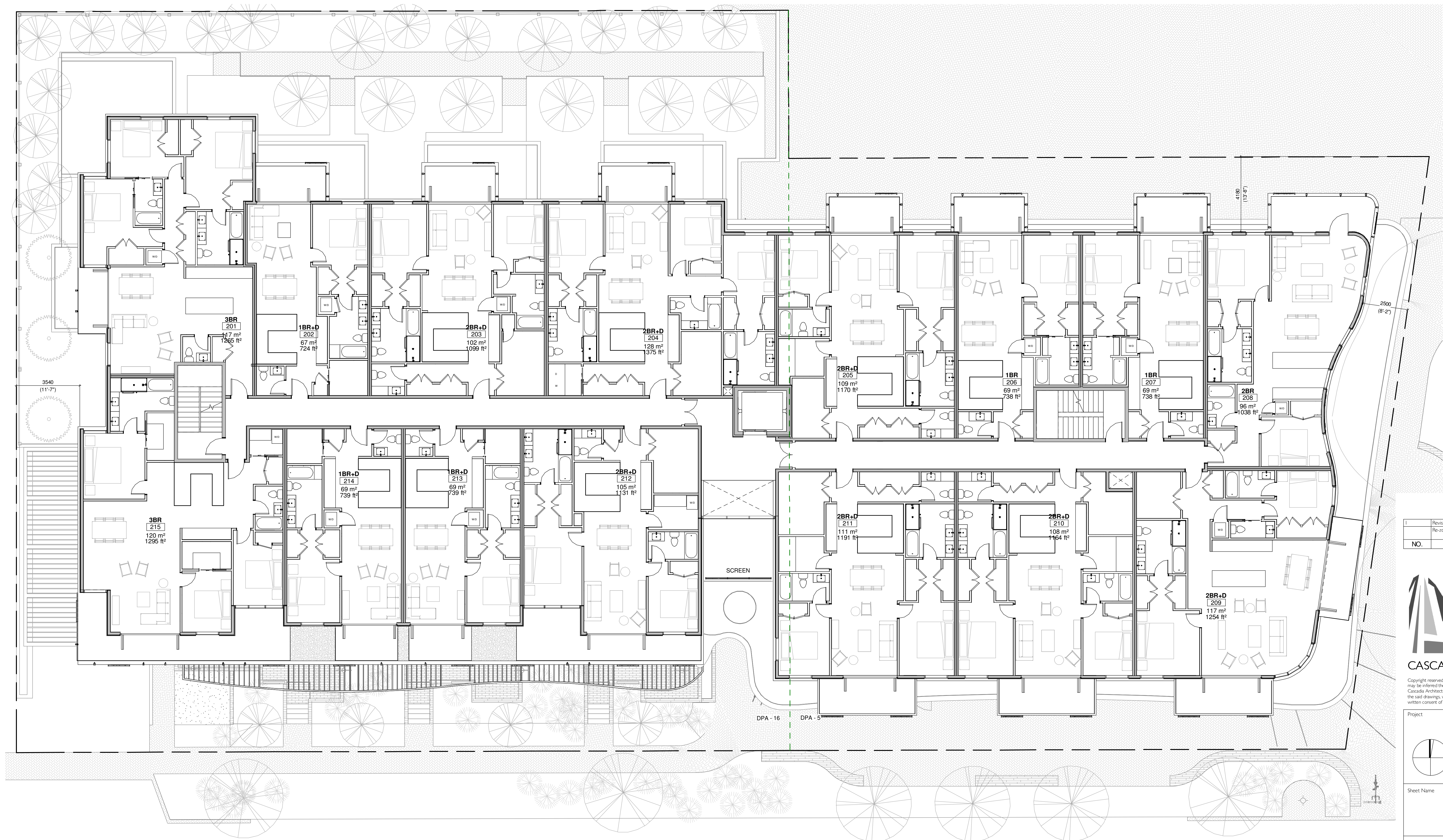
	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



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Project	Cook & Pendergast	
Sheet Name	Ground Floor	
Date	October 7, 2019	
Scale	1 : 100	Project # 1719
Revision	May 4, 2018	1
Sheet #	A2.01	



DPA - 5 AREA = 741.5 m²

DPA - 16 AREA = 892 m²

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 2

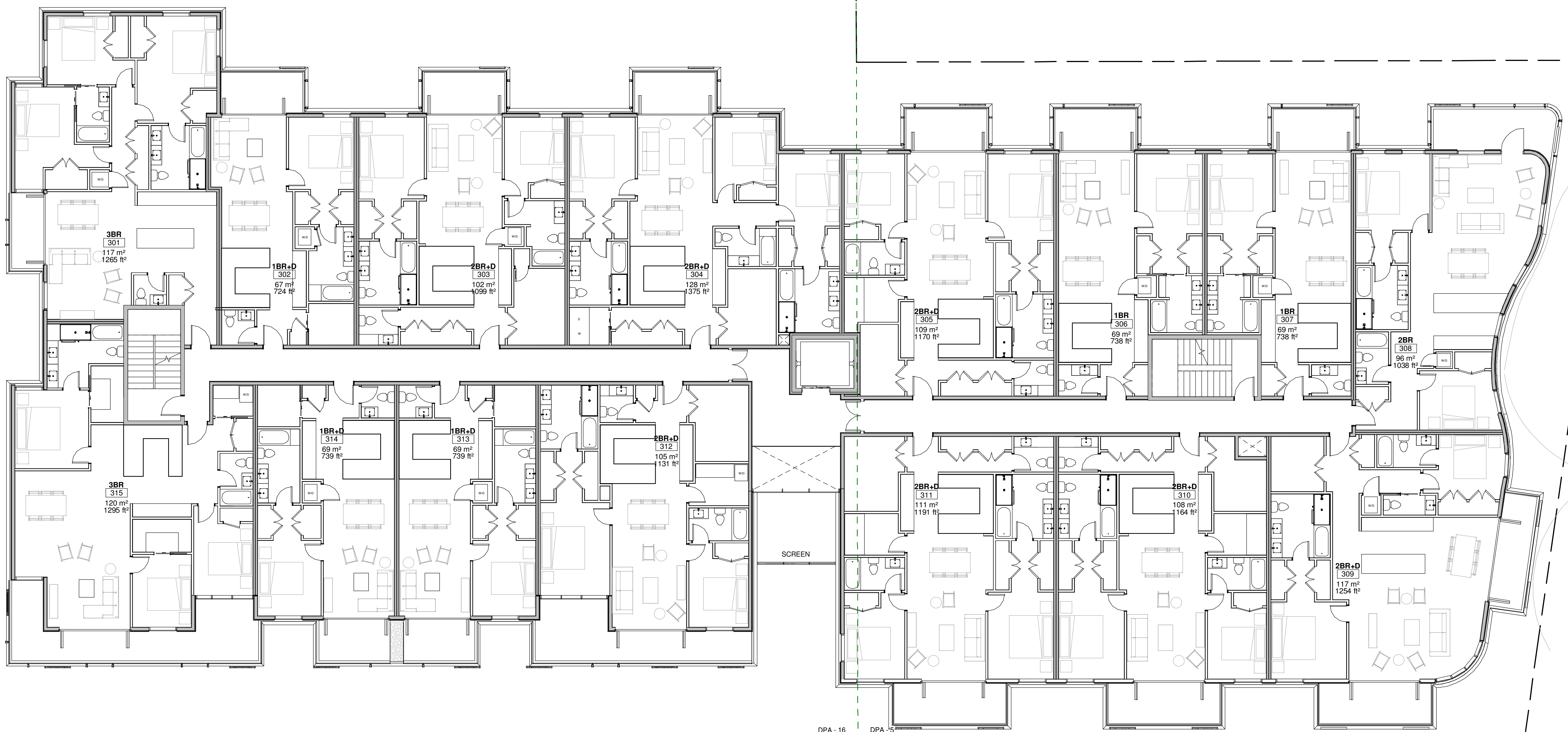
Date
October 7, 2019

Scale
1 : 100

Project #
1719

Revision
1

Sheet #
A2.02



SCREEN

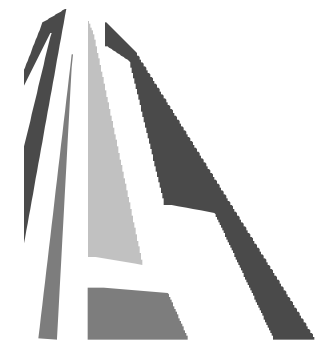
DPA - 16

DPA - 5

DPA - 5 AREA = 741.5 m²

DPA - 16 AREA = 892 m²

	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

October 7, 2019

Scale

1 : 100

Project #

1719

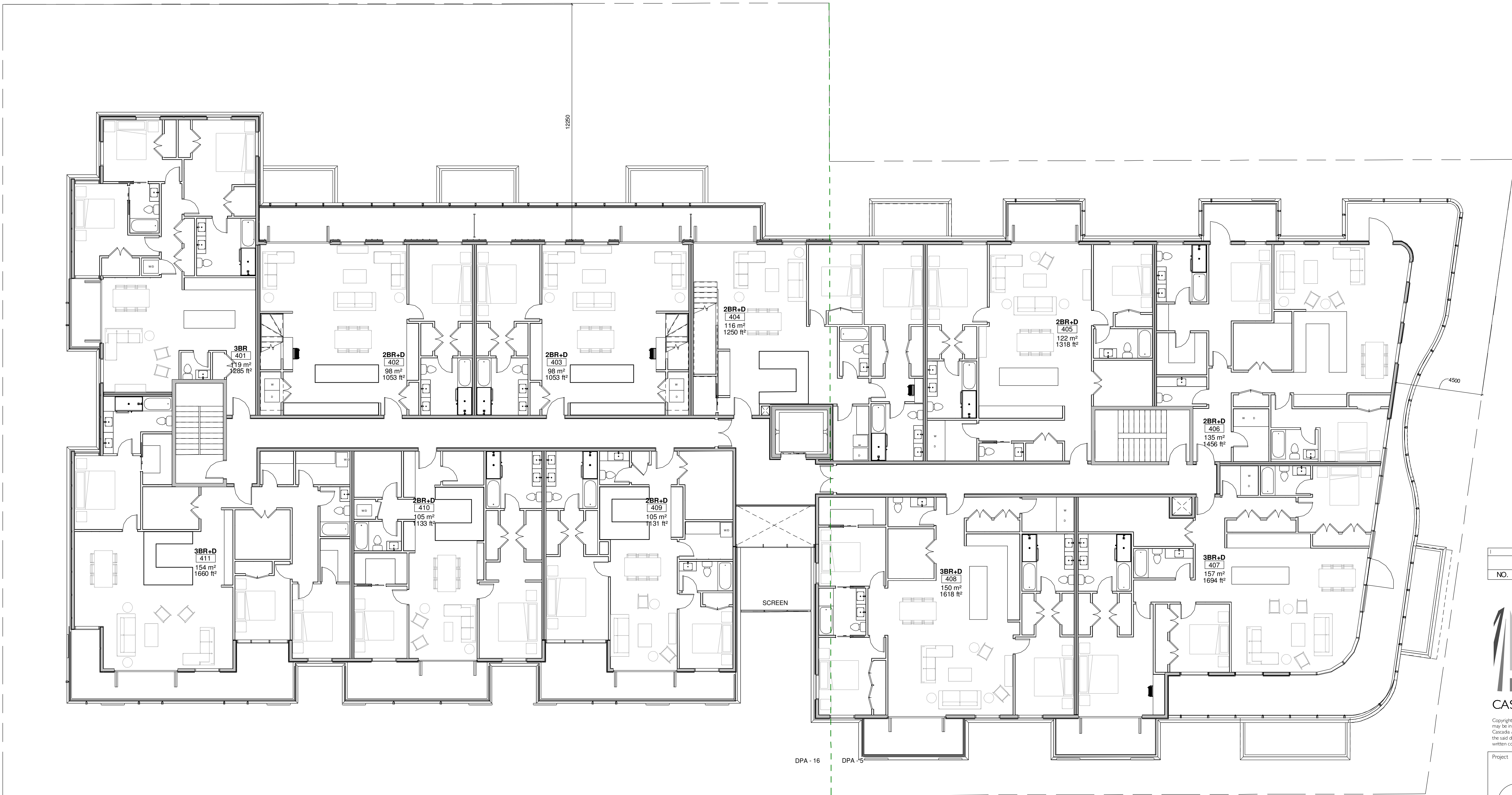
Revision

May 4, 2018

1

Sheet #

A2.03



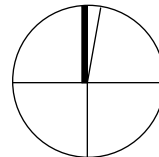
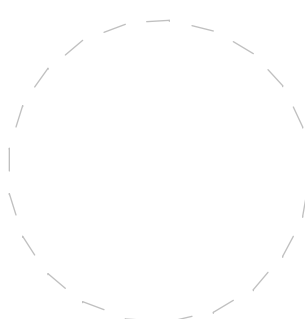
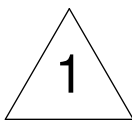
DPA - 5 AREA = 677 m²
DPA - 16 AREA = 847 m²

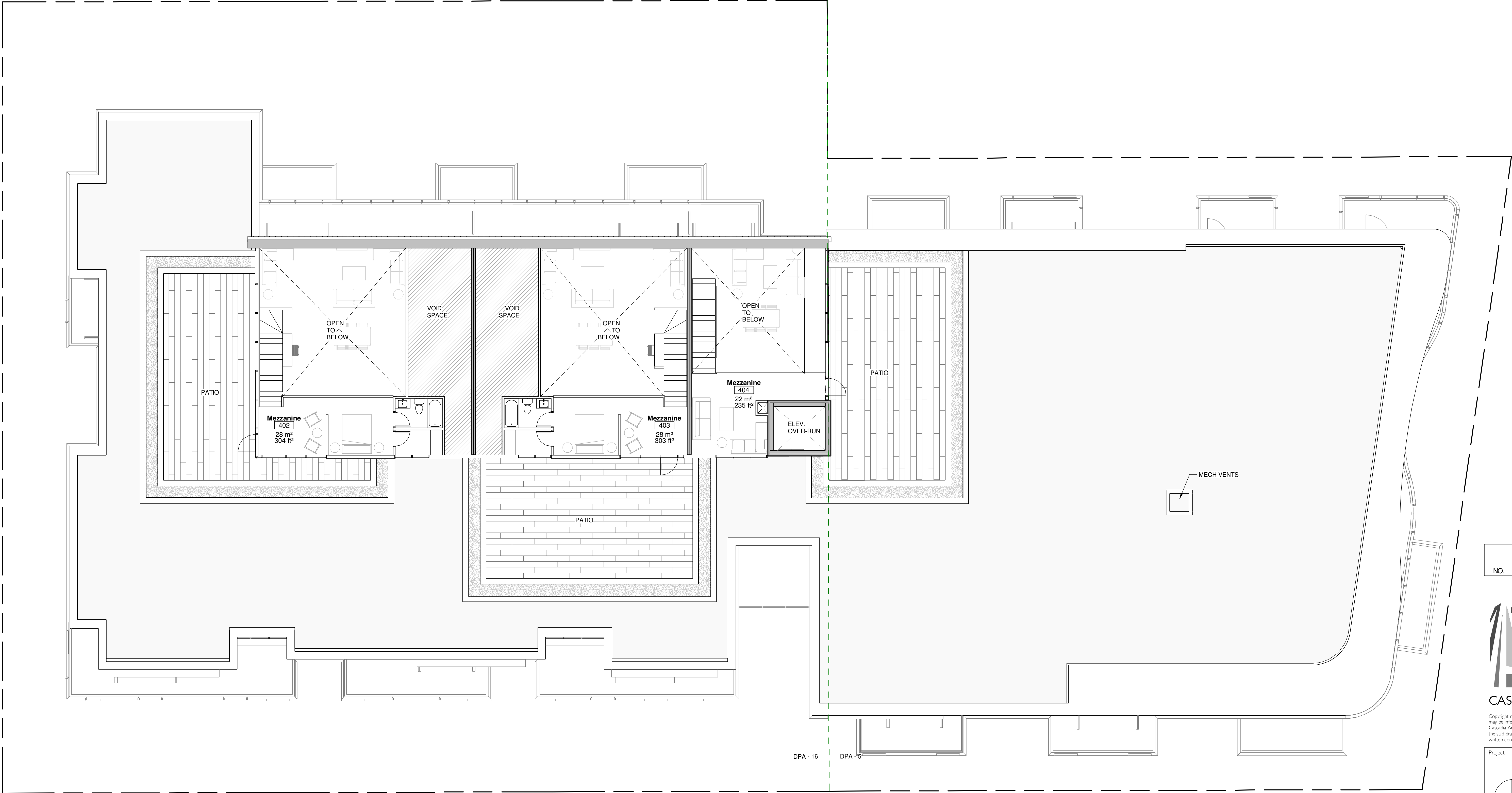
1	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



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Project		Cook & Pendergast	
		Aragon Properties Ltd.	
		328 Cook Street	
Sheet Name		Level 4	
Date		October 7, 2019	
Scale	1 : 100	Project #	1719
		Revision	
		May 4, 2018	
Sheet #		A2.04	



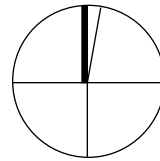
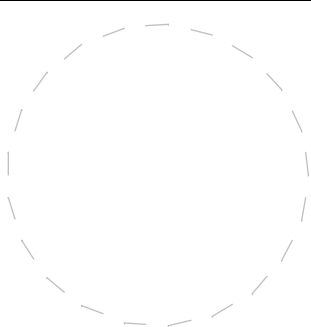
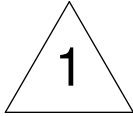
DPA - 16 AREA = 81 m²

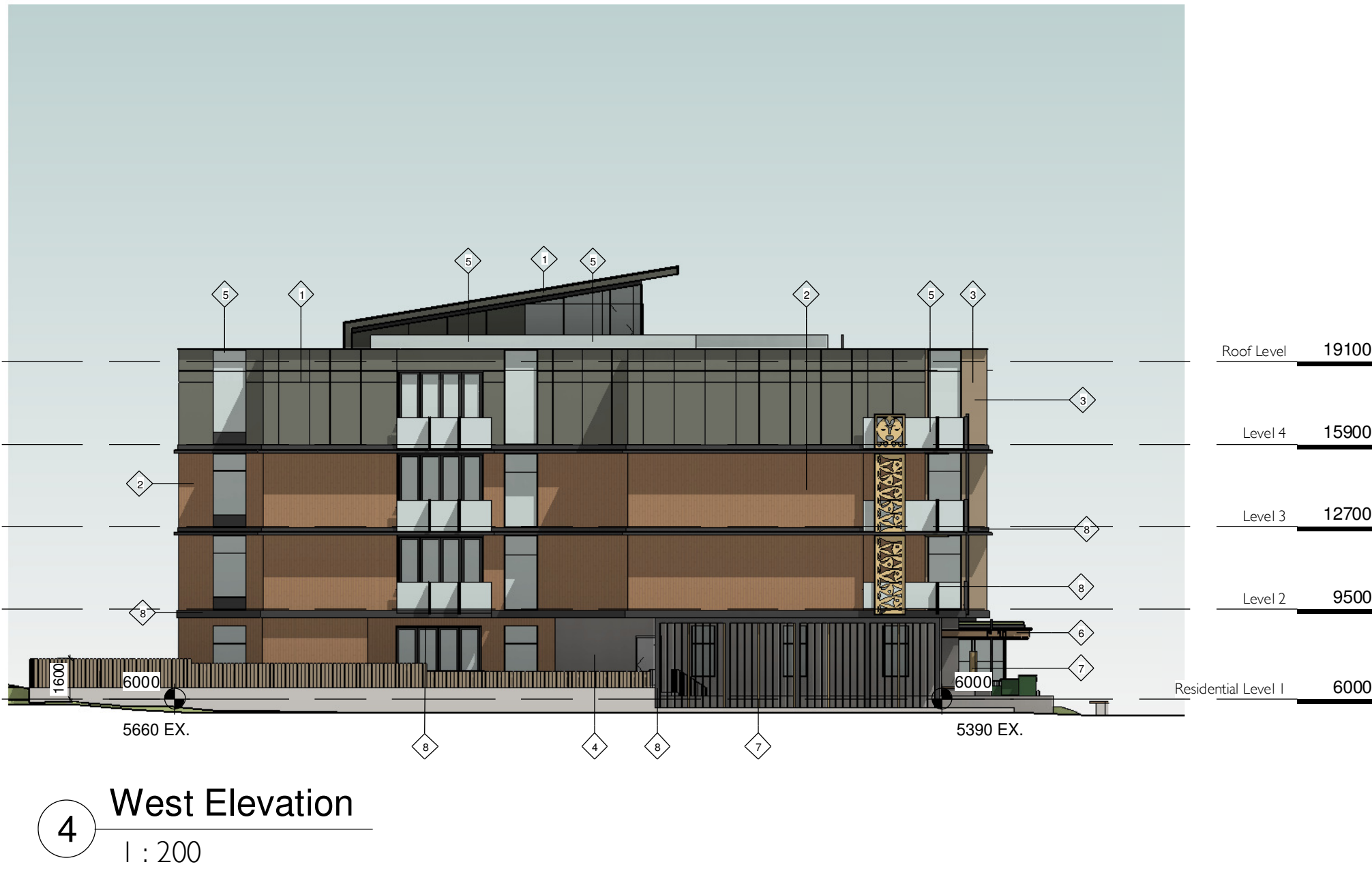
I	Revision 1	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



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Project		Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street	
Sheet Name		Roof Level	
Date		October 7, 2019	
Scale	1 : 100	Project #	1719
		Revision	
		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 |

	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	October 7, 2019	
Scale	1 : 200	Project # 1719
Revision	A3.00	
Sheet #	A3.00	



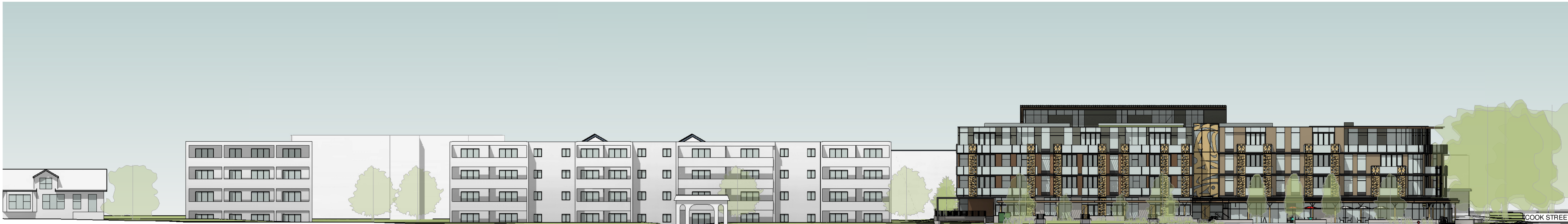
VIEW ALONG COOK STREET



VIEW ALONG PENDERGAST STREET



CORNER OF COOK STREET & PENDERGAST STREET



1 Pendergast Street Elevation
1 : 300



2 Cook Street Elevation
1 : 300

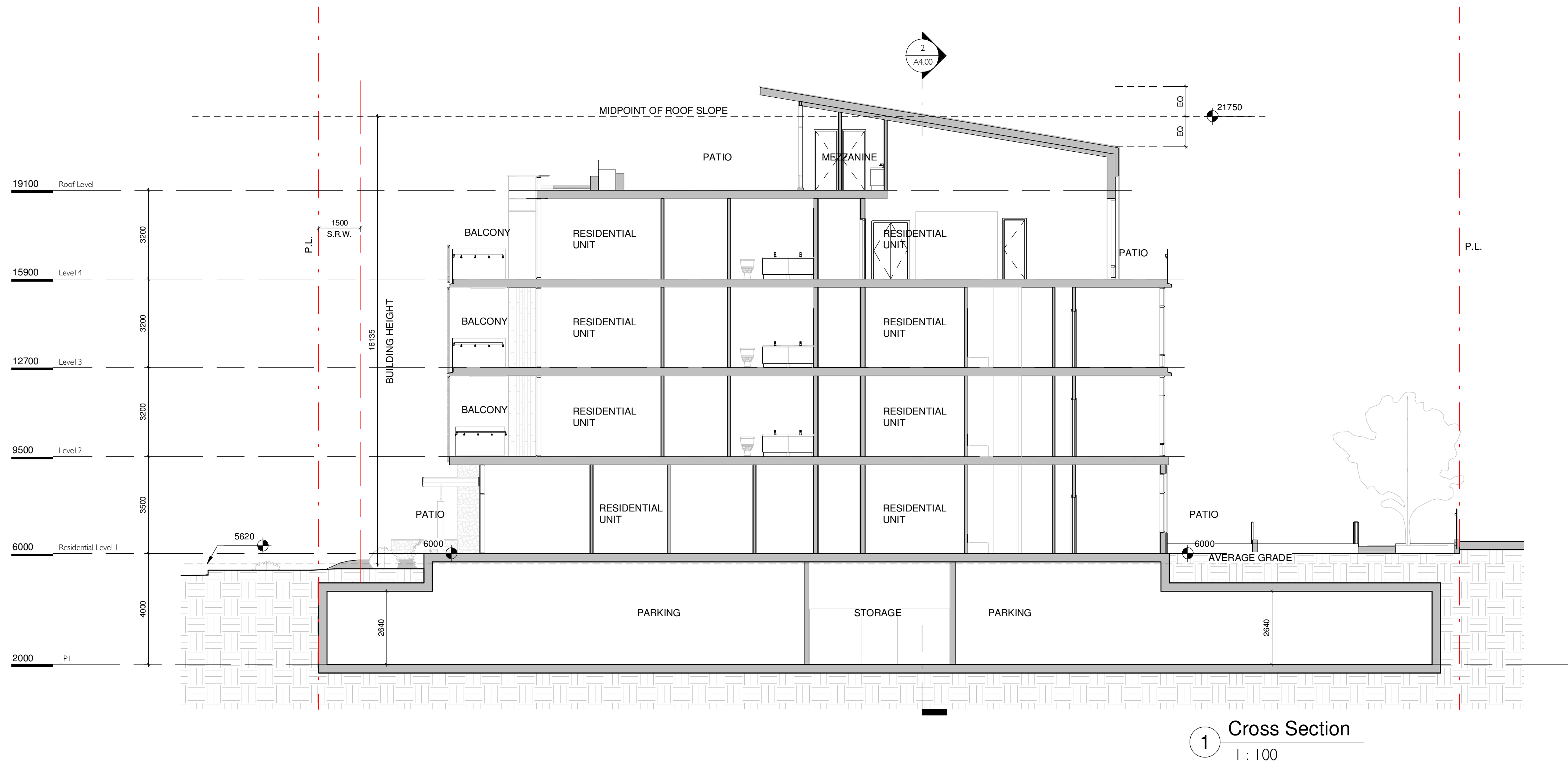
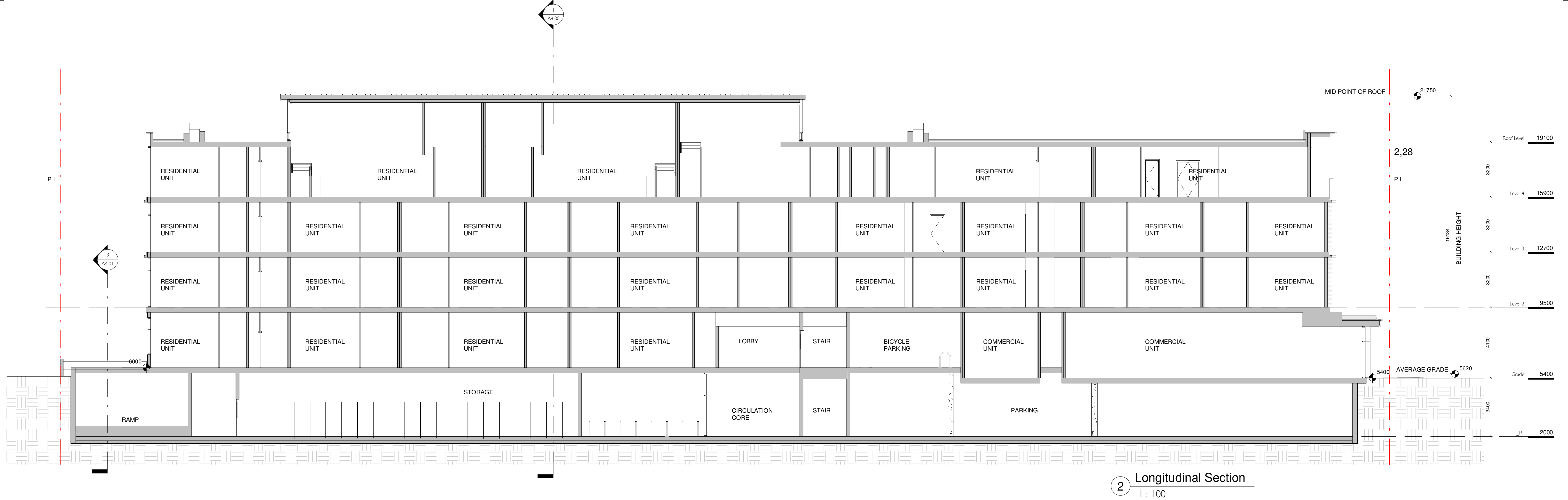
	Re-zoning & Development Permit	February 27, 2019
NO.	DESCRIPTION	DATE



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Project		
Cook & Pendergast		
Aragon Properties Ltd. 328 Cook Street		
Sheet Name		
Context Elevations		
Date		
October 7, 2019		
Scale	Project #	
1 : 300	1719	
Revision		
Sheet #		
		A3.01



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

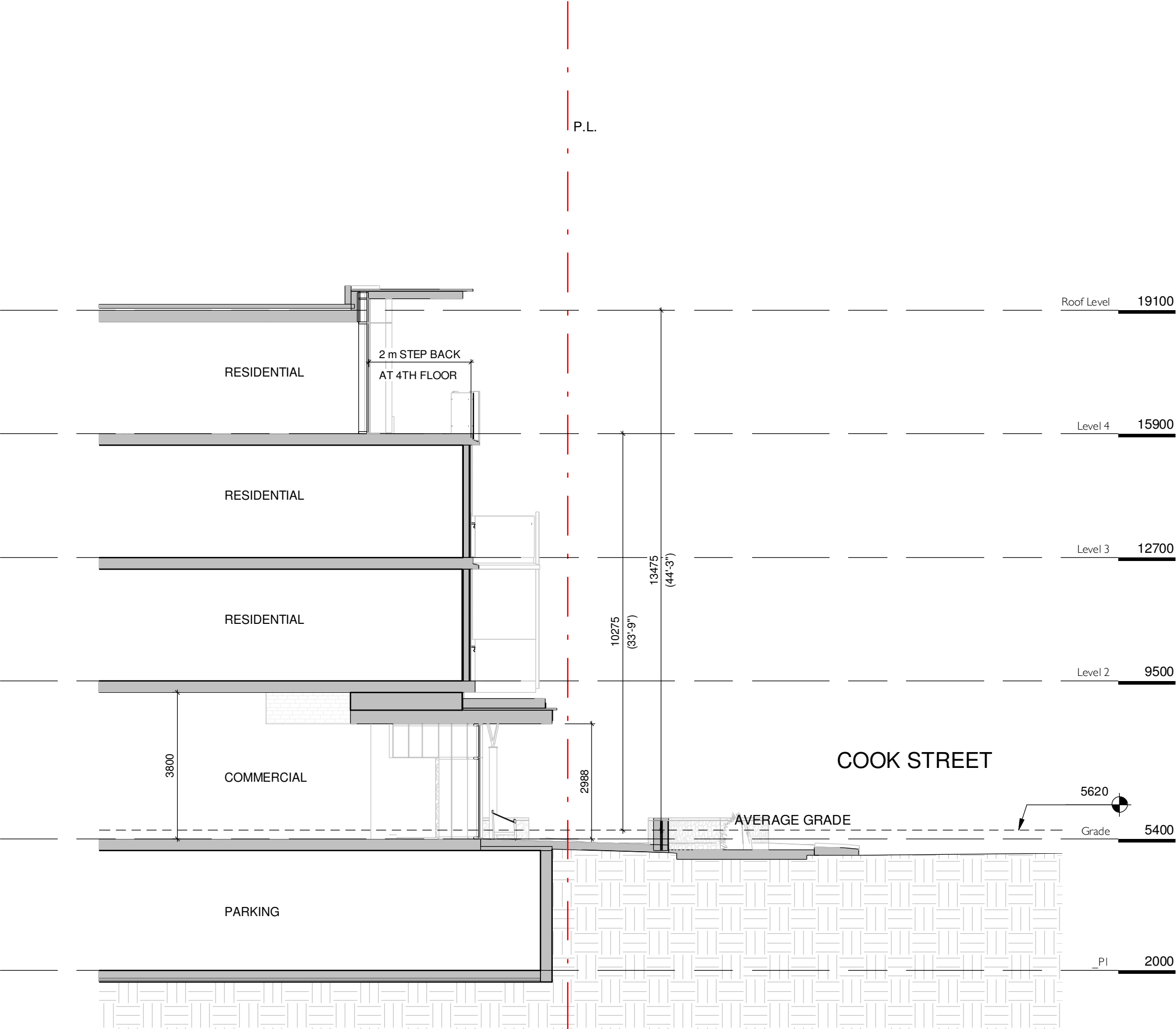


CASCADIA ARCHITECTS INC

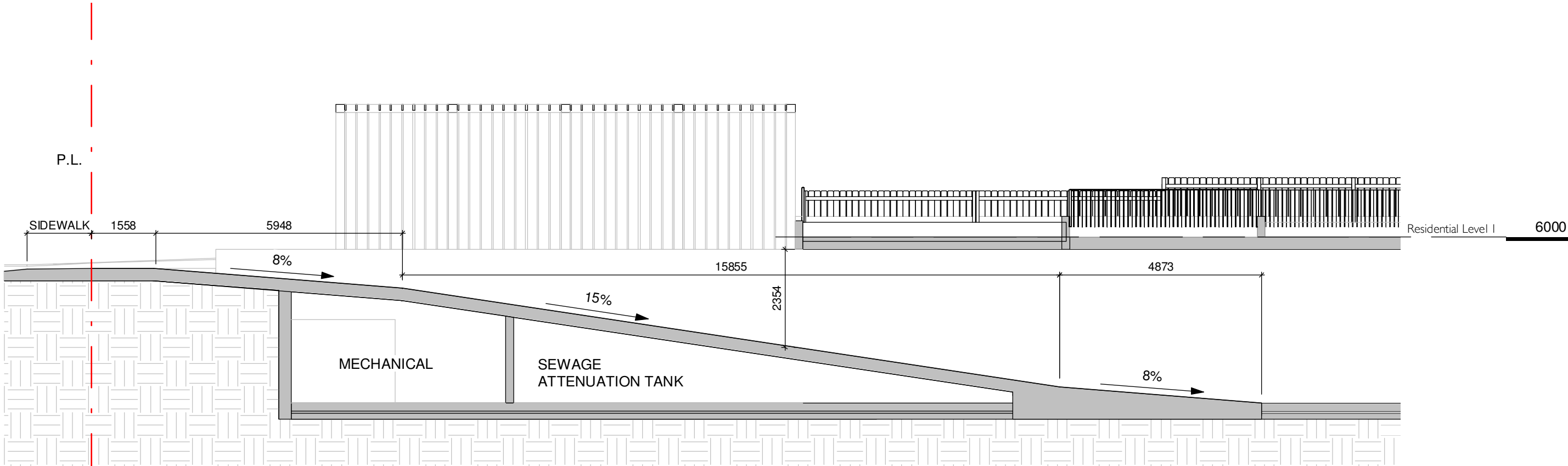
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Project	Cook & Pendergast	
	Aragon Properties Ltd. 328 Cook Street	
Sheet Name	Building Sections	
Date	October 7, 2019	
Scale	1 : 100	Project # 1719
Revision	May 4, 2018	1
Sheet #	A4.00	

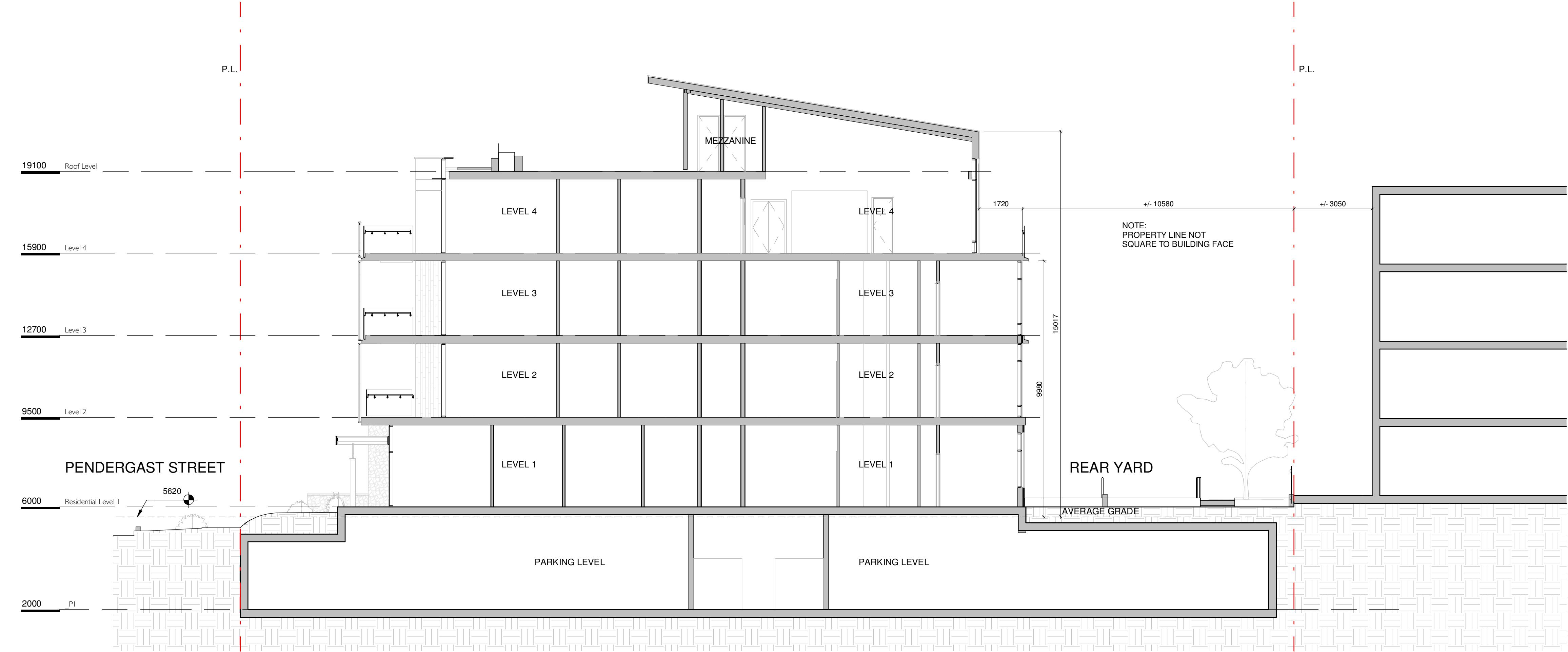
2019-10-04 10:50:13 AM



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	October 7, 2019	
Scale	1 : 100	Project # 1719
	Revision	
	Sheet #	A4.01



VIEW FROM COOK & PENDERGAST



RESIDENTIAL ENTRANCE



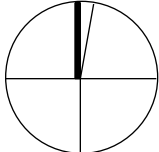
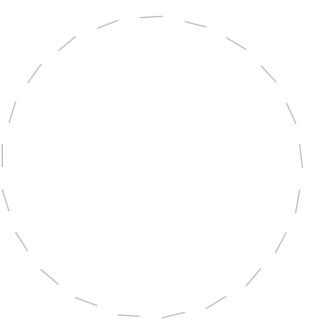

BIRDSEYE VIEW LOOKING SOUTHEAST

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

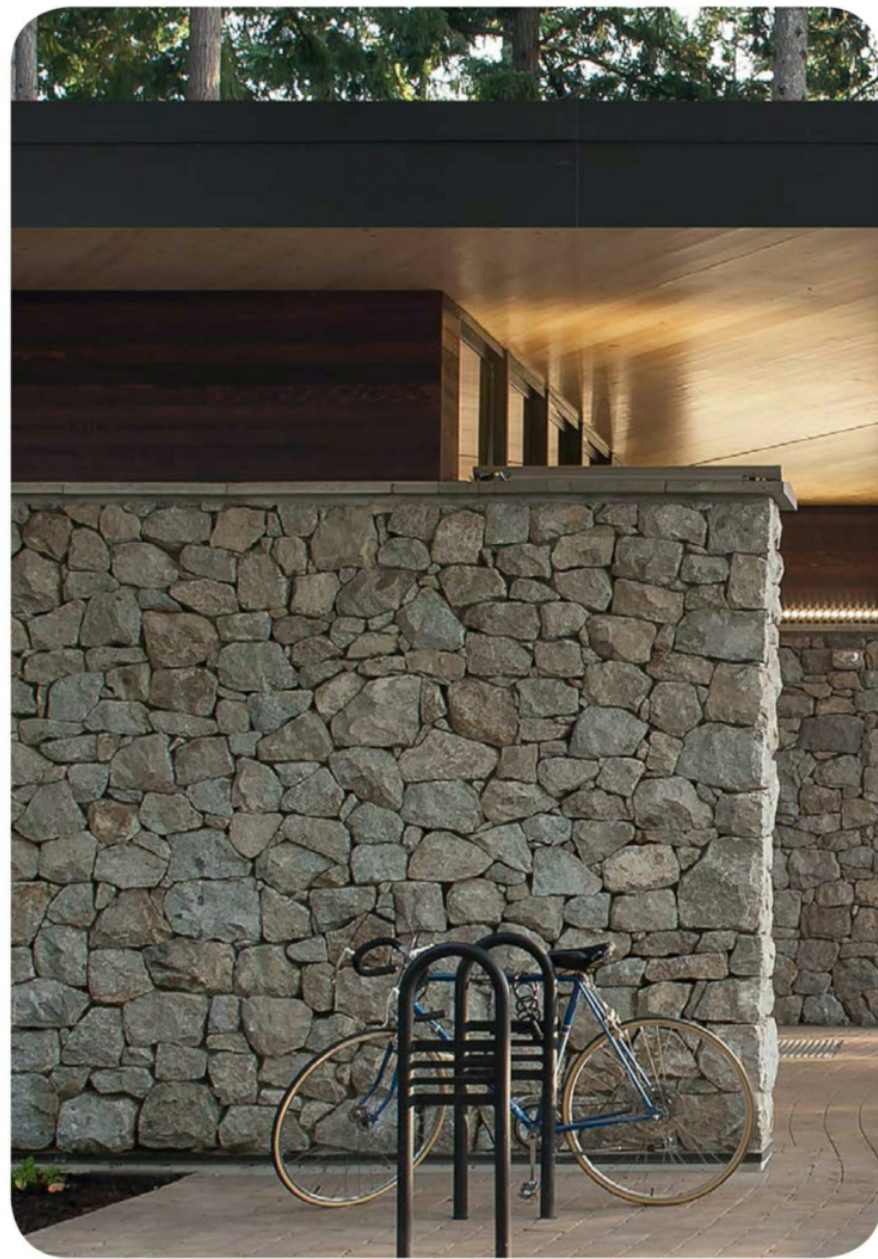


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Project		Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street	
Sheet Name		Perspectives	
Date		October 7, 2019	
Scale	Project #	1719	
	Revision		
	May 4, 2018	1	
	Sheet #	A9.00	

PROJECT MATERIALS



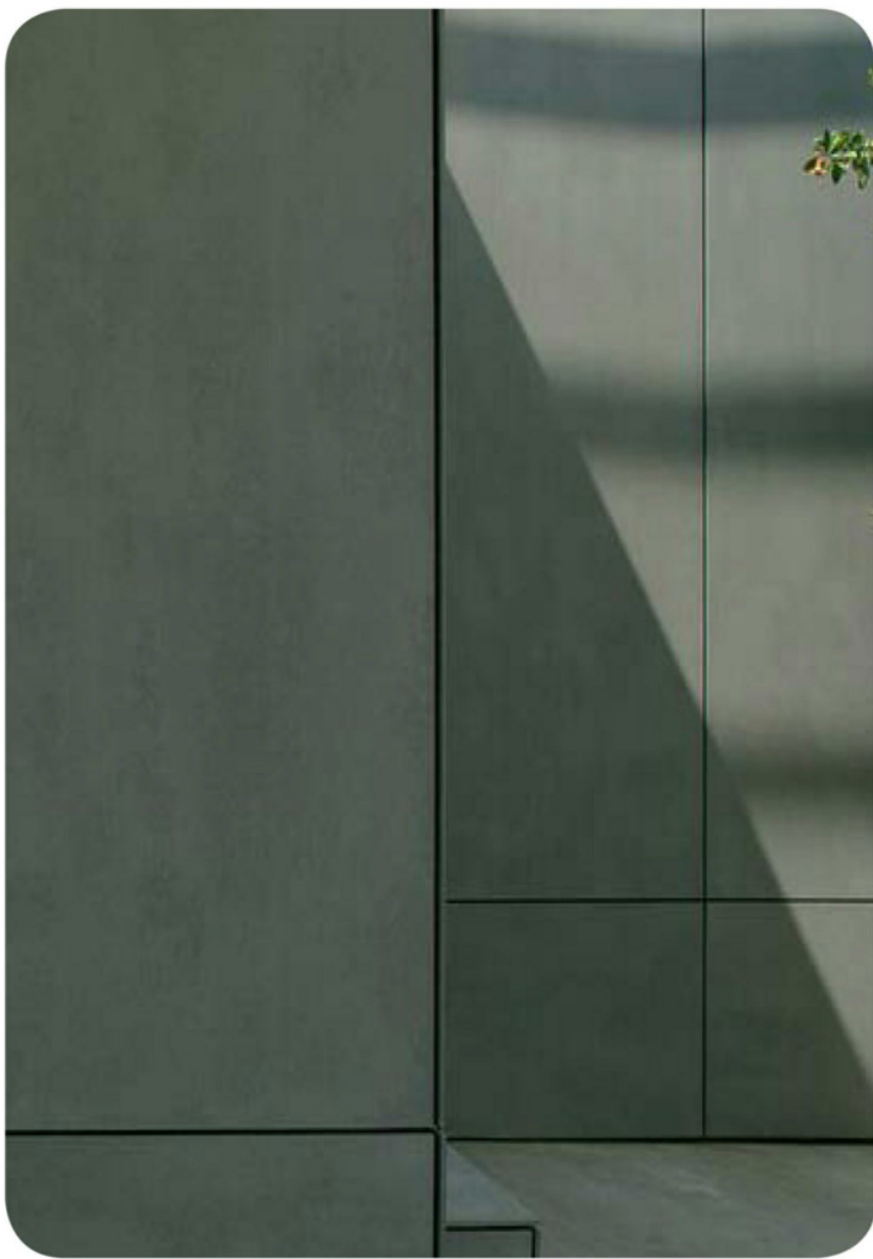
STONE



BRICK

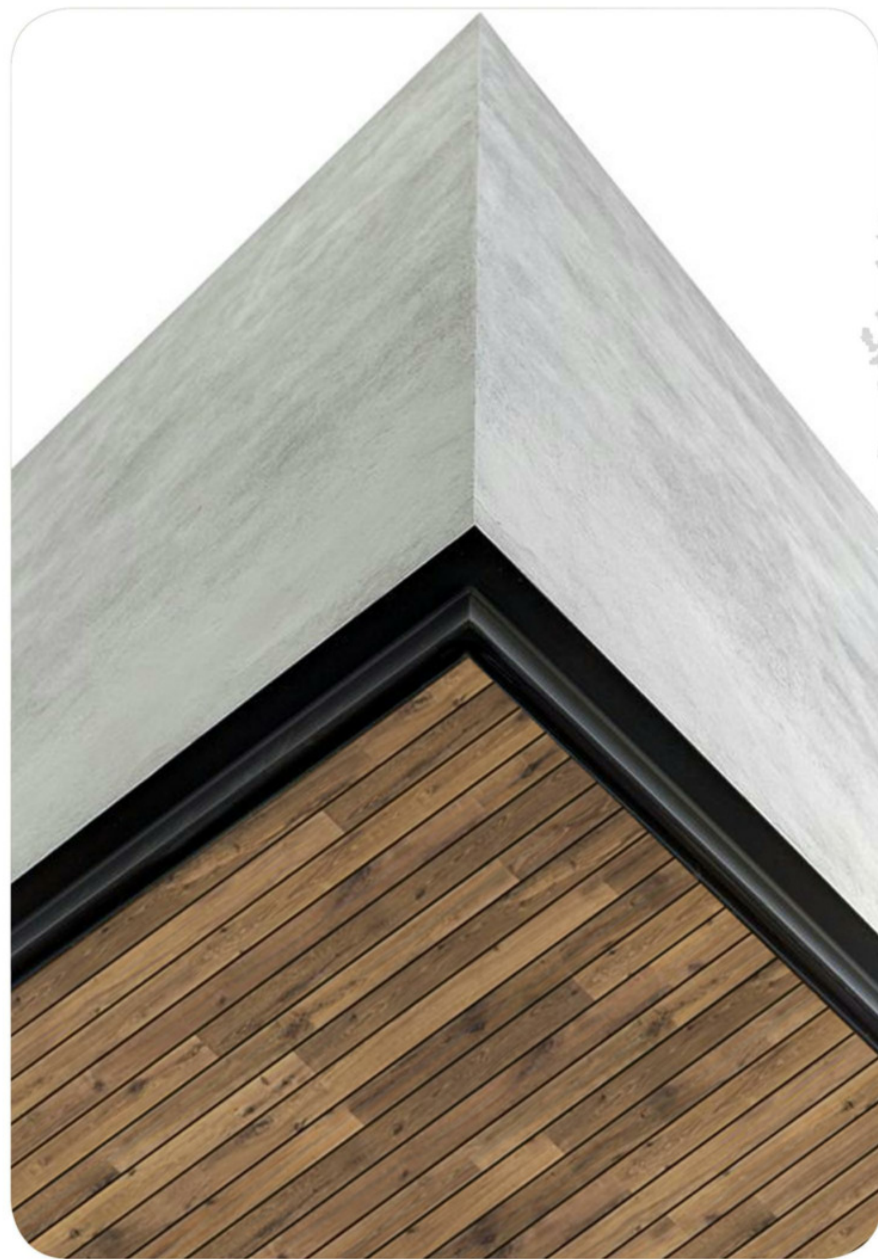


WOOD



CEMENTITIOUS

CLADDING



SOFFIT



TIMBER



PAVING



METAL

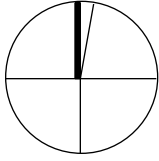
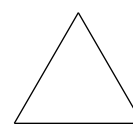
ACCENT

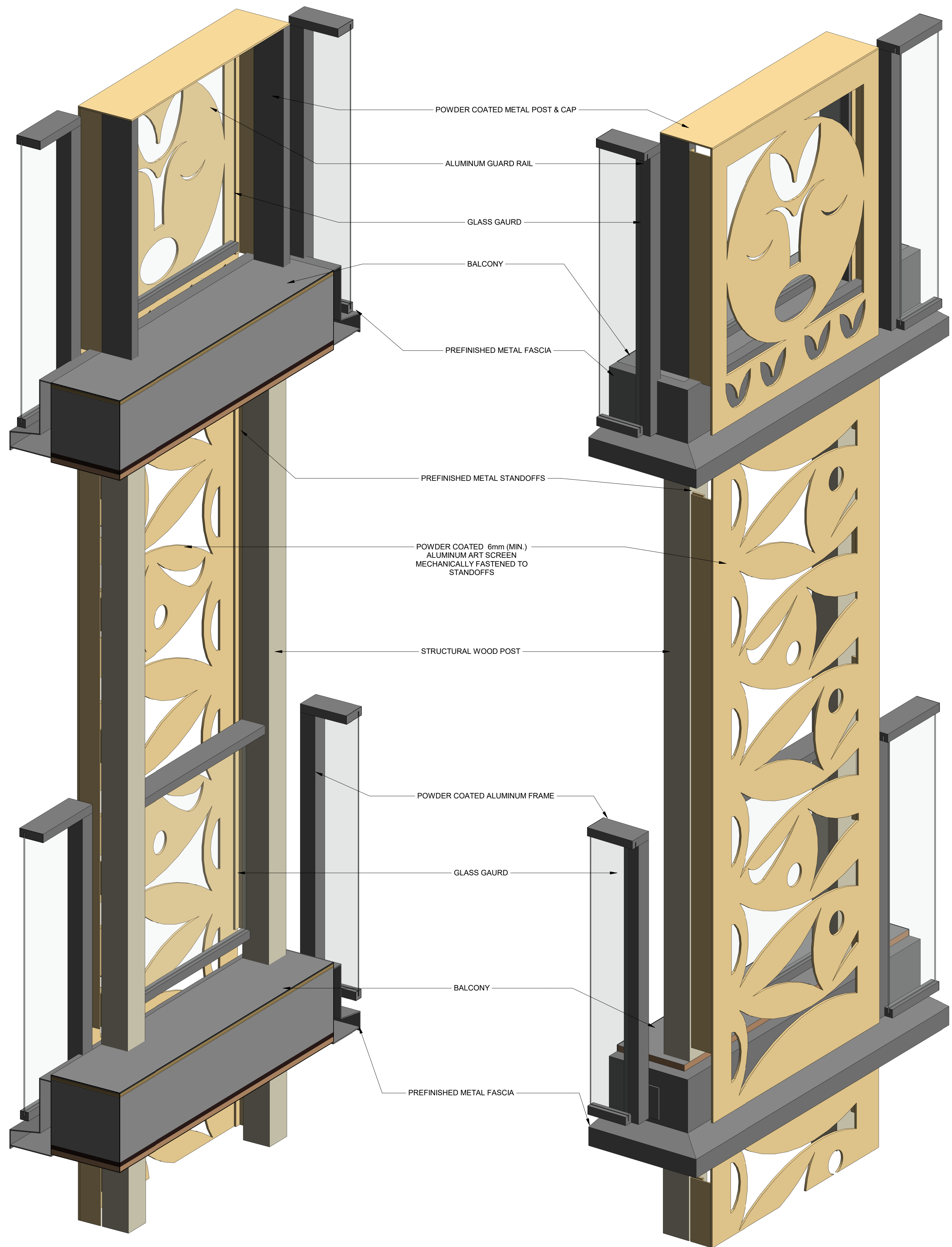
	Re-zoning & Development Permit	February 27, 2019
NO.	DESCRIPTION	DATE



CASCADIA ARCHITECTS INC

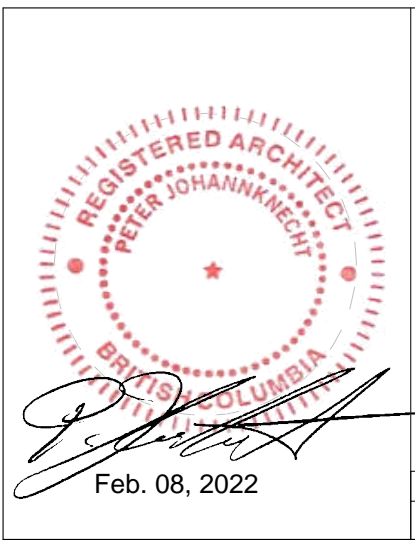
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Project		
Cook & Pendergast		
		
Aragon Properties Ltd. 328 Cook Street		
Sheet Name		
Materials		
Date		
October 7, 2019		
Scale	Project #	
		1719
	Revision	
	Sheet #	A9.01



4 Balcony Screen 3D View - Back

3 Balcony Screen 3D View - Front



Re-zoning & Development Permit Add'l Info			Feb. 8, 2022
NO.	DESCRIPTION	DATE	

Cook & Pendergast

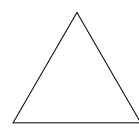
Aragon Properties Ltd.
328 Cook Street

February 8, 2022

Scale

Project # 1719

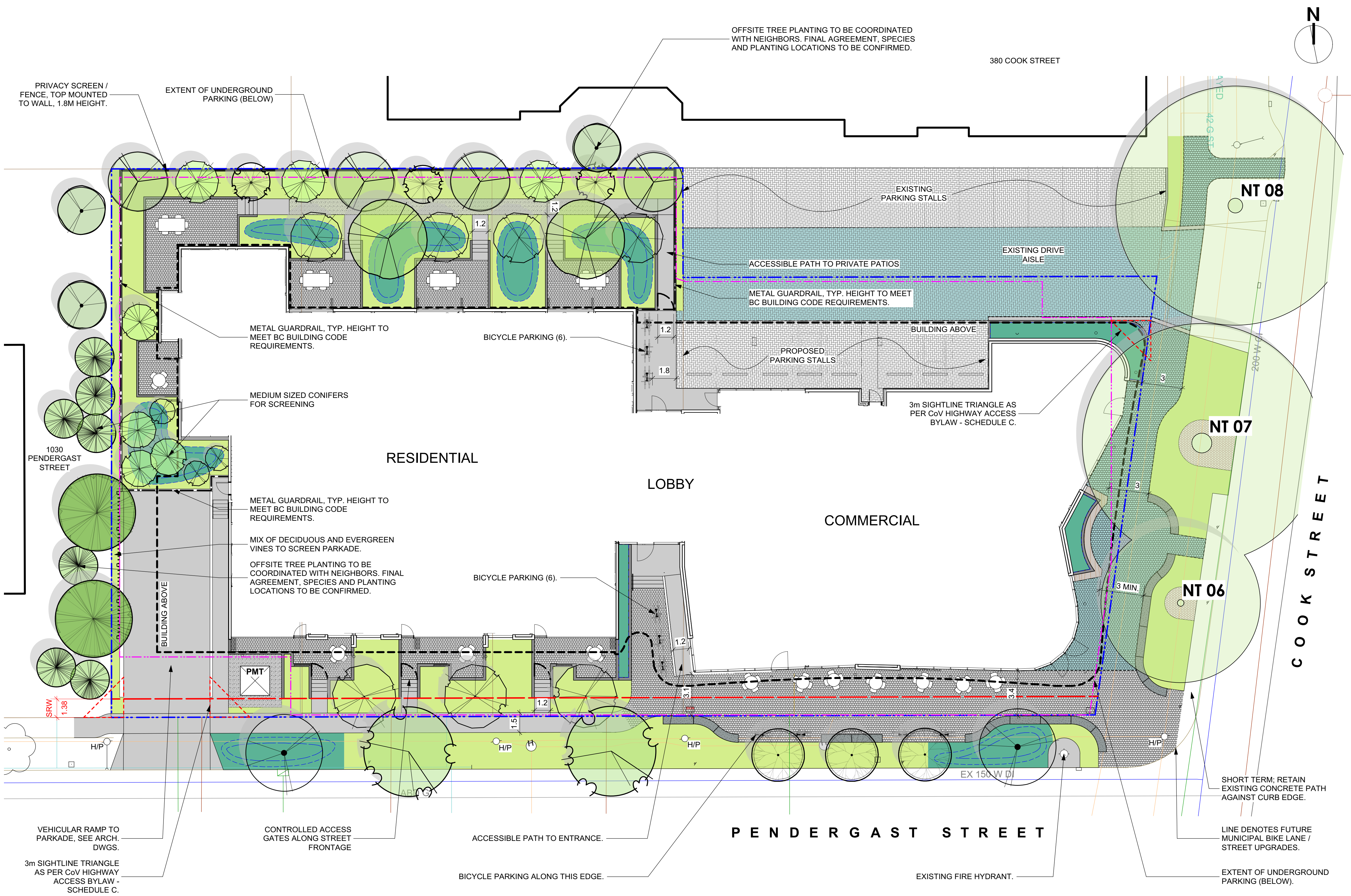
Typical Art Screen Details

Revision 

A800

**CASCADIA ARCHITECTS**

2/8/2022 9:37:23 AM



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	Storm drain
Sewer	Sewer
Water	Water
Electrical	Electrical
Gas	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
- Bike Rack (2 bike capacity)

EXISTING TREE SUMMARY

Existing Trees Retained

Existing Bylaw Protected Trees Retained (3)

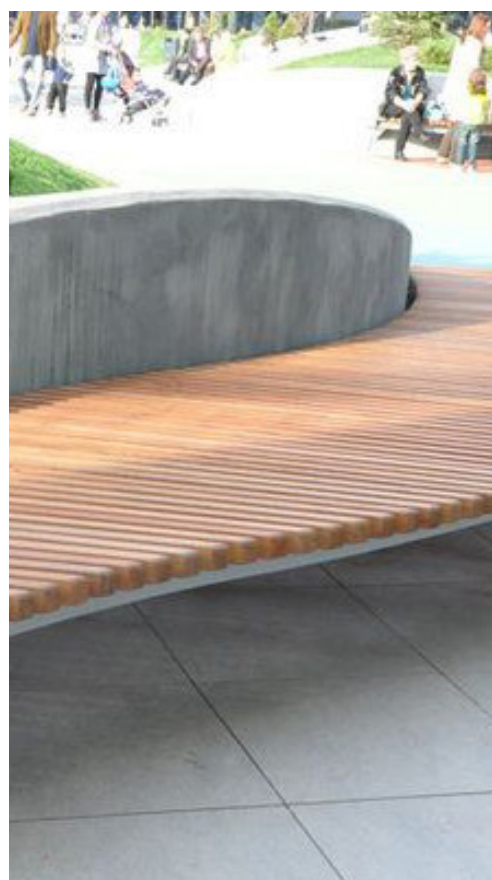
Refer L1.02 Tree Retention and Removal Plan for additional information.



- 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



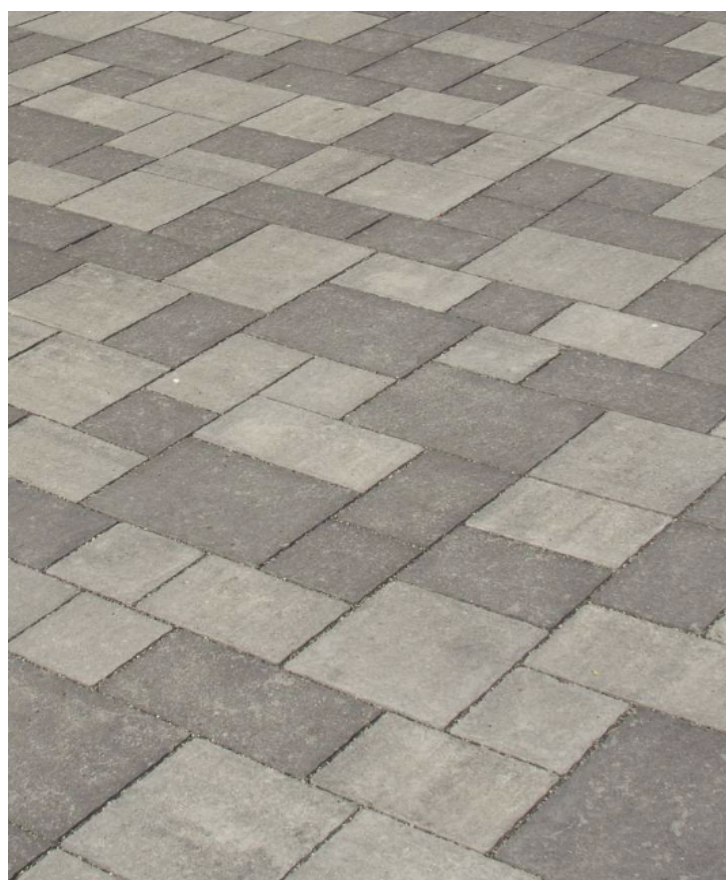
EXEMPLARY CUSTOM STREET FURNITURE ELEMENT



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

rev no	description	date
3	RZ/DP Rev. 2	07 OCT 2019
2	RZ/DP Rev. 1	04 MAY 2018
1	RZ/DP	27 FEB 2018

Murdoch de Greeff INC
Landscape Planning & Design

200 - 524 Columbia Road
Victoria, BC V8Z 1G1

Phone: 250 412-2991
Fax: 250 412-2992

Oct. 7, 2019

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

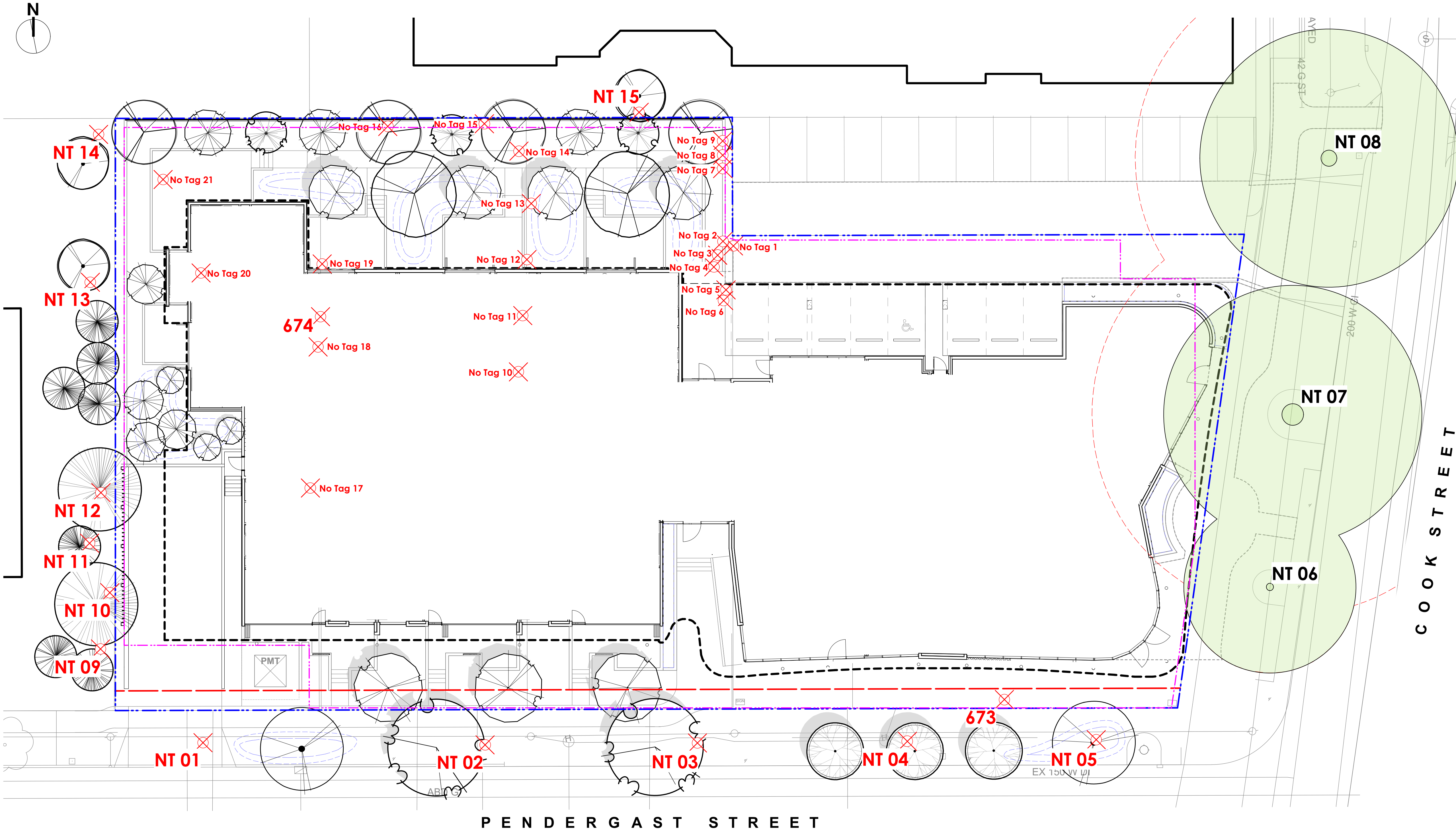
project
328 COOK STREET
324/238 COOK STREET &
1044-1054 PENDERGAST STREET
VICTORIA, BC

sheet title
Landscape Materials Plan

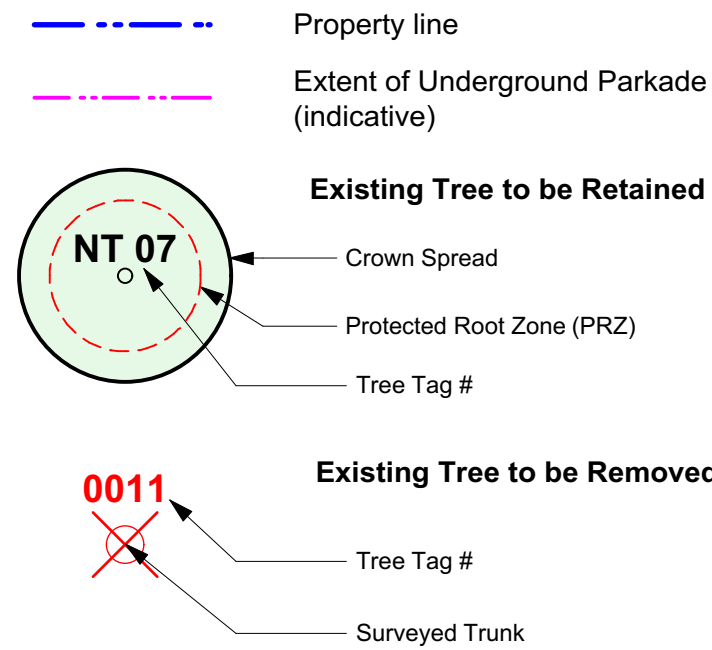
project no.	117.28
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM/PdG

revision no.	sheet no.
--------------	-----------

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



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

NOT FOR CONSTRUCTION

rev no	description	date
3	RZ/DP Rev. 2	07 OCT 2019
2	RZ/DP Rev. 1	04 MAY 2018
1	RZ/DP	27 FEB 2018



Oct. 7, 2019

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.

3 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

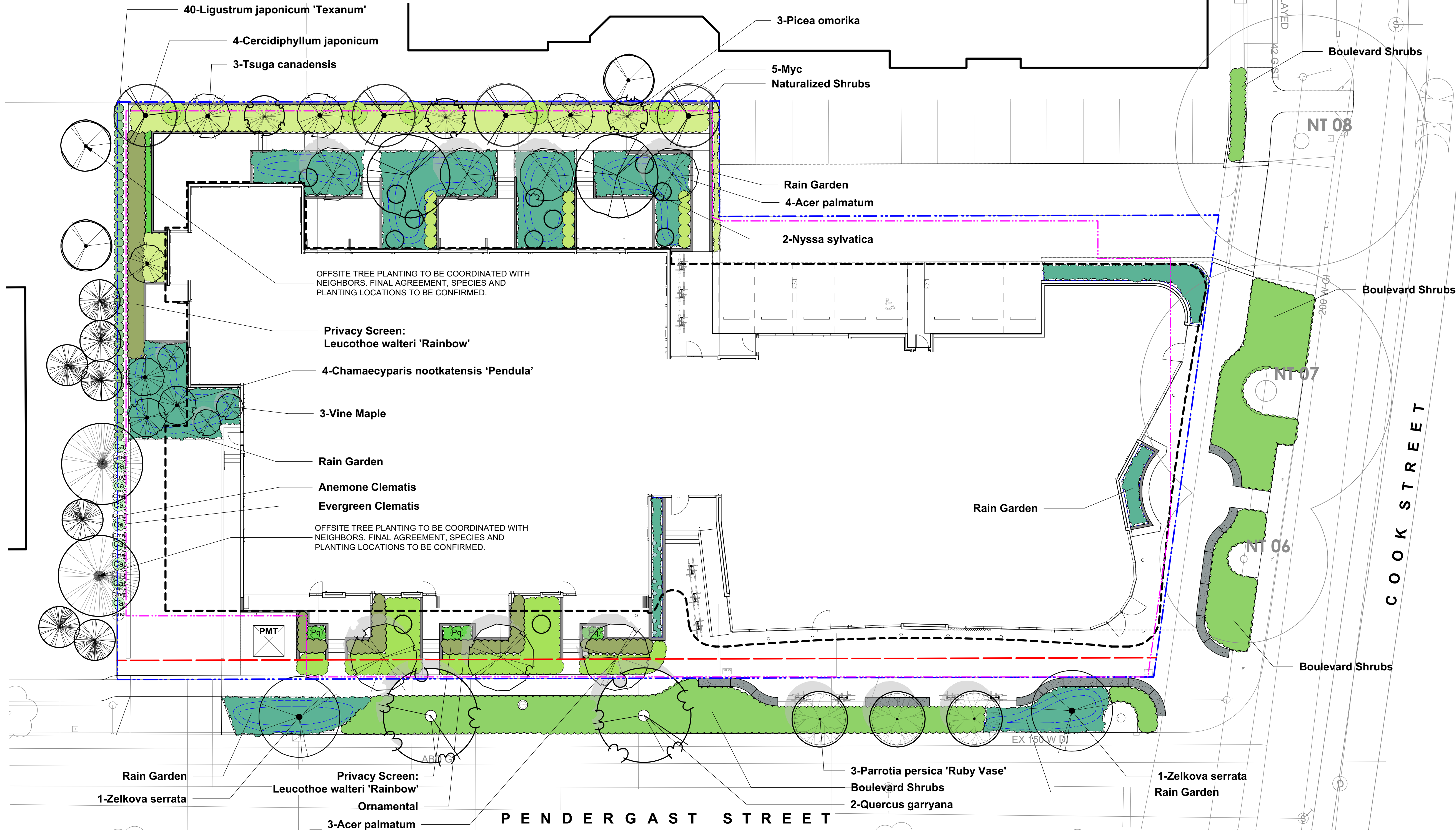
Bylaw protected trees are shown underlined

* Offsite trees with PRZ extending into the project site.

NEW TREES ONSITE: 32

NEW TREES ON NEIGHBORING PROPERTIES: 12

TOTAL NEW TREES: 44



NOT FOR CONSTRUCTION

3	RZ/DP Rev. 2	07 OCT 2019
2	RZ/DP Rev. 1	04 MAY 2018
1	RZ/DP	27 FEB 2018
rev no	description	date



Murdoch
de Greeff

INC

Landscape Planning & Design

200 - 524 Caledonia Road
Victoria, BC V8Z 1G1

Phone: 250.412.2891
Fax: 250.412.2892

Oct. 7, 2019

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

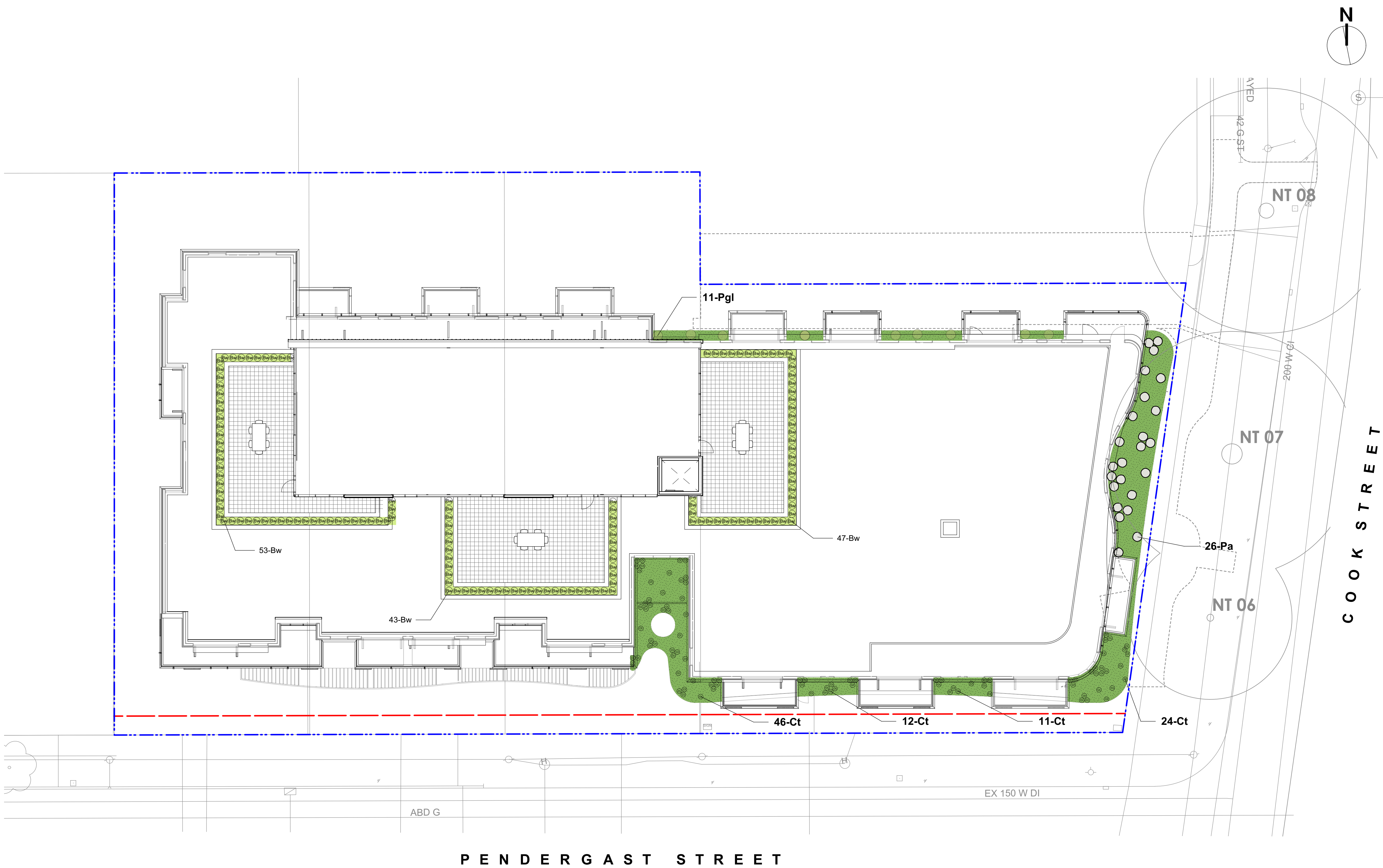
project no.	117.28
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.
3	L3.01

PLANT LIST			
Sym	Qty	Botanical Name	Common Name
TREES:			
	3	Acer circinatum	Vine Maple
	7	Acer palmatum	Japanese Maple
	4	Cercidiphyllum japonicum	Katsura Tree
	4	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress
	2	Nyssa sylvatica	Tupelo
	2	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood
	3	Picea omorika	Siberian Spruce
	2	Quercus garryana	Garry Oak
	3	Tsuga canadensis	Canadian Hemlock
	2	Zelkova serrata	Japanese Zelkova
	0		
ORNAMENTAL:			
Brs	17	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'
Cht	15	Choisya ternata	Mexican Orange
Cl	38	Cistus x corbariensis	Rock Rose
Hto	38	Hebe topiaria	Hebe topiaria
Lwr	99	Leucothoe walteri 'Rainbow'	Rainbow Leucothoe
Ljt	40	Ligustrum japonicum 'Texanum'	Japanese Ligustrum
Myc	5	Myrica californica	Pacific Wax Myrtle
Pcu	34	Prostanthera cuneata	Mint Bush
Rhc	12	Rhododendron spp.	Large Rhododendron
	0		
PERENNIALS & VINES:			
Ca	9	Clematis armandii	Evergreen Clematis
Cme	9	Clematis montana 'Elizabeth'	Anemone Clematis
Hdo	8	Hebe topiaria	Dwarf Yellow Daylily
Lsp	9	Liatris spicata	Spiked Gayfeather
Lim	8	Liriope muscari	Lily turf
Pq	3	Parthenocissus quinquefolia	Virginia Creeper
Rf	9	Rudbeckia fulgida	Black-Eyed Susan
	0		

NATURALIZED:			
Csc	14	Cornus sericea	Red-twig Dogwood
Lp	7	Lonicera pileata	Privet Honeysuckle
Ma	20	Mahonia aquifolium	Oregon Grape
Po	2	Physocarpus opulifolius 'Diablo'	Diablo Ninebark
Pm	21	Polystichum munitum	Sword Fern
Rs	5	Ribes sanguineum	Red Flowering Currant
Sa	18	Symphoricarpos alba	Snowberry
	0		
RAINGARDEN:			
Aff	44	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern
Cm	39	Carex morrowii 'Ice Dance'	Japanese Sedge Grass
Co	241	Carex obnupta	Slough Sedge
Ctp	49	Carex testacea 'Prairie Fire'	Prairie Fire Sedge
Gsh	74	Gaultheria shallon	Salal
Is	83	Iris tenax	Oregon Iris
Jcg	49	Juncus 'Carmen's Grey'	Soft Common Rush
Lim	49	Liriope muscari	Lily turf
Ma	9	Mahonia aquifolium	Oregon Grape
Pm	27	Polystichum munitum	Sword Fern
Sco	21	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag
Vo	10	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry
Vbo	9	Verbenia bonariensis	Tall Verbena
	0		
BOULEVARD:			
Brs	43	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'
Cs	45	Cistus salvifolius	Sageleaf Rock Rose
Lp	65	Lonicera pileata	Privet Honeysuckle
	0		
BOULEVARD RAIN GARDEN:			
Jcg	155	Juncus 'Carmen's Grey'	Soft Common Rush
Lp	19	Lonicera pileata	Privet Honeysuckle
	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.



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.

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sheet title

Roof and Rooftop
Landscape and
Planting Plan

project no.	117.28
scale	1:150 @ 24"x36"
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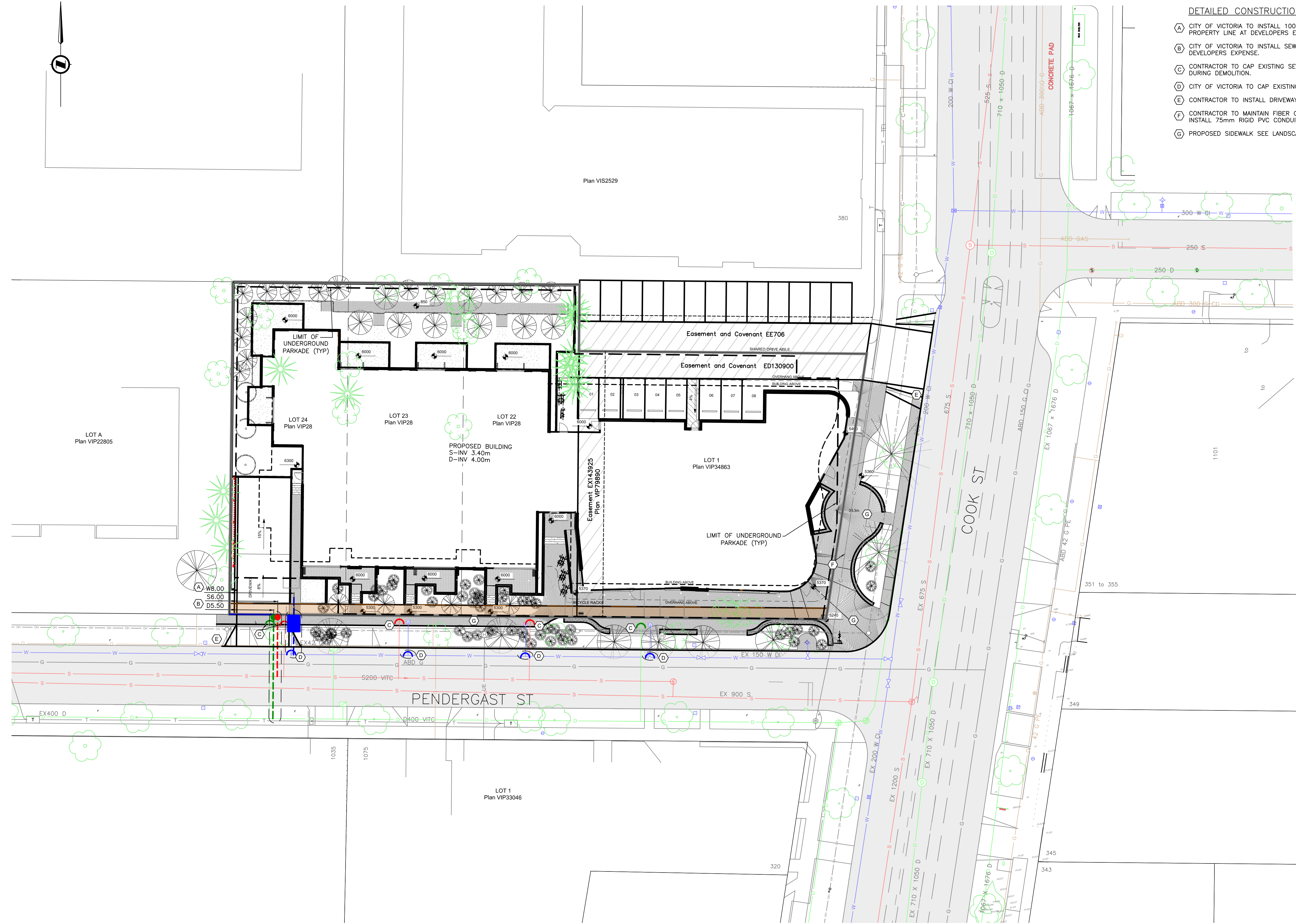
L3.02

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

V:\Projects\30886 - Aragon - Cook - Pendergast - Civi\07 - Engineering\02 - Drawings & Sketches (Eng)\30886 - Working.dwg Plot Date: October 8, 2019



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 AT DEVELOPERS EXPENSE.
- (C) CONTRACTOR TO CAP EXISTING SEWER AND DRAIN SERVICES AT PROPERTY LINE DURING DEMOLITION.
- (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.
- (G) PROPOSED SIDEWALK SEE LANDSCAPE PLANS.



KEY PLAN
NTS

ISSUED FOR DEVELOPMENT PERMIT

ISSUED					REVISION					LEGEND				
NO.	DESCRIPTION	YYYYMMDD	DE	DA	CK	NO.	DESCRIPTION	YYYYMMDD	DE	DA	CK	LAMP STANDARD	CLEANOUT	DITCH
1	ISSUED FOR DEVELOPMENT PERMIT	20191007	RT	VQ	RT							POLE(Hydro, Tel.)	CATCHBASIN	METER
												U/G WIRING	MANHOLE	FLUSH VALVE
												GAS	SERVICE RISER	VALVE
												WATER	MOUNTABLE CURB	REDUCER
												SEWER	NON-MOUNT. CURB	HYDRANT
												DRAIN	EDGE ASPHALT	AIR VALVE

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

JURISDICTION	CLIENT
CITY OF VICTORIA	ARAGON PROPERTIES
PROJECT	COOK & PENDERGAST SITE PLAN
ENGINEERS SEAL	MUN. FILE
	30886 01 C1
	SHEET 1 OF 1