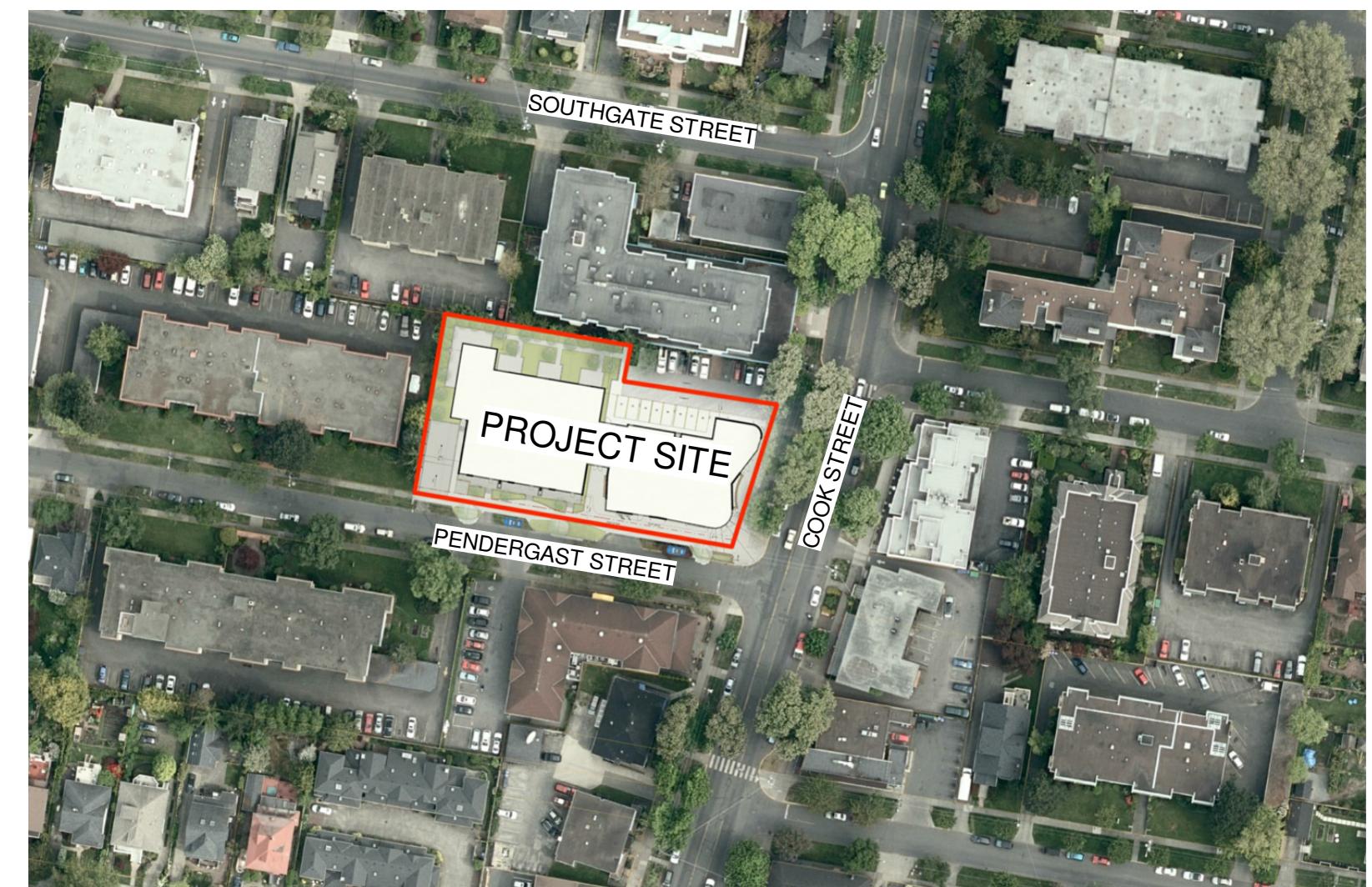


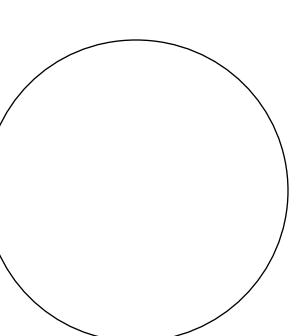
PROJECT INFORMATION TABLE	
Zone (existing)	CR-3M, R-K
Proposed zone or site specific zone If unsure, state "new zone"	NEW ZONE
Site area (m ²)	2875 m ² (DPA 5 = 1099 m ² , DPA 16 = 1776 m ²)
Total floor area (m ²)	6299 m ² (DPA 5 = 2747 m ² , DPA 16 = 3552 m ²)
Commercial floor area (m ²)	535 m ²
Floor 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 (m ²)	66 m ²
Total residential floor area (m ²)	5160 m ²



COOK & PENDERGAST CORNER PERSPECTIVE



Project #	Date	Revision
A0.00	1719	2019-10-04 12:15:45 PM September 18, 2018

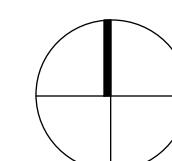


A0.00	Cover Sheet	A2.01	Ground Floor
A1.00	Survey, Existing Site Plan & Average Grade	A2.02	Level 2
A1.01	Code Analysis	A2.03	Level 3
A1.02	Limiting Distance	A2.04	Level 4
A1.03	Overall Site Plan	A2.05	Roof Level
A1.04	Shadow Studies - Equinox	A3.00	Elevations
A1.05	Shadow Studies - Summer	A3.01	Context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

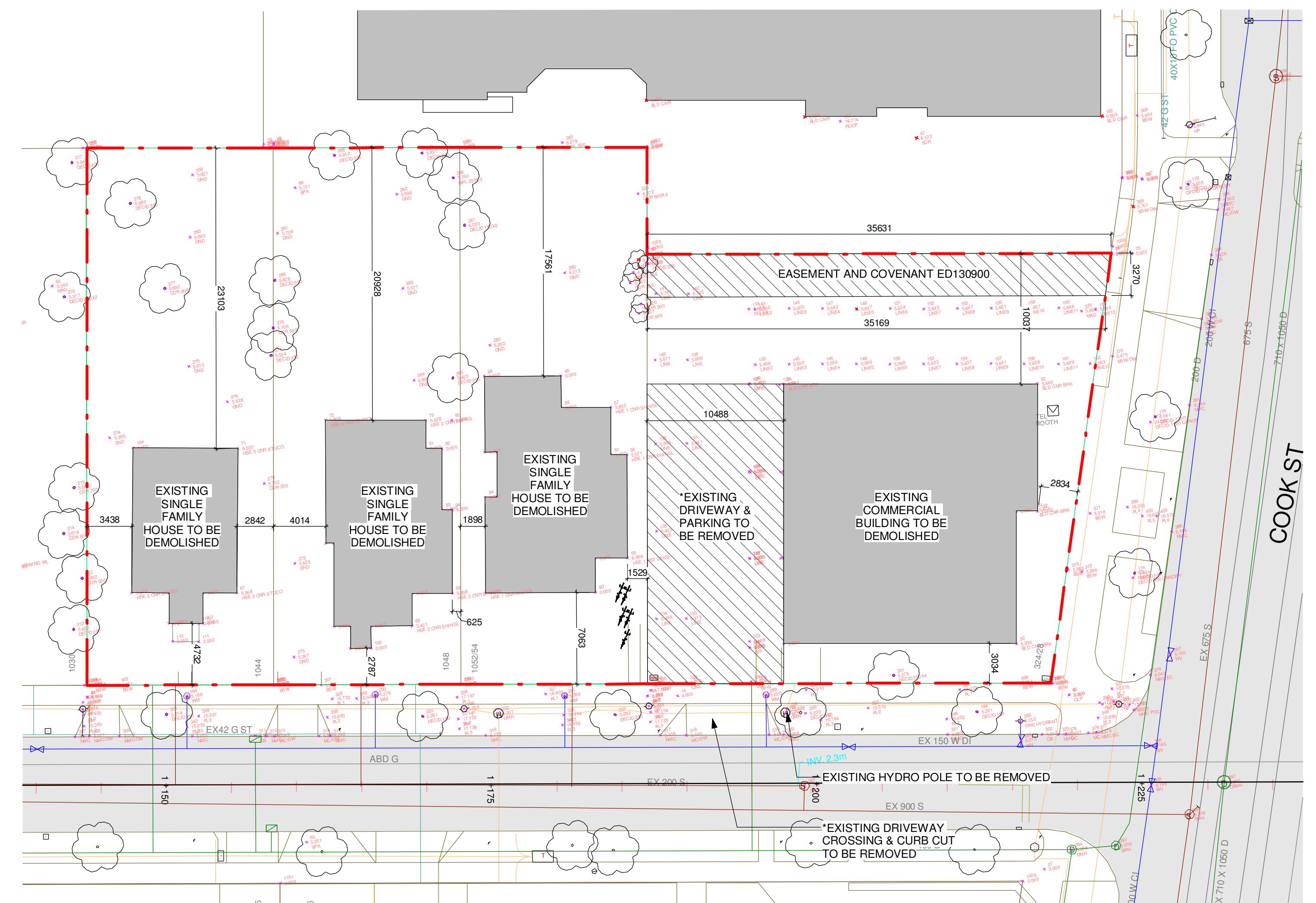
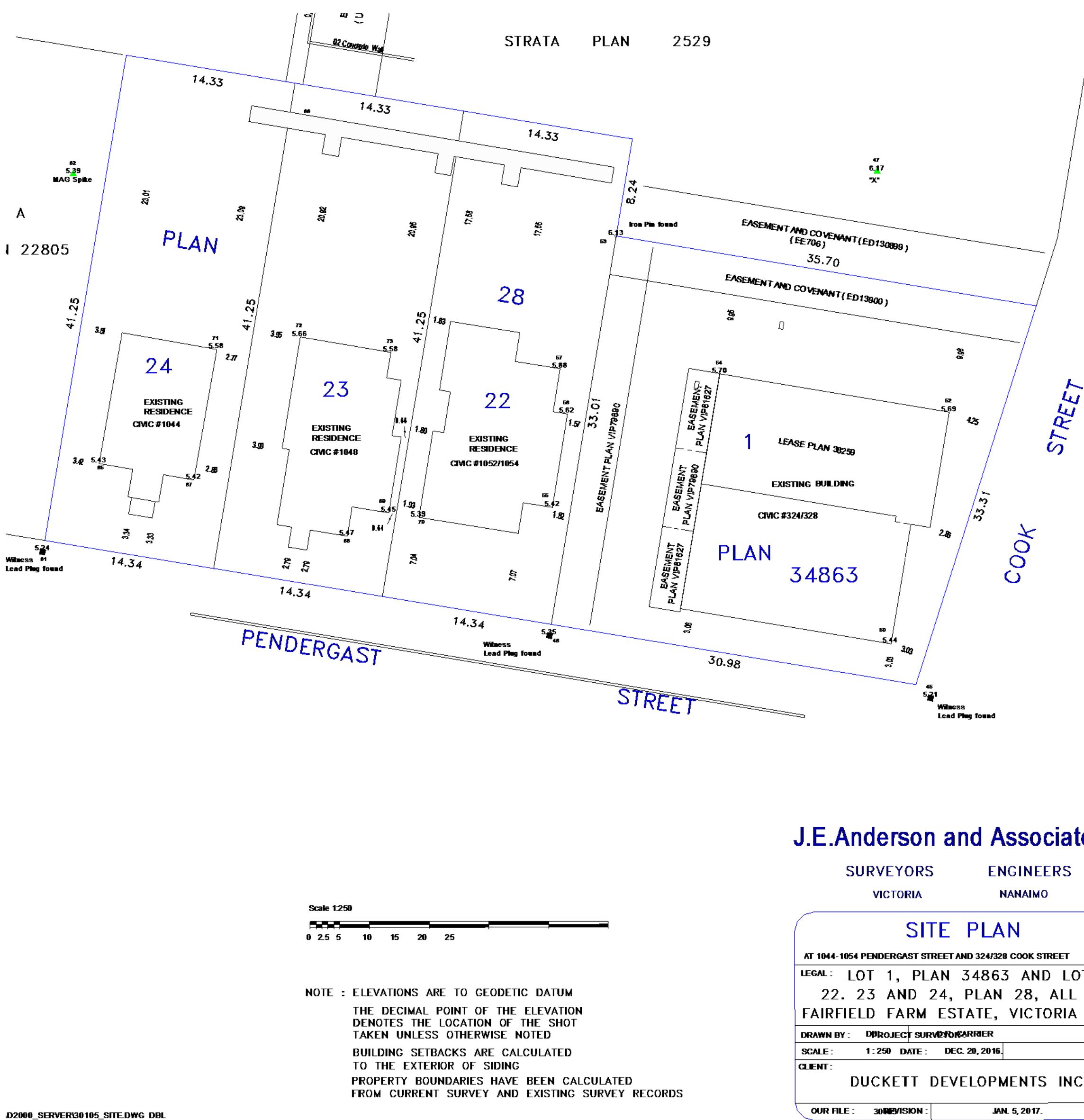
A9.01	Materials
L1.01	Landscape Materials Plan
L1.02	Tree Retention and Removal Plan
L1.03	Stormwater Management Plan
L1.04	Planting Plan & Plant List
L1.05	Roof & Rooftop Landscape & Planting Plan
C1.00	Preliminary Site Plan

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 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
CONTACT: LENNY MOY lmoym@aragon.ca LUKE RAMSEY lramsey@aragon.ca	CONTACT: PETER JOHANNKNECHT peter@cascadiaarchitects.ca GREGORY DAMANT greg@cascadiaarchitects.ca	CONTACT: ROBERT JACKSON rjackson@fastepp.com	CONTACT: COLLIN CRONKHITE ccronkhite@williamsengineering.com	CONTACT: RON SHARMA Ron.Sharma@smithandandersen.com	CONTACT: ROSS TUCK rtuck@jeanderson.com	CONTACT: DANIEL CASEY dcasey@wattconsultinggroup.com	CONTACT: SCOTT MURDOCH scott@mididesign.com	CONTACT: GRAHAM MACKENZIE tmtreehelp@gmail.com



SITE CONTEXT PLAN



Survey Plan

2 Existing Site Plan

AVERAGE GRADE CALCULATIONS

GRADE POINTS:

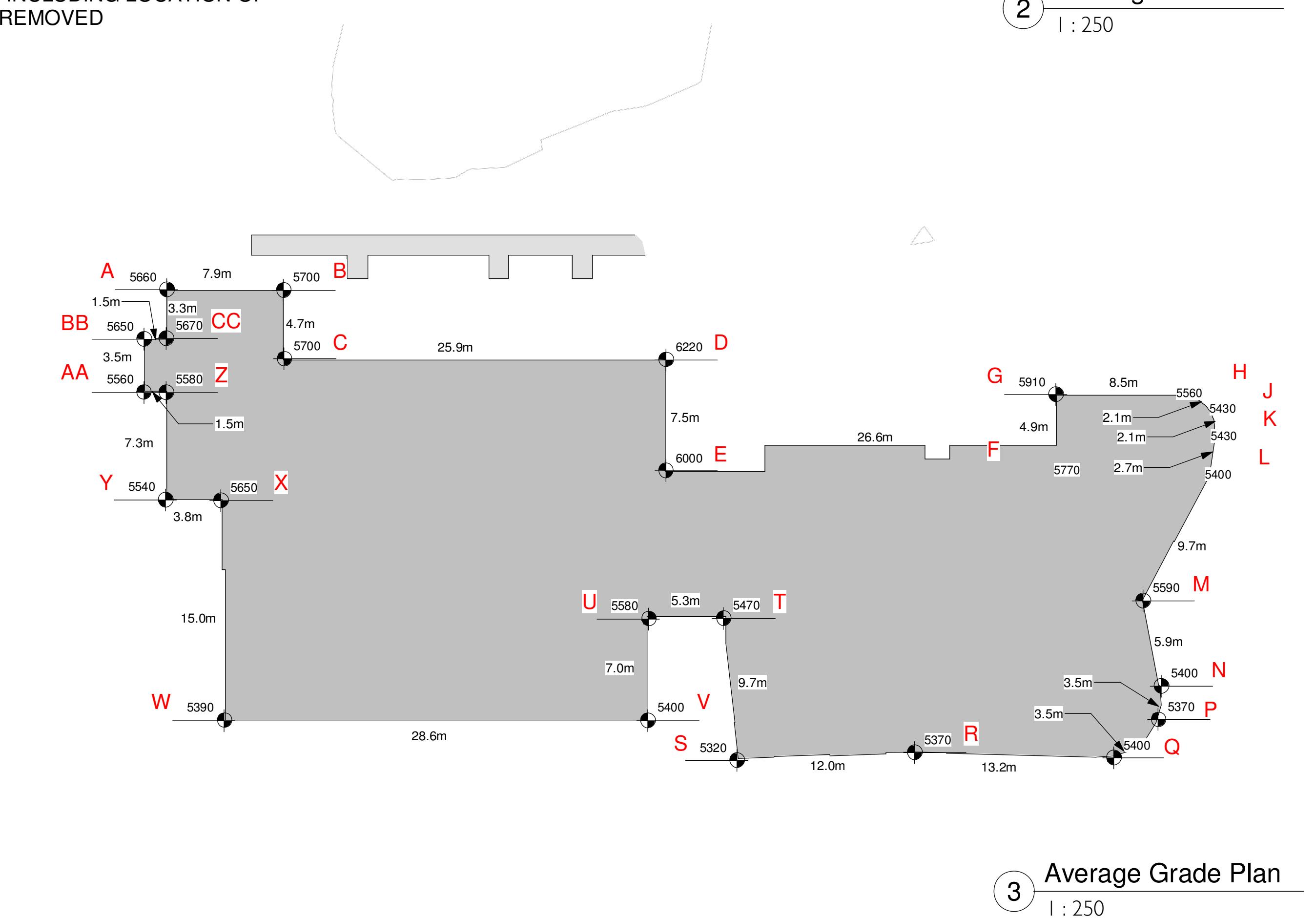
A:	5.66
B:	5.70
C:	5.70
D:	6.22
E:	6.00
F:	5.77
G:	5.91
H:	5.56
J:	5.43
K:	5.43
L:	5.40
M:	5.59
N:	5.40
P:	5.37
Q:	5.40

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 = $1276.82 \div 227.2 = 5.62$



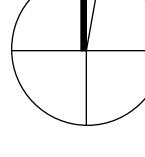
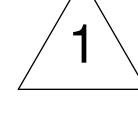
Average Grade Plan

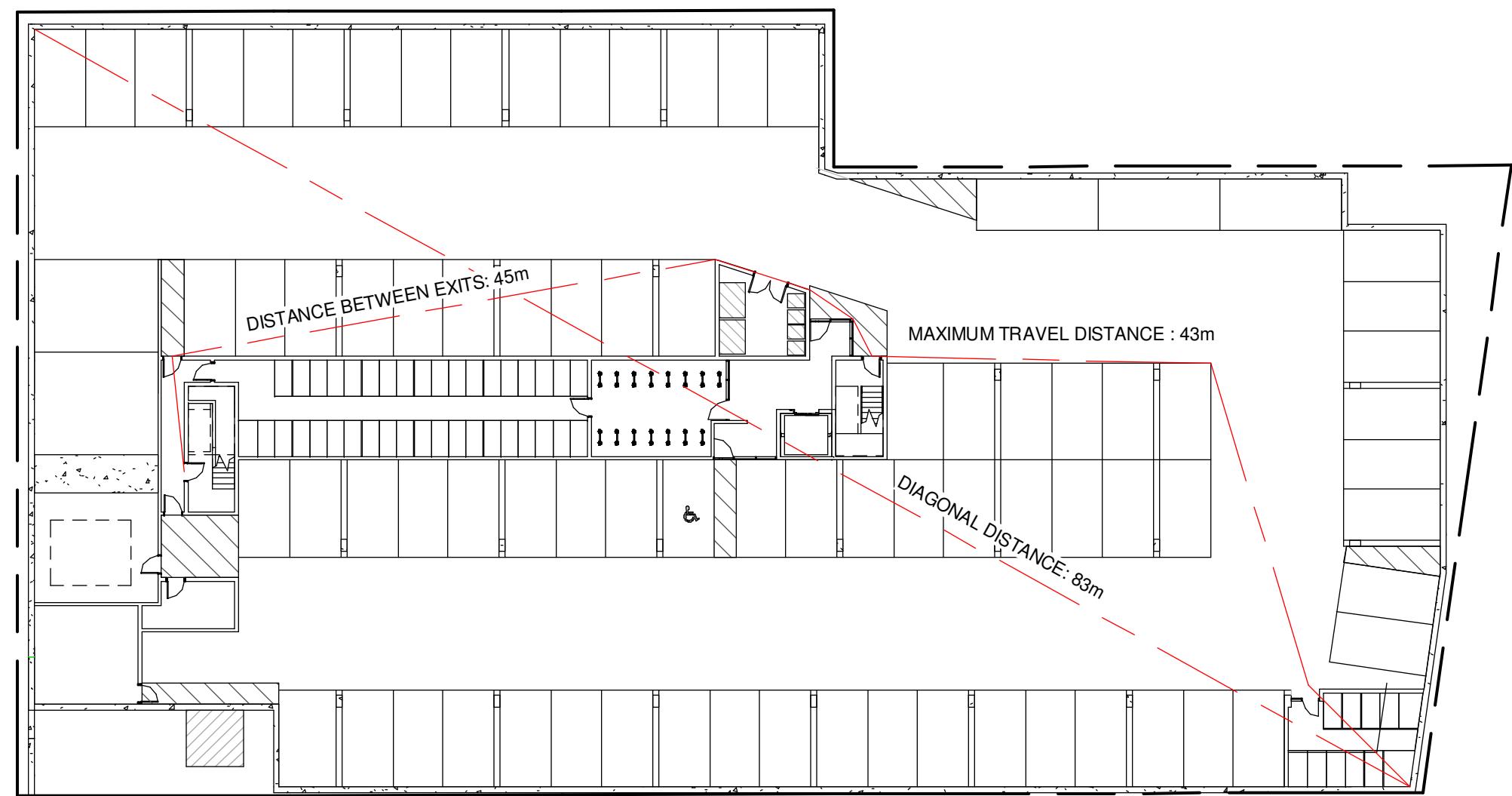
I	Revision I	May 4, 2018
	Re-zoning & Development Permit	February 27, 2018
NO.	DESCRIPTION	DATE



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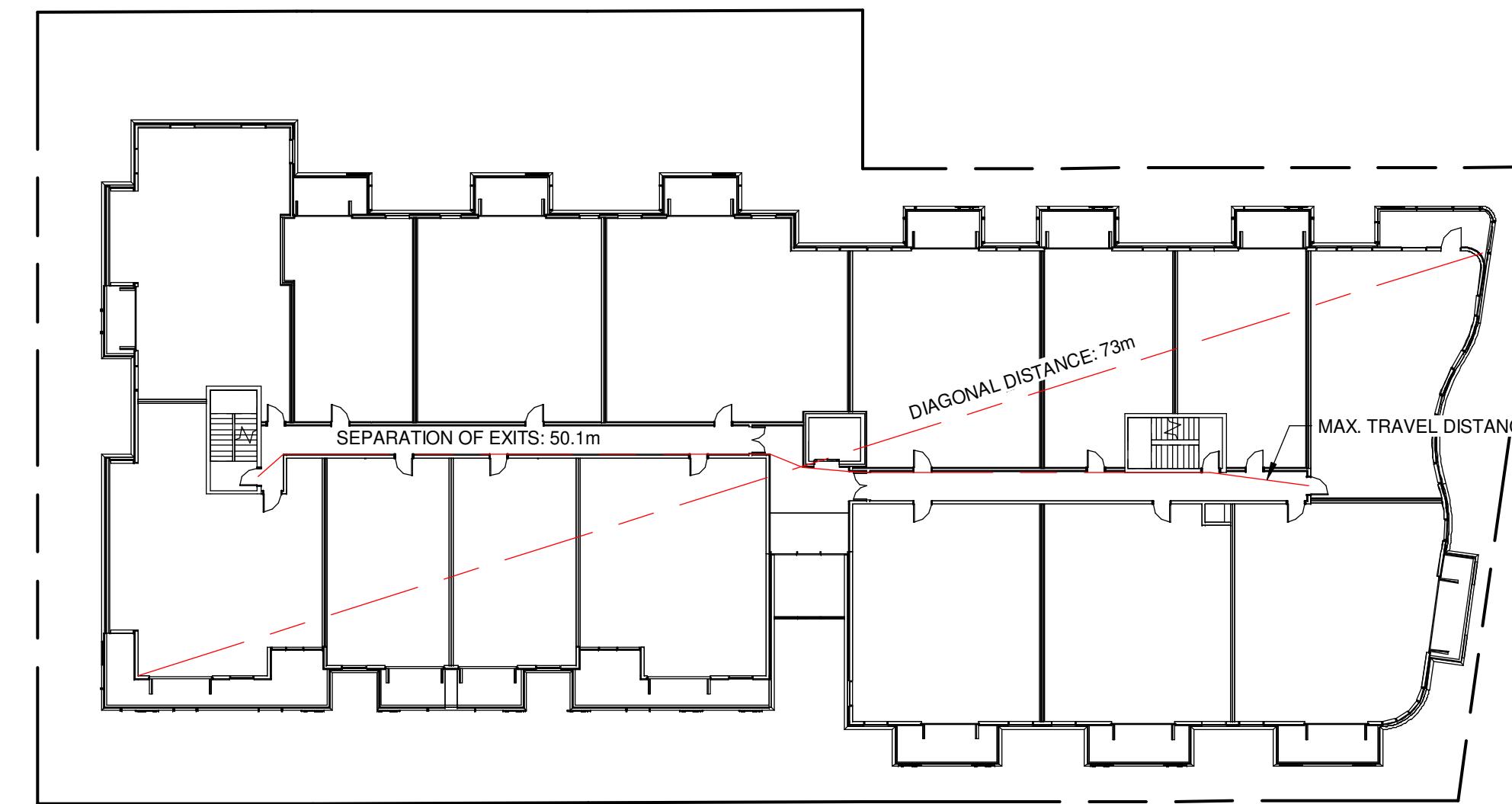
Project	Cook & Pendergast	
		Aragon Properties Ltd. 328 Cook Street
Sheet Name	Survey, Existing Site Plan & Average Grade	
Scale	Date	
As indicated	October 7, 2019	
	Project #	1719
	Revision	
	May 4, 2018	
	Sheet #	
	A1.00	



1 Parking Level - Code Plan

1 : 300

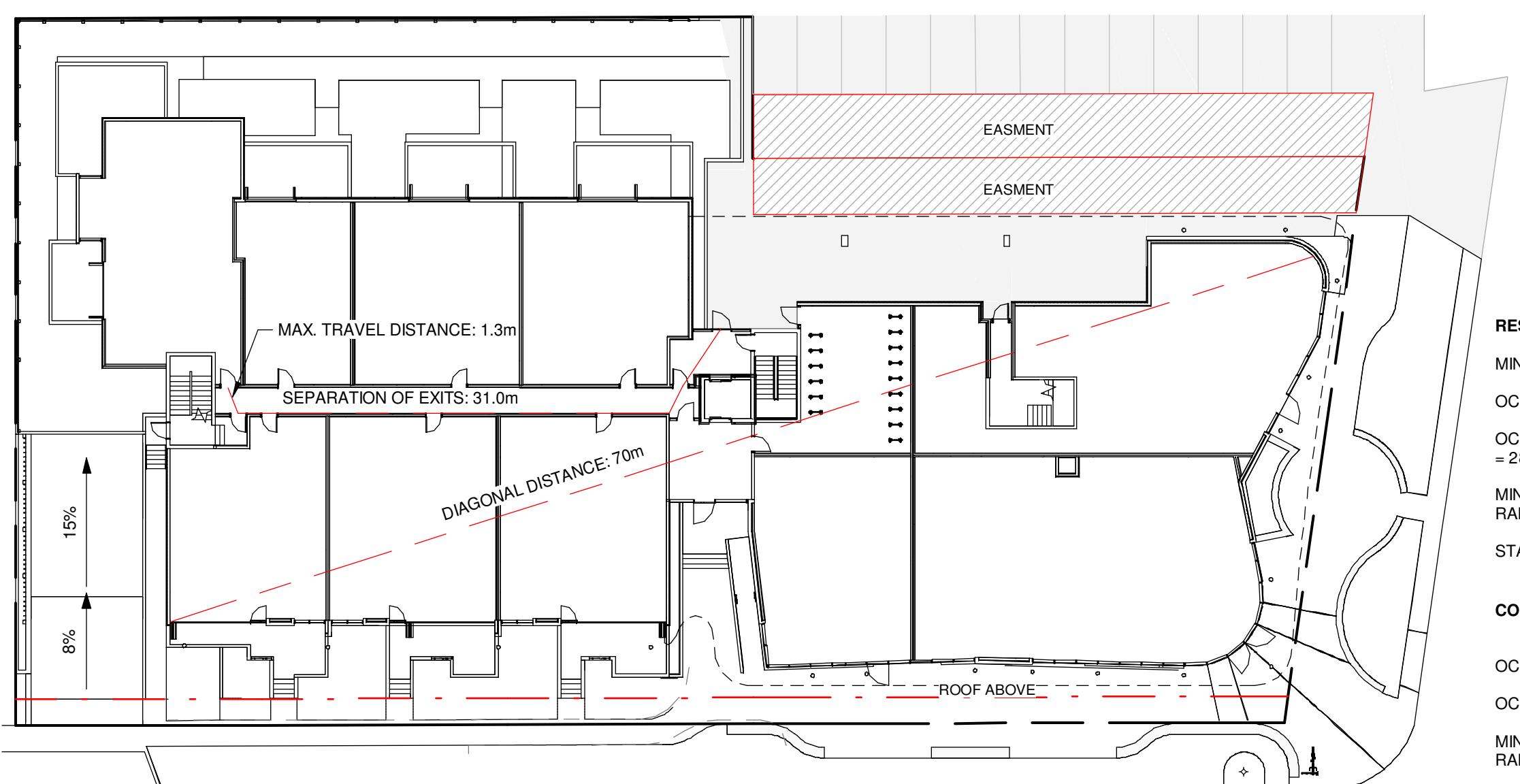
MIN. SEPARATION BETWEEN EXITS: 41.5 m
OCCUPANCY: GROUP F, DIVISION 3
OCCUPANT LOAD: 2683 m² / 46 m² PER PERSON = 59 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS: 6.1mm/PERSON x 59 = 360mm
STAIRS: 8mm/PERSON X 59 = 472mm



4 Level 3 - Code Plan

1 : 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

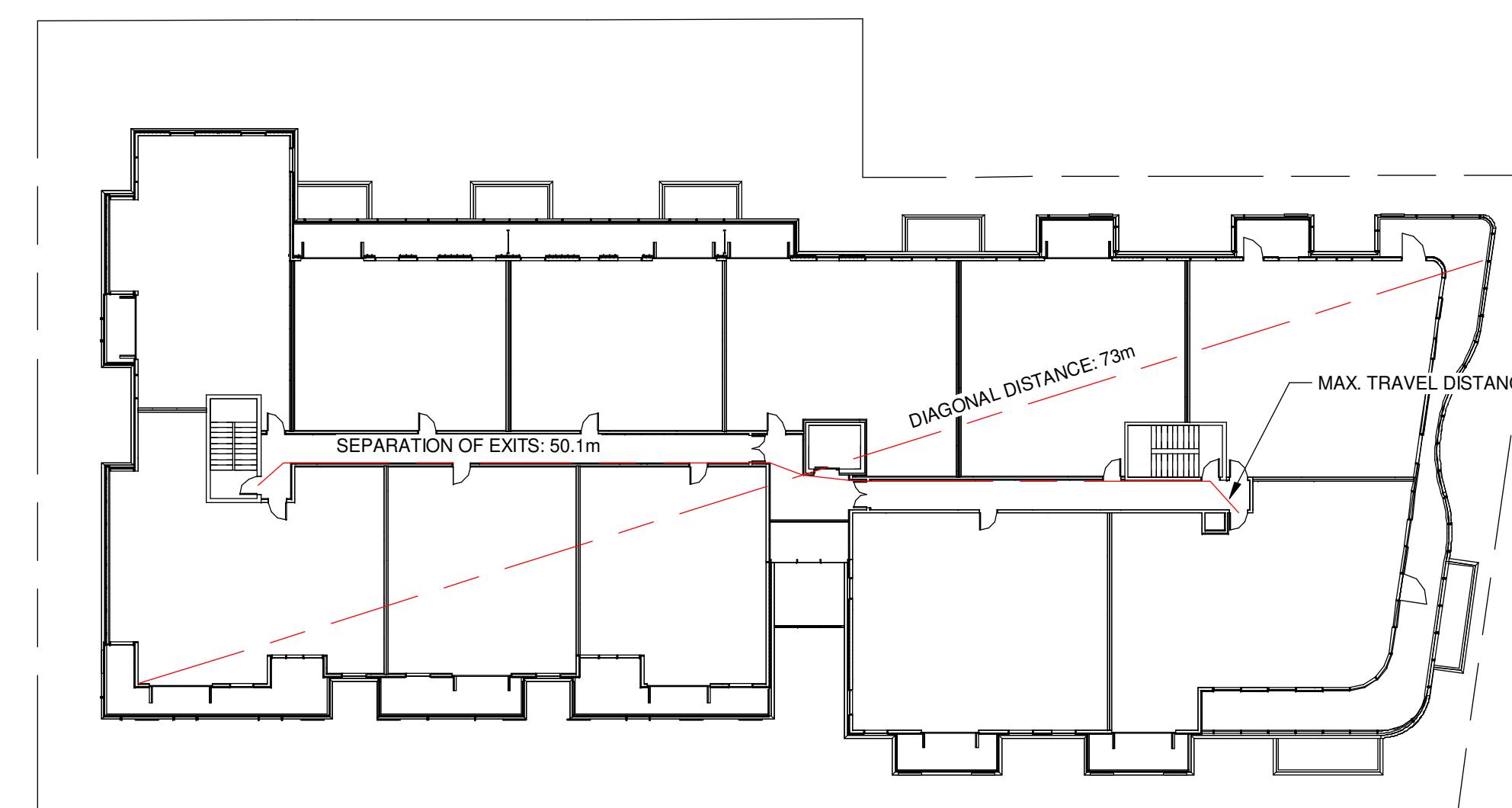


2 Grade - Code Plan

1 : 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

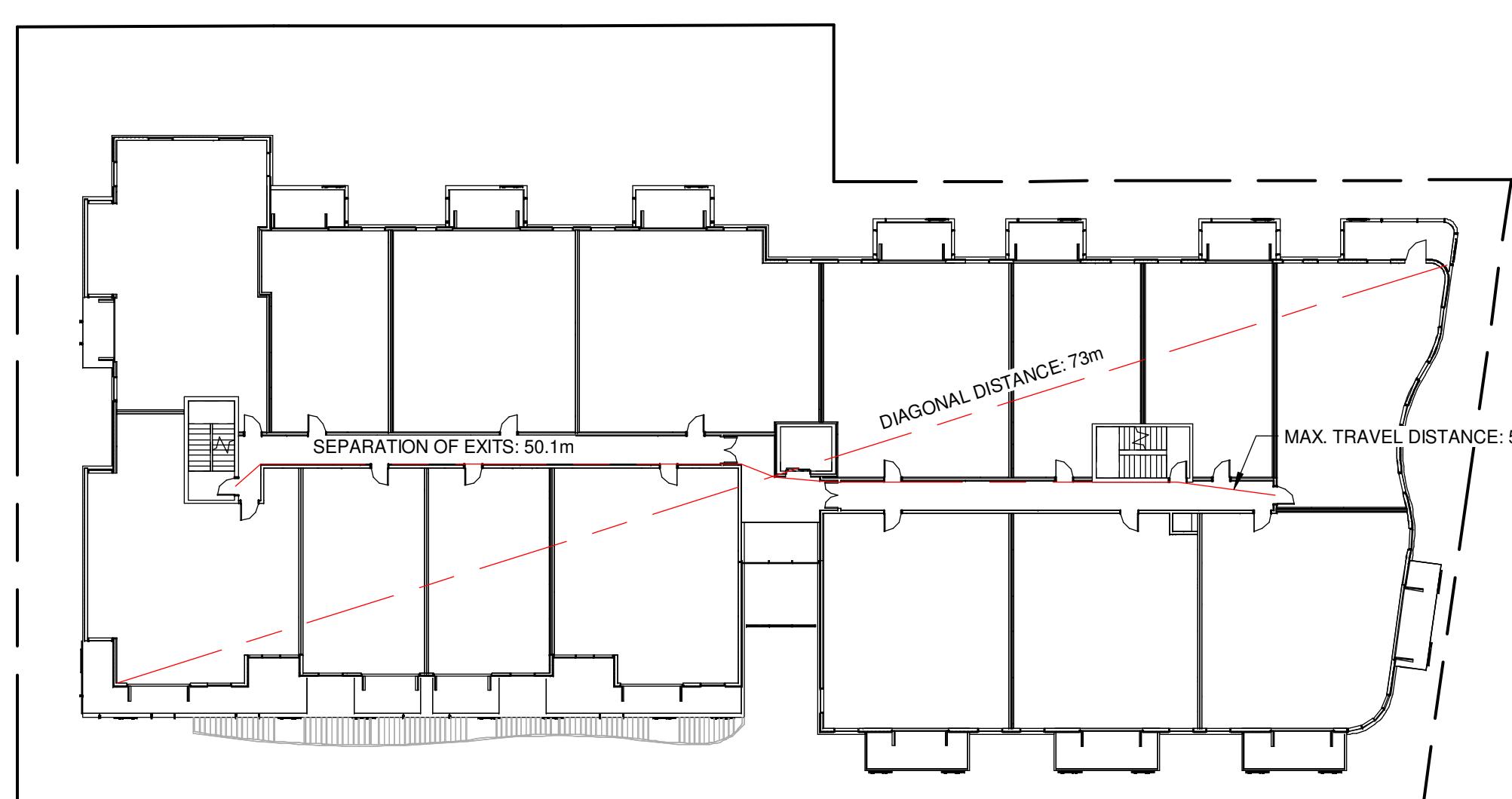
COMMERCIAL AREA
OCCUPANCY: GROUP E
OCCUPANT LOAD: 544 m² / 3.7 m² PER PERSON = 147 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS: 6.1mm/PERSON x 147 = 897mm
STAIRS: 8mm/PERSON X 147 = 1176mm



5 Level 4 - Code Plan

1 : 300

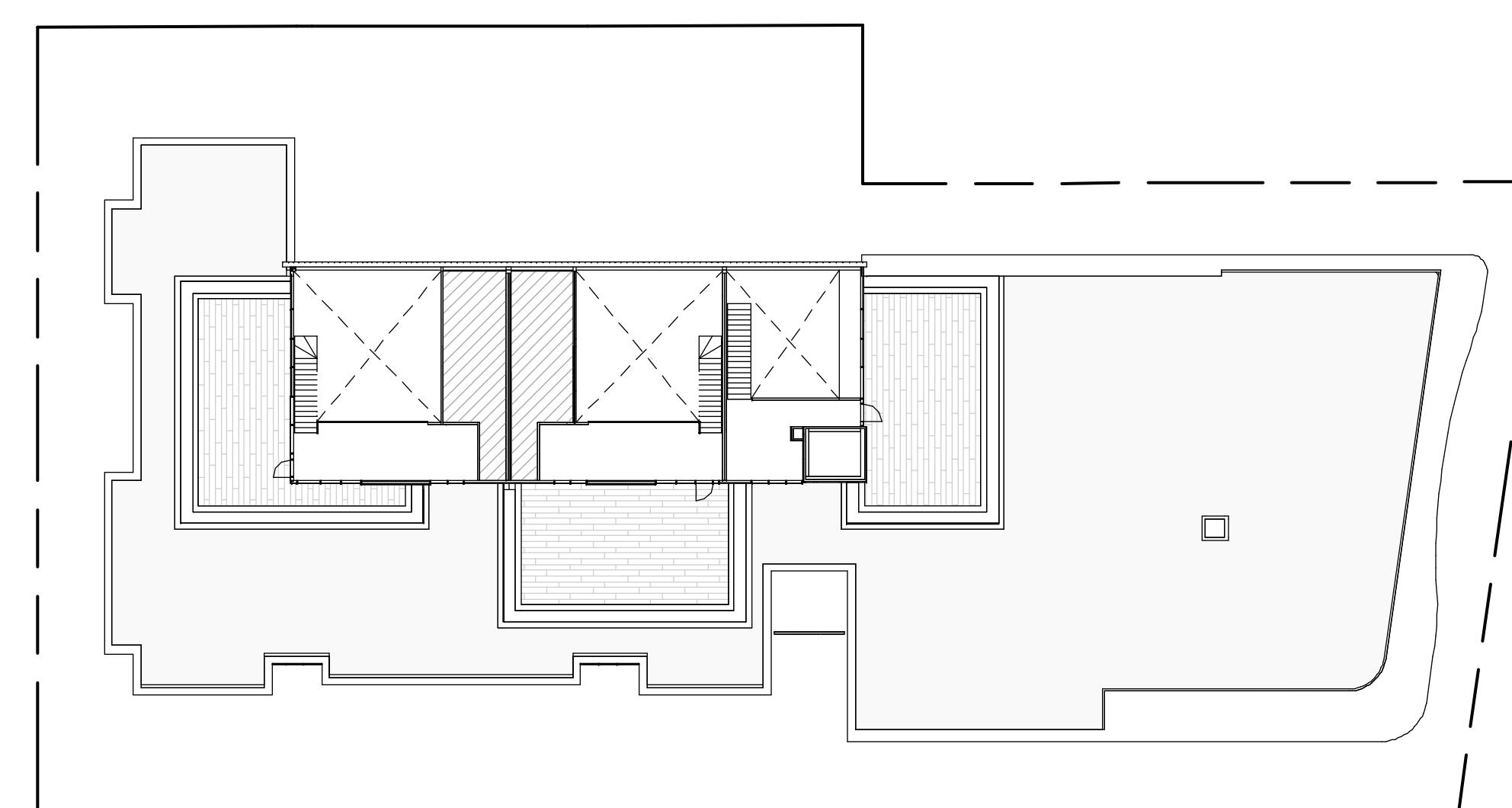
MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 27 SLEEPING ROOMS X 2 PERSONS PER ROOM = 54 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS: 6.1mm/PERSON x 54 = 329mm
STAIRS: 8mm/PERSON X 54 = 432mm



3 Level 2 - Code Plan

1 : 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



6 Roof - Code Plan

1 : 300

BC BUILDING CODE 2012
3.1 GENERAL
3.1.1 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

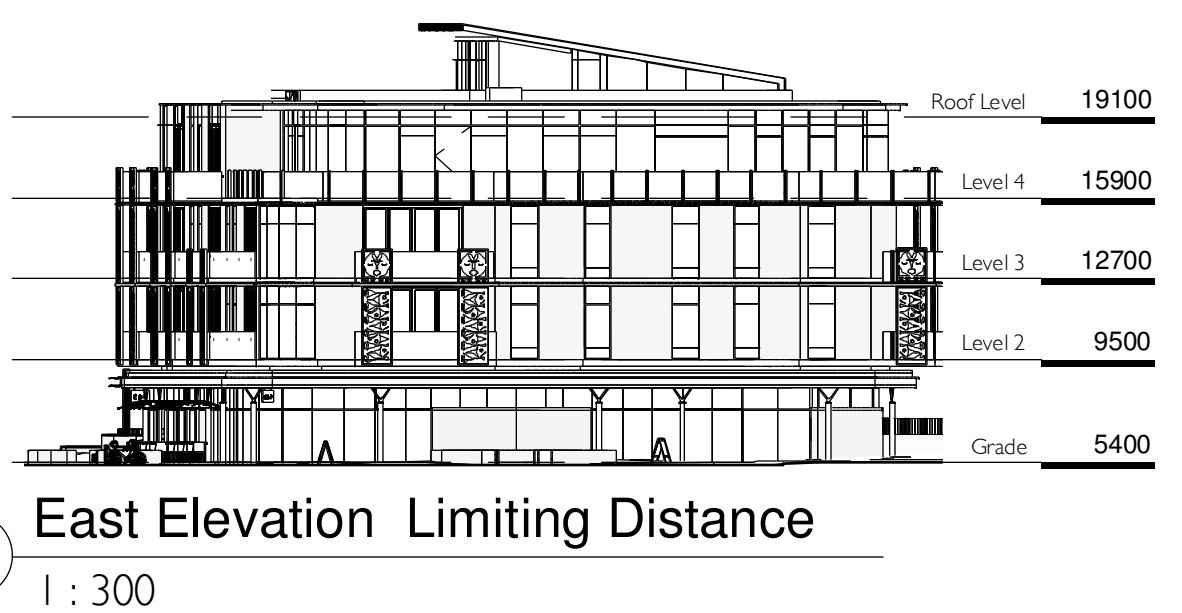


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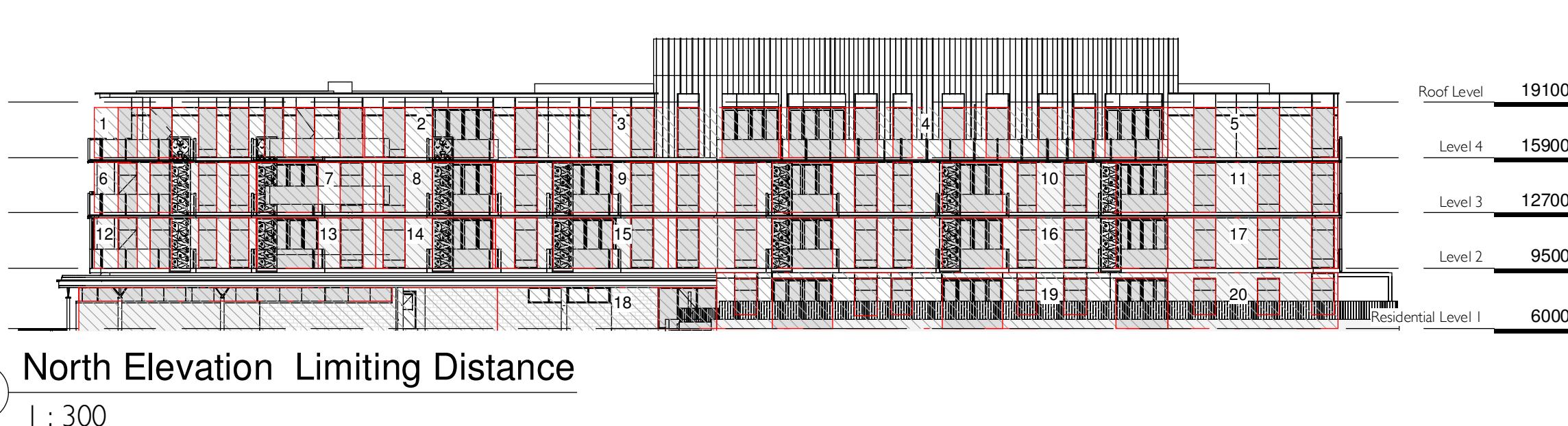
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Project	Cook & Pendergast	
	Aragon Properties Ltd.	
	328 Cook Street	
Sheet Name	Code Analysis	
Date	October 7, 2019	
Scale	1 : 300	Project #
		1719
Revision		
Sheet #	A1.01	

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%

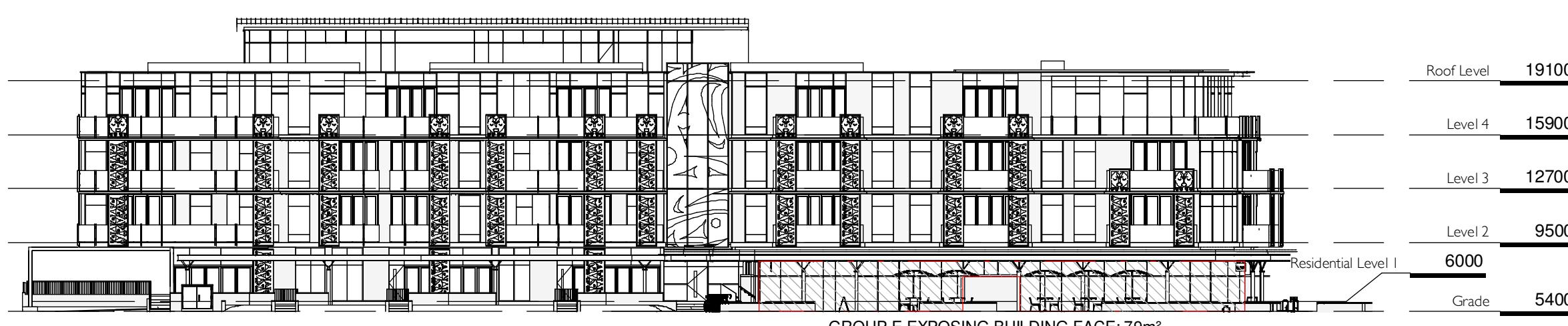
GROUP C OCCUPANCY
SEE TABLE

NORTH ELEVATION - GROUP C OCCUPANCY

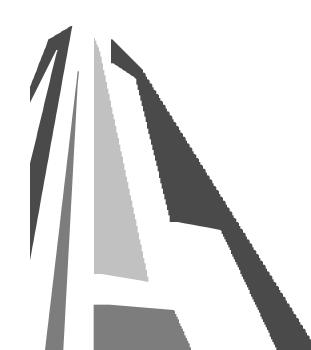
BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING FACE	MAXIMUM % OPENING	PROPOSED AREA OF OPENING	PROPOSED % OPENING
1	4.1 m	45 m ²	60%	23 m ²	51%
2	4.1 m	35 m ²	71%	18 m ²	51%
3	4.1 m	35 m ²	71%	21 m ²	60%
4	12.2 m	41 m ²	100%	41 m ²	63%
5	5.8 m	28 m ²	100%	11 m ²	39%
6	4.1 m	27 m ²	78%	13 m ²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



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

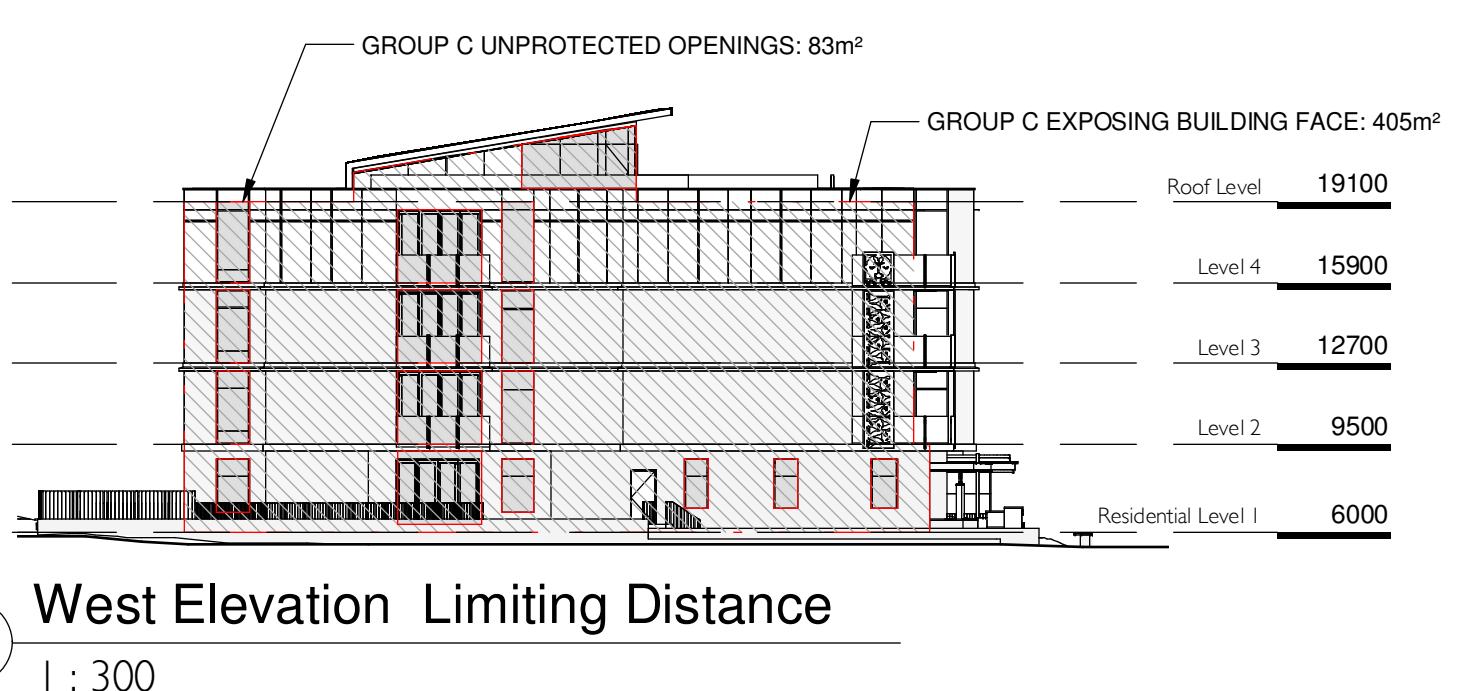


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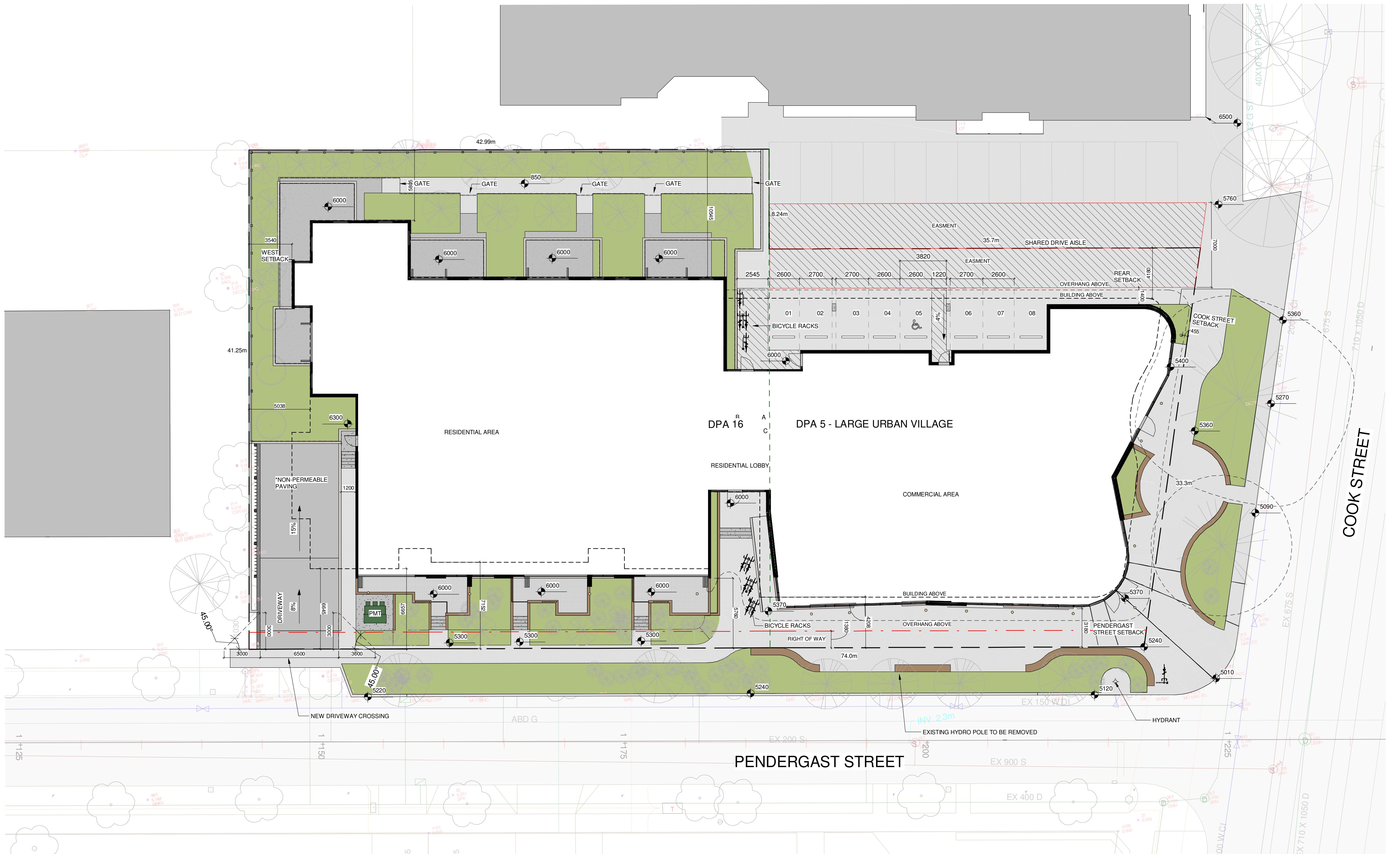
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GROUP E OCCUPANCY
N/A

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%



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	



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

Overall Site Plan

DESCRIPTION	DATE
Building & Development Permit	May 4, 2018 February 27, 2018

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Cook & Pendergast

Aragon Properties Ltd.

328 COOK Street

Overall Site Plan

Page 1

October 7, 2019

1 : 150 Project #

1719

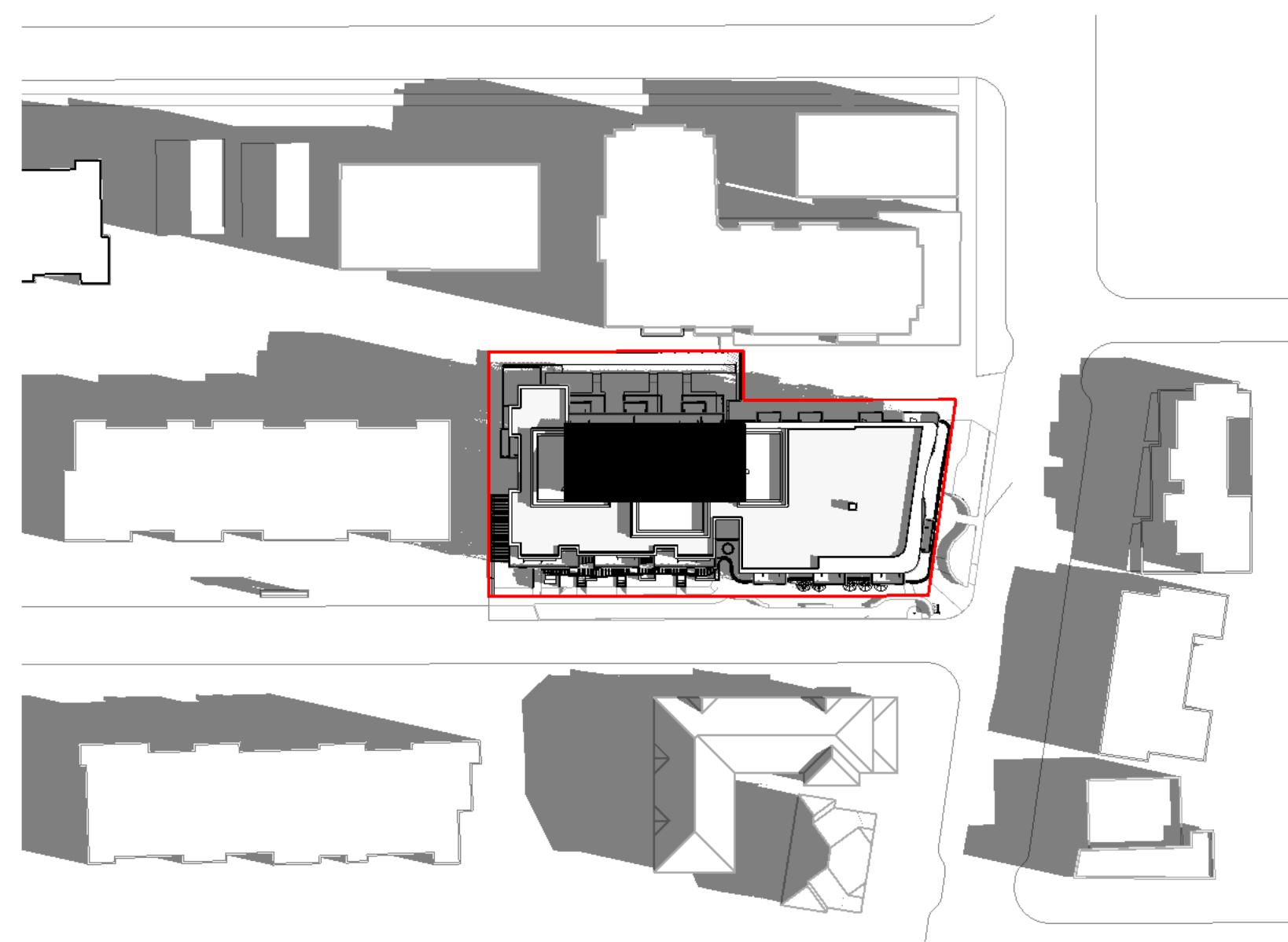
May 4, 2013 1

Sheet #

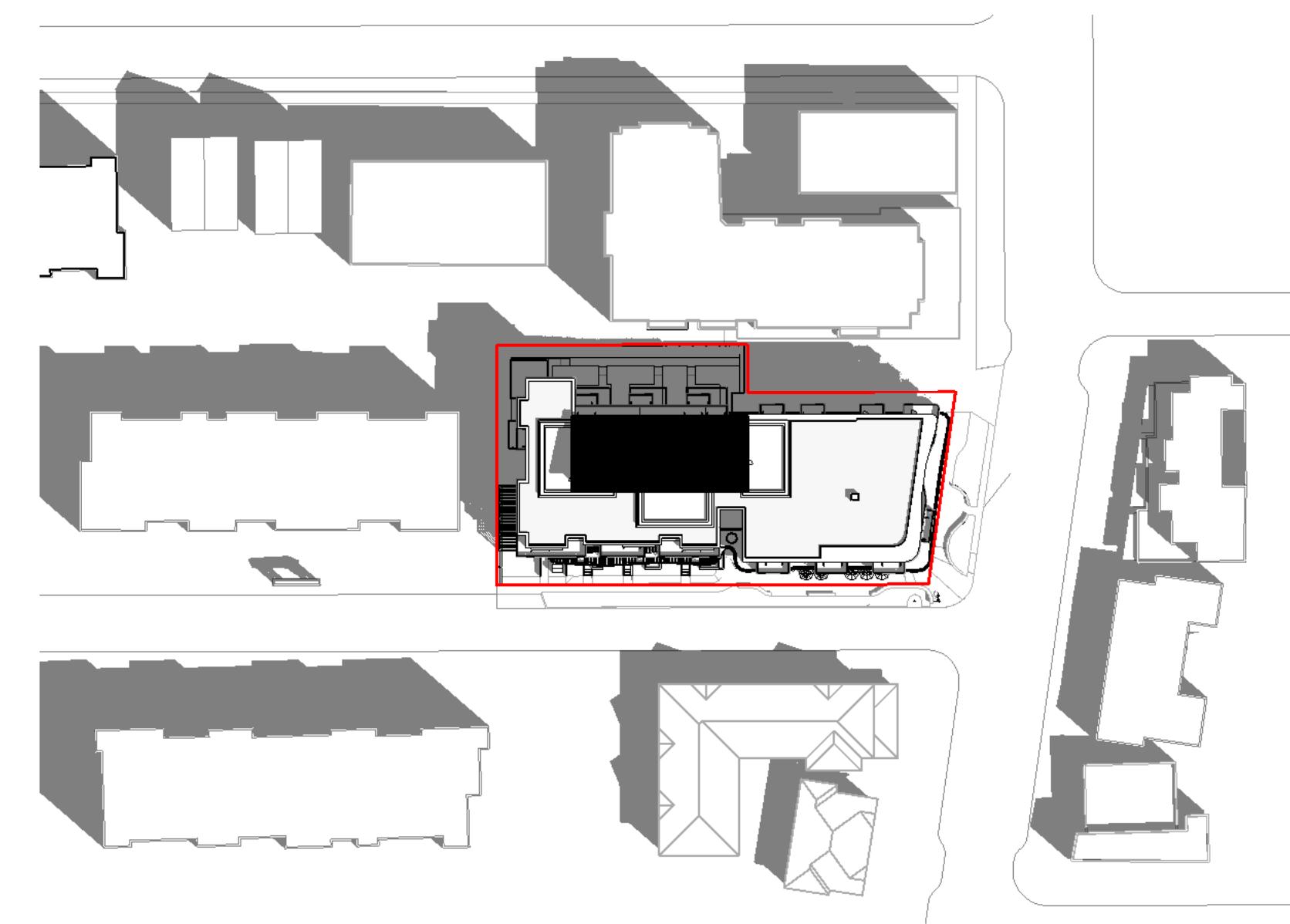
A1 03

WITNESS

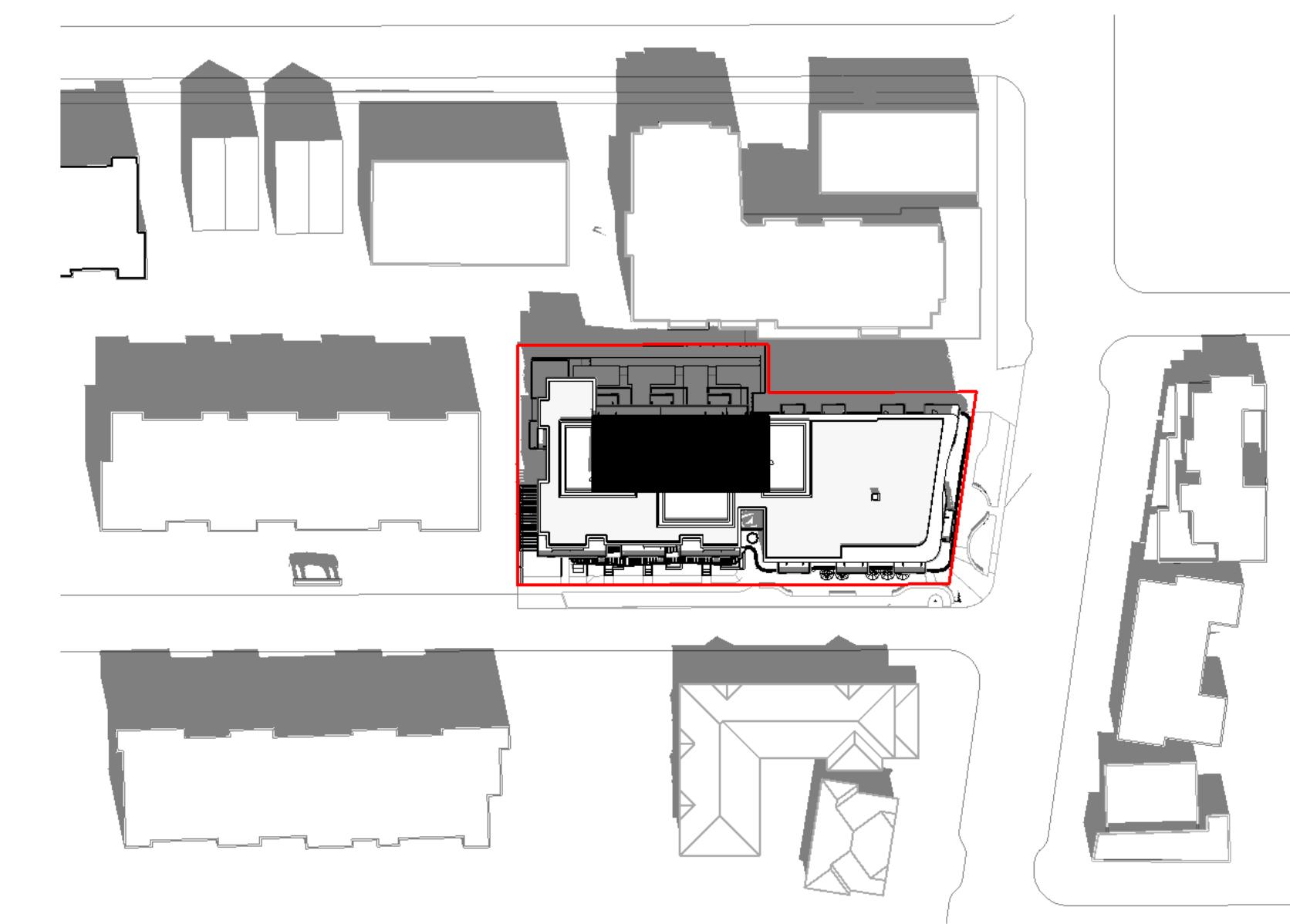
2019-10-04 10:45:36 AM



1 Shadow - Equinox - 8 AM
1 : 1000



4 Shadow - Equinox - 10 AM
1 : 1000



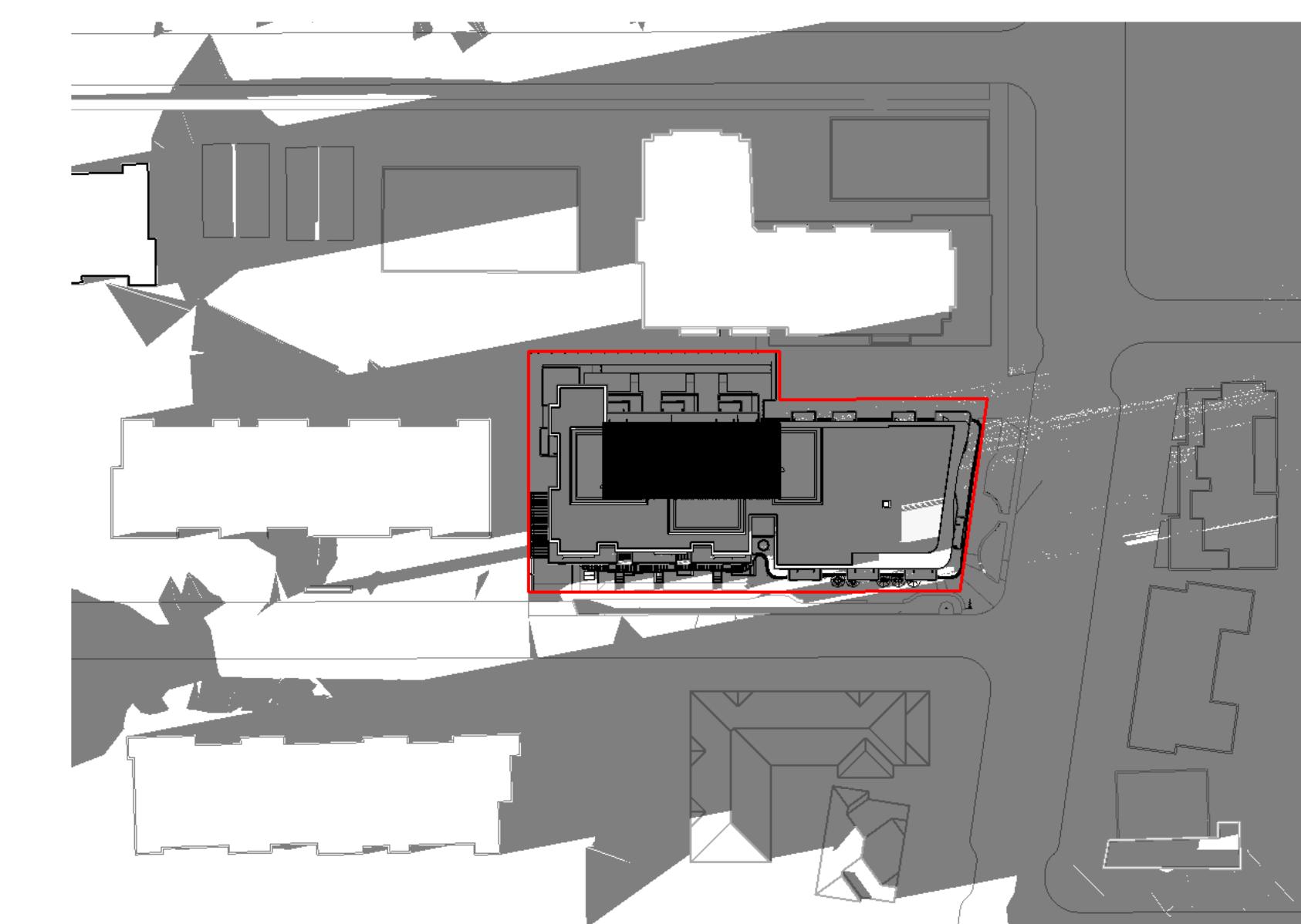
5 Shadow - Equinox - 12 PM
1 : 1000



2 Shadow - Equinox - 2 PM
1 : 1000



3 Shadow - Equinox - 4 PM
1 : 1000



6 Shadow - Equinox - 6 PM
1 : 1000

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
Shadow Studies - Equinox

Date
October 7, 2019

Scale
1 : 1000 Project #
1719

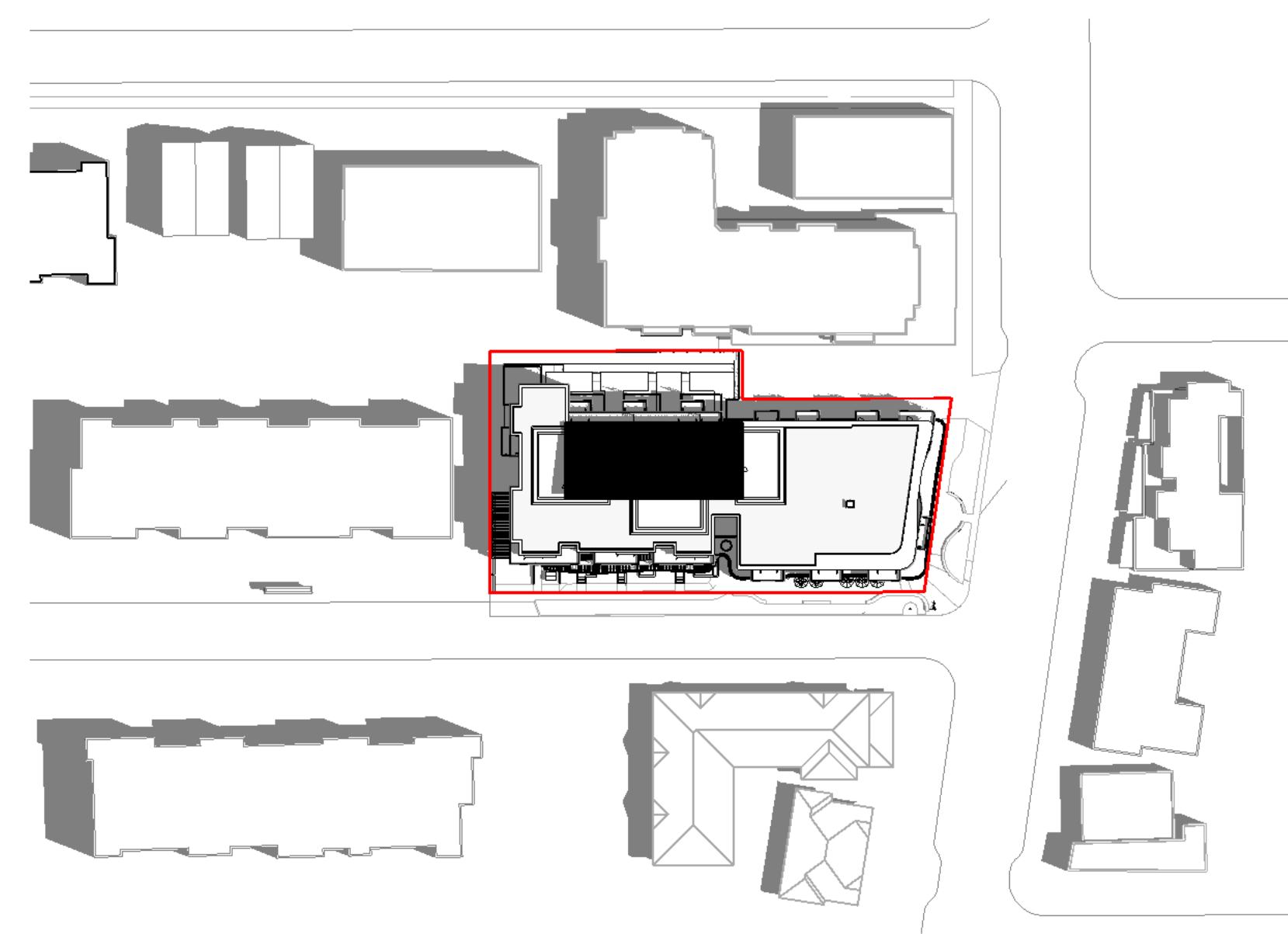
Revision

Sheet #
A1.04



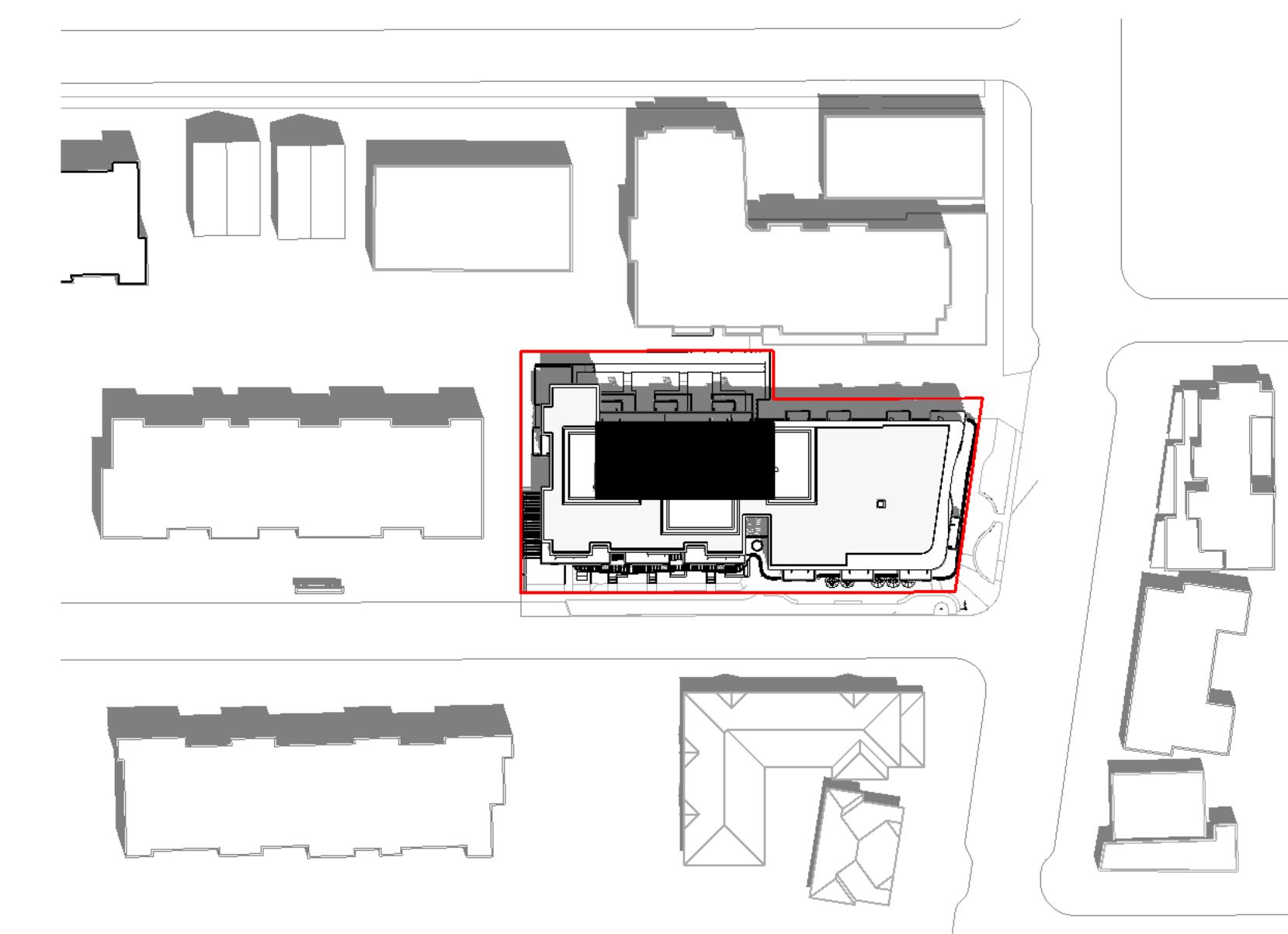
1 Shadow - Summer - 8 AM

1 : 1000



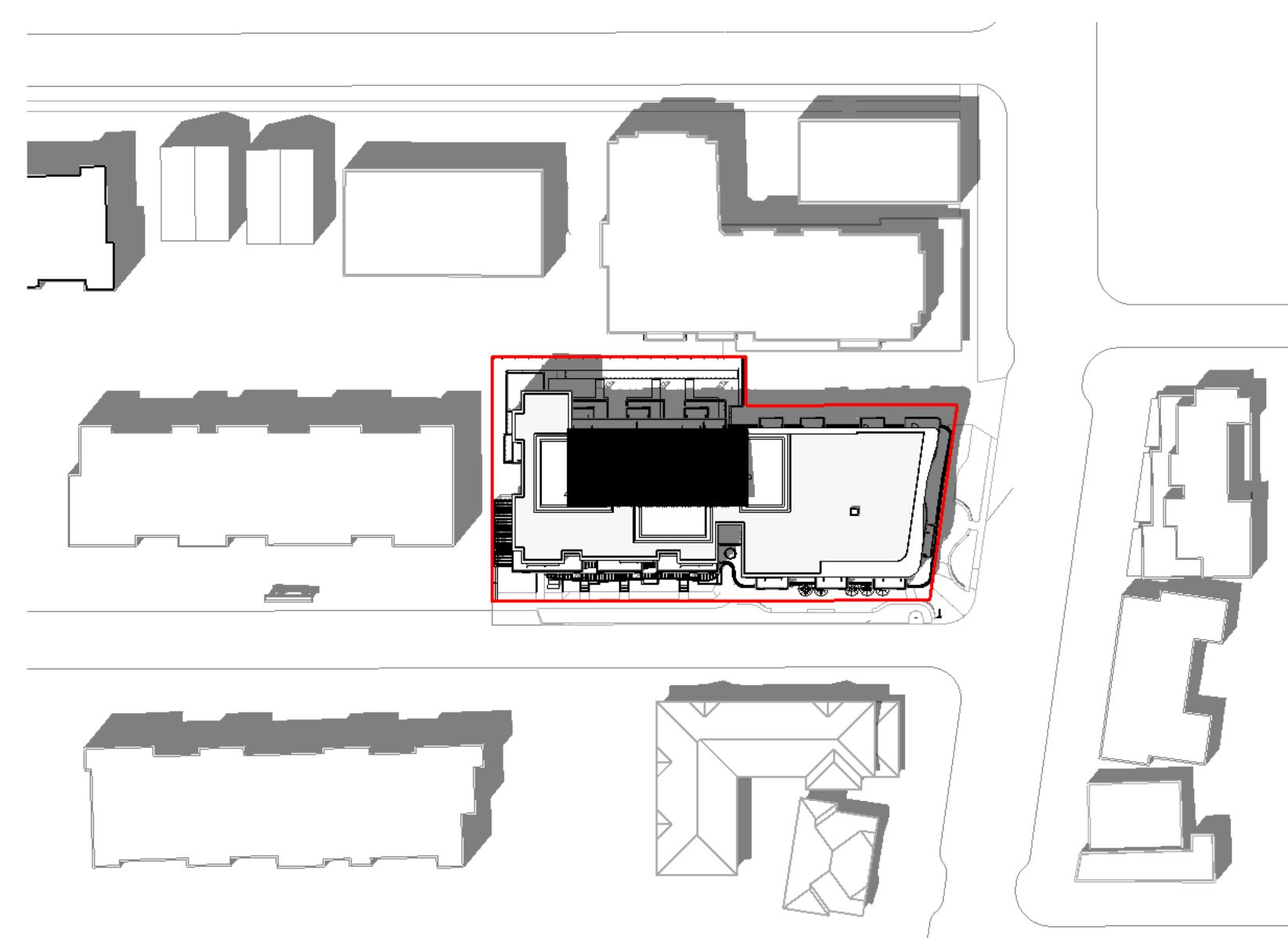
2 Shadow - Summer - 10 AM

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

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

Shadow Studies - Summer

Date

October 7, 2019

Scale

1 : 1000

Project #

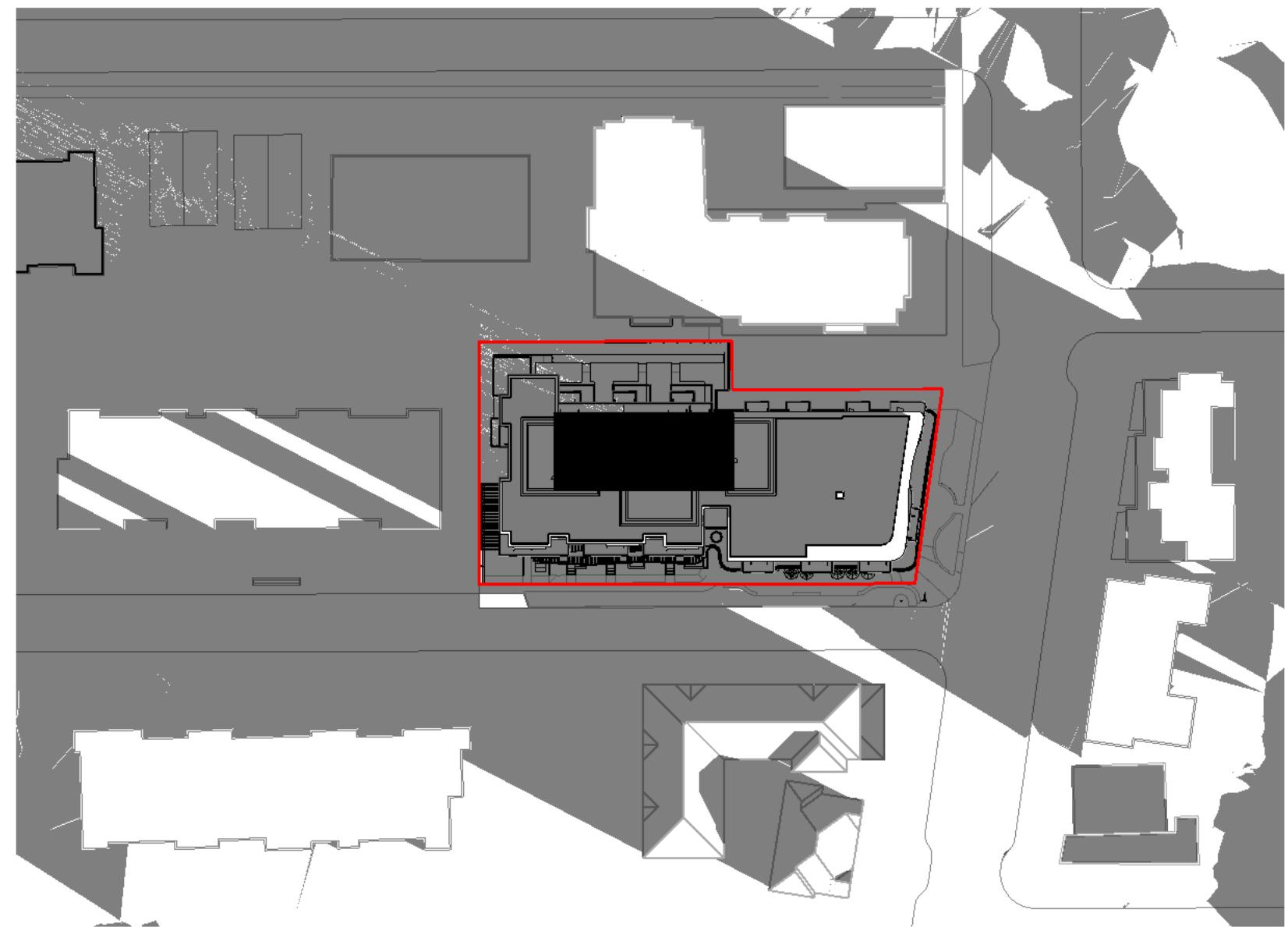
1719

Revision

Sheet #

A1.05

2019-10-04 10:47:45 AM



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

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

Shadow Studies - Winter

Date

October 7, 2019

Scale

1 : 1000

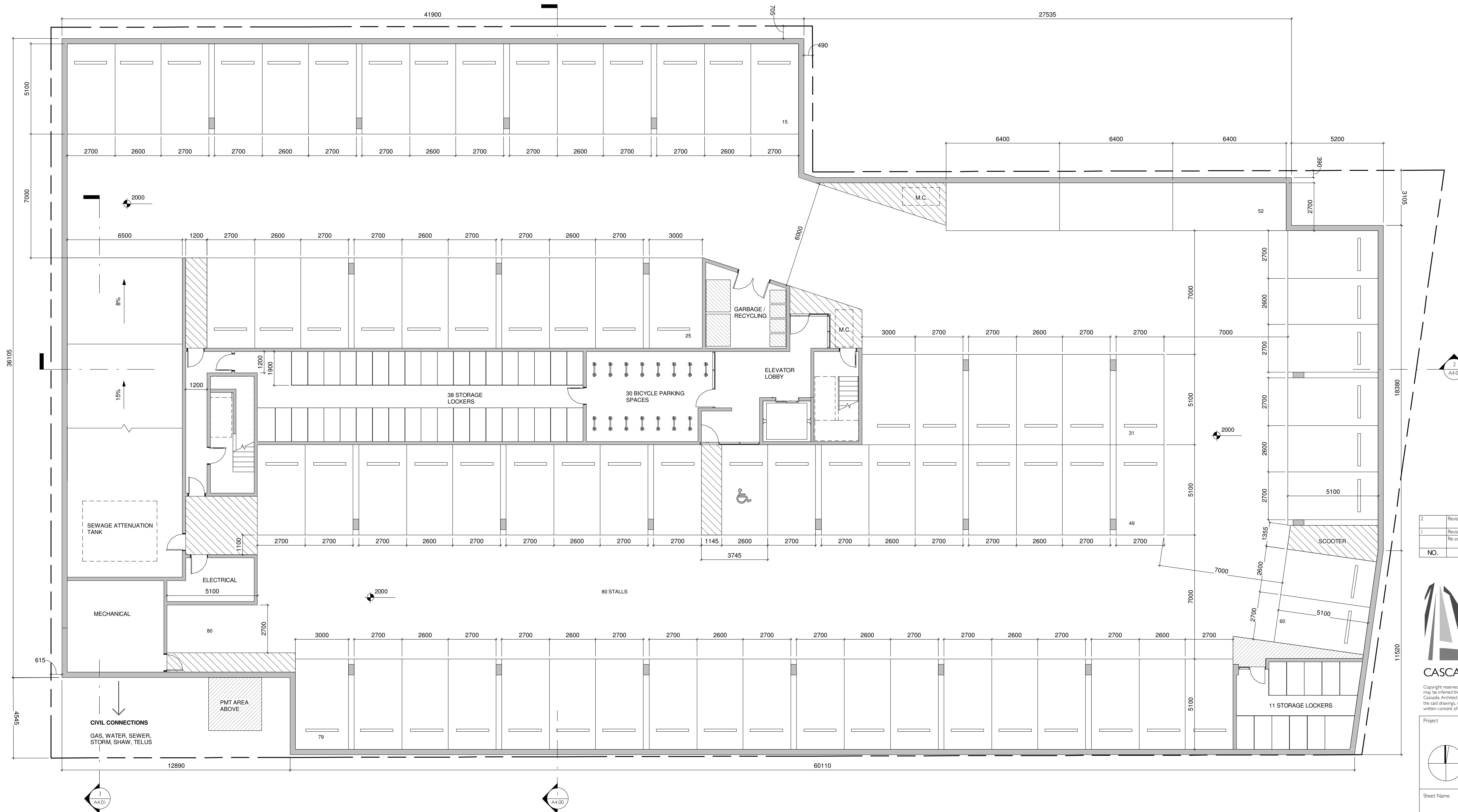
Project #

1719

Revision

Sheet #

A1.06



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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Cook & Pendergast

328 Cook Street

Booking Layout

Parking Level

THE INFLUENCE OF THE CULTURE OF THE PARENTS ON THE CHILD'S LANGUAGE 11

Date October 7, 2013

October 7, 2019

Scale 1 : 100 Project No. 1719

Revision

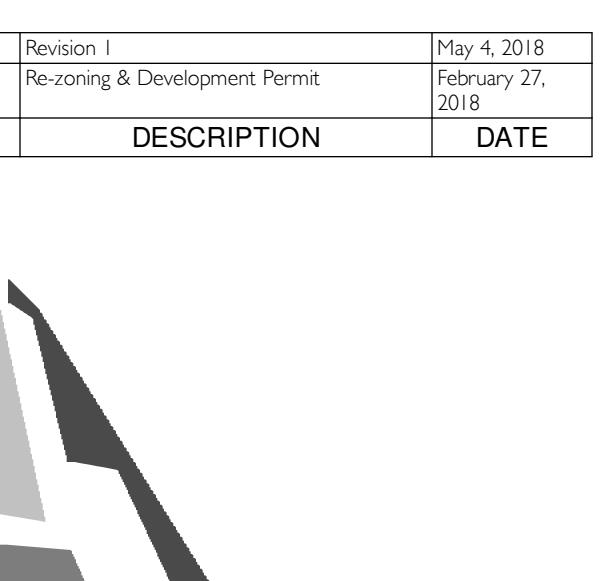
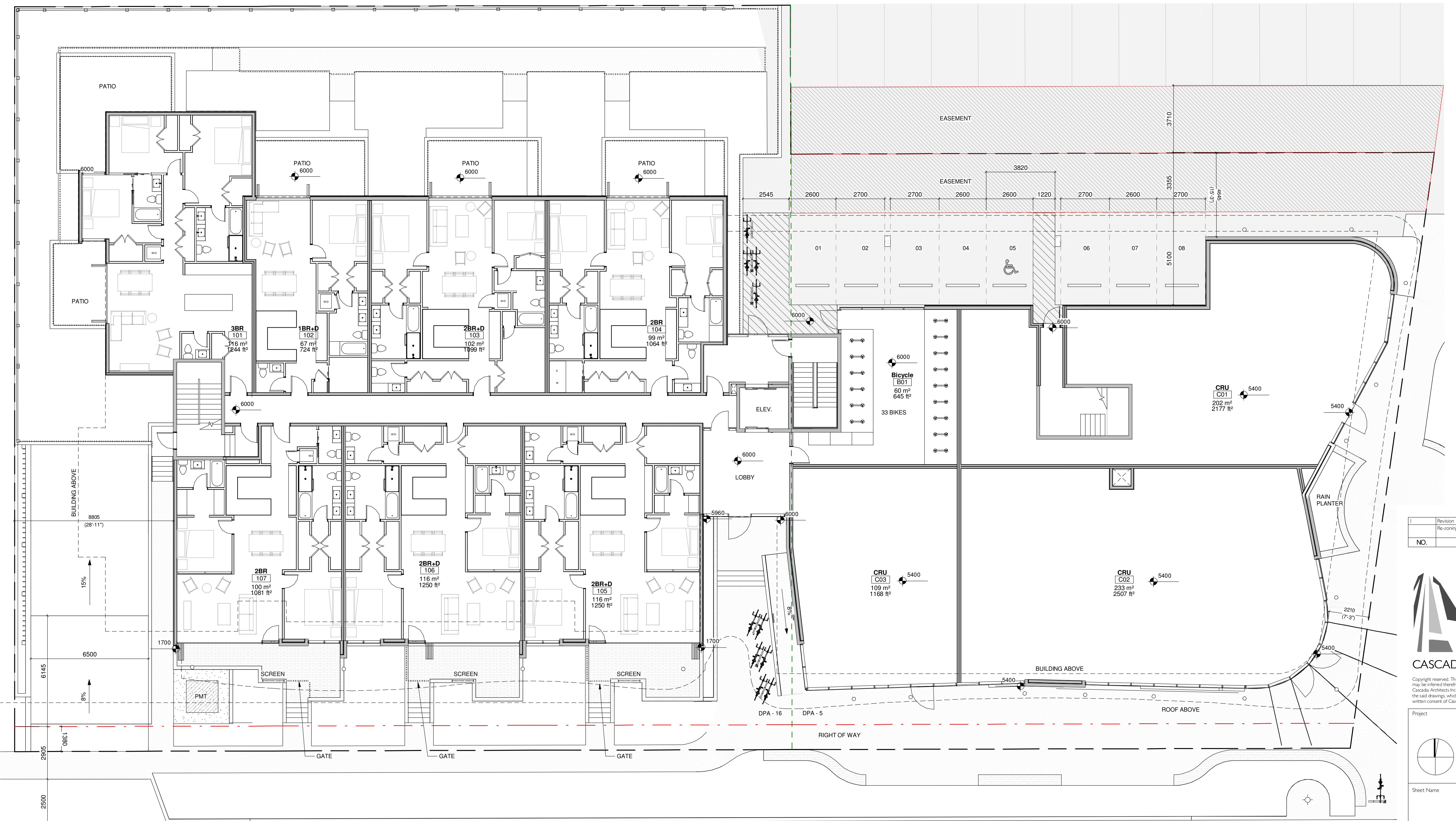
September 18,
2018

Sheet #

A3.00

A2.00

2019-10-04 10:48:40 AM



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Project

Cook & Pendergast

Aragon Properties Ltd.
328 Cook Street

Ground Floor

Date

October 7, 2019

Scale

1 : 100

Project #

1719

Revision

May 4, 2018

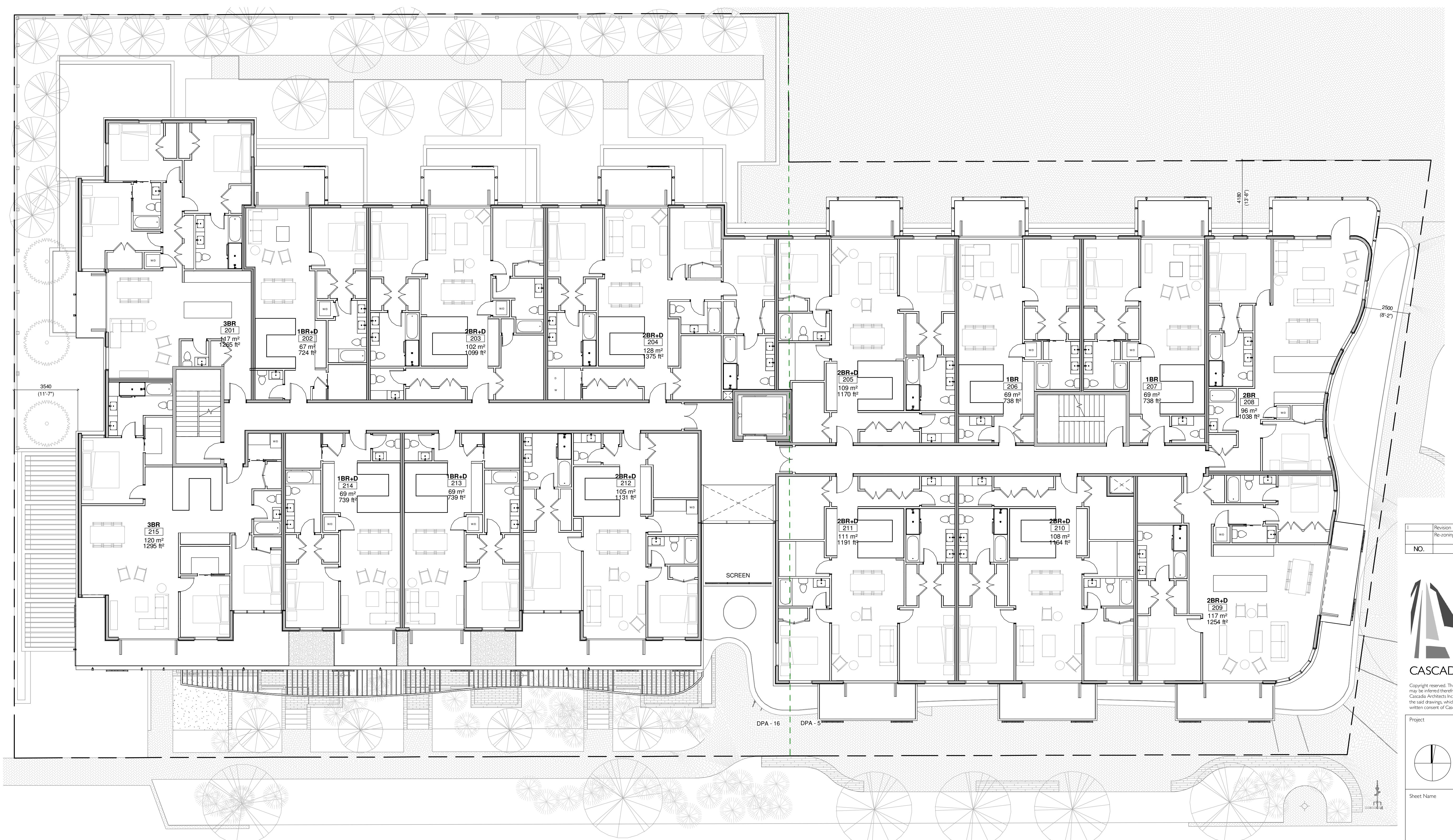
Sheet #

1

A2.01

DPA - 5 AREA = 587 m²

DPA - 16 AREA = 840 m²



DPA - 5 AREA = 741.5 m²

DPA - 16 AREA = 892 m²

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



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Project Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Level 2

Date October 7, 2019

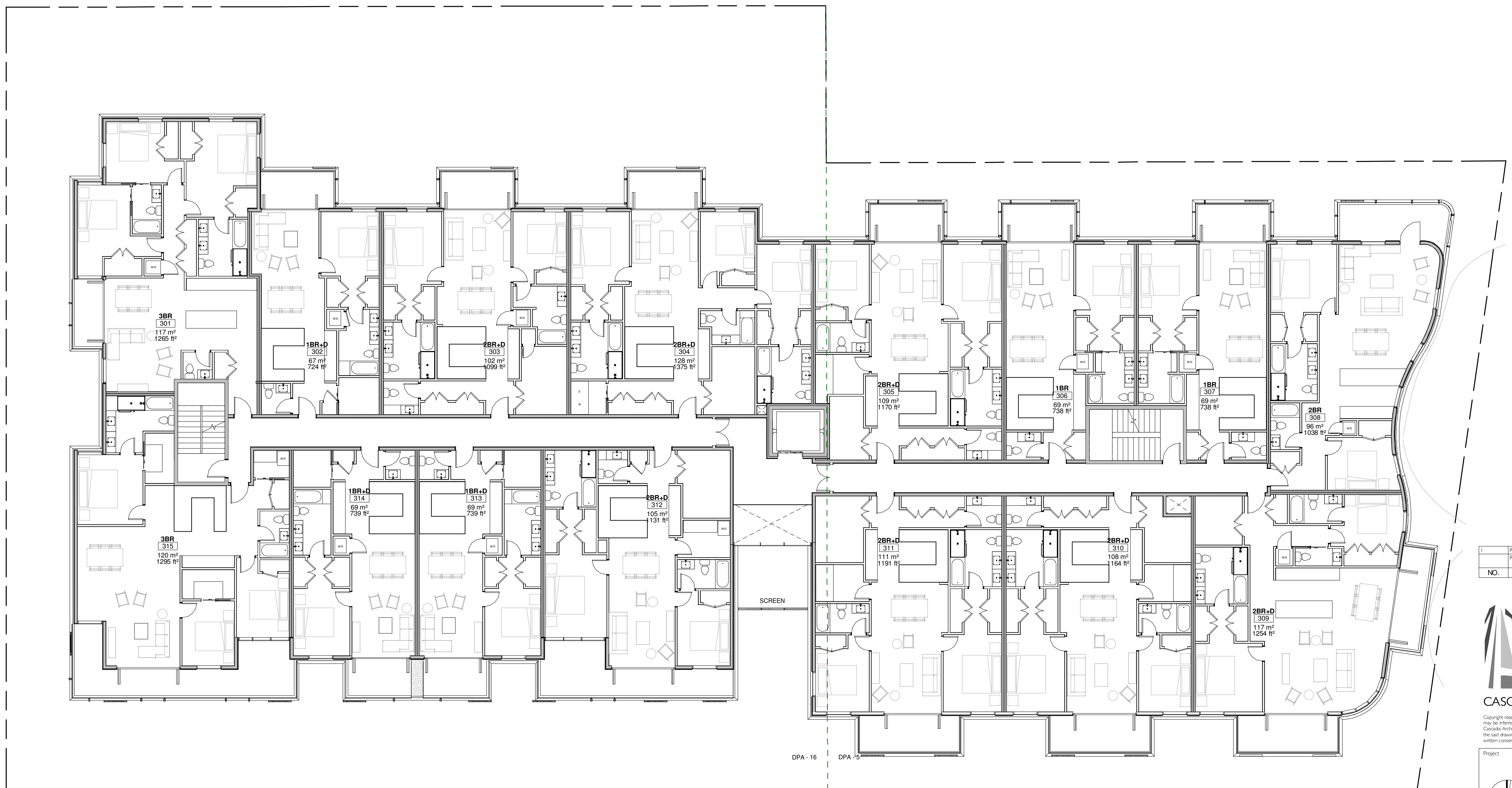
Scale 1 : 100 Project # 1719

Revision May 4, 2018

Sheet # 1

A2.02

2019-10-04 10:48:56 AM



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



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Project Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name Level 3

Date October 7, 2019

Scale 1 : 100 Project # 1719

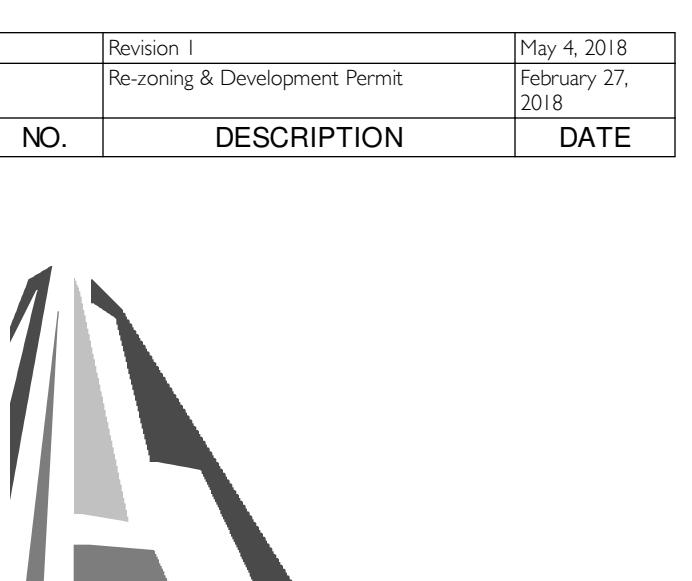
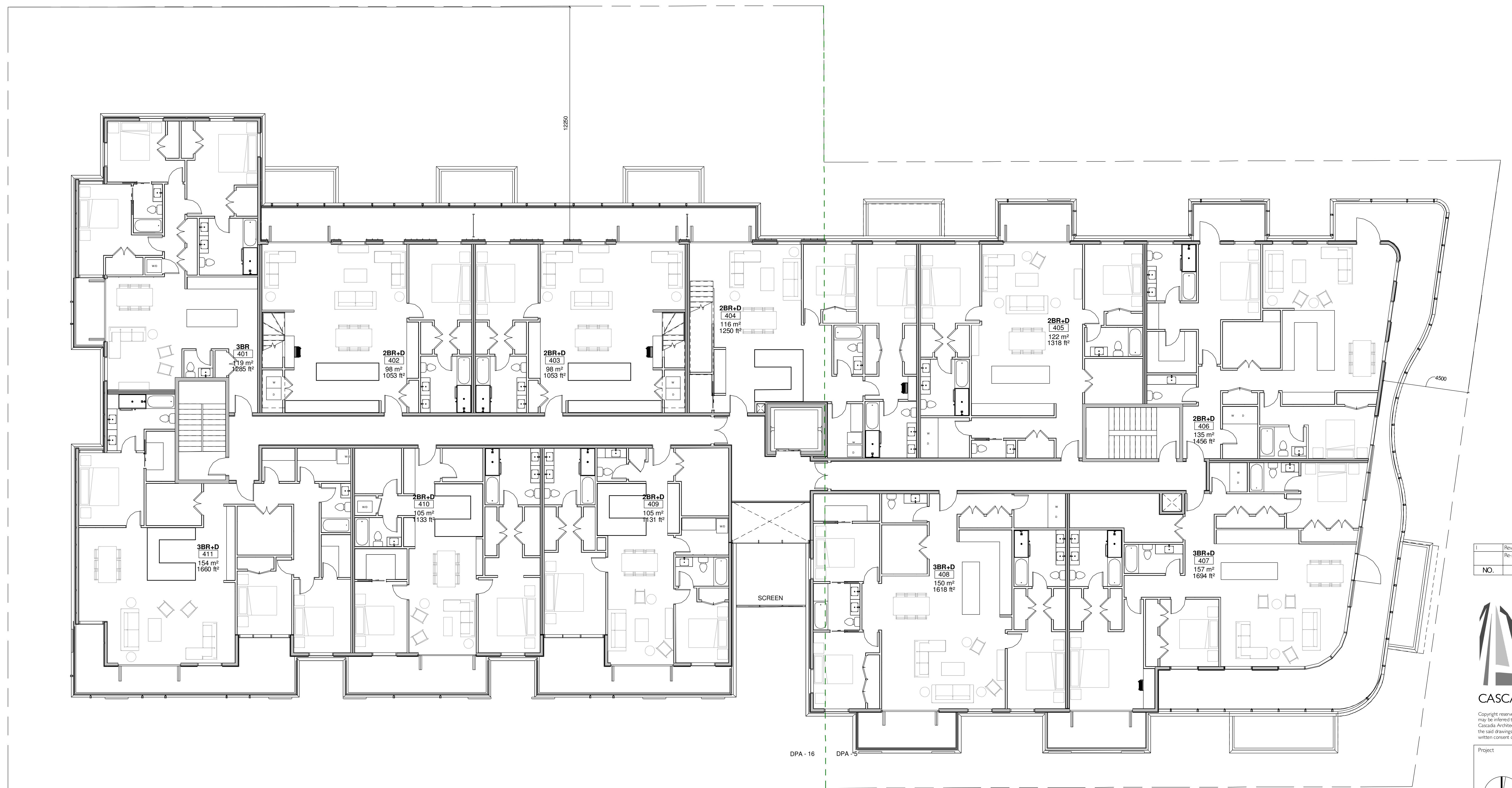
Revision May 4, 2018

Sheet # 1

A2.03

DPA - 5 AREA = 741.5 m²

DPA - 16 AREA = 892 m²



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Project: Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name: Level 4

Date: October 7, 2019

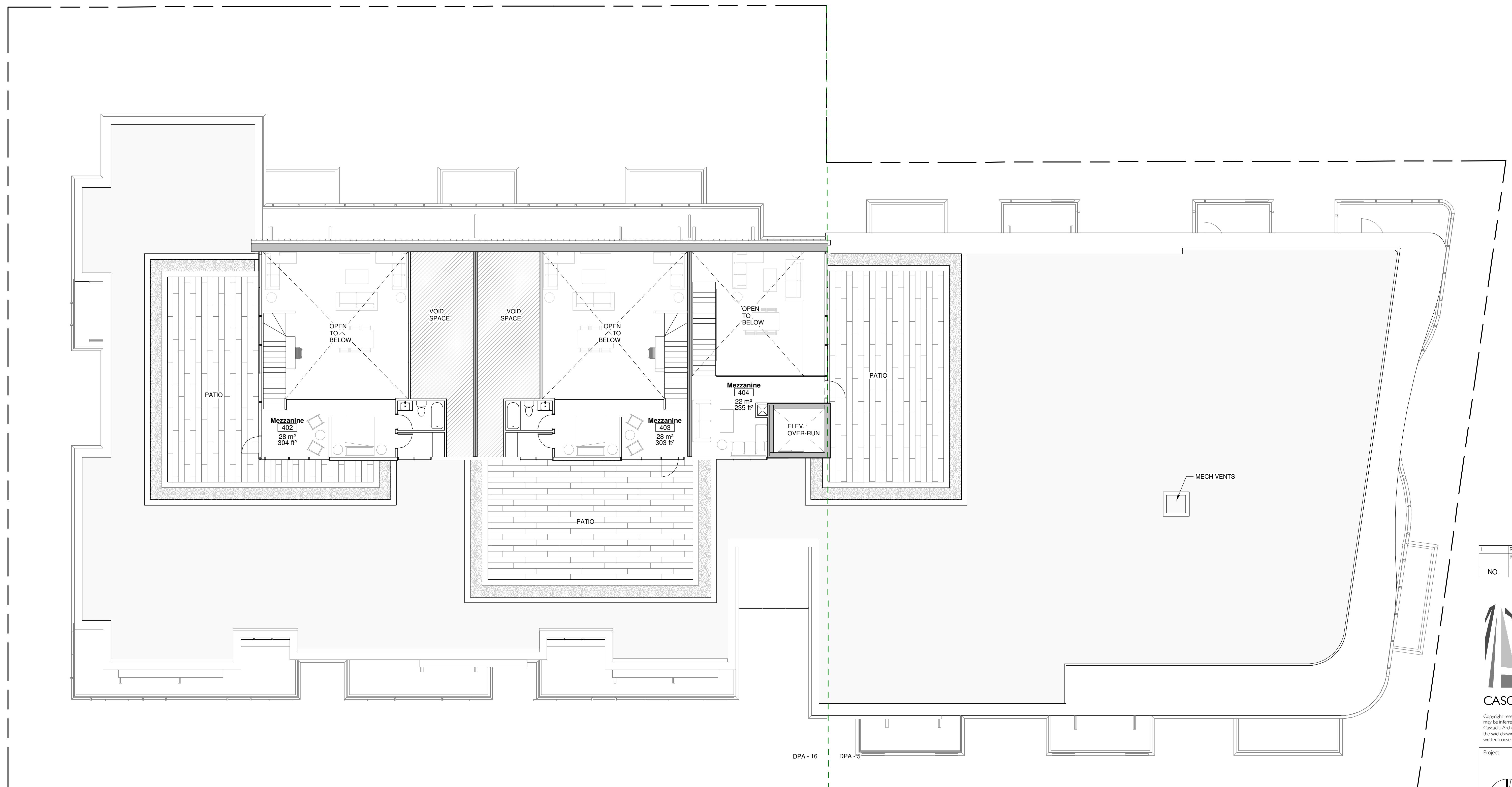
Scale: 1 : 100 Project #: 1719

Revision: May 4, 2018
Sheet #: 1

A2.04

DPA - 5 AREA = 677 m²

DPA - 16 AREA = 847 m²



DPA - 16 AREA = 81 m²

I	Revision I	May 4, 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

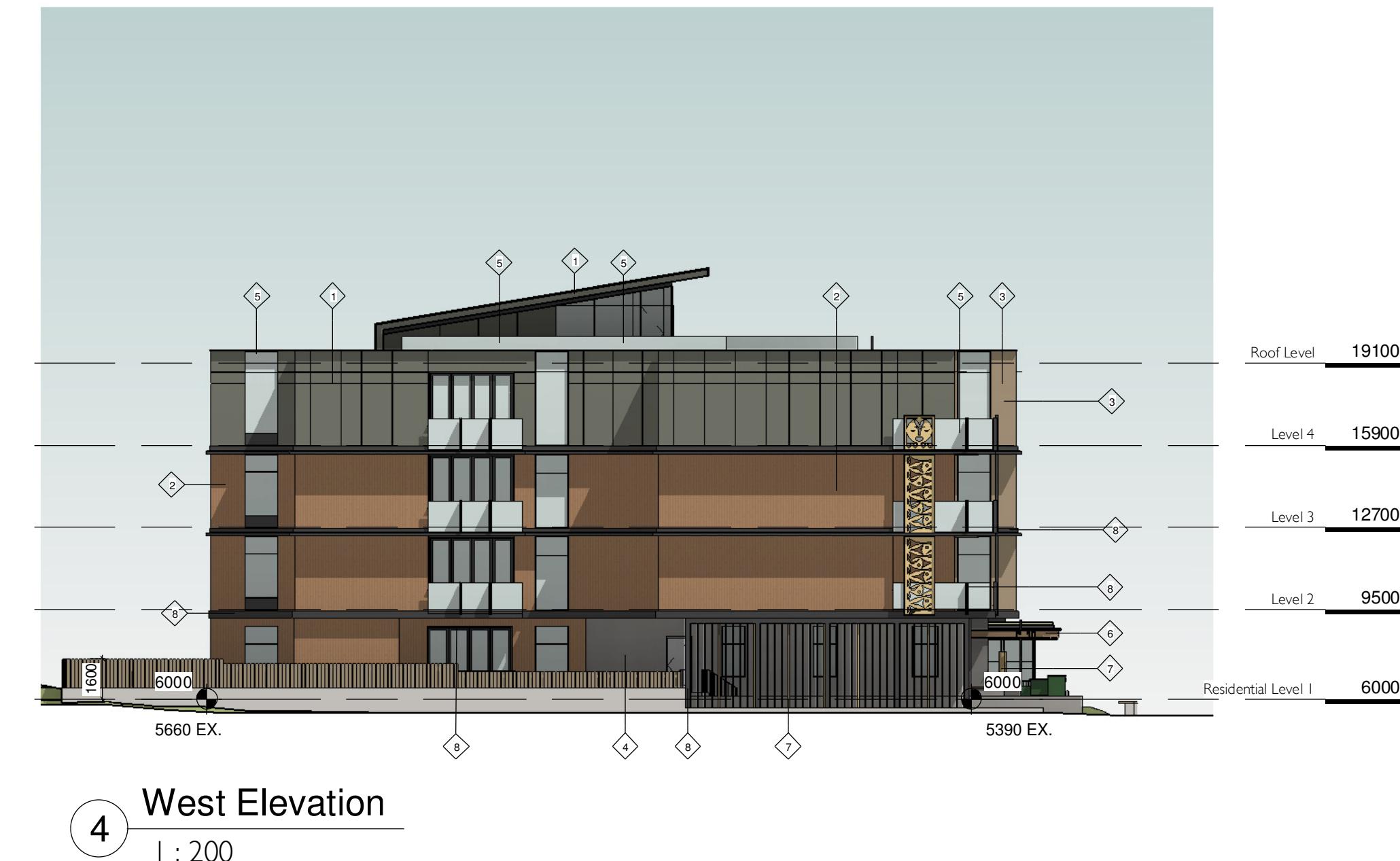
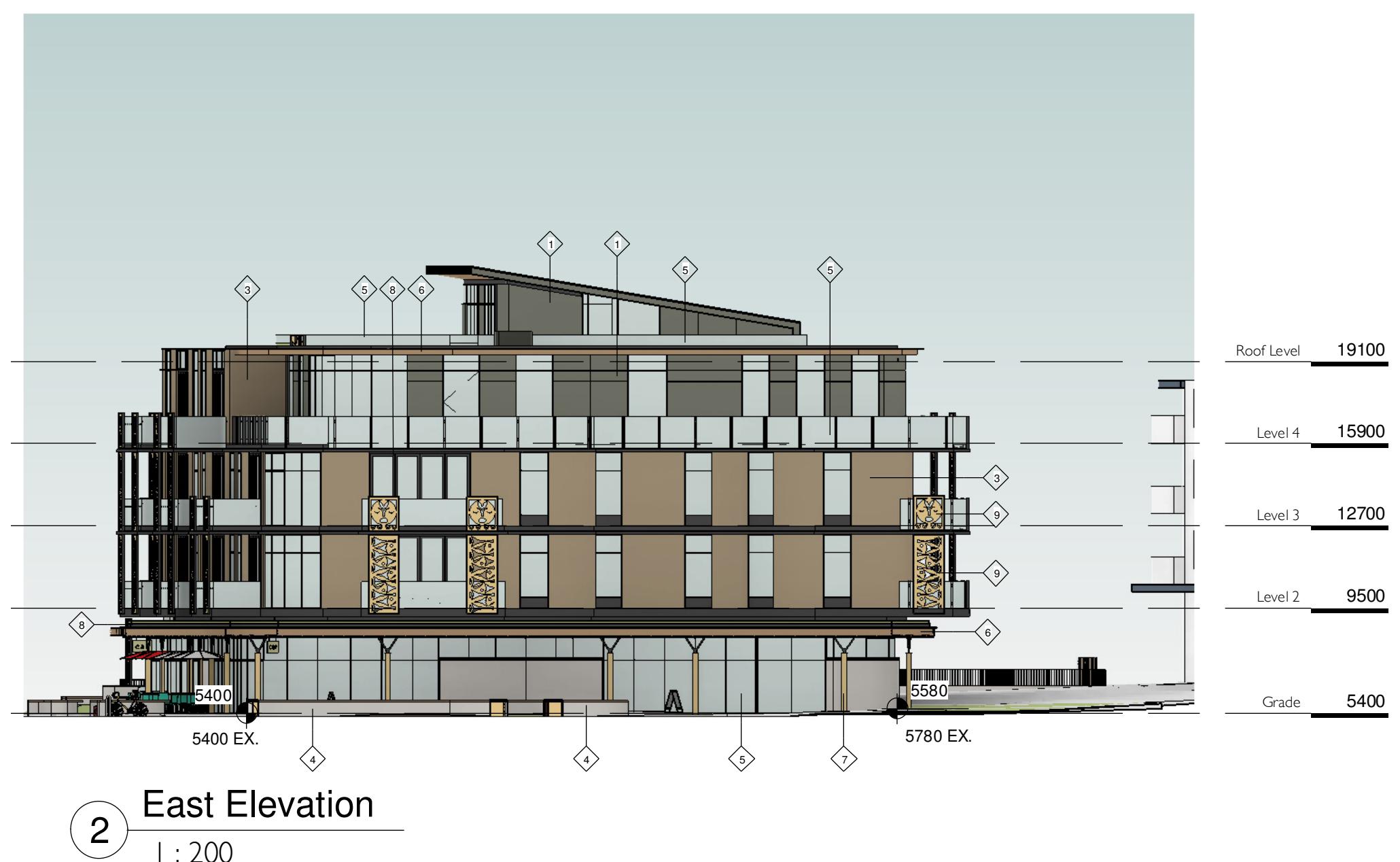
May 4, 2018

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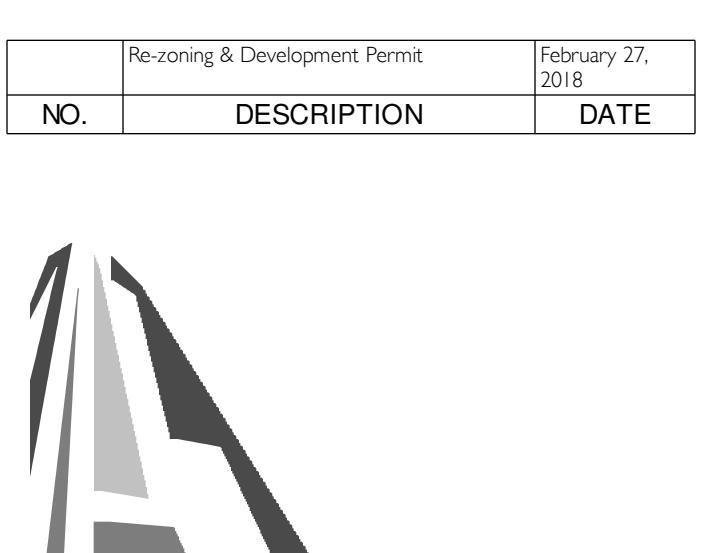
1

A2.05

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



VIEW ALONG COOK STREET



VIEW ALONG PENDERGAST STREET



CORNER OF COOK STREET & PENDERGAST STREET



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

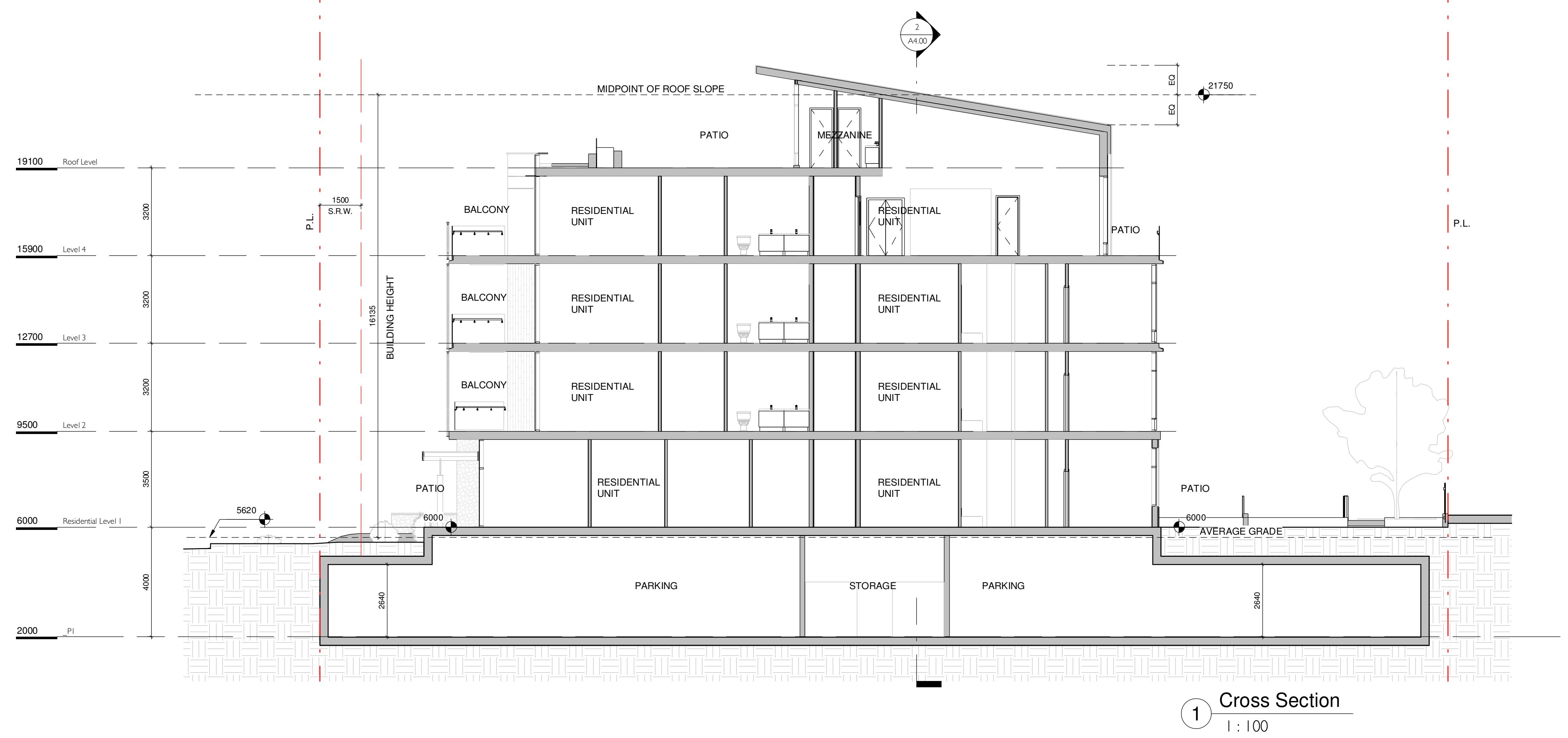
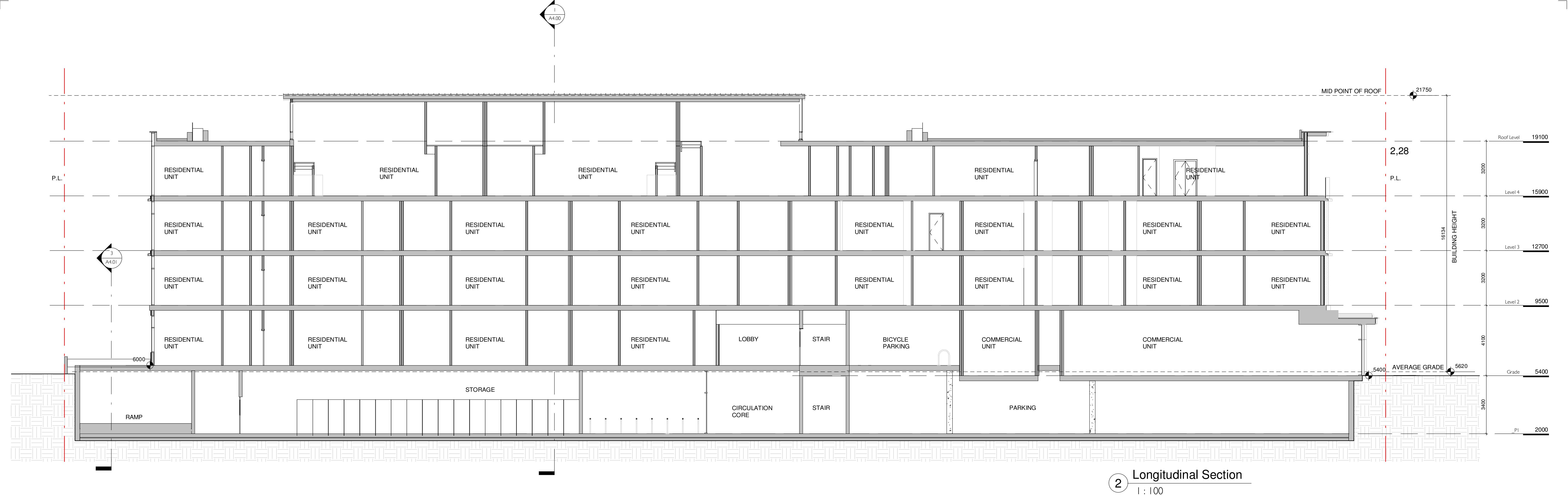
Date October 7, 2019

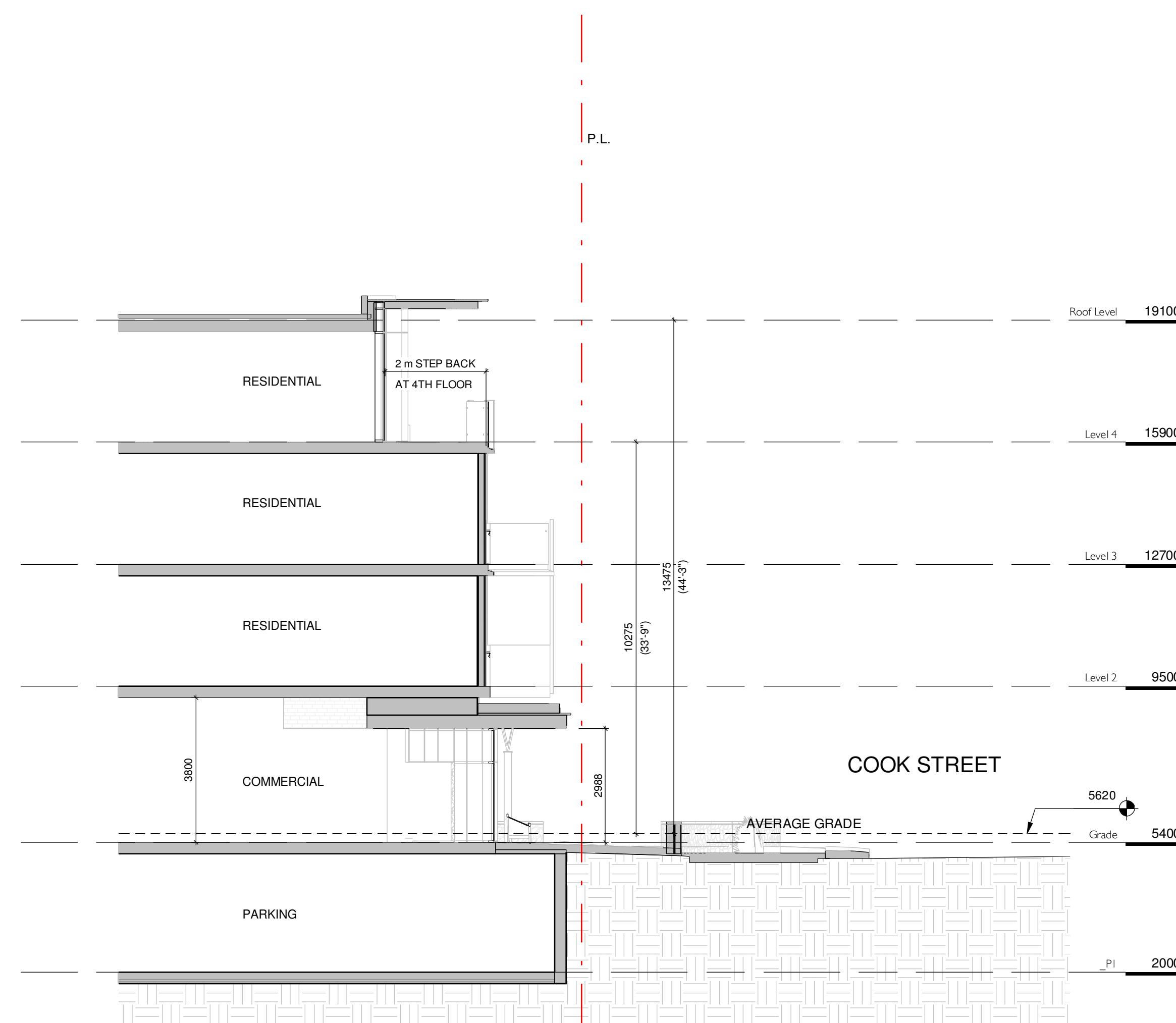
Scale 1 : 300 Project # 1719

Revision

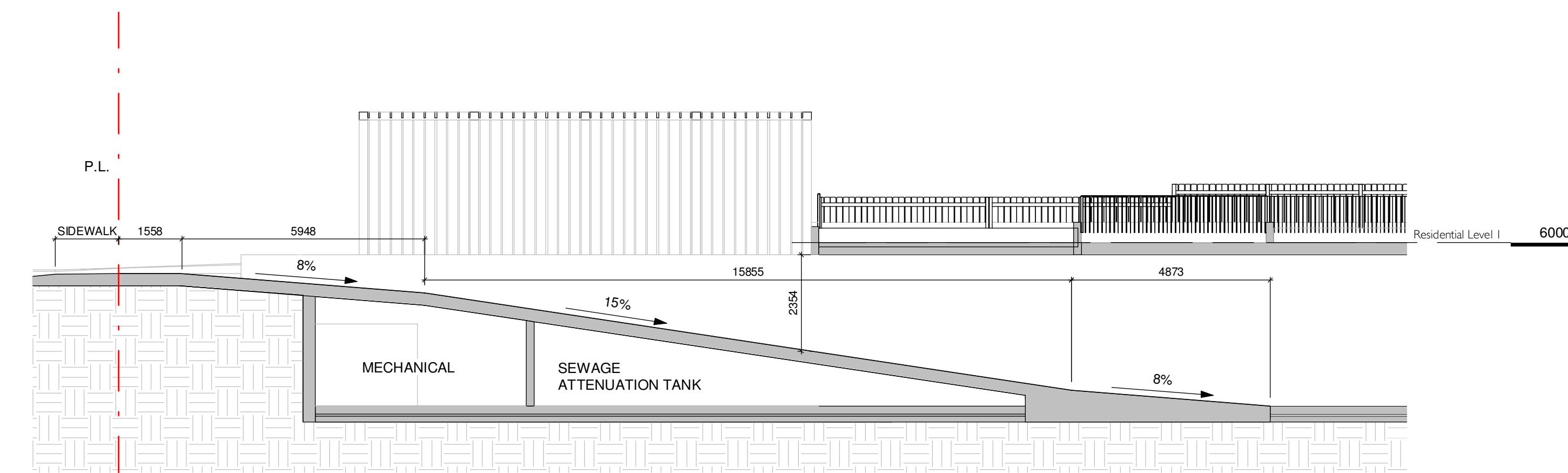
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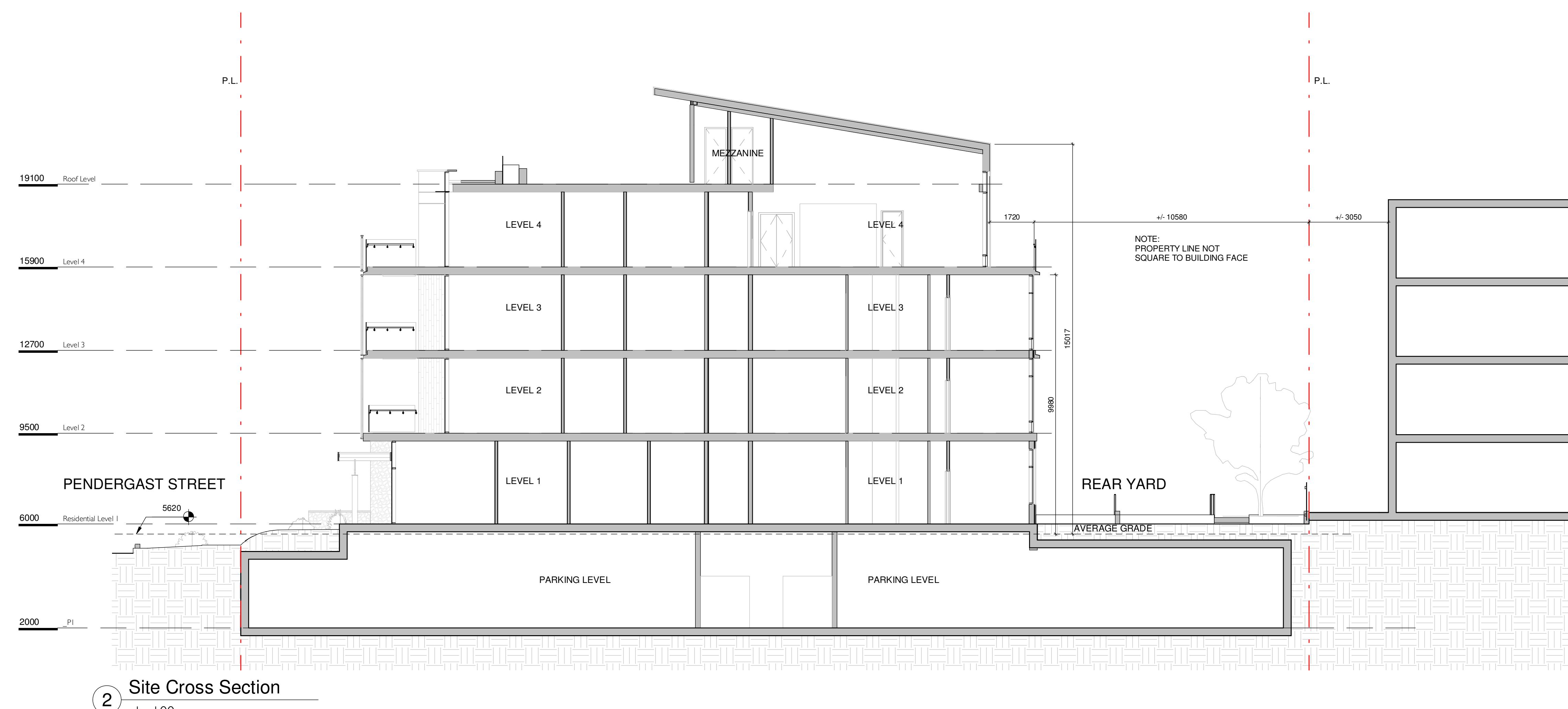




Cook Street Section



3 Parking Ramp



Site Cross Section

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



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Cook & Pendergast

Introduction to Python

Aragon Properties Ltd.

328 Cook Street

Sheet Name **Context Sections**

Context Sections

Date

October 7, 2019

Scale 1 : 100 Project # 1716

1719	Revision	^
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Sheet #

A4.01

A4.01

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VIEW FROM COOK & PENDERGAST



RESIDENTIAL ENTRANCE



BIRDSEYE VIEW LOOKING SOUTHEAST

I	Revision I	May 4, 2018
NO.	DESCRIPTION	DATE

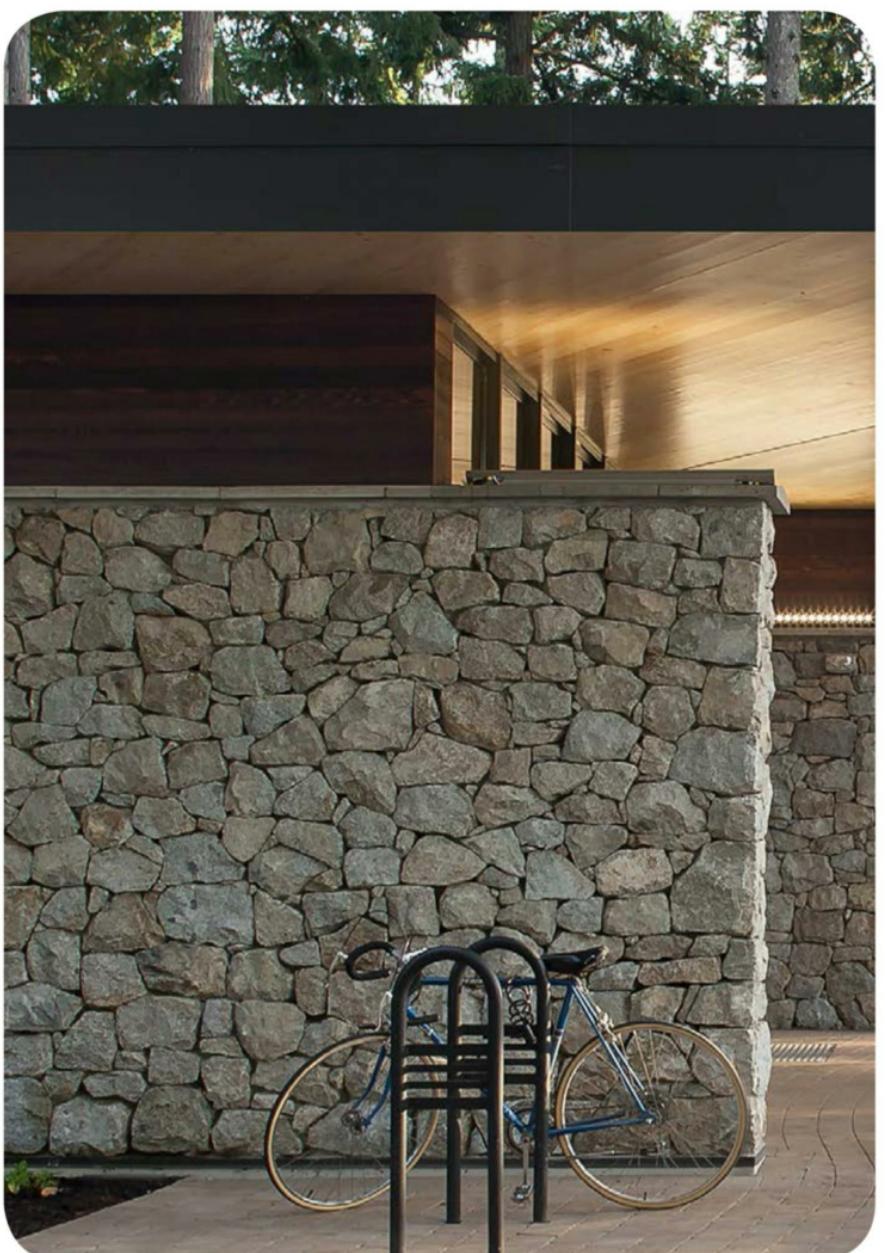


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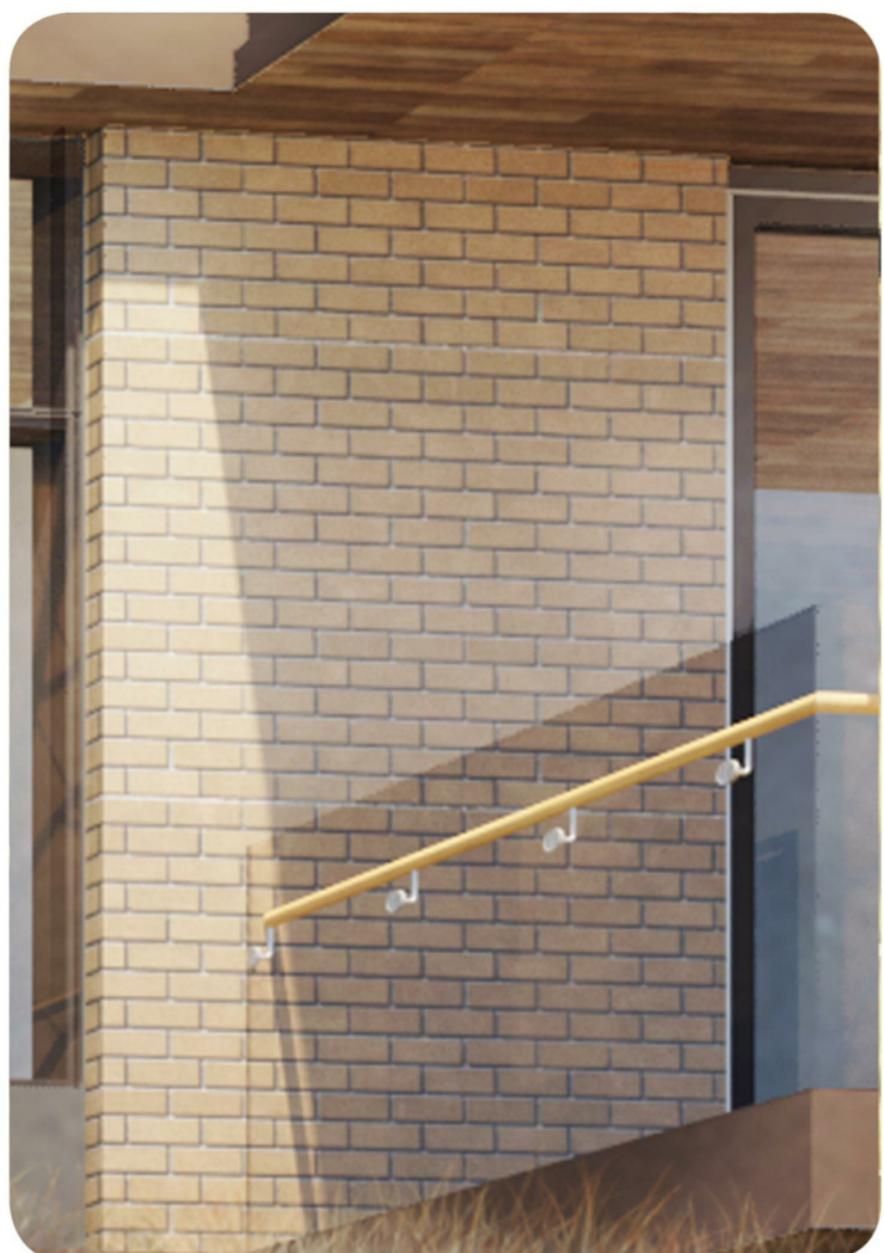
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Project	Cook & Pendergast	
	Aragon Properties Ltd. 328 Cook Street	
Sheet Name	Perspectives	
Date	October 7, 2019	
Scale	Project # 1719	
Revision	May 4, 2018	
Sheet #	1	
A9.00		2019-10-04 10:50:16 AM

PROJECT MATERIALS



STONE



BRICK

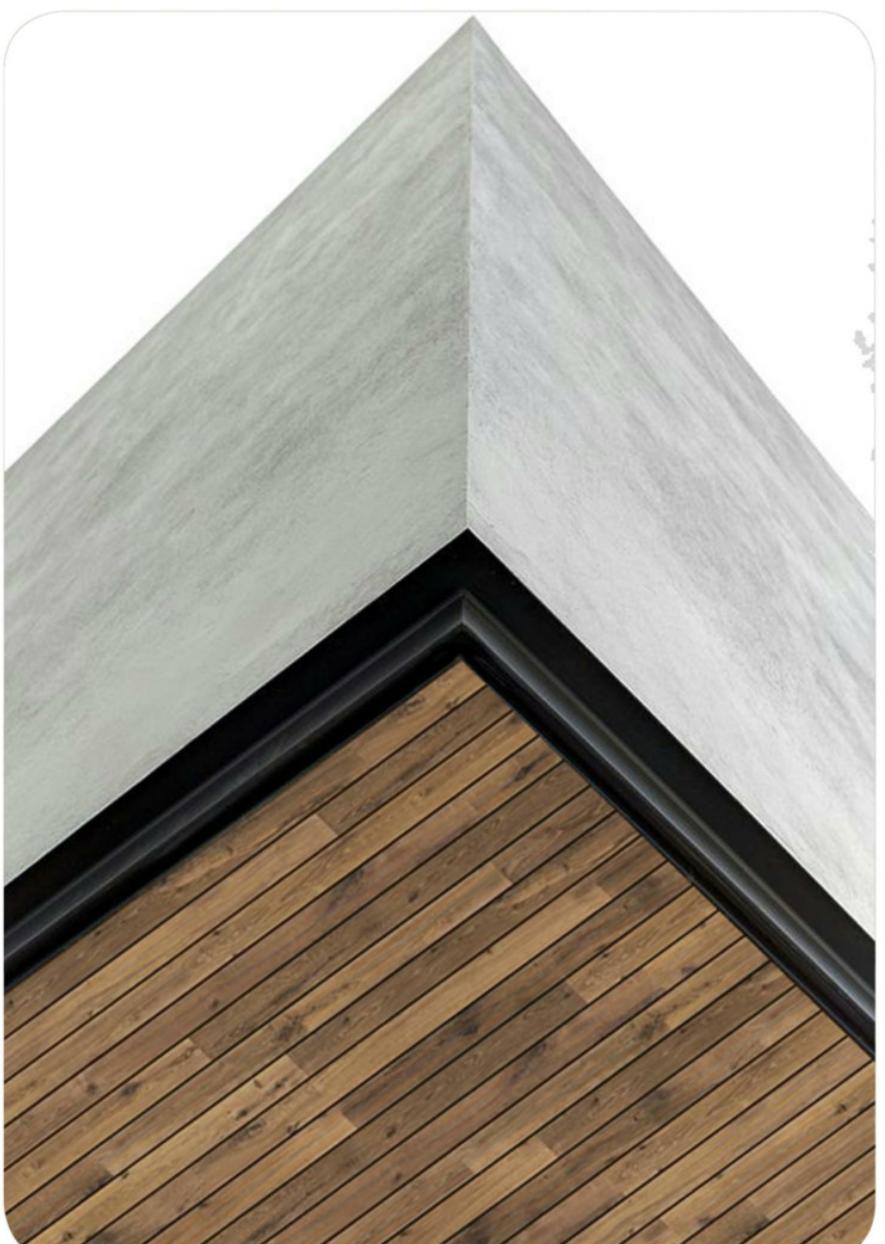


WOOD



CEMENTITIOUS

CLADDING



SOFFIT



TIMBER



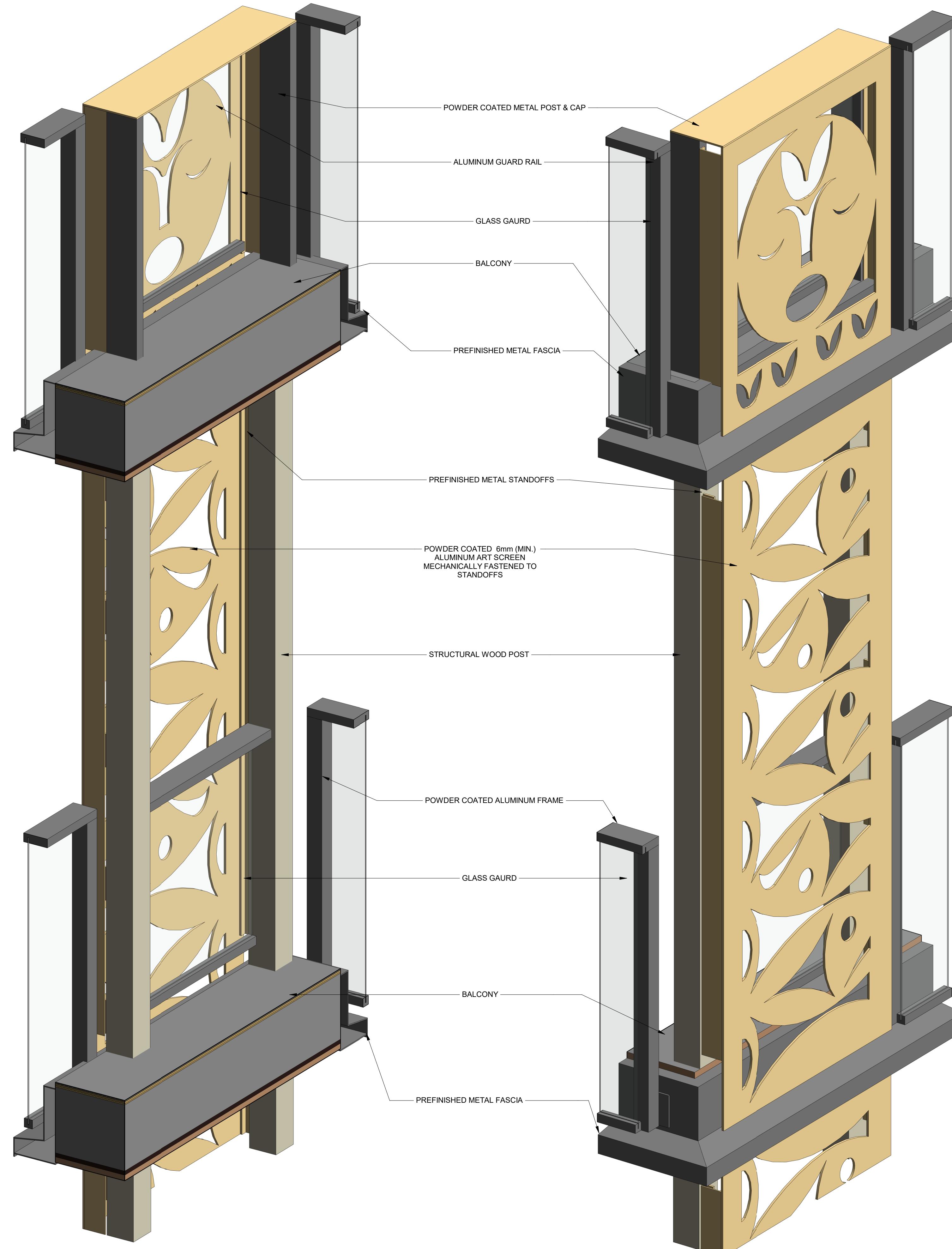
PAVING



METAL

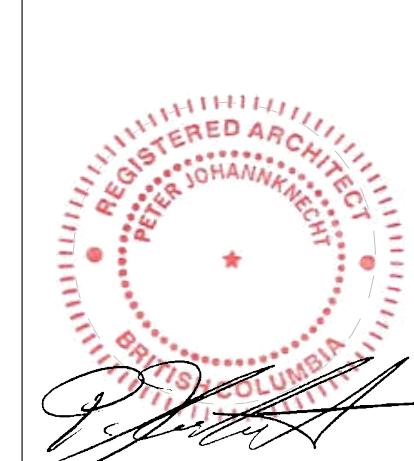
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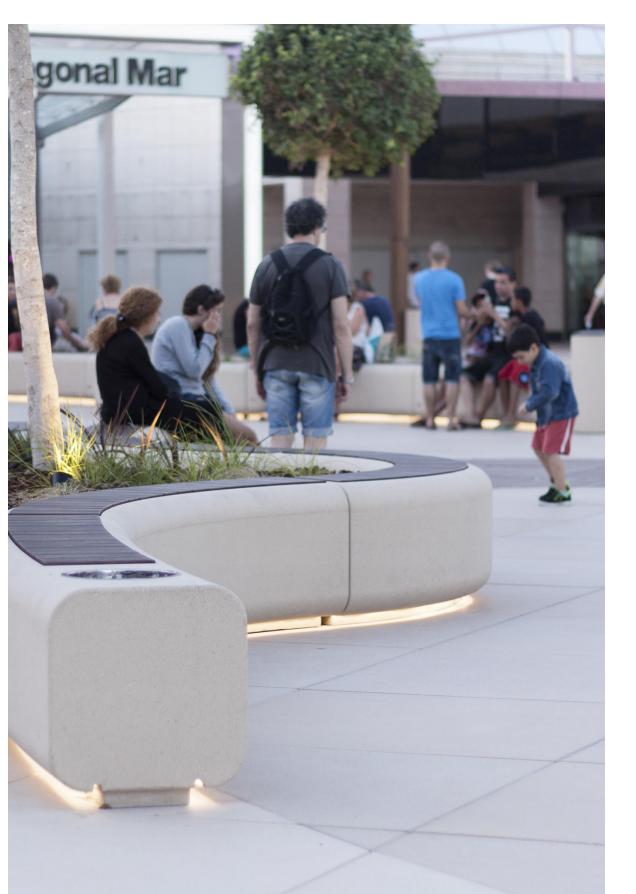
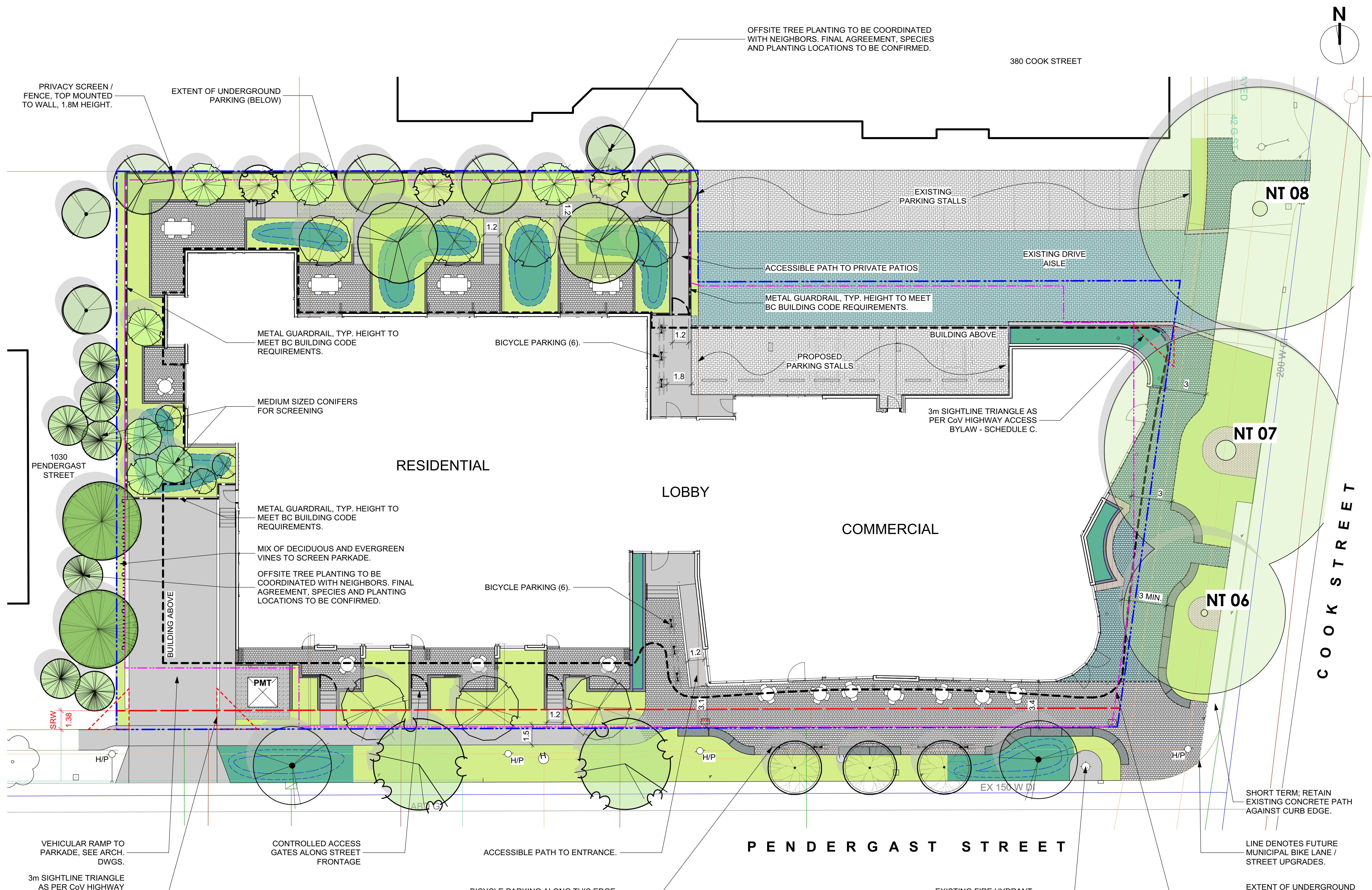
Re-zoning & Development Permit	February 27, 2018	
NO.	DESCRIPTION	DATE
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Project	Cook & Pendergast	
	Aragon Properties Ltd. 328 Cook Street	
Sheet Name	Materials	
Date	October 7, 2019	
Scale	Project #	
	1719	
Revision		
Sheet #		
A9.01		



4 Balcony Screen 3D View - Back

3 Balcony Screen 3D View - Front

 Feb. 08, 2022		Cook & Pendergast Aragon Properties Ltd. 328 Cook Street		February 8, 2022			
				Scale			
				Project # 1719			
Typical Art Screen Details <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 40%;">DESCRIPTION</th> <th style="width: 50%;">DATE</th> </tr> </thead> </table>				NO.	DESCRIPTION	DATE	Revision A800
NO.	DESCRIPTION	DATE					
							



EXEMPLARY MODULAR STREET FURNITURE ELEMENTS



XAMPLARY CUSTOM STREET URNITURE ELEMENT



ON STREET RAIN GARDEN



STREET TREES IN TREE GRATES



CIRCULAR 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.”

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	
	Storm drain
	Sewer
	Water
	Electrical
	Gas
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.
Regular Pervious	
	Vehicular Unit Paving Venetian Cobble style pavers by Abbotsford Concrete. Repeating random pattern as per mfr. Colour: Granite Blend.
Regular Pervious	
	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.

retained trees.

AWING 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 IIABC Standards and Contract Specifications.

Landscape installation to carry a 1 year warranty from date of acceptance.

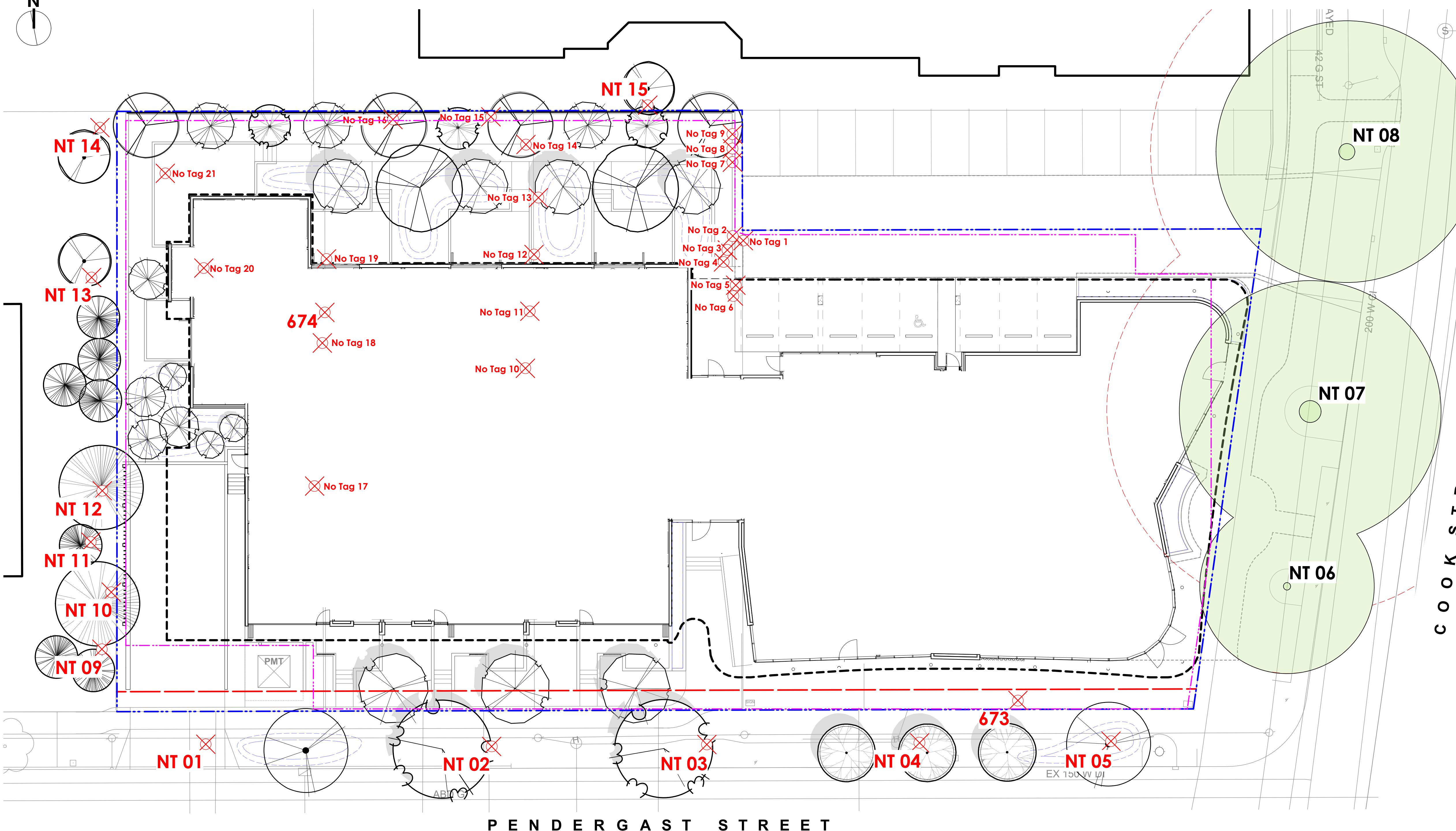
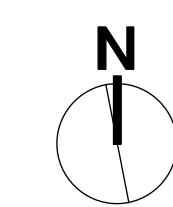
Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.

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.

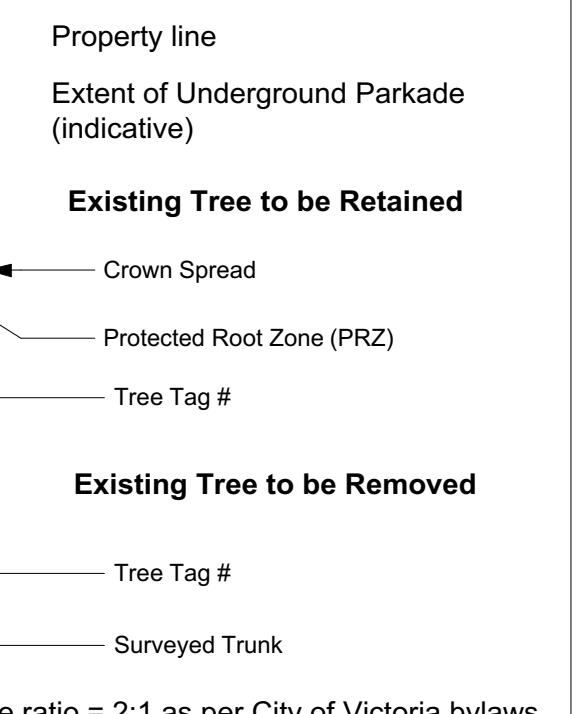
Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

project no.	117.20
scale	1:150 @ 24"x36"
drawn by	MD
checked by	SM/PdC
revision no.	sheet no.
 3	L1.01

L1.01



LEGEND



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).

NOT FOR CONSTRUCTION

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.

Murdoch deGreeff INC
Landscape Planning & Design
200 - 524 Culver 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
Tree Retention and
Removal Plan

0 5 10 15 m

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 deGreeff 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	Thuya 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	Thuya 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

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 deGreeff field inventory work.

RETAINED TREES

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	-

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	Thuya plicata, Western Red Cedar	12.0

TOTAL TREES TO BE REMOVED: 33

BYLAW PROTECTED TREES TO BE REMOVED: 2

Bylaw protected trees are shown underlined

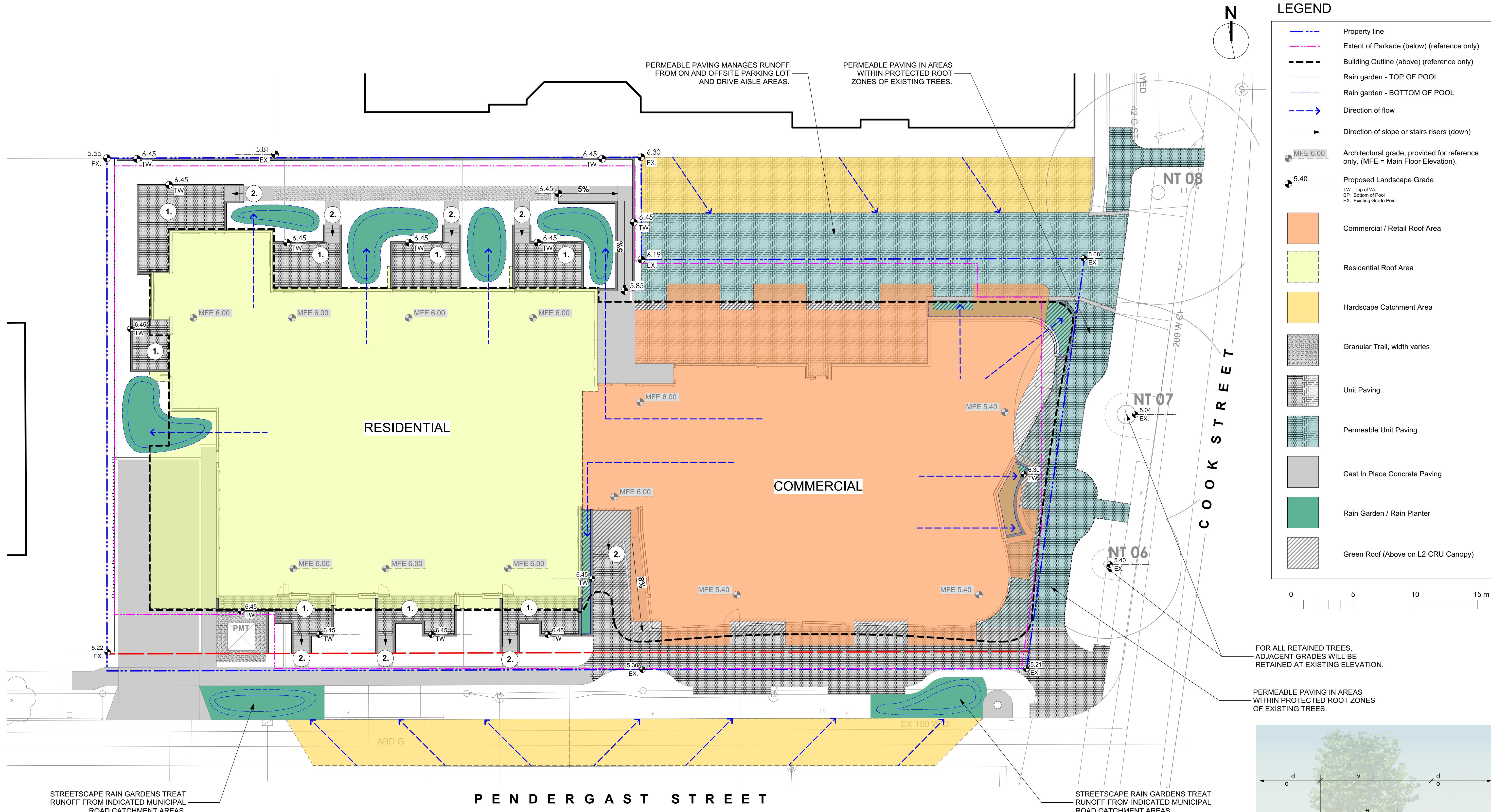
* Offsite trees with PRZ extending into the project site.

NEW TREES ONSITE: 32

NEW TREES ON NEIGHBORING PROPERTIES: 12

TOTAL NEW TREES: 44

L1.02



RAIN WATER MANAGEMENT NOTES

Water collected from building roofs, as well as runoff from indicated hardscape areas flow to the rain gardens located throughout the site.

The rain gardens are sized such that the bottom of the rain garden is a minimum of 5% of the impervious area (as per City of Victoria Stormwater Guidelines).

Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

Permeable paving is used to manage hardscape in areas within the protected root zones of existing trees. Permeable paving is also used to manage parking lot runoff on the north side of the building and treats runoff from the adjacent property as indicated.

All paths and where possible, residential patios will be drained towards absorbent landscape areas or rain gardens.

Streetscape rain gardens are proposed on Pendergast Street. These will capture, slow and treat (clean) runoff from municipal road catchment areas as indicated on the plan.

GRADING NOTES

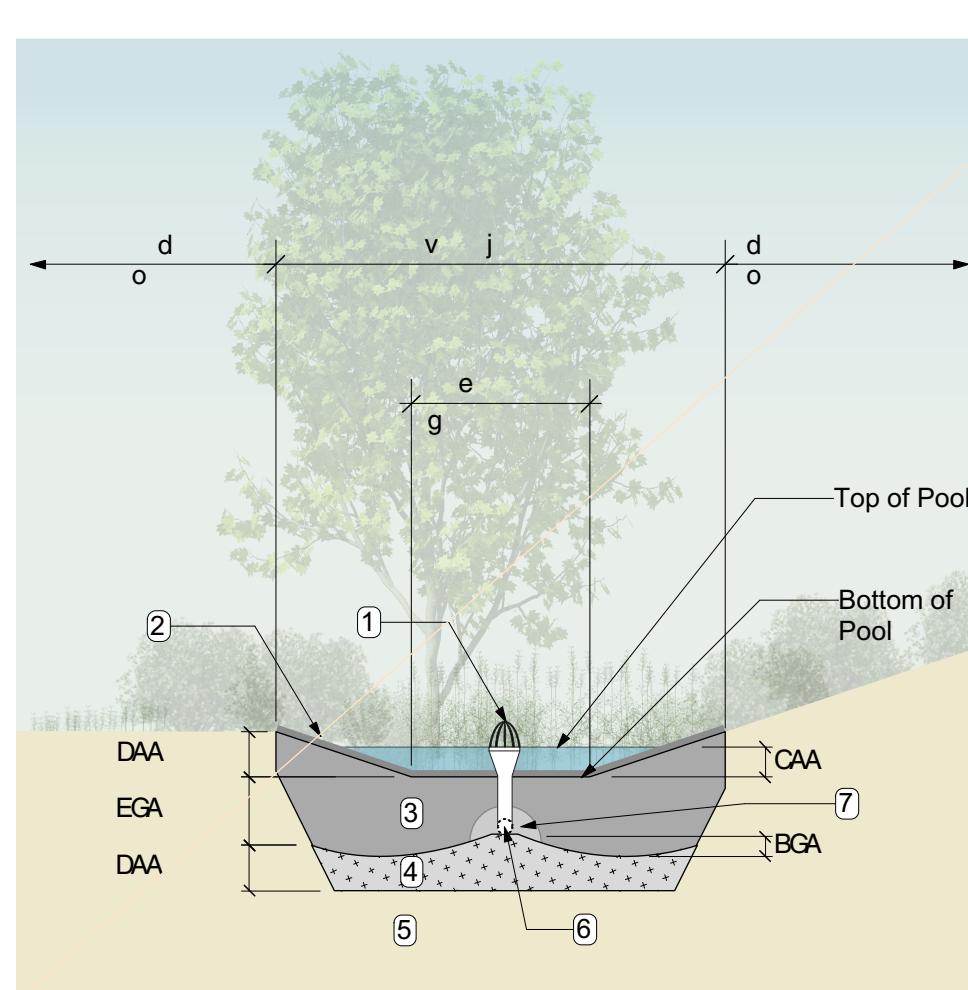
1. Except where noted, all ground floor entrances and residential patios shall be 25 to 50mm below MFE.
2. All residential patios and lobby entrances shall have 0 to 3 risers (max.) for stair transitions. Final number of risers dependent upon final grades.

GRADING

1. ALL ELEVATIONS ARE IN METRES.
2. REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. ALL ROAD AND PUBLIC WALKWAY ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL ROAD AND ARCHITECTURAL DRAWINGS FOR PUBLIC WALKWAY ELEVATIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.

DRAWING NOTES

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.
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8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
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1 Typical Rain Garden Detail Scale: 1:50

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

Oct. 7, 2019

client

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

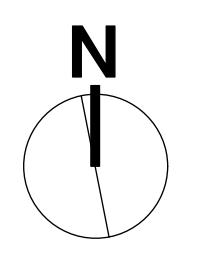
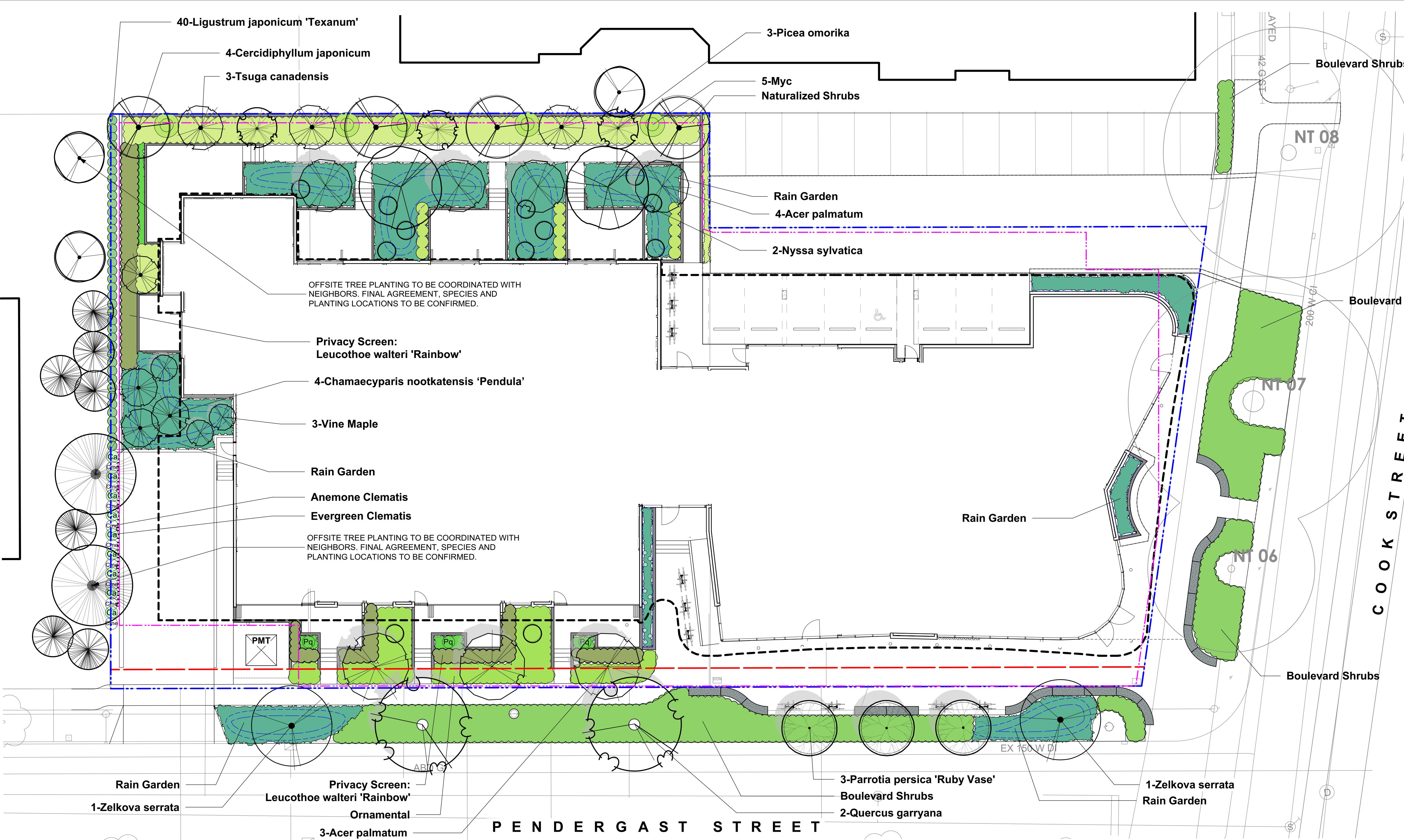
project

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

sheet title

Stormwater Management Plan

project no.	117.
scale	1:150 @ 24"X
drawn by	M
checked by	SM/PC
revision no.	sheet no.



NOT FOR CONSTRUCTION

3	RZ/DP Rev. 2	07 OCT 20
2	RZ/DP Rev. 1	04 MAY 20
1	RZ/DP	27 FEB 20



Murdoch
de Greeff IN
Landscape Planning & Design

Oct. 7, 2019

1-1628 WEST 1ST AVENUE
VANCOUVER, BC

ject

28 COOK STREET

24/238 COOK STREET &
044-1054 PENDERGAST
STREET

sheet title

PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
<u>TREES:</u>				
	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
	2	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			
<u>ORNAMENTAL:</u>				
Brs	17	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#3 pot
Cht	15	Choisya ternata	Mexican Orange	#2 pot
Ci	38	Cistus x corbariensis	Rock Rose	#2 pot
Hto	38	Hebe topiaria	Topiarist'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	34	Prostanthera cuneata	Mint Bush	#1 pot
Rhc	12	Rhododendron spp.	Large Rhododendron	Min 5' ht, b+b
	0			
<u>PERENNIALS & VINES:</u>				
Ca	9	Clematis armandii	Evergreen Clematis	#2 pot
Cme	9	Clematis montana 'Elizabeth'	Anemone Clematis	#2 pot
Hdo	8	Hemerocallis '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			

<u>NATURALIZED:</u>				
Csc	14	<i>Cornus sericea</i>	Red-twig Dogwood	#1 pot
Lp	7	<i>Lonicera pileata</i>	Privet Honeysuckle	#2 pot
Ma	20	<i>Mahonia aquifolium</i>	Oregon Grape	#2 pot
Po	2	<i>Physocarpus opulifolius 'Diablo'</i>	Diablo Ninebark	#5 pot
Pm	21	<i>Polystichum munitum</i>	Sword Fern	#1 pot
Rs	5	<i>Ribes sanguineum</i>	Red Flowering Currant	#3 pot
Sa	18	<i>Symphoricarpos alba</i>	Snowberry	#1 pot
	0			
<u>RAINGARDEN:</u>				
Aff	44	<i>Athyrium filix-femina</i> var. <i>cyclosorum</i>	Northwestern Lady Fern	#1 pot
Cm	39	<i>Carex morrowii</i> 'Ice Dance'	Japanese Sedge Grass	Sp3
Co	241	<i>Carex obnupta</i>	Slough Sedge	#1 pot
Ctp	49	<i>Carex testacea</i> 'Prairie Fire'	Prairie Fire Sedge	Sp3
Gsh	74	<i>Gaultheria shallon</i>	Salal	#1 pot
Is	83	<i>Iris tenax</i>	Oregon Iris	#1 pot
Jcg	49	<i>Juncus 'Carmen's Grey'</i>	Soft Common Rush	Sp3
Lim	49	<i>Liriope muscari</i>	Lily turf	#1 pot
Ma	9	<i>Mahonia aquifolium</i>	Oregon Grape	#2 pot
Pm	27	<i>Polystichum munitum</i>	Sword Fern	#1 pot
Sco	21	<i>Schizostylis coccinea</i> 'Oregon Sunset'	Crimson Flag	#1 pot
Vo	10	<i>Vaccinium ovatum</i> 'Thunderbird'	Evergreen Huckleberry	#3 pot
Vbo	9	<i>Verbena bonariensis</i>	Tall Verbena	#1 pot
	0			
<u>BOULEVARD:</u>				
Brs	43	<i>Brachyglottis 'sunshine'</i>	<i>Brachyglottis 'sunshine'</i>	#3 pot
Cs	45	<i>Cistus salviifolius</i>	Sageleaf Rock Rose	#1 pot
Lp	65	<i>Lonicera pileata</i>	Privet Honeysuckle	#2 pot
	0			
<u>BOULEVARD RAIN GARDEN:</u>				
Jcg	155	<i>Juncus 'Carmen's Grey'</i>	Soft Common Rush	Sp3
Lp	19	<i>Lonicera pileata</i>	Privet Honeysuckle	#2 pot
	0			

PLANTING NOTE

PLANTING NOTES

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.

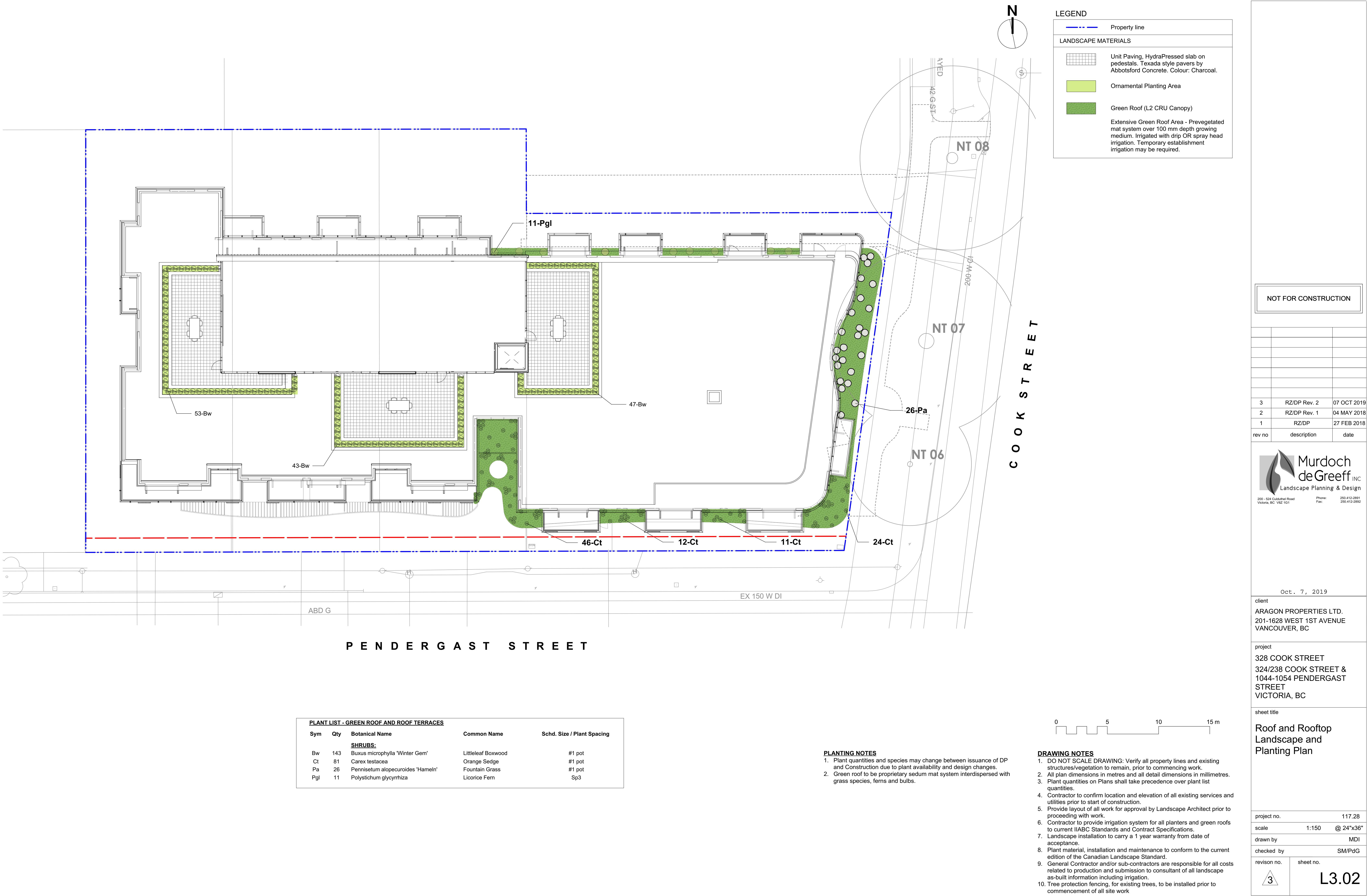
DRAWING NOTES

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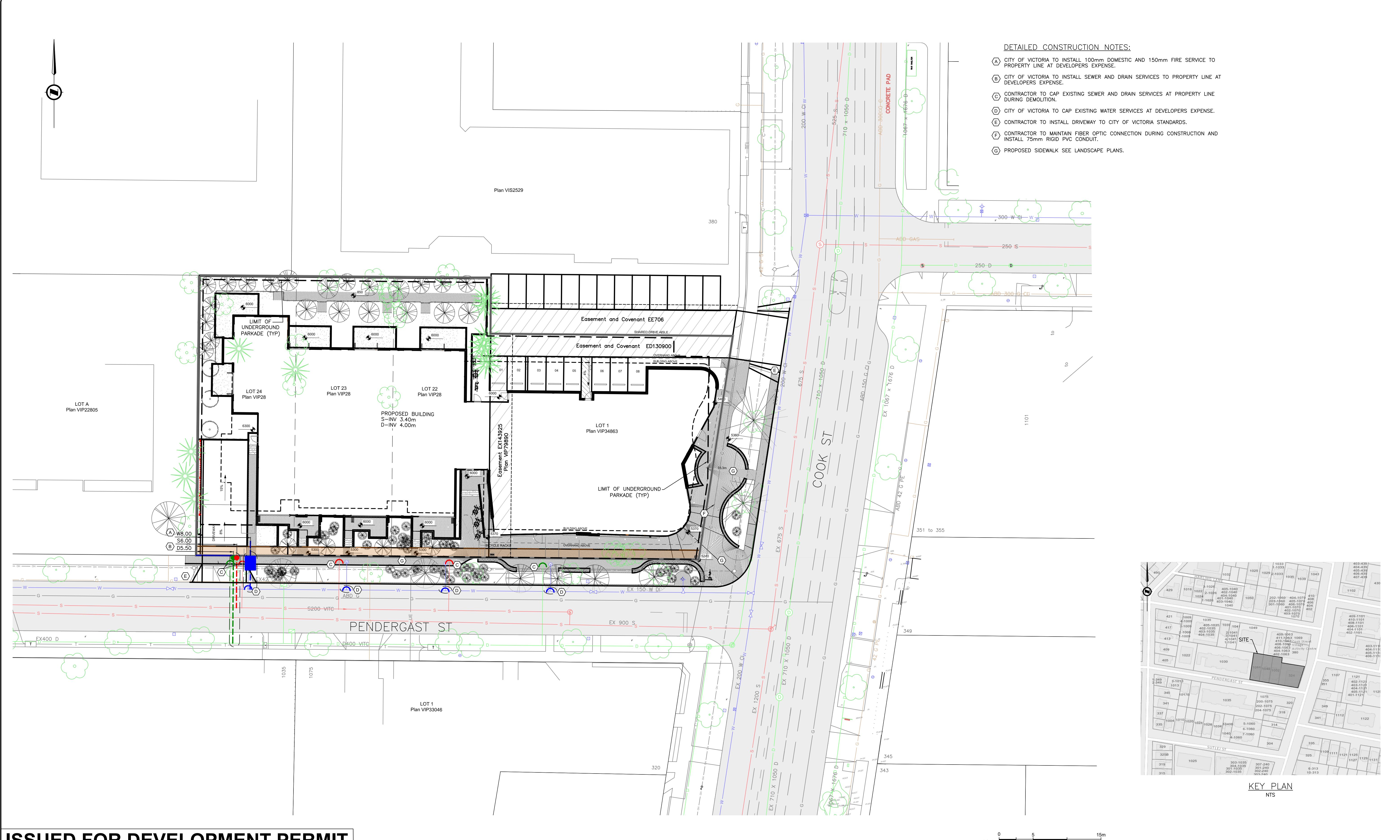
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L3.01

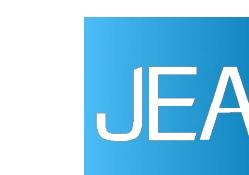


V:\Projects\30886 - Aragon - Cook - Pendergast - Civil\07 - Engineering\02 - Drawings & Sketches (Eng)\30886 - Working.dwg Plot Date: October 8, 2019



ISSUED FOR DEVELOPMENT PERMIT

ISSUED						REVISION								
												LAMP STANDARD	⊕ LS	●
												POLE(Hydro, Tel.)	⊕ PP	●
												U/G WIRING	— UE —	
												GAS	— G —	
												WATER	— W —	
1	ISSUED FOR DEVELOPMENT PERMIT	20191007	RT	VQ	RT							SEWER	— S —	
NO	DESCRIPTION	Y/M/YR	RE	PA	CK	NC	DESCRIPTION	Y/M/YR	RE	PA	CK	NC		



J E ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS

JURISDICTION TY OF VICTORIA	CLIENT ARAGON PROPERTIES
	PROJECT COOK & PENDERGAST SITE PLAN
	30886 01 C1