

Commercial / Residential Development - 1150 Cook Street, Victoria BC



Context Plan Sc.1:750



Proposed Development - View from intersection of View & Cook Street

Project Statistics

Street Address	1150 Cook Street, Victoria, BC, V8V 3Z9
Legal Description	PID 009-388-257 Lot 996 & East Part of Lot 997, Victoria

Date	Issue / Revisions
2020 Dec 15	DP resubmission
2020 Dec 18	DP resubmission
2020 Dec 28	DP resubmission

Development Permit Area	DPA 3(HC) - Core Mixed-use residential
Existing Zoning	R-48
Proposed Zoning	R-48

Existing Use	Restaurant
Proposed Use	Retail & Residential

Site Area	1,009.20 sm
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Proposed FSR	7.78
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Parking	Required	Proposed
Residential	0	41
Commercial	0	0
Total		41

Bicycle Parking (long-term)	Required	Proposed
1 space/ Units < 45m2	83	
1.25 space/ Units > 45m2	60	
Total	143	143

Bicycle Parking (short-term)	Required	Proposed
0.1 / dwelling unit	14	14

Physical Form	Permitted in R-48 zone	Proposed as per DCAP
Height of Building	30 m	47.57 m
Number of Storeys	10 storeys	16 storeys

Building Setbacks	Permitted	Proposed				
Front Yard (Cook Street)	0.5 m	1.7 m	1 m	3.4 m	2.8 m	Seal
Rear Yard	-	0.1 m	0 m	4.8 m	4.8 m	
Side Yard North	-	1.9 m	0 m	3.7 m	2.1 m	
Side Yard South	-	0.1 m	0 m	6 m	6 m	
Combined Side Yards	-	2 m	0 m	9.6 m	8 m	

Use	
Total Commercial Floor Area	168.58 sm
Total Residential Floor Area	7,686.87 sm
Total Number of Residential Units	129

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date

February 2, 2021

Project Team

DEVELOPER 66 Developments Ltd. 295 King George Terrace Victoria, BC, V8S2J8 T:(250) 882 8568	STRUCTURAL BMZ Structural Engineers 501-510 Burard St., Vancouver, BC, V6C 3A8 T: 604 685 9533	MECHANICAL Avalon Mechanical Consultants Ltd. 300- 1245 Esquimalt Rd., Victoria, BC, V9A 3P2 T: (250) 384 4128	CIVIL Westbrook Consulting Ltd. 115-866 Goldstream Ave., Victoria, BC, V9B 0J3 T: (250) 391 8592	ENVIRONMENTAL Active Earth Engineering Ltd. 105-4343 Tyndall Ave., Victoria, BC, V8N 3R9 T: (778) 430 5475	ARBORIST Talbot Mackenzie & Associates Consulting Arborists 4370 Intourban Rd., Victoria, BC, V9E 2C4 T: (250) 479 8733
ARCHITECTURAL NSDA Architects 201-134 Abbott St., Vancouver, BC, V6B 2K4 T: 604 669 1926	GEOTECHNICAL Ryzuk Geotechnical 28 Crease Ave., Victoria, BC, V8Z 1S3 T: (250) 475 3131	ELECTRICAL e2 Engineering 545 Herald, Victoria, BC, V8W 1S5 T: 778 433 9391	LANDSCAPE Lombard North Group (B.C.) Inc. 836 Cormorant St., Victoria, BC, V8W 1R1 T: (250) 386 3336	ENVELOPE Morrison Hershfield 536 Broughton St., Victoria, BC, V8W 1C6 T: (250) 361 1215	BUILDING CODE Celerity Engineering 104-2750 Quadra St., Victoria, BC, V8T 4E8 T: (250) 410 2021

Drawing List

Architectural		
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Civil		Landscape	
C-01	Preliminary Site Servicing	L-01	Landscape Plan

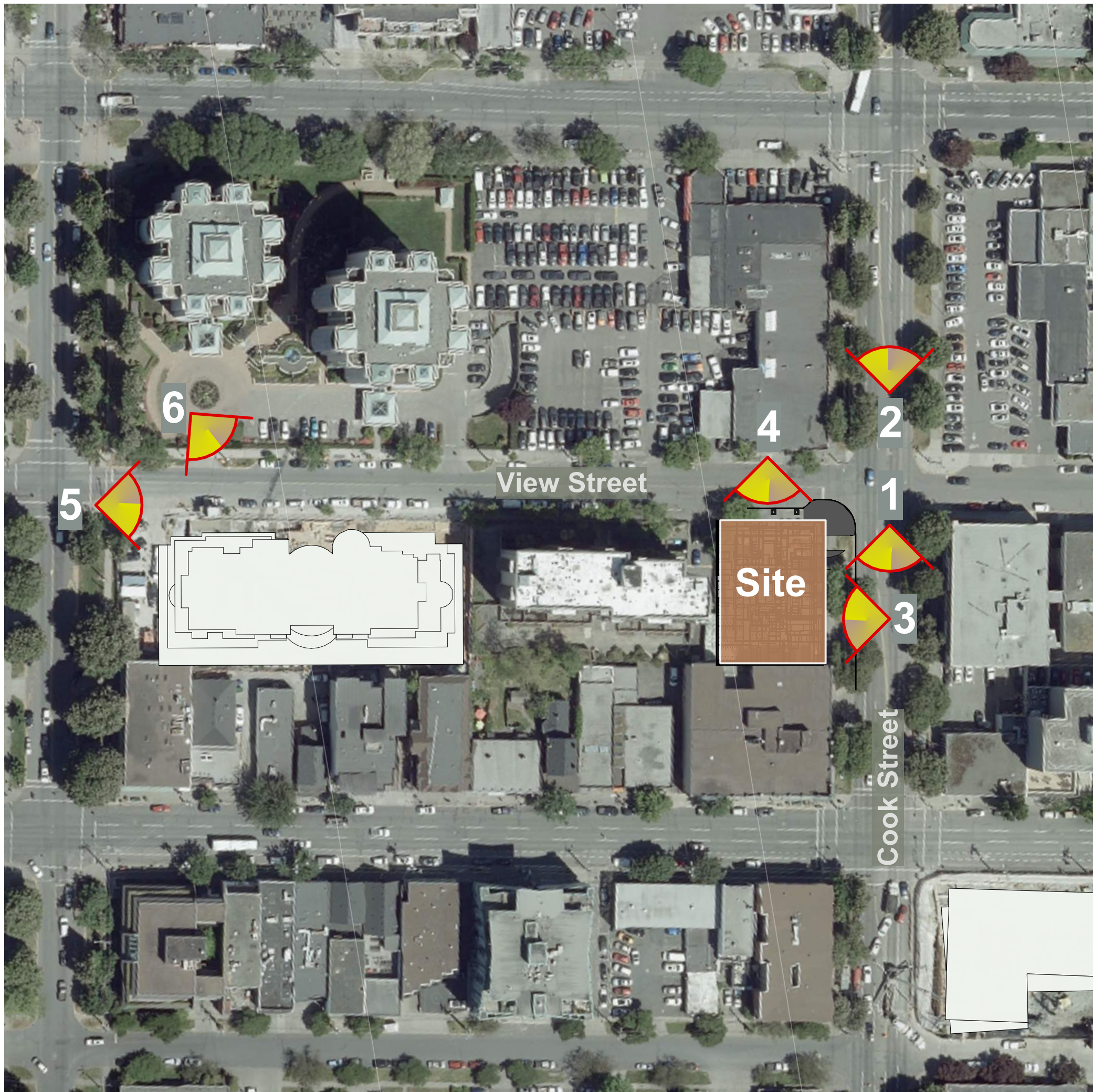
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Commercial / Residential Development
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Victoria, BC

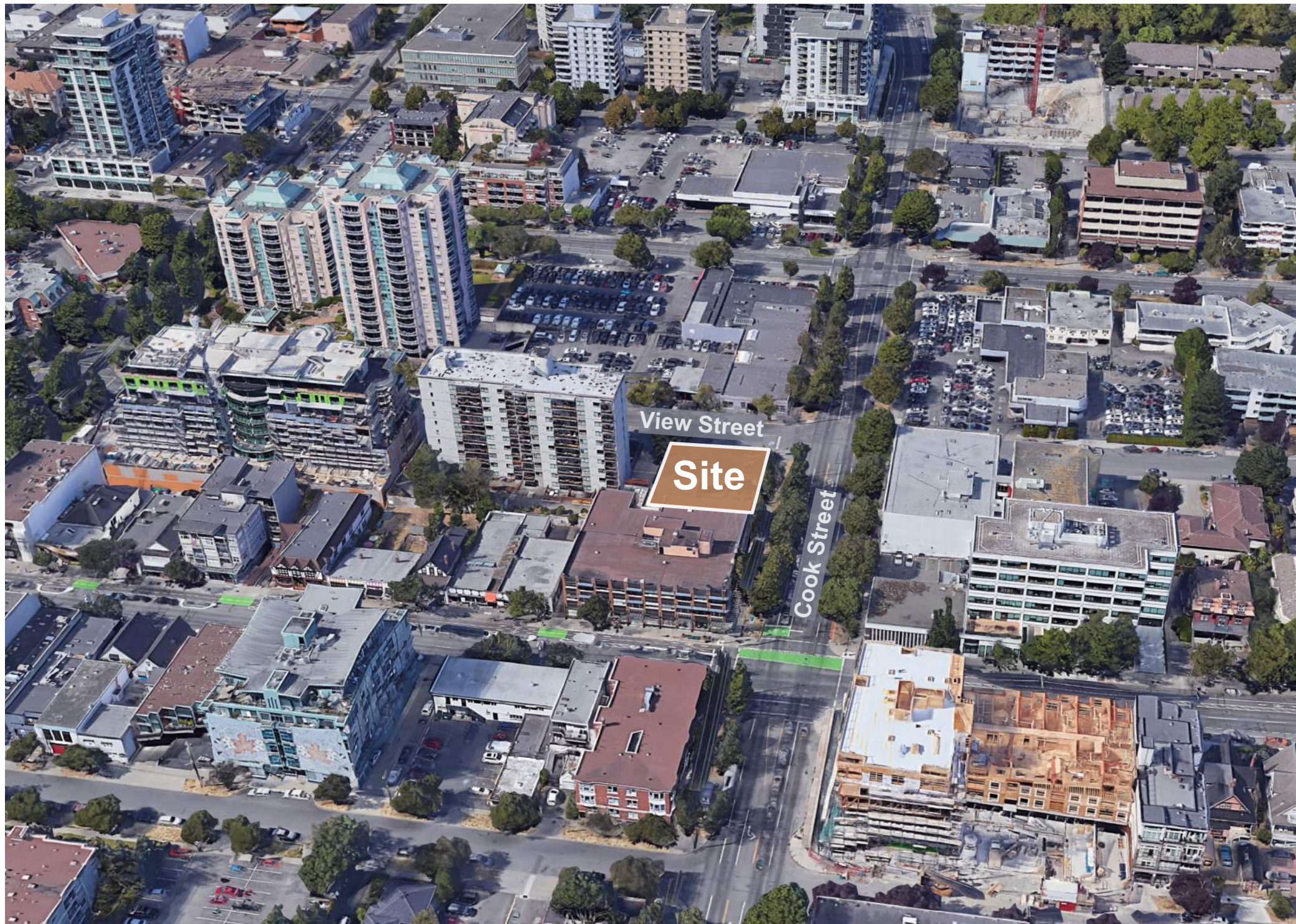
Sheet Title
Cover Sheet

Project Number
19004
Scale
1:500
Sheet Number
A-00

Date	Issue / Revisions
2020 Dec 15	DP resubmission
2020 Dec 18	DP resubmission
2020 Dec 28	DP resubmission



Key Plan Sc.1:1000



Site Aerial View



1. Cook Street Looking South



3. Site along Cook Street



5. View Street looking East



2. Cook Street Looking North



4. Site along View Street



6. View Street looking South East

Seal

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ARCHITECTS

201-134 Abbott St
Vancouver, BC
Canada V6B 2K4
T 604.669.1926
F 604.683.2241
info@nsda.bc.ca
www.nsda.bc.ca

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Commercial / Residential Development
1150 Cook Street
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Sheet Title
Context Images

Project Number
19004

Scale
1:500

Sheet Number

A-01



Key Plan Sc.1:1000



A Cook Street Looking North



B View Street Looking East



C Cook Street Looking South



D View Street Looking West

Date	Issue / Revisions
2020 Dec 15	DP resubmission
2020 Dec 18	DP resubmission
2020 Dec 28	DP resubmission

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Canada V6B 2K4
T 604.669.1926
F 604.683.2241
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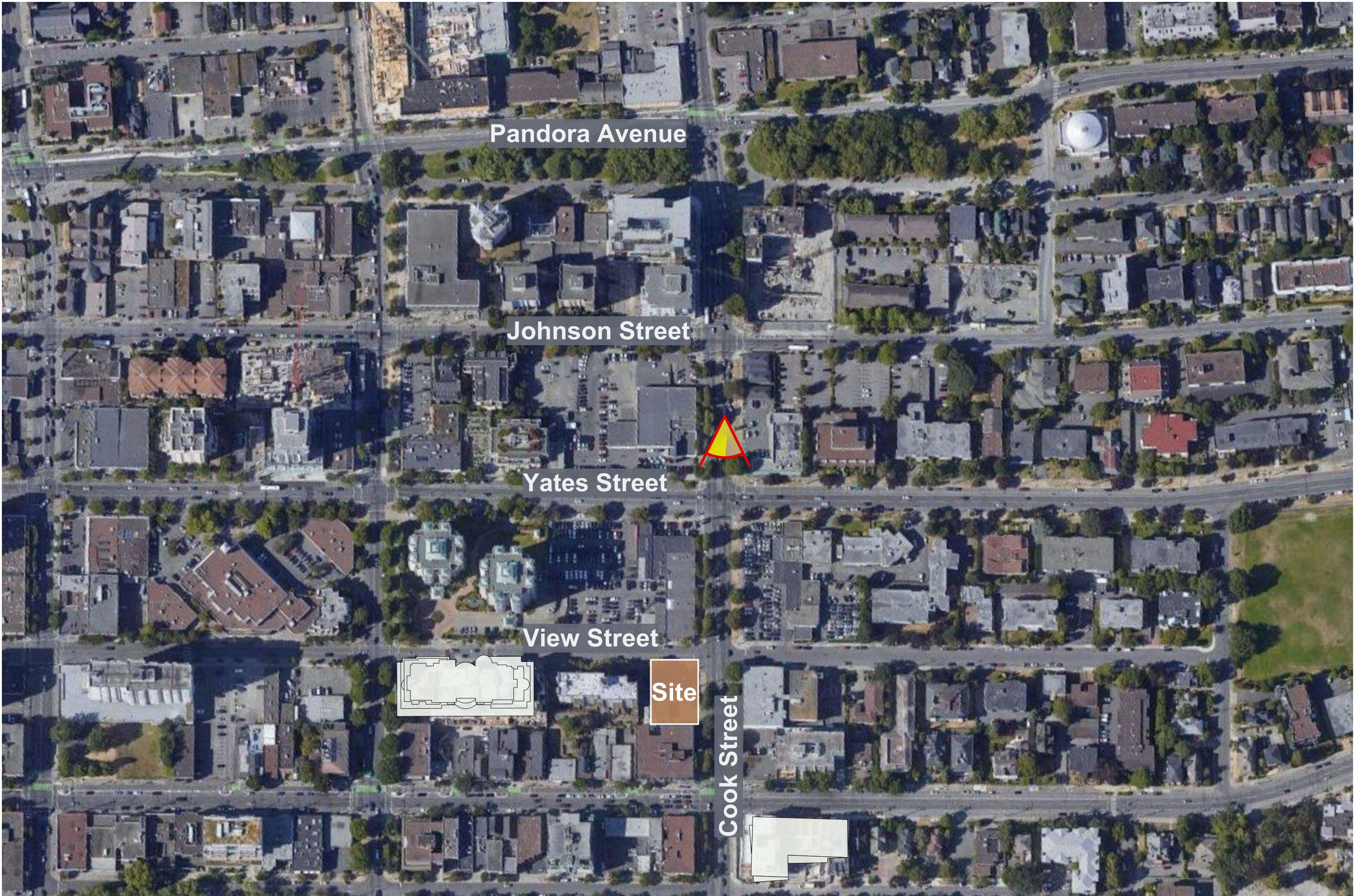
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Street View Renderings

Project Number
19004

Scale

Sheet Number

A-02



Key Plan Sc.1:2000



Cook & Yates Street Looking South - Proposed tower

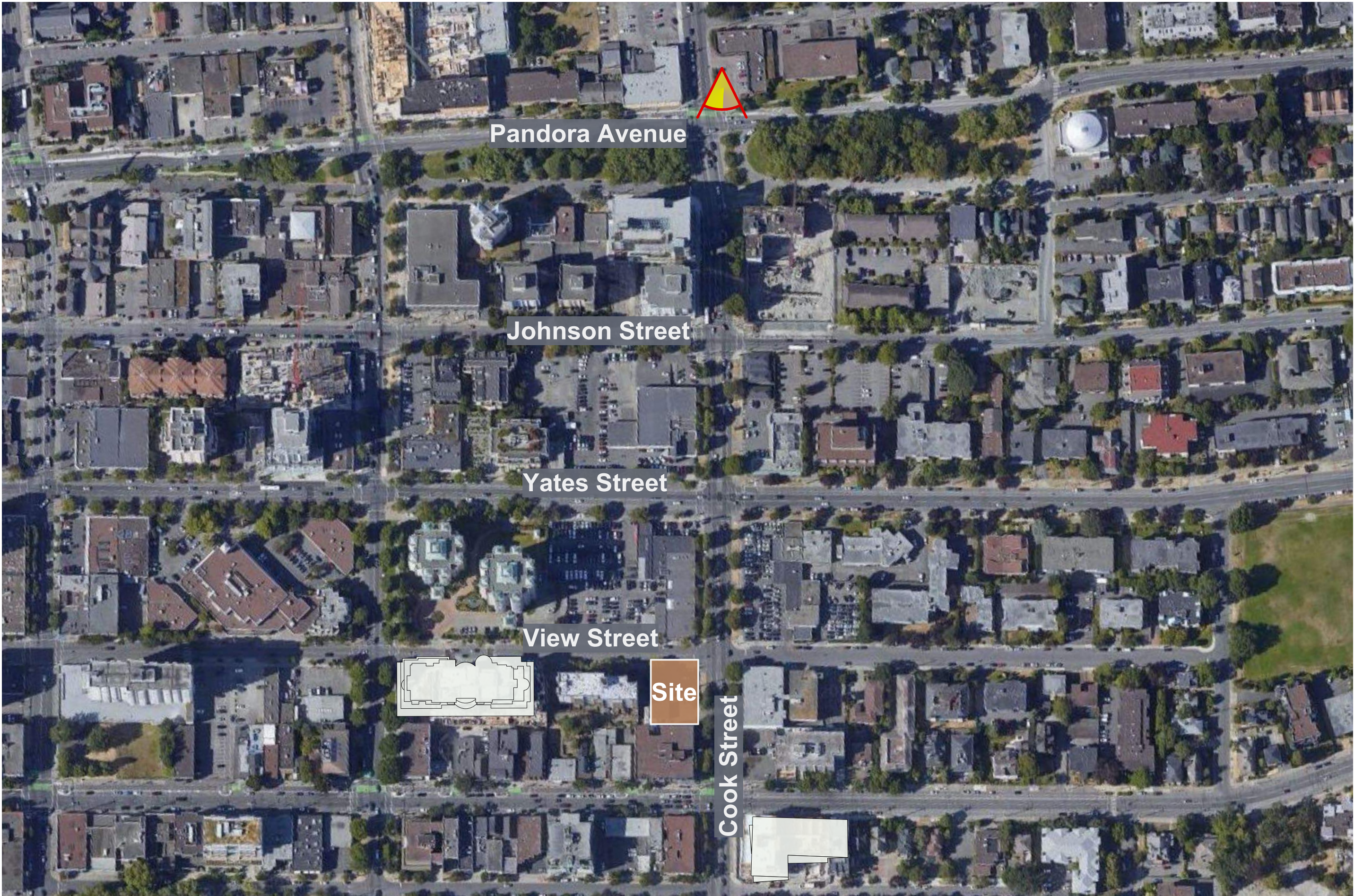
Date	Issue / Revisions
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2020 Dec 28	DP resubmission



Cook & Yates Street Looking South - Proposed tower & R-48 10 storey massing



Cook & Yates Street Looking South - Proposed tower & 10 storey massing comparison



Key Plan Sc.1:2000



Cook Street & Pandora Avenue Looking South - Proposed tower

Date	Issue / Revisions
2020 Dec 15	DP resubmission
2020 Dec 18	DP resubmission
2020 Dec 28	DP resubmission

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Cook Street & Pandora Avenue Looking South - Proposed tower & R-48 10 storey massing



Cook Street & Pandora Avenue Looking South - Proposed tower & 10 storey massing comparison

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201-134 Abbott St
Vancouver, BC
Canada V6B 2K4
T 604.669.1926
F 604.683.2241
info@nsda.bc.ca
www.nsda.bc.ca

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Commercial / Residential Development
1150 Cook Street
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Sheet Title
Olympic Mountains View Study

Project Number
19004
Scale

Sheet Number

A-02b

Date	Issue / Revisions
2020 Dec 15	DP resubmission
2020 Dec 18	DP resubmission
2020 Dec 28	DP resubmission



Perspective looking SE from View Street

Wooden fence on neighbouring property to be replaced
Concrete wall on neighbouring property to be maintained



Cook Street perspective looking SW - Daytime rendering



Street level view along Cook Street



Street level view from intersection of View & Cook Street

Seal

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Project
Commercial / Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Artistic renderings

Project Number
19004

Scale

Sheet Number
A-03a

Date	Issue / Revisions
2020 Dec 15	DP resubmission
2020 Dec 18	DP resubmission
2020 Dec 28	DP resubmission



Aluminum and phenolic wood panels precedent



Floating monoblock over commercial precedent



Boxed out juliet balcony precedent

Seal



Aluminum composite panel precedent
Product proposed: Stac Bond or similar
Colors: Signal white, Light grey, Silver metallic, Titanium metallic, Carbon
Finishes: Matte - Acabado and Metallic



Phenolic panel precedent
Product proposed: Gentas or similar
Reference: 4600 Velur
Texture: Wood
Finish: Smooth



Phenolic panel precedent



Boxed out juliet balcony precedent

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Vancouver BC
Canada V6B 2K4
T 604.669.1926
F 604.683.2241
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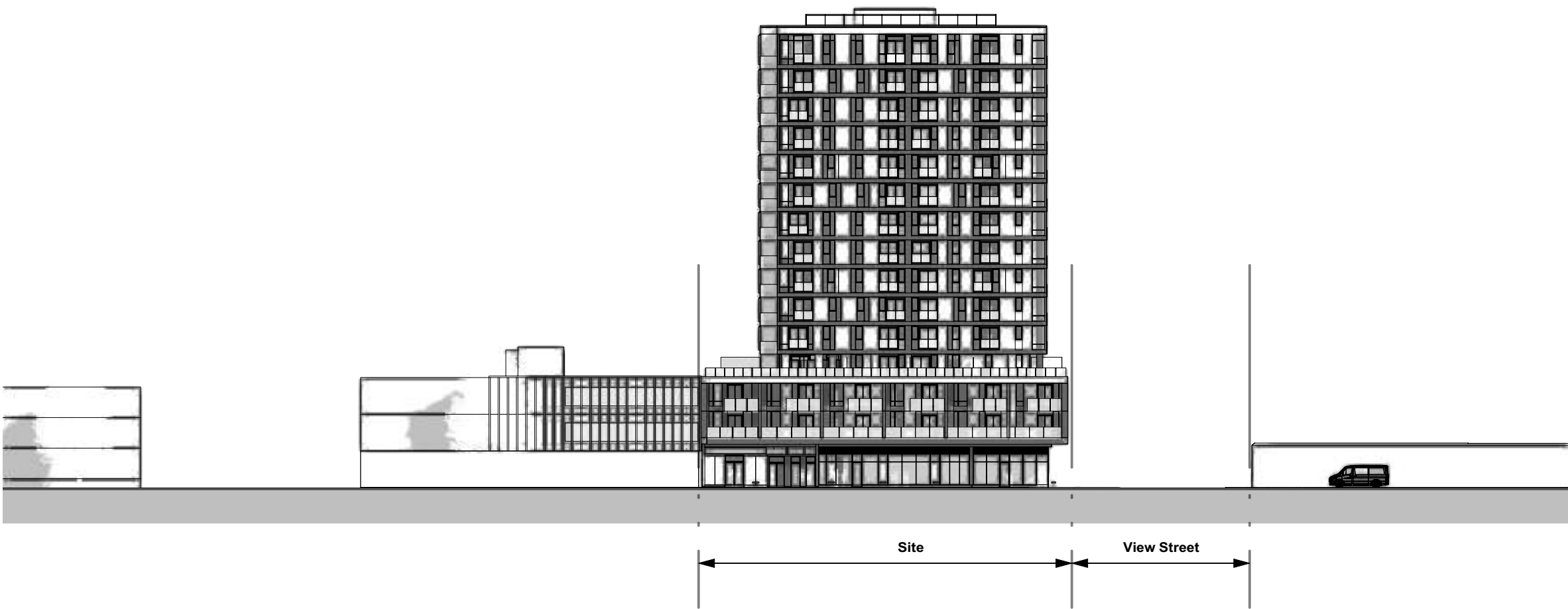
Project
Commercial / Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Precedent Images

Project Number
19004
Scale

Sheet Number
A-03b

Date	Issue / Revisions
2020 Dec 18	DP resubmission
2020 Dec 28	DP resubmission



Cook Street / East Elevation - Sc.1:500



View Street / North Elevation - Sc.1:500



Seal

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Project
Mixed-use Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Streetscapes
& Aerial View of
Proposed Development

Project Number
19004

Scale
As Shown

Sheet Number

A-04



20 March/September - 10 AM



20 March/September - 12 PM



20 March/September - 2 PM



20 June - 10 AM



20 June - 12 PM



20 June - 2 PM

Date	Issue / Revisions
2020 Dec 15	DP resubmission
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2020 Dec 28	DP resubmission

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Vancouver, BC
Canada V6B 2K4
T 604.669.1926
F 604.683.2241
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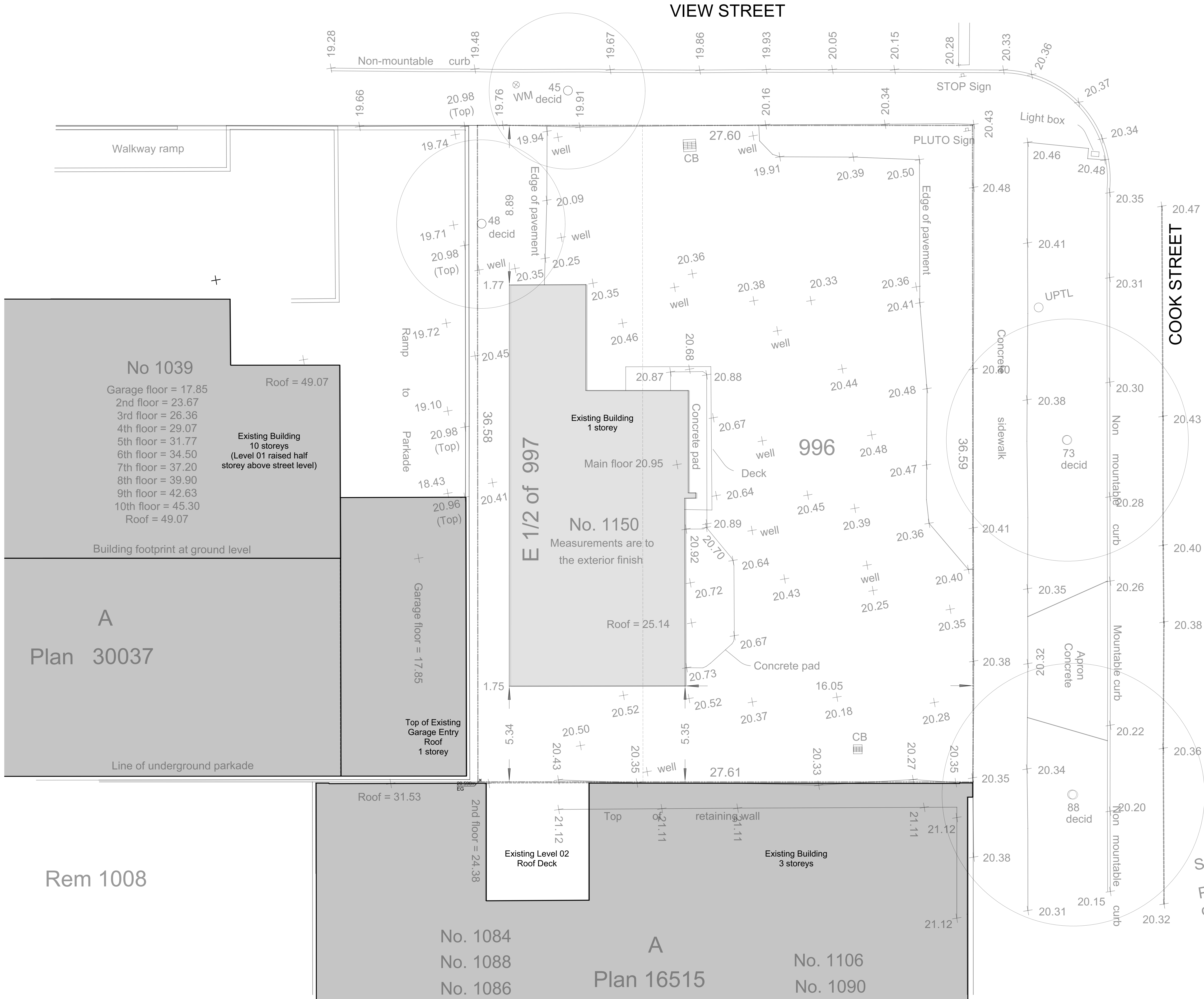
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Shadow Analysis

Project Number
19004

Scale
1:1250

Sheet Number

A-05



Seal

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Project
Commercial/Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Existing Site Survey

Project Number
19004

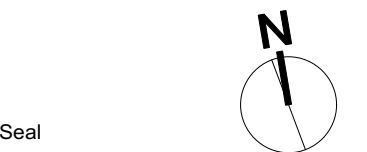
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Sheet Number

A-100a

Legend

- Parking
- Services & shafts
- Circulation
- Bicycle storage
- Commercial
- Waste room
- Amenity
- Studio+Den
- 1 Bedroom
- 1 Bedroom+Den
- 2 Bedroom
- Open to below



Seal

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Vancouver BC
Canada V6B 2K4
T 604.669.1926
F 604.683.2241
info@nsda.bc.ca
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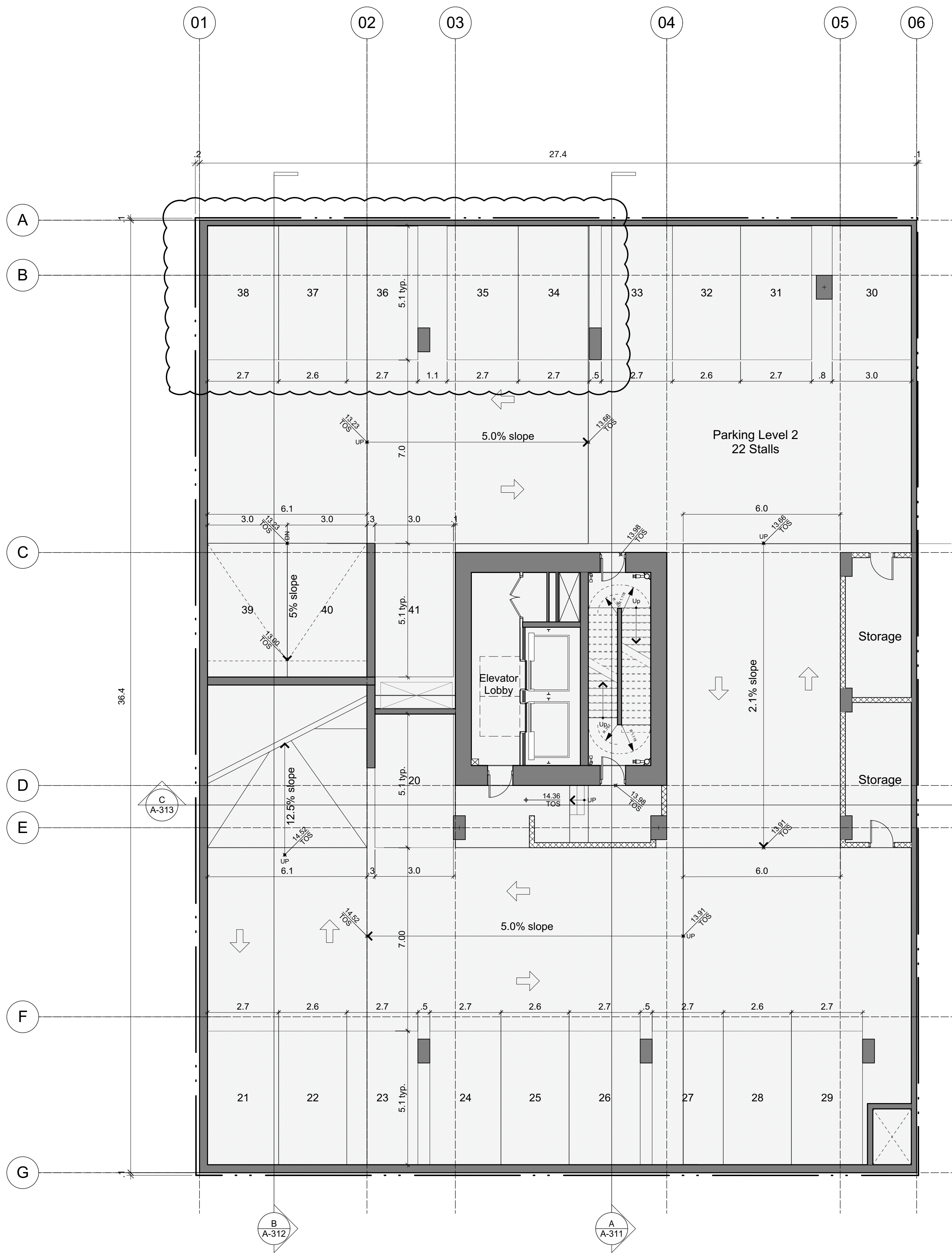
Sheet Title
P2 P1 Parking

Project Number
19004

Scale
1:100

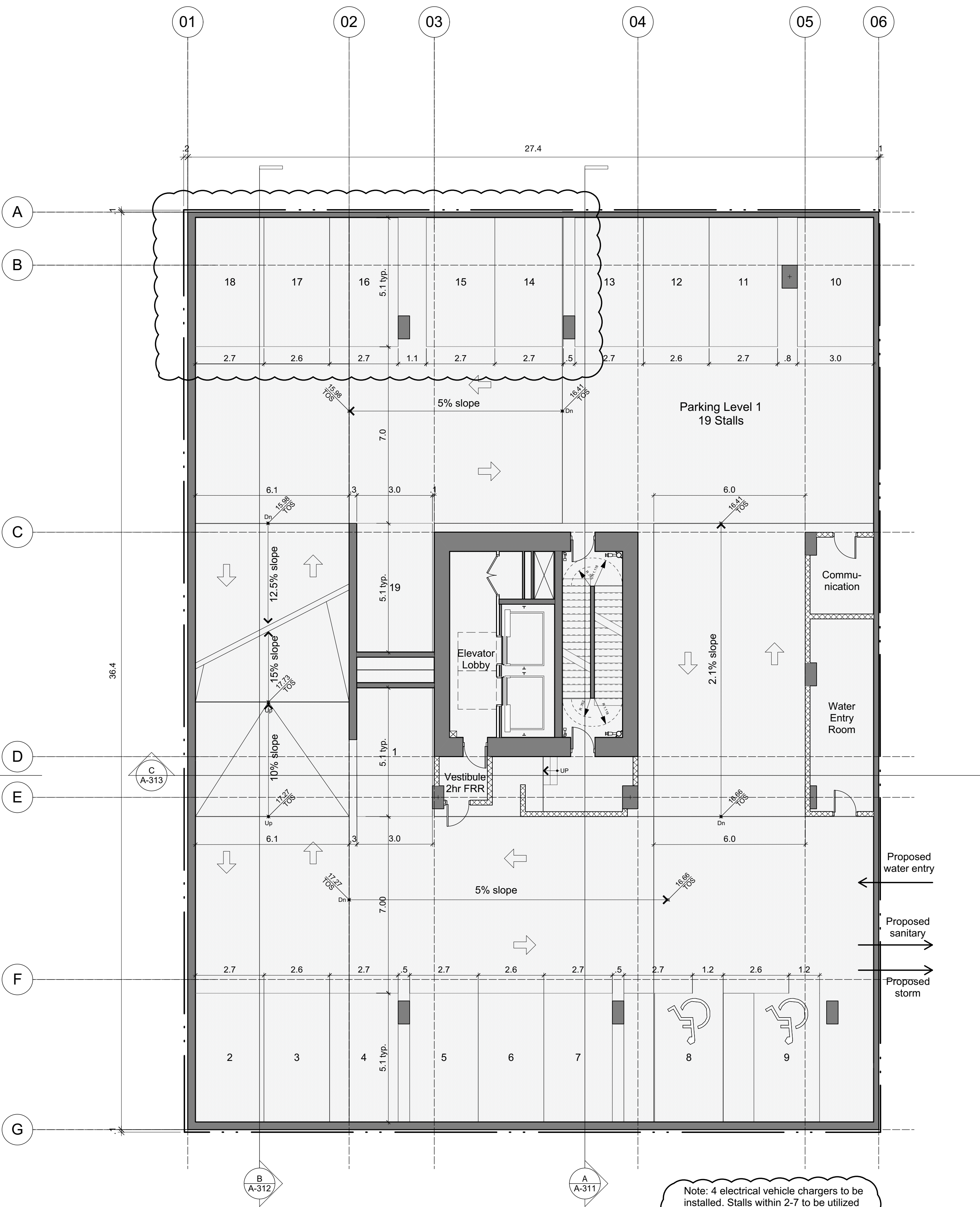
Sheet Number

A-101



P2 Level areas

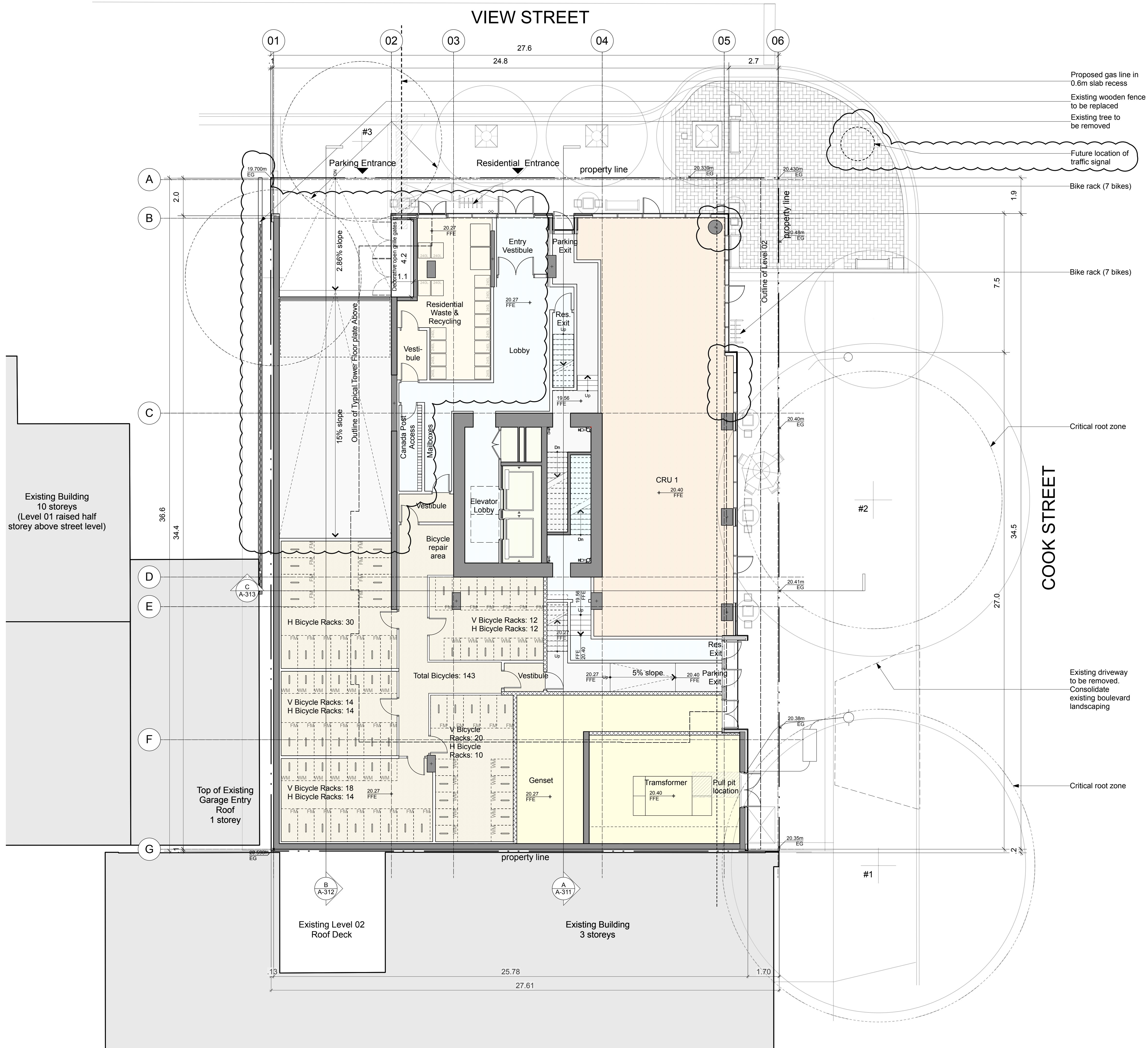
Parking	866.23
Services	55.11
Circulation	43.90
Total	965.24



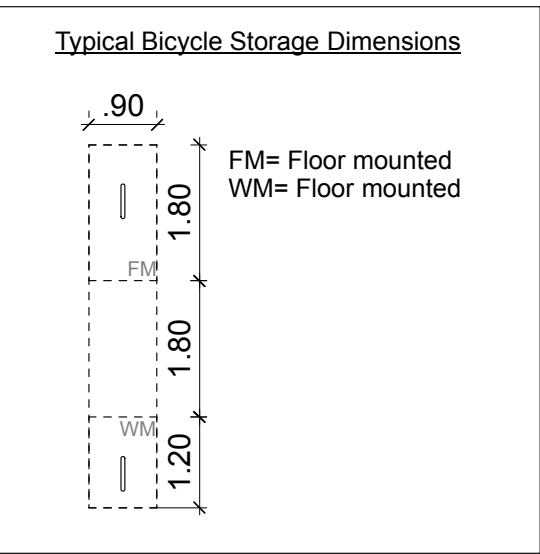
P1 Level areas

Parking	869.73
Services	51.59
Circulation	43.90
Total	965.22

VIEW STREET



Project Information Table			
Zone	R-48		
Site Area	1,009.20 sm		
Total Floor Area	7,855.45 sm		
Commercial Floor Area	168.69 sm		
Floor Space Ratio	7.78		
Site Coverage	83%		
Open Site Space	171.85 sm	17%	
Height of Building	47.57 m		
	45 m	Tower height	
	2.57 m	Elevator overrun	
Number of Storeys	16		
Parking Stalls (number) on Site	41		
Bicycle Storage	143 residential		
<u>Building Setbacks</u>			
Front Yard (Cook Street)	1.70 m		
Rear Yard	0.10 m		
Side Yard North	1.90 m		
Side Yard South	0.10 m		
Combined Side Yards	2.00 m		
<u>Residential Use Details</u>			
Ground Oriented Units	N/A		
Unit Type	Min. Unit Floor Area	No. of Units	
Studio+Den	53.6 sm	4	
1BR	40.2 sm	98	
2BR	54.6 sm	27	
Total Number of Units	129		
Total Residential Floor Area	7,686.87 sm		



Level 01 areas	
OTB	Parking Ramp
Commercial	168.69
Services	18.30
Waste & Recycling	41.63
Genset & Transformer	97.60
Residential Circulation	115.94
Parking Ramp & Exits	131.66
Bicycle Storage	226.27
Total	800.08

- Legend**
- Parking
 - Services & shafts
 - Residential Circulation
 - Bicycle storage
 - Commercial
 - Waste room
 - Genset & Transformer
 - Amenity
 - Studio+Den
 - 1 Bedroom
 - 1 Bedroom+Den
 - 2 Bedroom
 - Open to below

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201-134 Abbott St
Vancouver BC
Canada V6B 2K4

T 604.669.1926
F 604.683.2241
info@nsda.bc.ca
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Project
Commercial/Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Proposed Site / Main Floor Plan

Project Number
19004

Scale
1:100

Sheet Number

A-102

Legend

- Parking
- Services & shafts
- Residential Circulation
- Bicycle storage
- Commercial
- Waste room
- Genset & Transformer
- Amenity
- Studio+Den
- 1 Bedroom
- 1 Bedroom+Den
- 2 Bedroom
- Open to below

Seal



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Canada V6B 2K4
T 604.669.1926
F 604.683.2241
info@nsda.bc.ca
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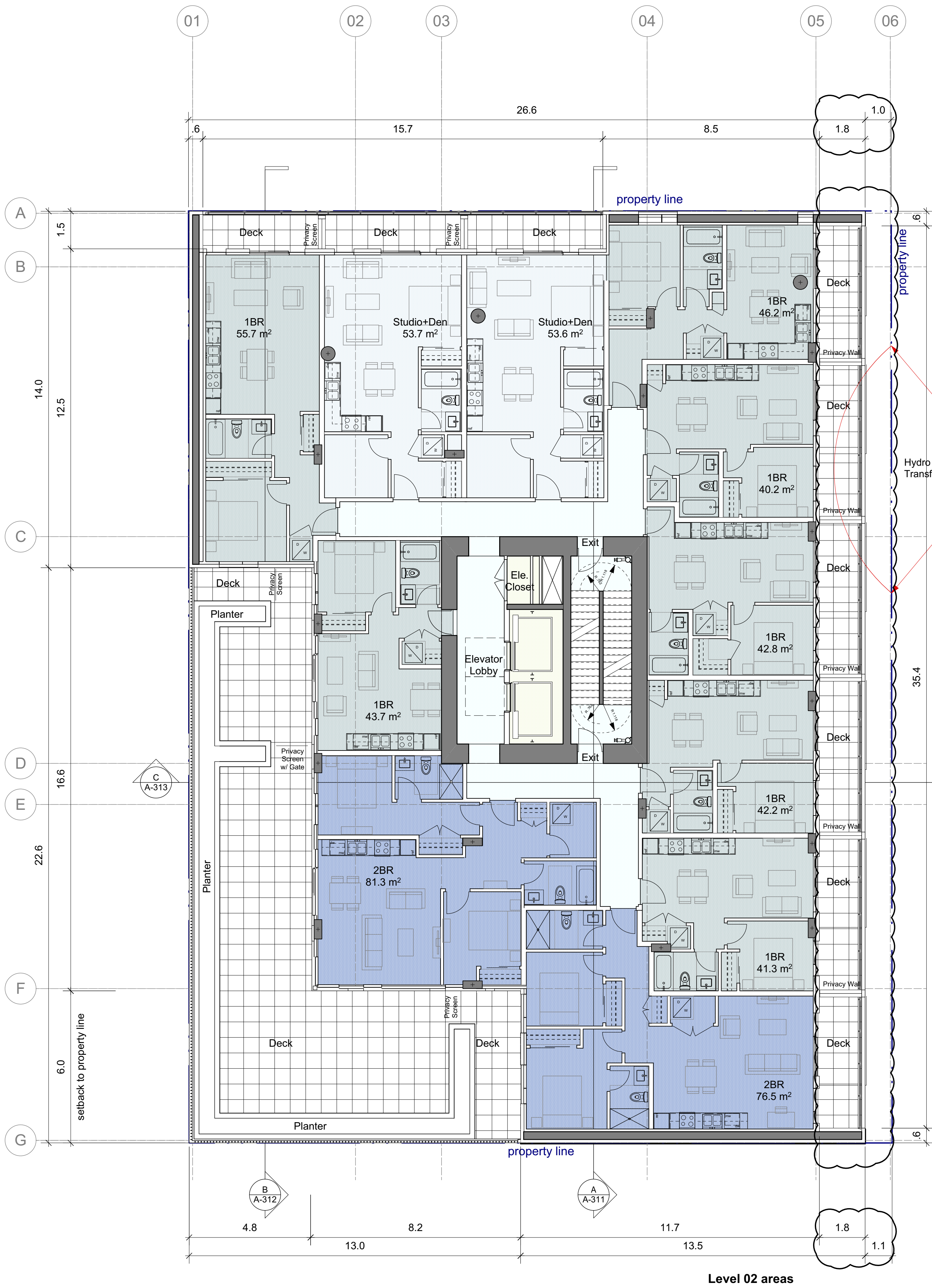
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Commercial/Residential Development
1150 Cook Street
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Sheet Title
2nd Floor & 3rd Floor

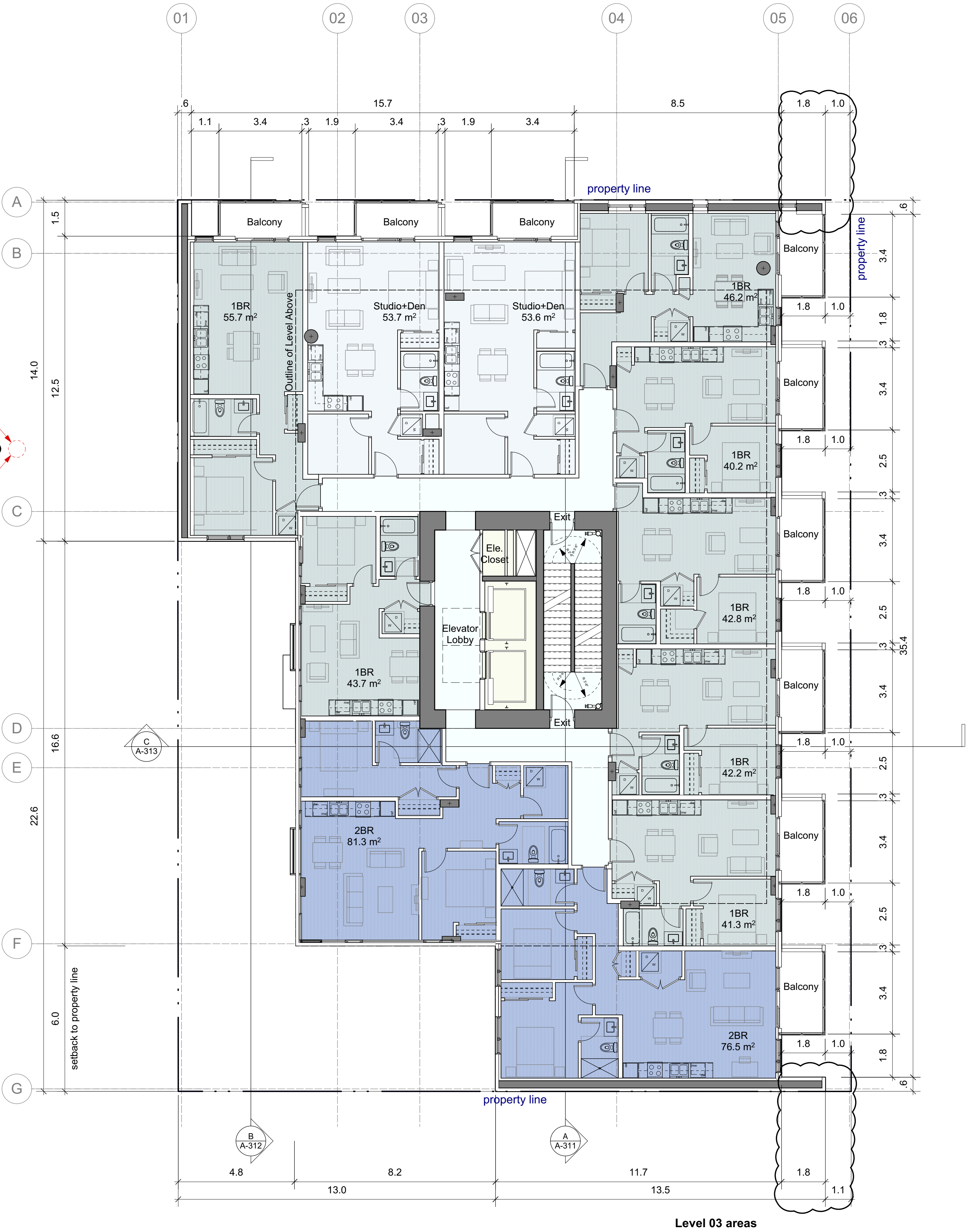
Project Number
19004
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1:100
Sheet Number

A-103



Level 02 areas

Residential Units	577.38
Services	18.33
Circulation	88.41
Total	684.11

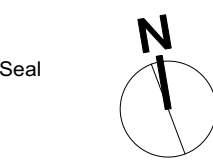


Level 03 areas

OTB	0.00
Residential Units	577.38
Services	18.33
Circulation	88.41
Total	684.11

Legend

- Parking
- Services & shafts
- Residential Circulation
- Bicycle storage
- Commercial
- Waste room
- Genset & Transformer
- Amenity
- Studio+Den
- 1 Bedroom
- 1 Bedroom+Den
- 2 Bedroom
- Open to below



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Canada V6B 2K4

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Commercial/Residential Development
1150 Cook Street
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Sheet Title

Level 04 & Typical Floor Level 05

Project Number

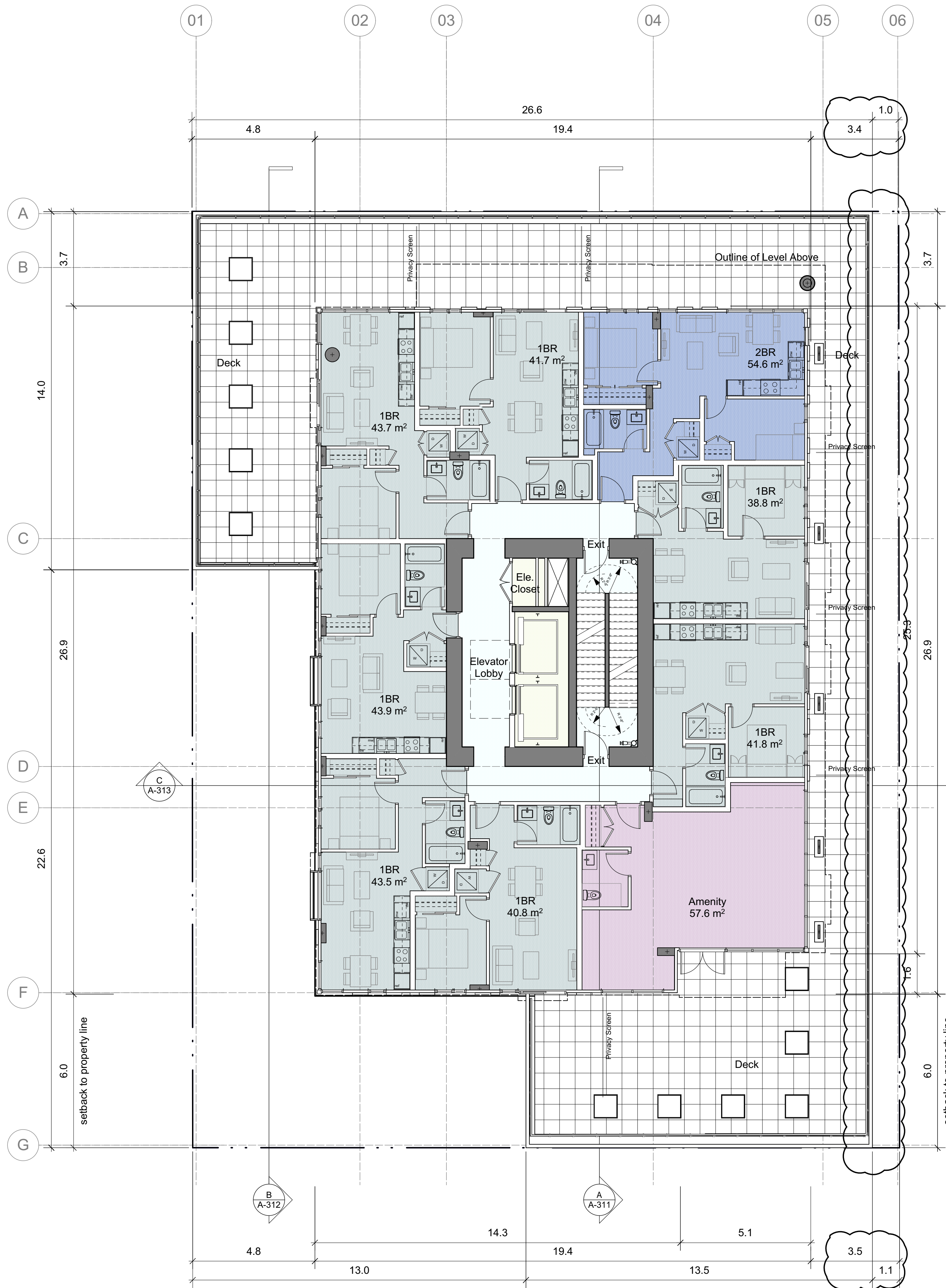
19004

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1:100

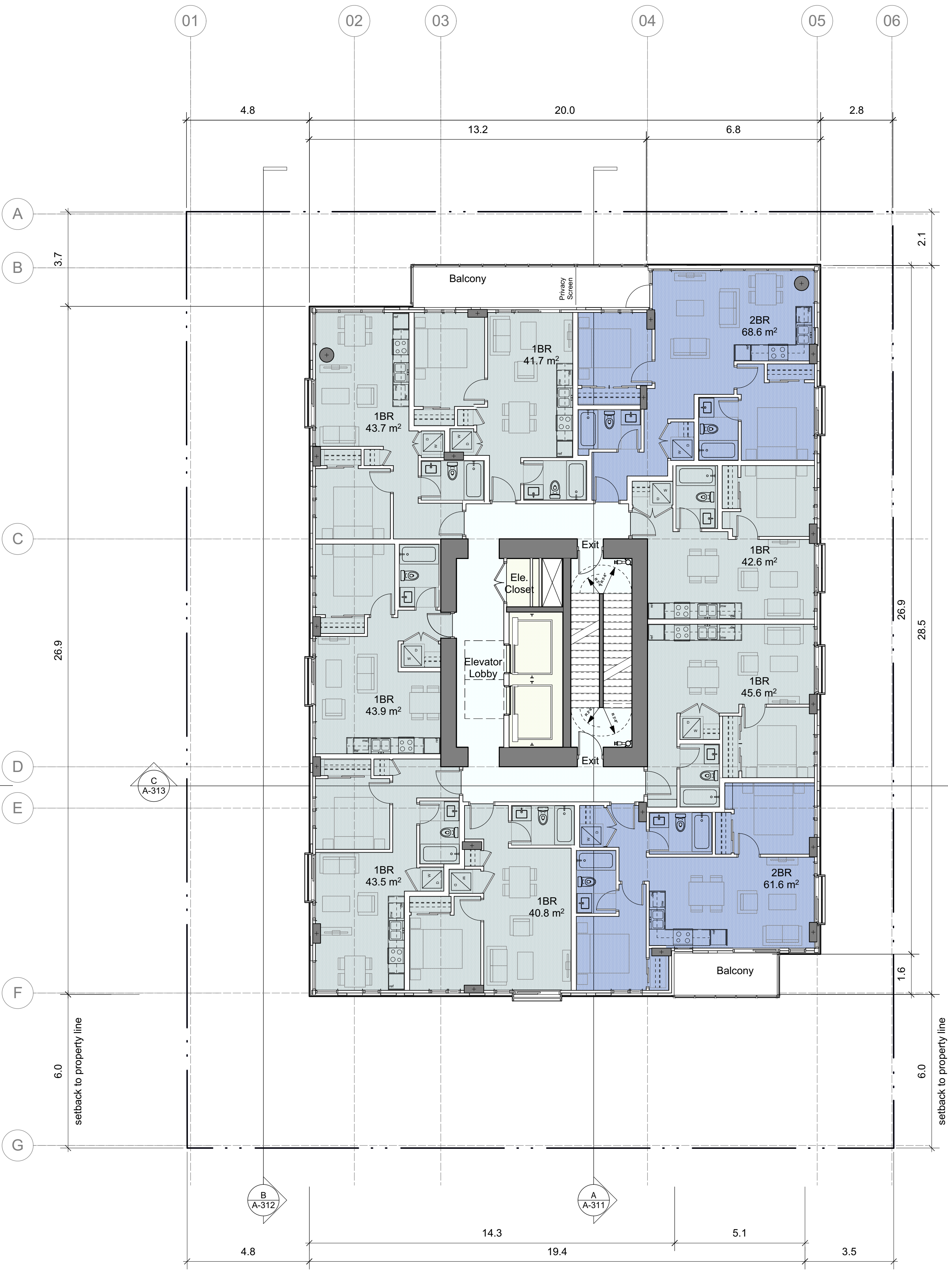
Sheet Number

A-104



Level 04 areas

Residential Units	348.78
Amenity	57.57
Services	18.33
Circulation	67.38
Total	492.05

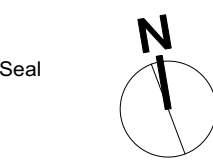


Level 05-15 areas

Residential Units	431.86
Services	18.33
Circulation	67.38
Total	517.56

Legend

- Parking
- Services & shafts
- Residential Circulation
- Bicycle storage
- Commercial
- Waste room
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ARCHITECTS

201-134 Abbott St
Vancouver, BC
Canada V6B 2K4

T 604.669.1926
F 604.683.2241

info@nsda.bc.ca
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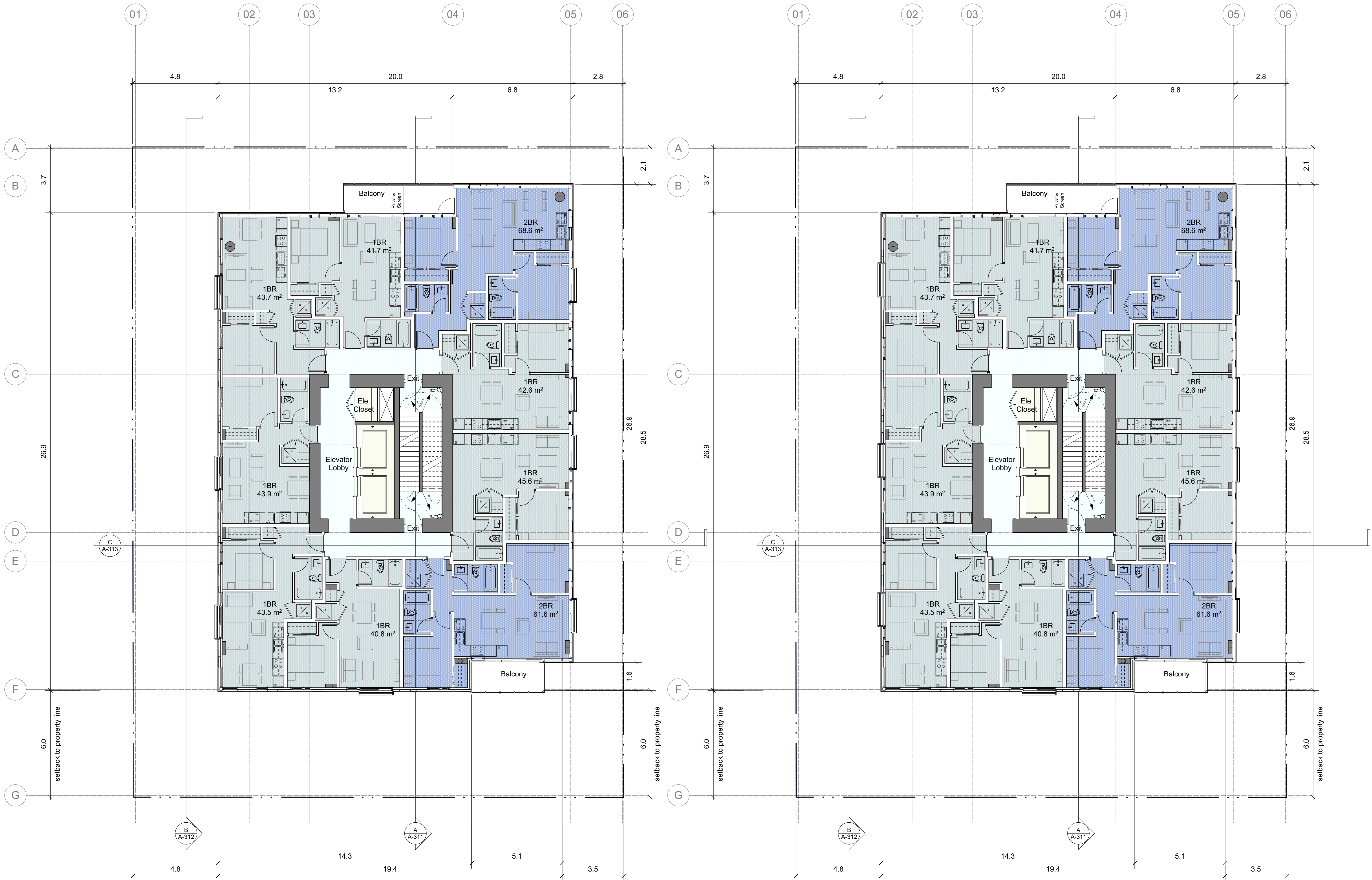
Typical Floor Level 10 & 11

Project Number
19004

Scale
1:100

Sheet Number

A-104a



Level 05-15 areas

Residential Units	431.86
Services	18.33
Circulation	67.38
Total	517.56

Legend

Service Area = 26.4 m²

Seal



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Vancouver, BC
Canada V6B 2K4

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F 604.683.2241

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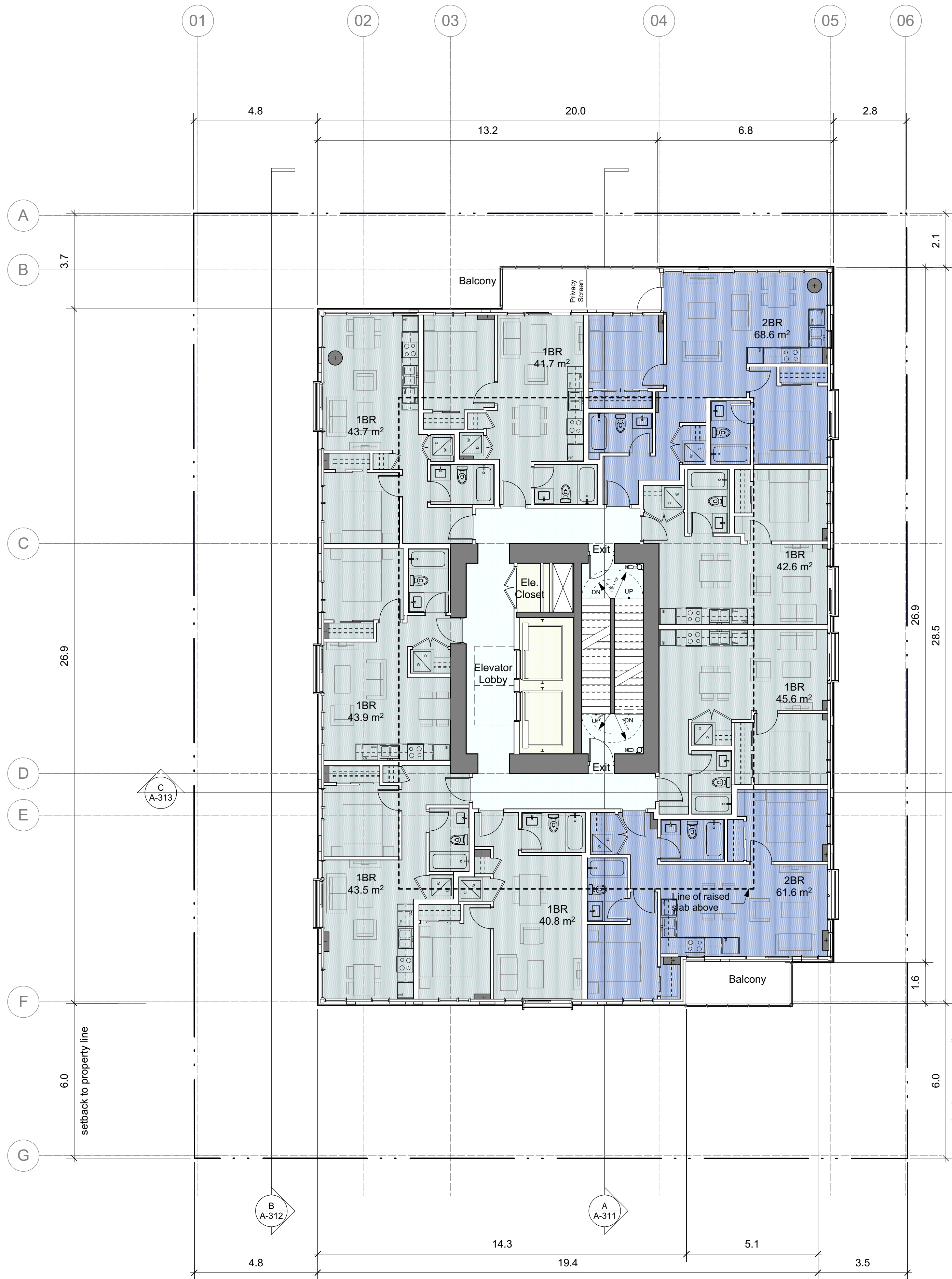
Sheet Title
15th Floor & Roof Plan

Project Number
19004

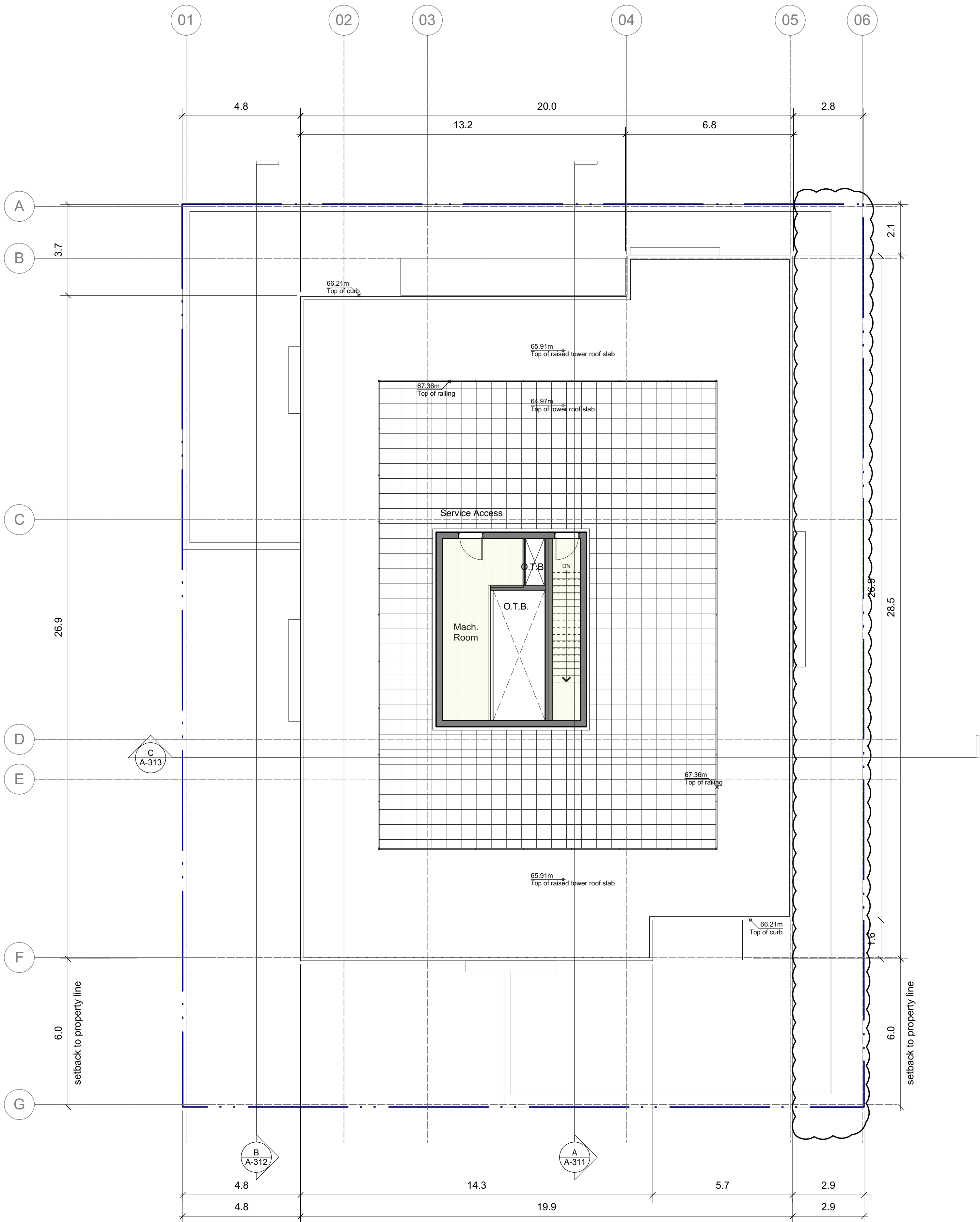
Scale
1:100

Sheet Number

A-105



1 15th Floor Plan
1:100



2 Tower Roof Plan
1:100

(as per City of Victoria Zoning Regulation Bylaw No. 80-159 Schedule A)

A	19.86
B	20.14
C	20.11
D	20.50
E	20.37
F	20.39
G	20.37
H	20.35
I	20.35
J	20.51

Average Grade a.p. above:	20.35
---------------------------	-------

———— Interpolated Grades



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Canada V6B 2K4
T 604.669.1926
F 604.683.2241
info@nsda.bc.ca
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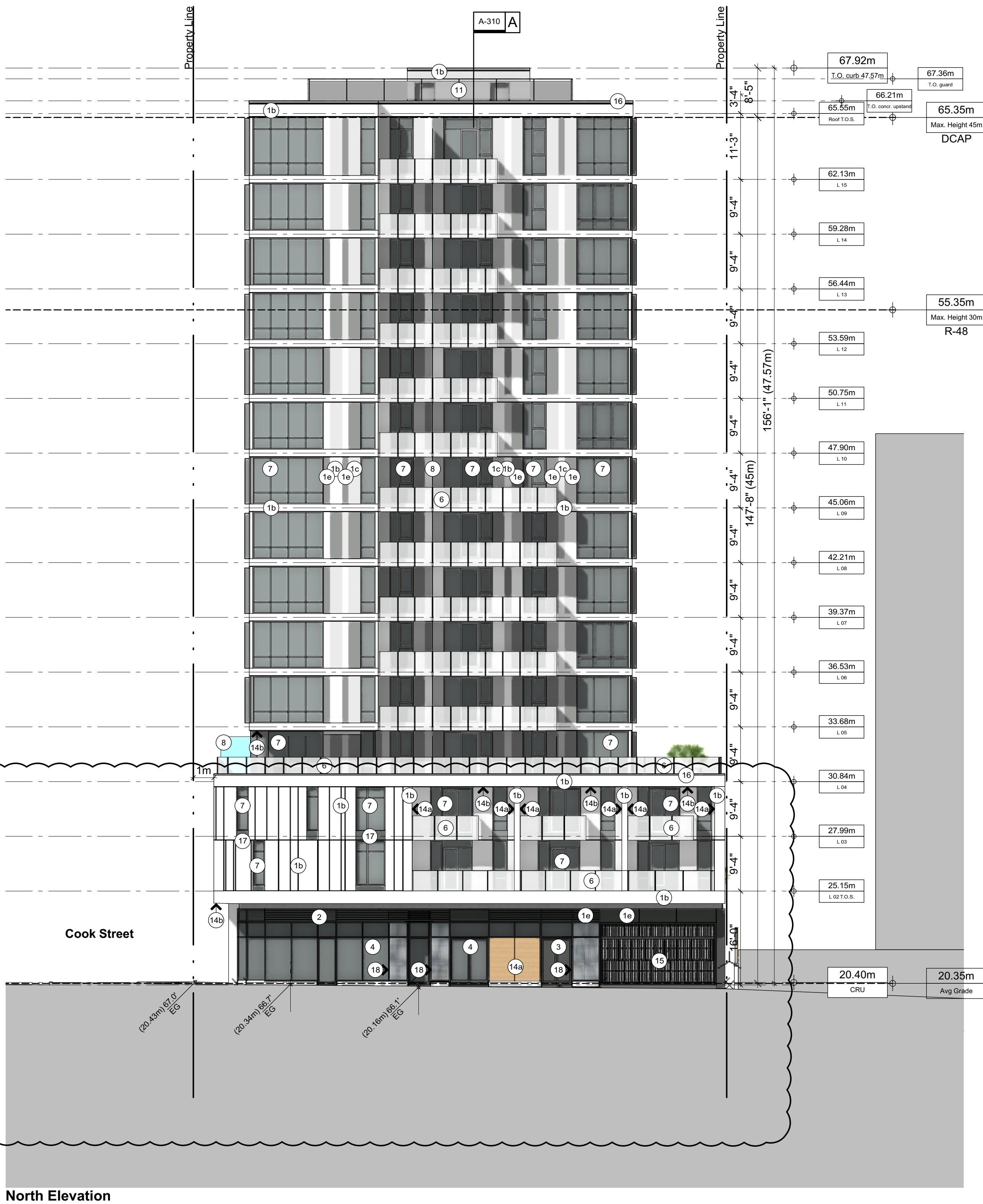
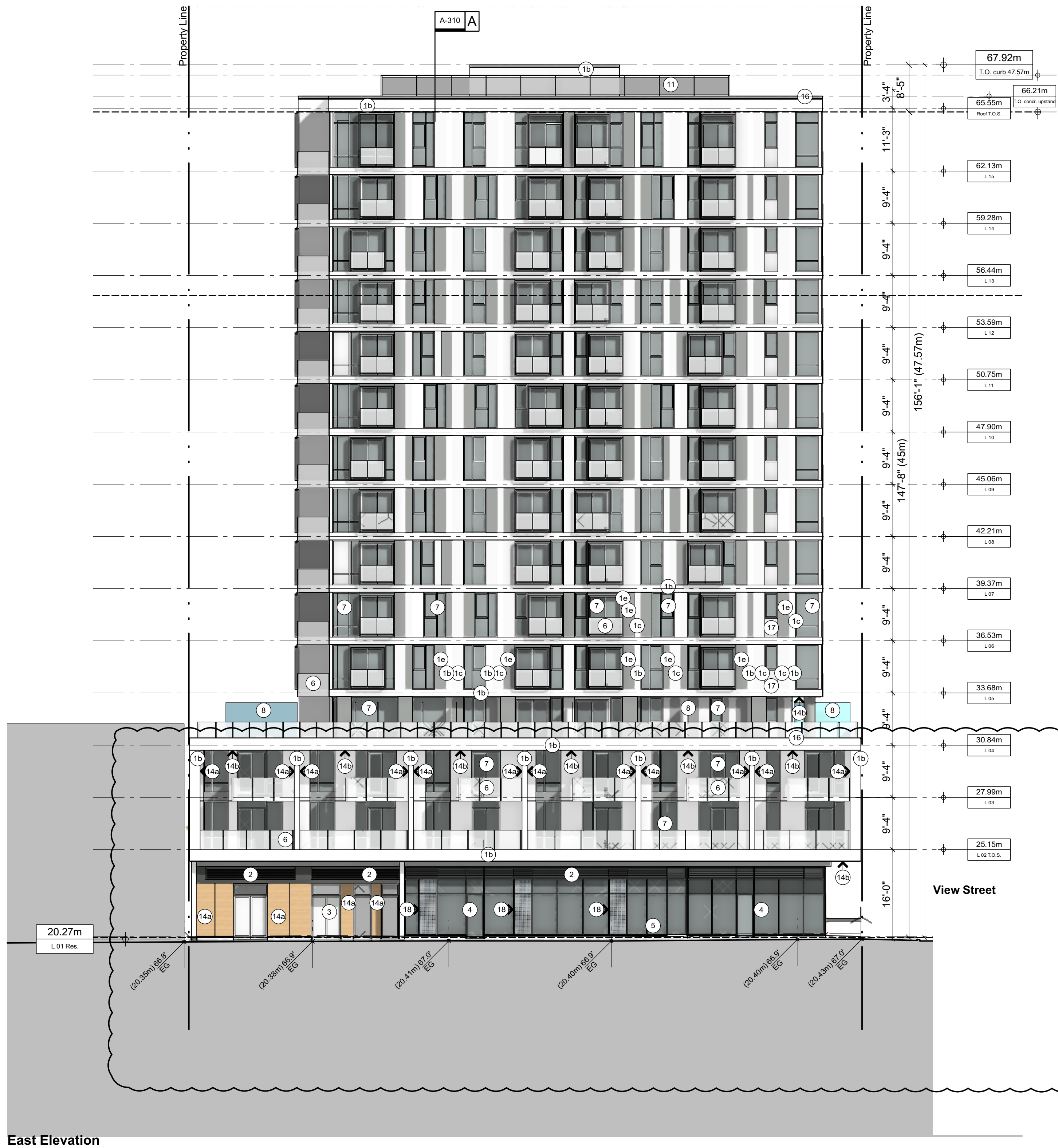
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Average Grade Calculation & Theoretical Density

Sheet Number

A-106

Materials & Finishes			
1a	Composite metal cladding - black	8	Privacy screen
1b	Composite metal cladding - white	9	Metal grille Juliet balcony
1c	Composite metal cladding - silver - light	10	Deleted
1d	Deleted	11	Translucent glass railing
1e	Composite metal cladding - silver - dark	12	Flat bar fence
2	Wall and window louvres	13	Painted concrete
3	Metal door to match cladding	14a	Phenolic composite wall panels - wood plank texture
4	Curtain wall w/ charcoal Aluminum frame	14b	Phenolic composite soffit panels - wood plank texture
5	Open grille gasmeter enclosure	15	Custom metal grille door
6	Glass railing	16	Dark grey cap flashing
7	Window wall w/ charcoal Aluminum frame	17	Dark grey glass spandrel panel
		18	Fritted glass panel



Seal

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Project
Mixed-use Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
East & North Elevation

Project Number

19004

Scale

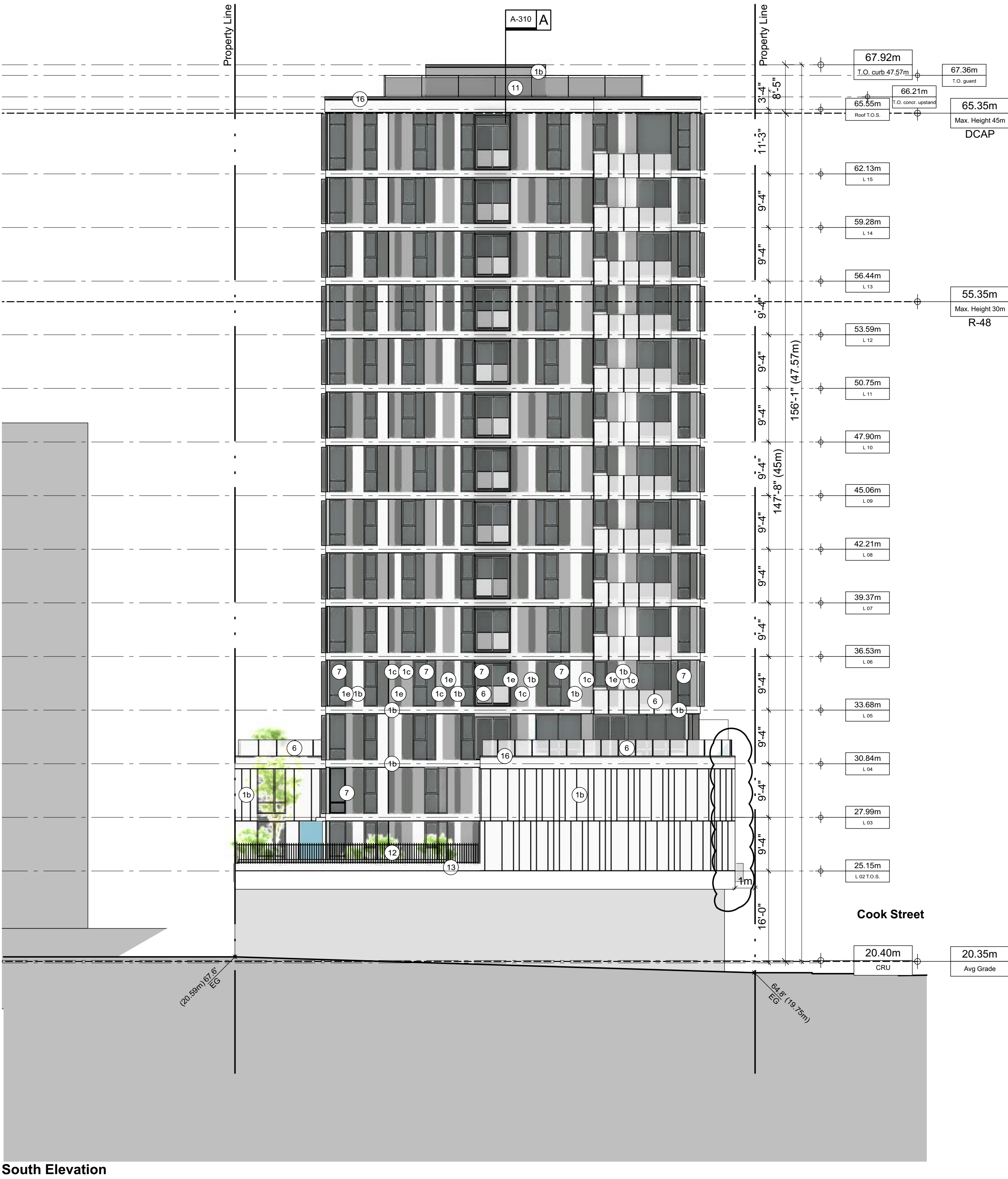
1:150

Sheet Number

A-301

Materials & Finishes		
1a	Composite metal cladding - black	8 Privacy screen
1b	Composite metal cladding - white	9 Metal grille Juliet balcony
1c	Composite metal cladding - silver - light	10 Deleted
1d	Deleted	11 Translucent glass railing
1e	Composite metal cladding - silver - dark	12 Flat bar fence
2	Wall and window louvres	13 Painted concrete
3	Metal door to match cladding	14a Phenolic composite wall panels - wood plank texture
4	Curtain wall w/ charcoal Aluminum frame	14b Phenolic composite soffit panels - wood plank texture
5	Open grille gasmeter enclosure	15 Custom metal grille door
6	Glass railing	16 Dark grey cap flashing
7	Window wall w/ charcoal Aluminum frame	17 Dark grey glass spandrel panel
		18 Fritted glass panel

Date	Issue / Revisions
2020 Dec 18	DP resubmission
2020 Dec 28	DP resubmission



Seal

NSDA
ARCHITECTS

201-134 Abbott St
Vancouver BC
Canada V6B 2K4
T 604.669.1926
F 604.683.2241
info@nsda.bc.ca
www.nsda.bc.ca

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Project
Mixed-use Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
South & West Elevation

Project Number
19004

Scale
1:150

Sheet Number

A-302



Podium Base - Cook Street Elevation

Materials & Finishes

- | | | | |
|----|---|-----|---|
| 1a | Composite metal cladding - black | 8 | Privacy screen |
| 1b | Composite metal cladding - white | 9 | Metal grille Juliet balcony |
| 1c | Composite metal cladding - silver - light | 10 | Deleted |
| 1d | Deleted | 11 | Translucent glass railing |
| 1e | Composite metal cladding - silver - dark | 12 | Flat bar fence |
| 2 | Wall and window louvres | 13 | Painted concrete |
| 3 | Metal door to match cladding | 14a | Phenolic composite wall panels - wood plank texture |
| 4 | Curtain wall w/ charcoal Aluminum frame | 14b | Phenolic composite soffit panels - wood plank texture |
| 5 | Open grille gasmeter enclosure | 15 | Custom metal grille door |
| 6 | Glass railing | 16 | Dark grey cap flashing |
| 7 | Window wall w/ charcoal Aluminum frame | 17 | Dark grey glass spandrel panel |

Seal



Podium Base - View Street Elevation

NSDA
ARCHITECTS

201-134 Abbott St
Vancouver BC
Canada V6B 2K4
T 604.669.1926
F 604.683.2241
info@nsda.bc.ca
www.nsda.bc.ca

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Project
Mixed-use Residential Development
1150 Cook Street
Victoria, BC

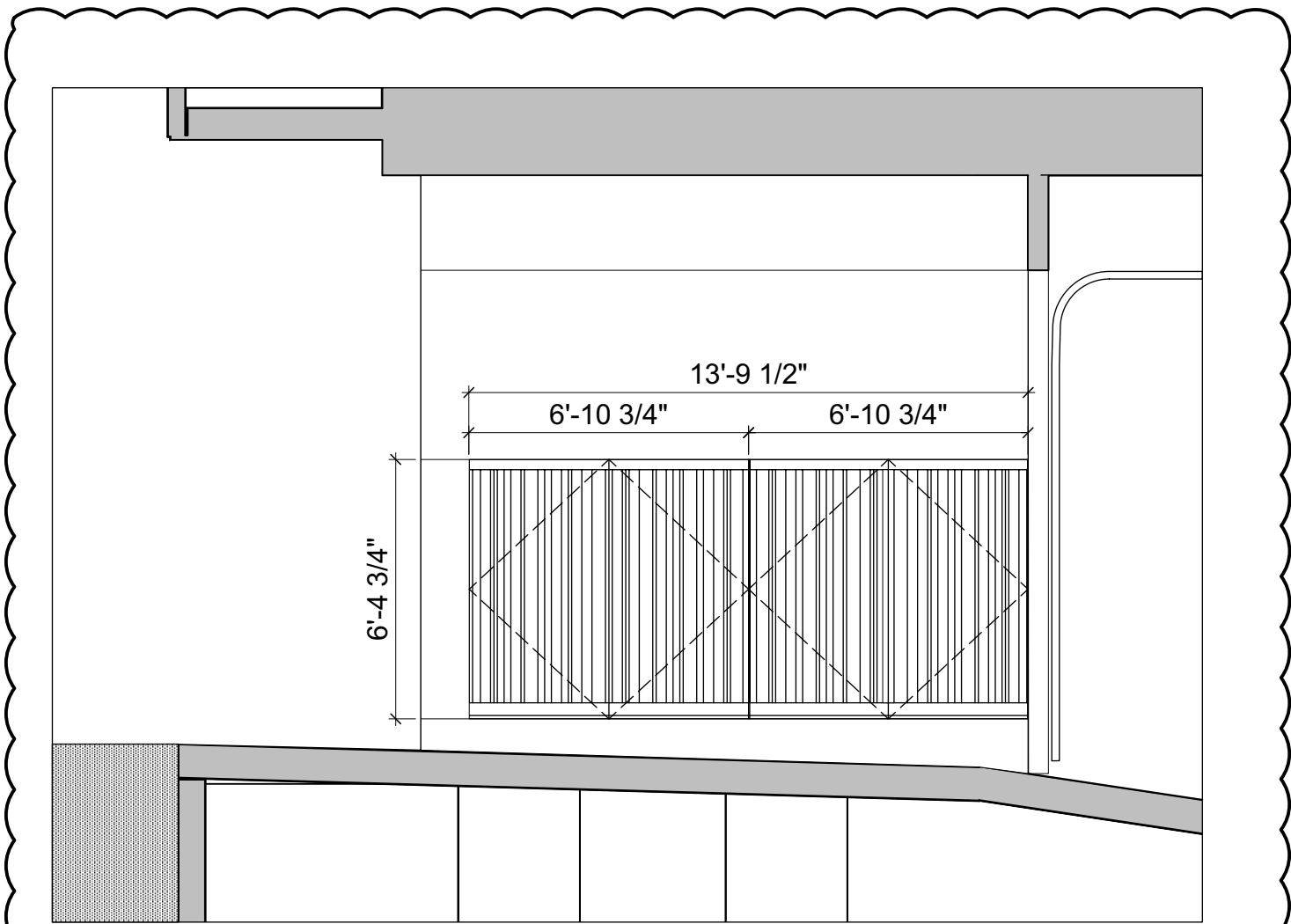
Sheet Title
Podium Elevation

Project Number
19004

Scale
1:100

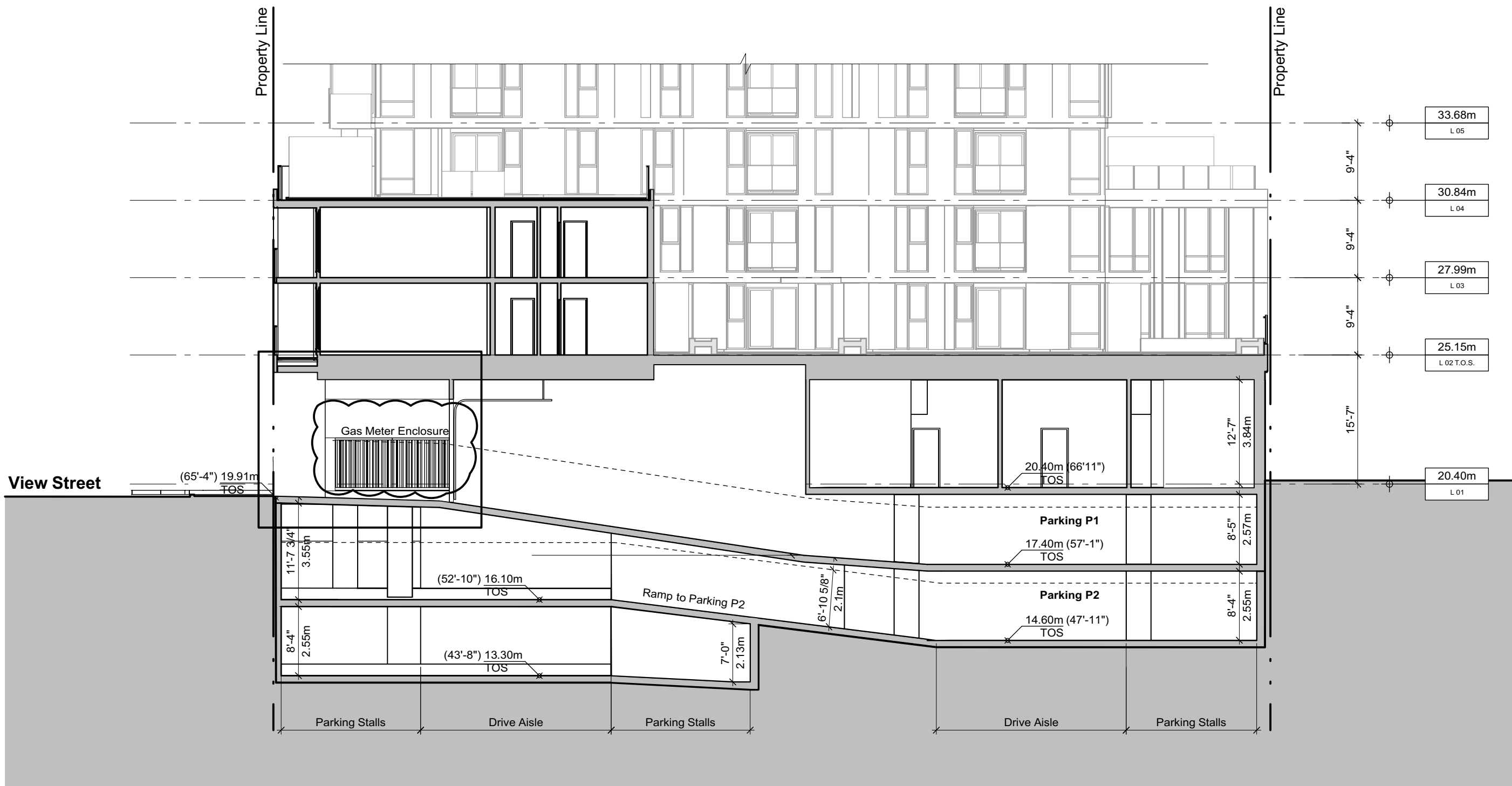
Sheet Number

A-303



Gas Meter Enclosure Sc. 1:50

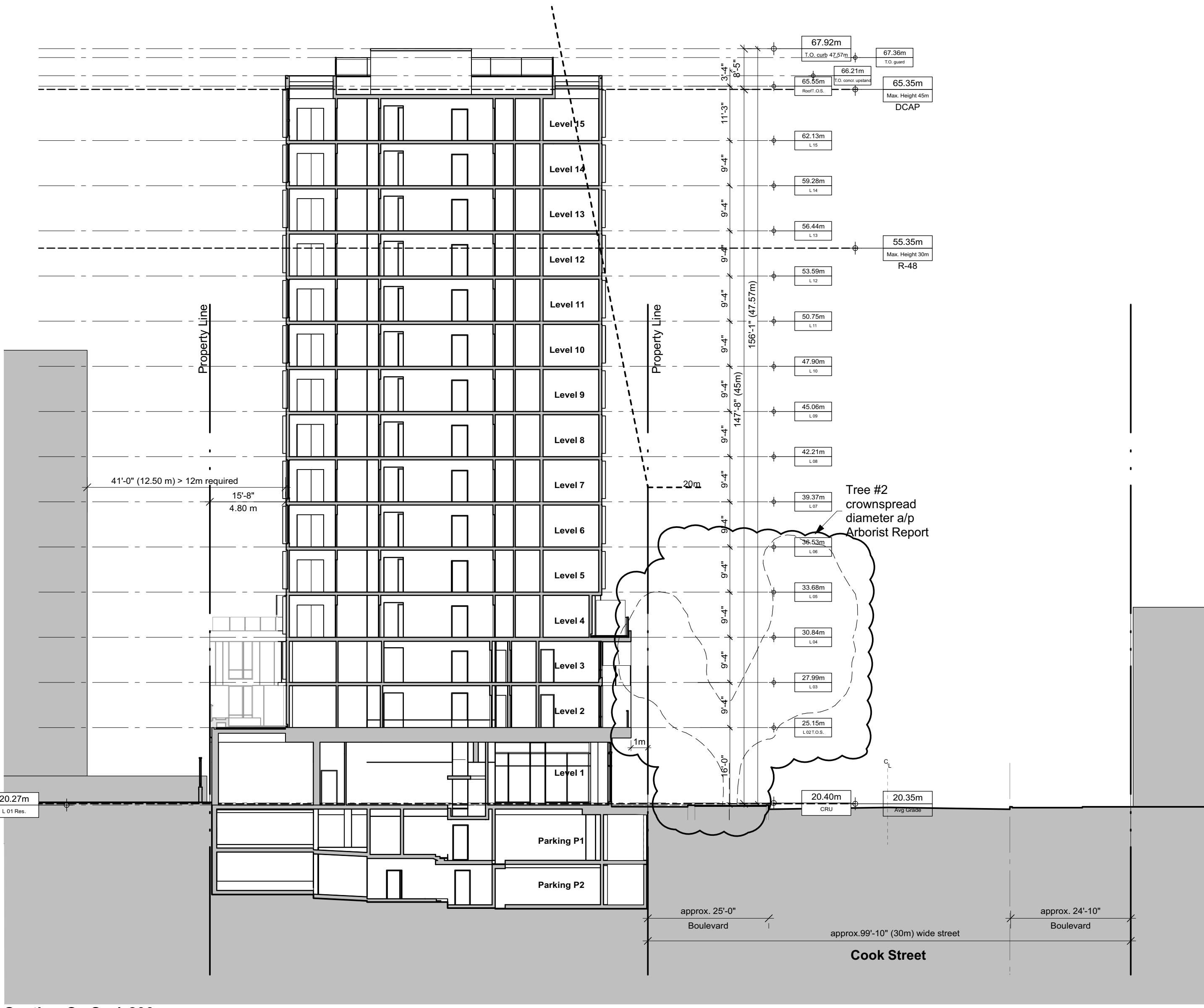
- Hinged swinging double gate with:
- extruded Aluminum tube framing
 - custom flat bar grille (bars welded to supporting frame)
 - electrostatically applied powder coating (colour to match surrounding wall finish)
 - anti-intruding fatseners



Section B - Section through parking access ramp Sc. 1:150



Section A - Sc.1:200



Section C - Sc.1:200

Seal

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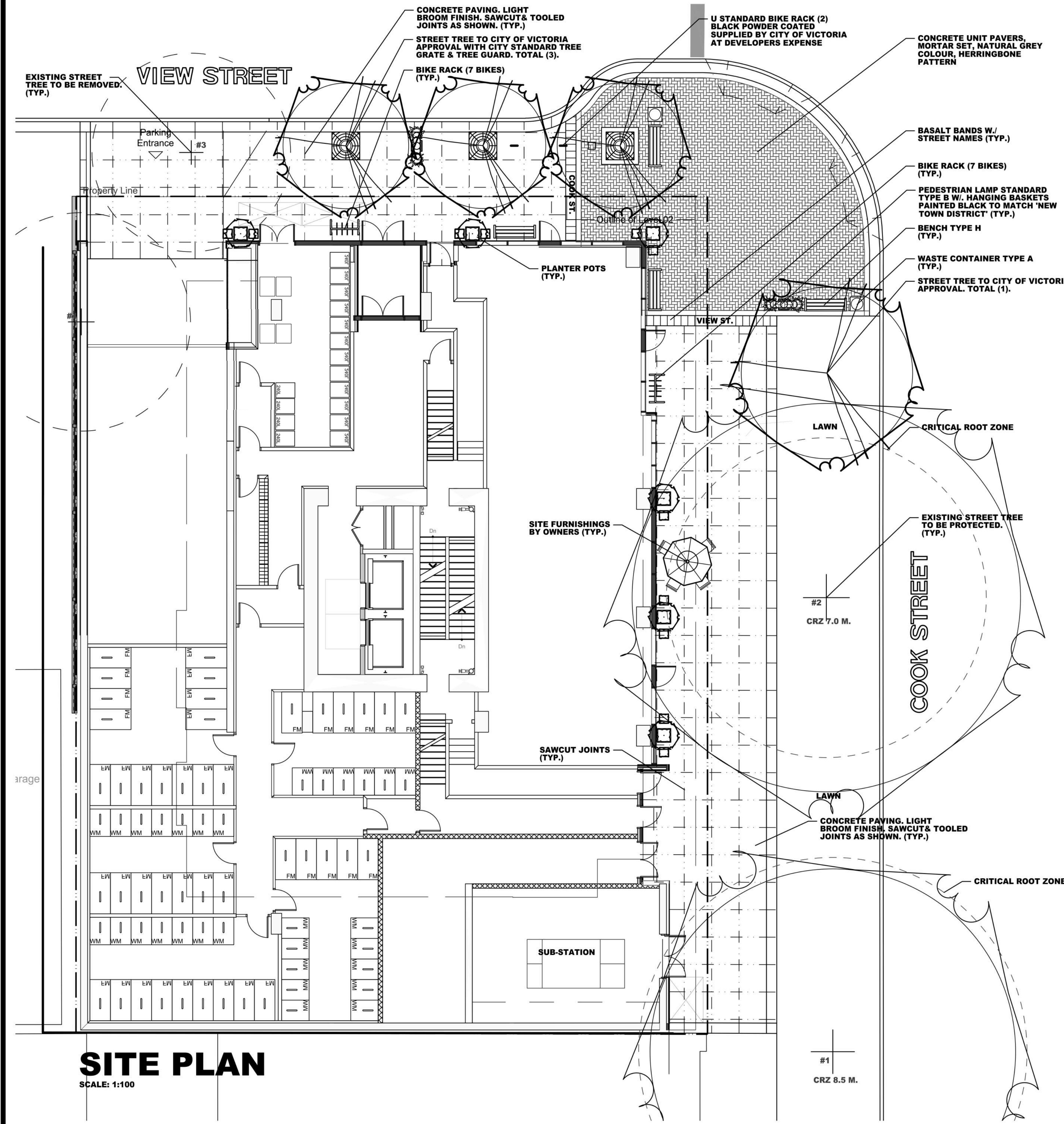
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Vancouver, BC
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F 604.683.2241
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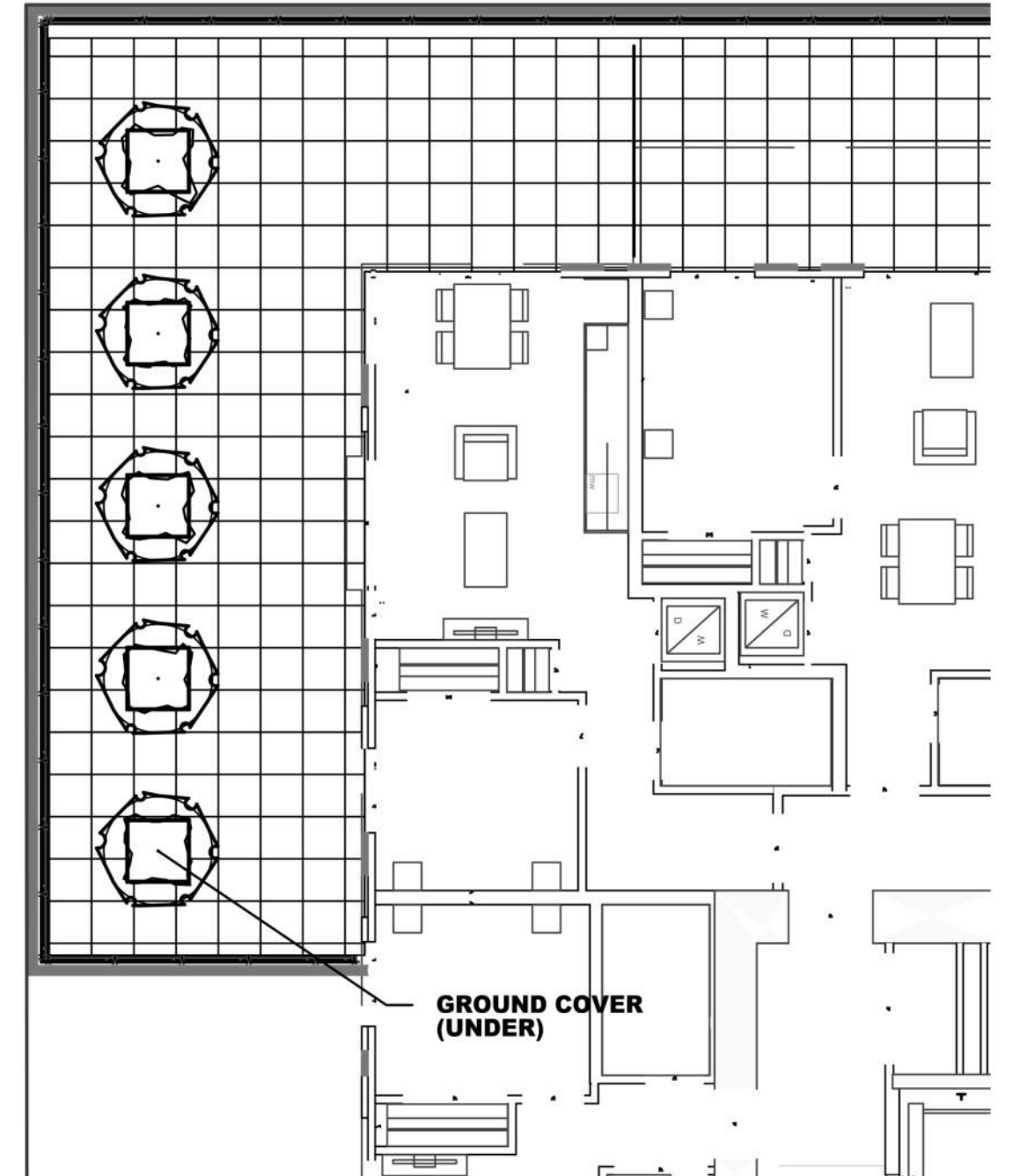
Project
Mixed-use Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Section A, B & C

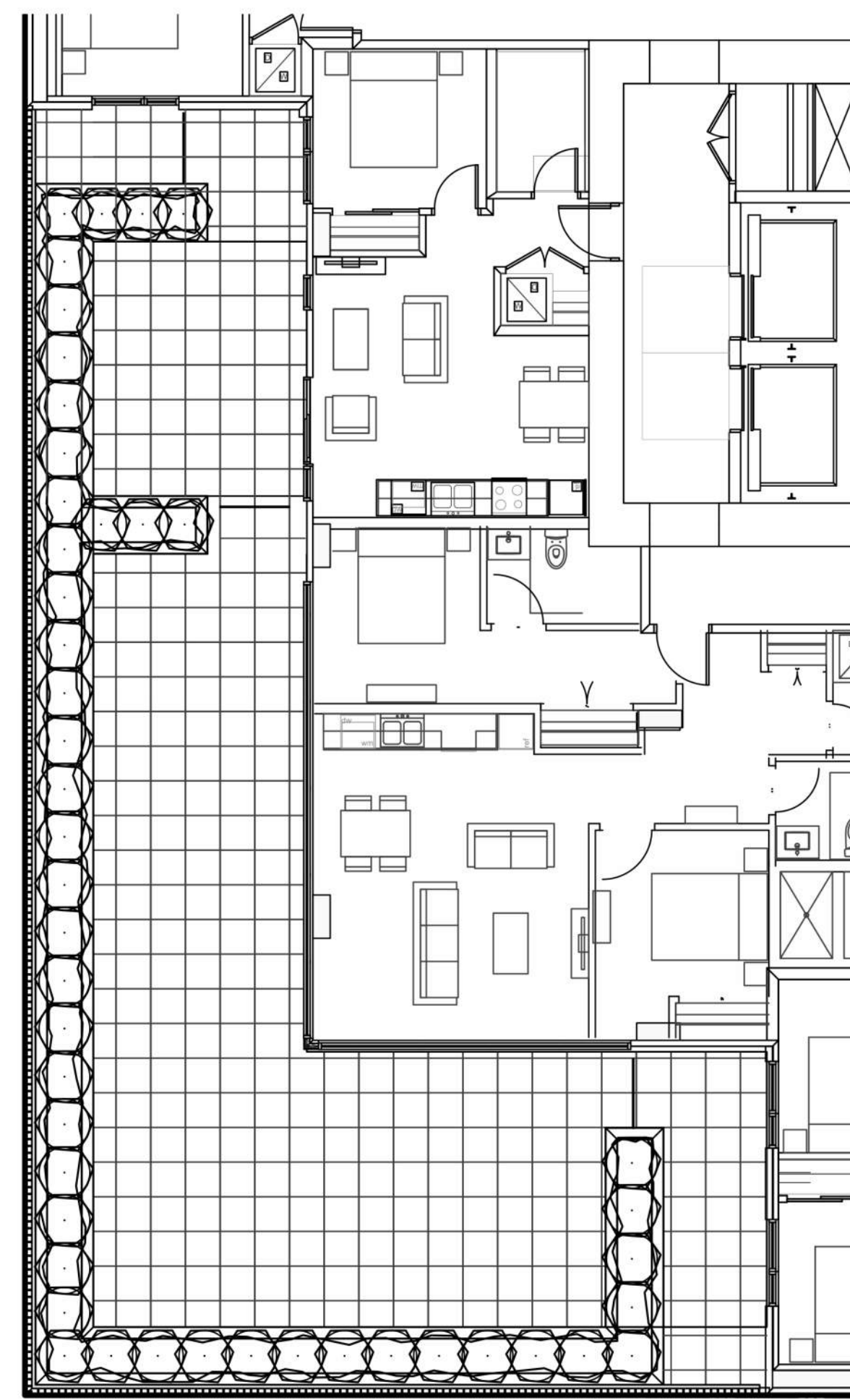
Project Number
19004
Scale
1:100
Sheet Number
A-311



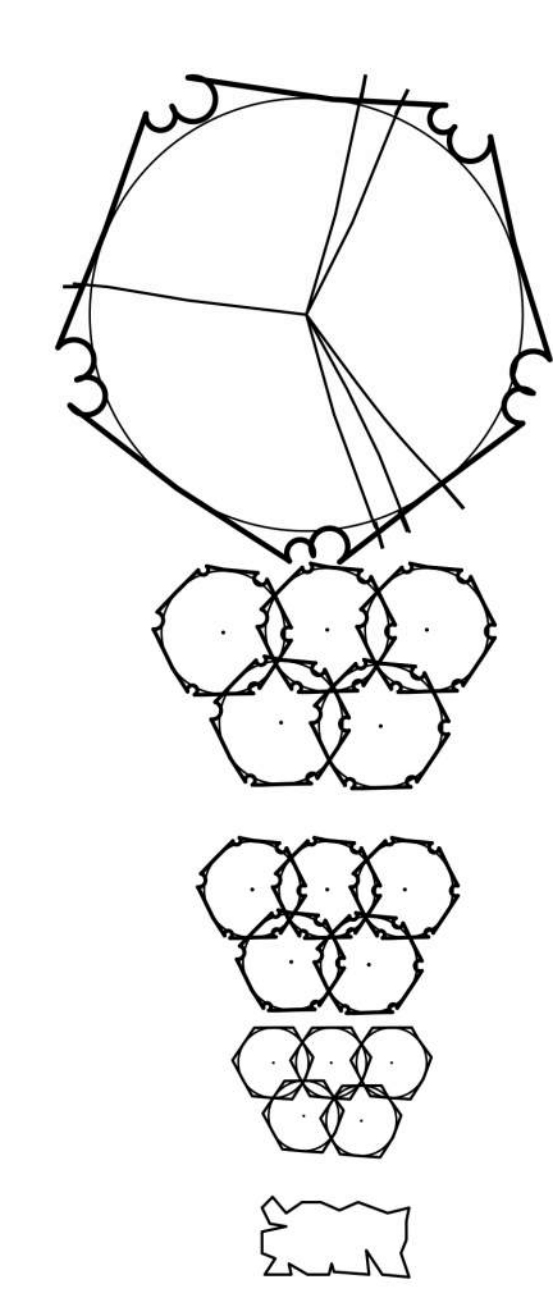
SITE PLAN
SCALE: 1:100



TERRACE PLAN L4
SCALE: 1:100

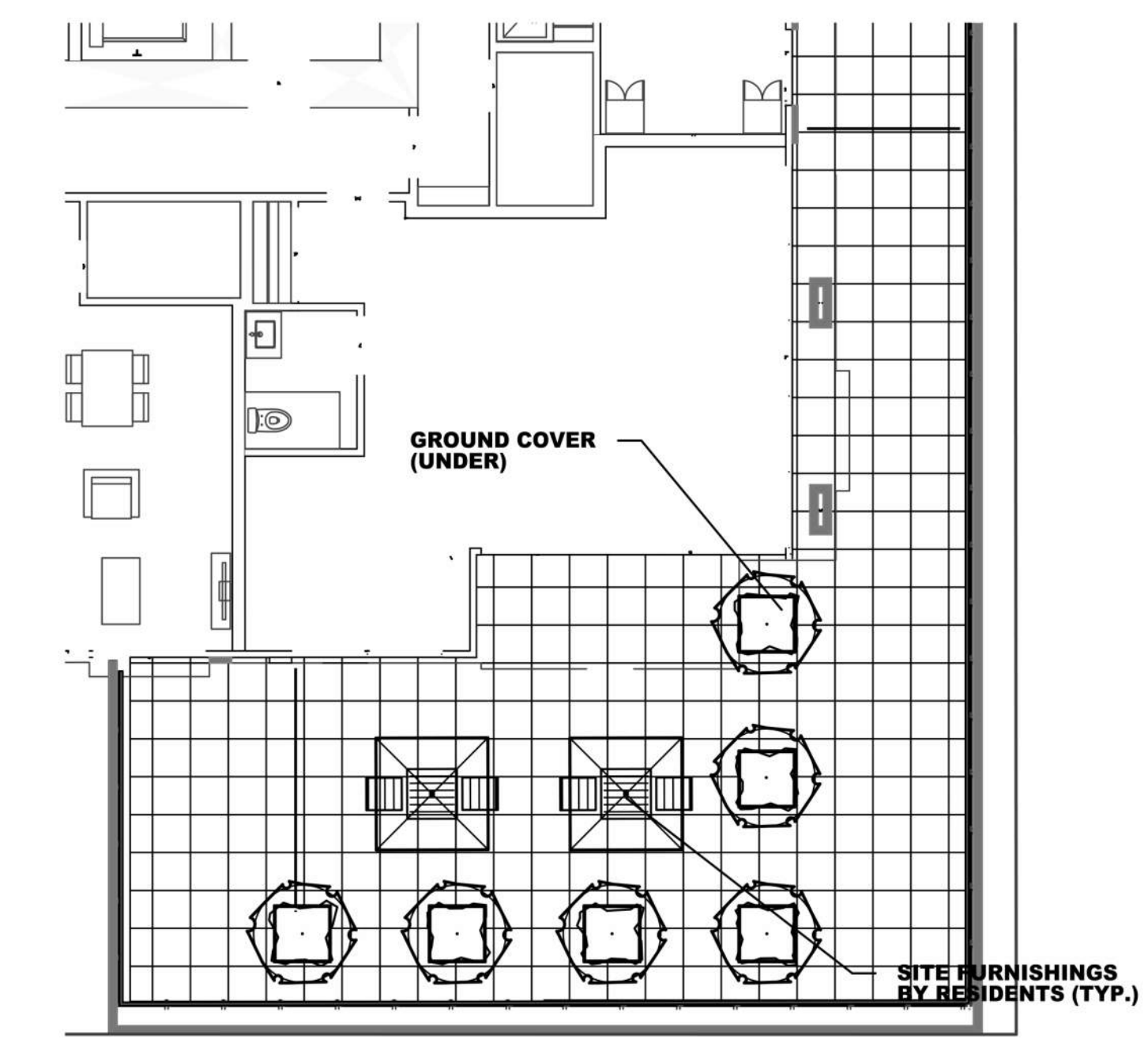


TERRACE PLAN L2
SCALE: 1:100



- LEGEND**
- MEDIUM DECIDUOUS TREE TO BE A SELECTION OF:
RED MAPLE, KATSURA TREE, HEDGE MAPLE, HONEY LOCUST, LITTLE LEAF LINDEN, TREMBLING ASPEN;
SIZE 5 CM CAL.; APPROXIMATE NO. - 03
- SPECIMEN SHRUB TO BE A SELECTION OF:
RHODODENDRON (BL), VIBURNUM (BL), DECIDUOUS AZALEA (DEC), WILLOWLEAF COTONEASTER (BL), PORTUGUESE LAUREL (BL), RUBRA ESCALLONIA (BL);
SIZE 27 CM POT; APPROXIMATE NO. - 11
- LARGE SHRUB TO BE A SELECTION OF:
GLOSSY ABELIA (BL), PIERIS (BL), RHODODENDRON (BL), MEXICAN ORANGE (BL), DECIDUOUS AZALEA (DEC), COTONEASTER (BL), PORTUGUESE LAUREL (BL), FIRETHORN (BL), HYDRANGEA (DEC);
SIZE 27 CM POT; APPROXIMATE NO. - 06
- MEDIUM SHRUB TO BE A SELECTION OF:
RHODODENDRON (BL), JAPANESE AZALEA (BL), PINK ESCALLONIA (BL), BARBERRY (BL), BUXUS (BL), FERNS (BL);
SIZE 21 CM POT; APPROXIMATE NO. - 47
- GROUND COVER TO BE A SELECTION OF:
PERIWINKLE (BL), KINNIKINNICK (BL), WINTERGREEN (BL), BEARBERRY (BL);
SIZE 10 CM POT; APPROXIMATE NO. -

- NOTES**
- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 - THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
 - THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.



AMENITY PLAN L4
SCALE: 1:100

NO.	DATE	BY	REVISION
01	JAN. 17/20	S.P.	PUBLIC REALM
02	FEB. 19/20	J.P.	ARCHITECTURAL
03	APR. 29/20	S.P.	CITY COMMENTS
04	SEP. 28/20	S.P.	CITY COMMENTS
05	NOV. 05/20	J.P.	BIKE RACKS/ CRZ
06	DEC. 09/20	J.P.	CITY COMMENTS
DRAWN	S.P.		
CHECKED	J.P.		
DATE	OCT. 23, 2019		
DRAWING	1150 CS - L1R10R7		
FILE	245 16 02		

Lombard North Group
Lombard North Group (BC) INC.
836 COWAN STREET
VICTORIA, BRITISH COLUMBIA, V8M 1R1
TELEPHONE: (250) 366-3356
FAX: (250) 366-4132
EMAIL: lombardn@shaw.ca

1150 COOK STREET

VICTORIA, B.C.

CONSULTANT

LANDSCAPE PLAN

PI

- – APPROXIMATE LIMIT OF ASPHALT
- – BASALT BAND, SEE LANDSCAPE FOR DETAILS
- – CONCRETE SIDEWALK, SEE LANDSCAPE FOR DETAILS
- – BRICK PAVERS, SEE LANDSCAPE FOR BRICK COLORS AND PAVERS
- – EXISTING TREE TO BE REMOVED
- – EXISTING STREET TREE TO BE PROTECTED
- – TREE TO BE PLANTED, SEE LANDSCAPE FOR DETAILS

- * ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- * ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:
 - * OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
 - * CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
 - * MAINTAIN ALL SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR TO STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
 - * BED ALL PIPE USING CLASS B BEDDING.
 - * WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
 - * MAINTAIN STABLE BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
 - * AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
 - * MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG VIEW STREET AND COOK STREET DURING CONSTRUCTION.
 - * COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
 - * MAINTAIN AND EXISTING APPEARANCES TO MEET THE FINAL DESIGN GRADE.
 - * ENSURE THAT ALL SERVICES TO THE EXISTING HOWE REMAIN UNLESS OTHERWISE BY THE CITY OF VICTORIA ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA.
 - * CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA.
 - * DRIVEWAY TO BE TYPE B PER SCHEDULE B BYLAW 91-38; AND AS PER DRAWING SD-C7b.

- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 150# PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150# PVC DR28 UNLESS OTHERWISE NOTED.
- SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE TO BE C.S.A. APPROVED P.C.
- THE CITY ENGINEERS WILL INSTALL THE SEWER AND DRAIN CONNECTIONS TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
- CONNECT ALL ENCOUNTERED DRAINS TO THE PROPOSED SERVICE CONNECTION. CONTRACTOR TO RECORD THE LOCATION, ELEVATION, PIPE MATERIAL AND SIZE FOR THE AS CONSTRUCTED DRAWINGS.
- INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY.

• WATER MAIN PIPE TO BE PVC DR18 AWWA STANDARD C300 FOR ALL WATER MAINS 100mm to 350mm DIAMETER AND PVC SERIES 2000 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER.

• CONTRACTOR TO TEST, CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE CITY OF VICTORIA ENGINEERING DEPARTMENT.

• CONTRACTOR TO ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING INTO THE WATERWAY.

• CITY OF VICTORIA FORCES SHALL CAP THE EXISTING SERVICES AND REMOVE THE WATER METER AT THE DEVELOPER'S EXPENSE.

• THE CITY OF VICTORIA SHALL PROVIDE 100mm FIRE CONNECTION AND 50mm DOMESTIC WATER CONNECTION c/w 50mm meter TO PROPERTY LINE AT THE DEVELOPER'S EXPENSE.

- CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.

- OBTAIN A PARKS PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
- PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
- HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
- THE PROJECT ARBORIST TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS.
- THE ARBORIST TO BE RESPONSIBLE FOR THE REMOVAL OF TREES WITHIN THE SEWER AND DRAIN EASEMENTS AND RIGHT OF WAYS AND TO PRUNE ROOTS ENCOUNTERED DURING TRENCHING TO ENSURE THE PRESERVATION OF THE OAK TREES.
- THE ARBORIST TO DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ONSITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.
- IRRIGATION SHOWN SCHEMATICALLY.

- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONSTRUCT HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
- IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTIS BC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL.

PLAN CHECKER		AUTHORIZED REPRESENTATIVE		DATE
		COMPANY NAME	SIGNATURE	
UTILITY	HYDRO ELECTRIC CO.			
	TELEPHONE CO.			
	GAS CO.			
	CABLE CO.			
	FIBRE OPTIC CO.			
MUNICIPAL	UNDERGROUND UTILITIES			
	TRANSPORTATION DESIGN & INFRASTRUCTURE			
	LAND DEVELOPMENT			

N.T.S.

PROPOSED DEVELOPMENT OF LOT 996, VICTORIA CITY.
AND THE EASTERLY 1/2 OF LOT 997 VICTORIA CITY.



THE LOCATION AND ELEVATION OF
EXISTING UNDERGROUND SERVICES ON
THIS DRAWING MAY NOT BE ACCURATE
OR COMPLETE. THE ACTUAL HORIZONTAL
AND VERTICAL LOCATIONS MUST BE
CONFIRMED BY UTILITY COMPANIES AND
THE CONTRACTOR PRIOR TO THE
TO THE START OF ANY EXCAVATIONS

LEGEND							
WATER — W —	GAS — G —	EXISTING U/G UTIL. ————	MANHOLE — ⊙ —	HYDRANT — ⦿ —	MONUMENT — ⊕ —		
SEWER — S —	CURB — C —	PROPOSED U/G UTIL. ————	CLEANOUT — ⊖ —	VALVE — ☒ —	LOT PIN — ● —		
DRAIN — D —	SIDEWALK — S/W —	LIGHT STANDARD — ∞ —	CATCHBASIN — □ —	METER — ○ —	LEAD PLUG — ■ —		
DITCH — ↗ — ↘ —	EDGE PAVE. ————	POWER POLE — o —	ROAD SIGN — † —	REDUCER — ◀ —			
CULVERT — ————	BUSHLINE ————	ANCHOR — → —					
HEADWALL —) —	TREE — (⊗) —						

				CHECKED	
4	REVISED AS PER ARCH, LANDSCAPE, FORTIS COMM.	20.12.14	IY	DATE	AUGUST 2019
3	REVISED DRIVEWAY, TRAFFIC SIGNALS ARMS, H/T/C	20.04.22	IY	B.M.	9-1A
2	REVISED DRIVEWAY, TRAFFIC SIGNAL ARMS	20.01.13	IY	ELEV.	20.534
1	REVISED DRIVEWAY	19.10.10	IY	SCALE	Horz. 1:250
No.	DESCRIPTION	DATE	SIGN		Vert.

DESIGNED	BC
DRAWN	IY
CHECKED	
DATE	AUGUST 2019
B.M.	9-1A
ELEV.	20.534
SCALE	Horz. 1:250 Vert.



WESTBROOK
Consulting Ltd.

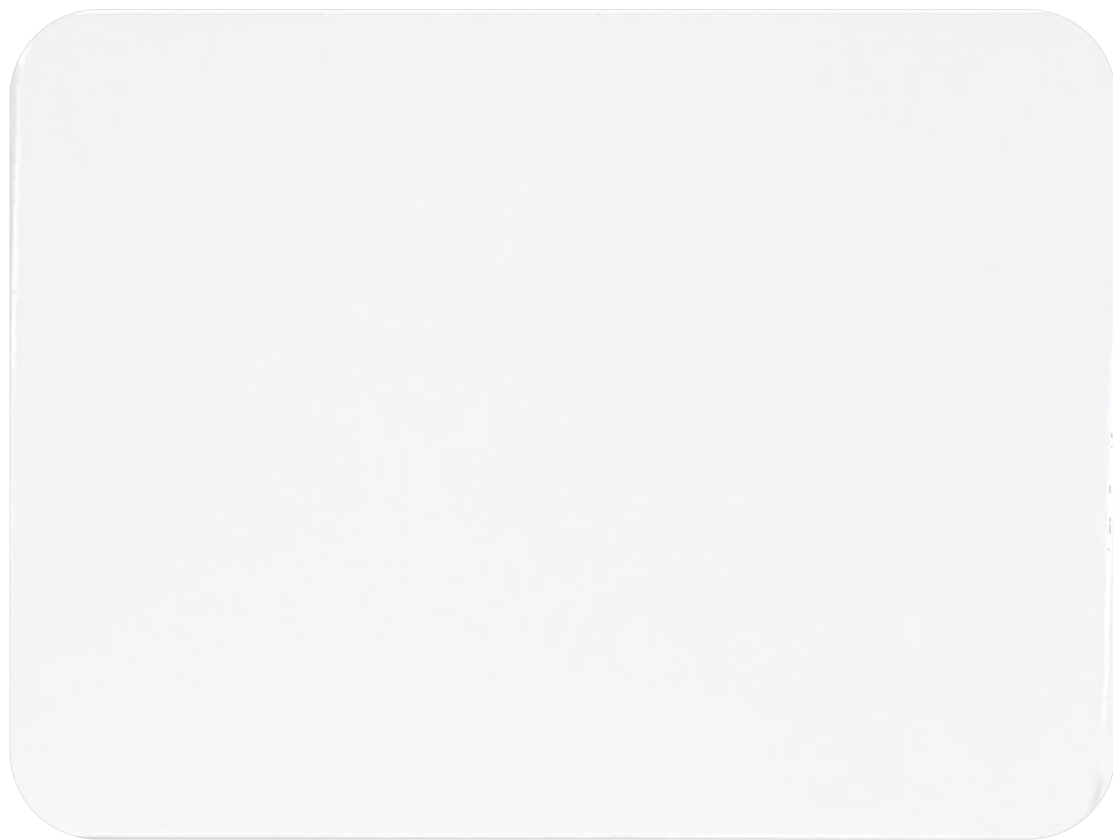
#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593

1150 COOK STREET
66 DEVELOPEMENT LTD
PRELIMINARY SITE SERVICING

WESTBROOK PROJECT No.
3426
 GOVERNING AUTHORITY FILE No.

SHEET	OF	REV.
1	1	4

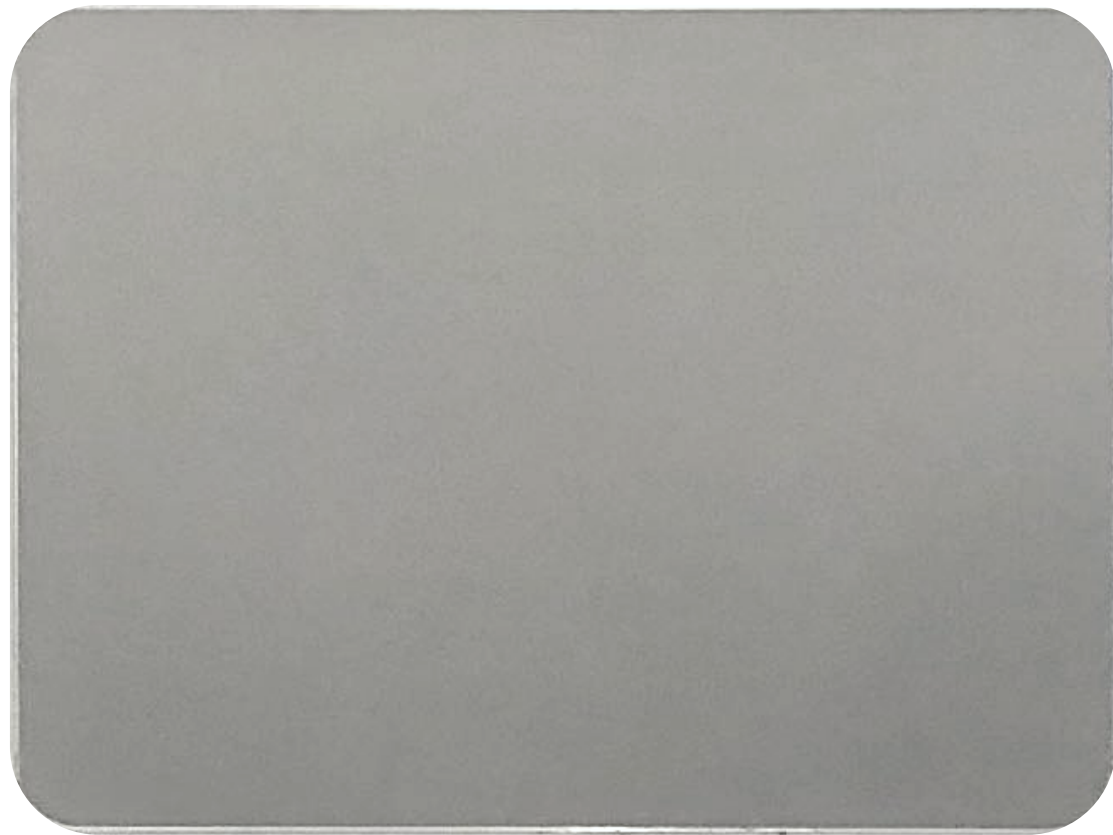
 WESTBROOK DRAWING No.
3426-01



① Aluminum composite panel - Stac Bond
Reference: STB-459
Color: Signal white - RAL 9003
Finish: Matte - Acabado



② Aluminum composite panel - Stac Bond
Reference: STB-439
Color: Light grey - RAL 7035
Finish: Matte - Acabado



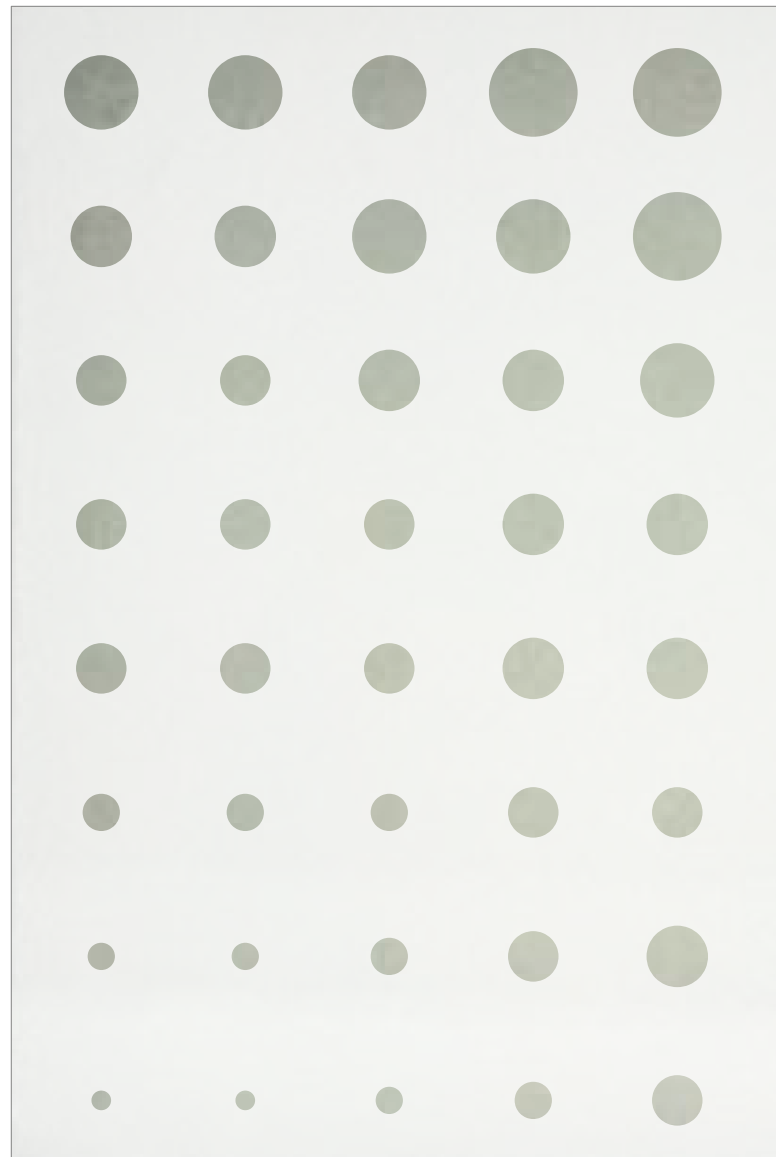
③ Aluminum composite panel - Stac Bond
Reference: STB-403
Color: Silver metallic
Finish: Metallic



④ Aluminum composite panel - Stac Bond
Reference: STB-408
Color: Carbon
Finish: Metallic



⑤ Window wall - Guardian
High performance insulating glass
Reference: Sunguard Neutral 78/65 (#3)
Color: Clear



⑥ Curtain wall
High performance insulating glass w/ custom frit

**Pattern concept only, physical sample not available*



⑦ Window wall - Vitrum Glass Group
Spandrel glass
Reference: ICD Opaci-coat
Color: Anodized gray - SP 101



⑧ Phenolic panel - Gentas
Reference: 4600 Velur
Texture: Wood
Finish: Smooth