

Commercial / Residential Development - 1150 Cook Street, Victoria BC



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<br>Lot 996 & East Part of Lot 997, Victoria |
| 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   |

|              |      |
|--------------|------|
| Proposed FSR | 7.78 |
|--------------|------|

|             |          |          |
|-------------|----------|----------|
| 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<br>in R-48 zone | Proposed<br>as per DCAP |
| Height of Building | 30 m                      | 47.57 m                 |
| Number of Storeys  | 10 storeys                | 16 storeys              |

|                     |           |          |           |       |           |
|---------------------|-----------|----------|-----------|-------|-----------|
| Building Setbacks   | Permitted | Proposed |           |       |           |
|                     |           | Level 01 | L 02 & 03 | L 04  | L 05 - 15 |
| Front Yard          | 0.5 m     | 2 m      | 0 m       | 3.7 m | 2.1 m     |
| Rear Yard           | -         | 0.1 m    | 0 m       | 5.9 m | 5.9 m     |
| Side Yard East      | -         | 1.7 m    | 0.5 m     | 3.4 m | 2.8 m     |
| Side Yard West      | -         | 0.1 m    | 0 m       | 4.8 m | 4.8 m     |
| Combined Side Yards | -         | 1.8 m    | 0.5 m     | 8.2 m | 7.6 m     |

|                                   |             |
|-----------------------------------|-------------|
| Use                               |             |
| Total Commercial Floor Area       | 168.58 sm   |
| Total Residential Floor Area      | 7,433.98 sm |
| Total Number of Residential Units | 129         |

### Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

### Received Date

May 13, 2020

Project Team

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

Drawing List

|                      |   |                  |  |
|----------------------|---|------------------|--|
| <b>Architectural</b> |   |                  |  |
| <b>A-00</b>          | Cover Sheet   | <b>A-101</b>     | P2 & P1 Parking Plan                               |
| <b>A-01</b>          | Context Images  | <b>A-102</b>     | Proposed Site / Main Floor Plan                    |
| <b>A-02</b>          | Street View Renderings                                | <b>A-103</b>     | 2nd & 3rd Floor Plan                               |
| <b>A-02a</b>         | Olympic Mountain View Study                           | <b>A-104</b>     | 4th Floor & Typical Floor Plan                     |
| <b>A-02b</b>         | Olympic Mountain View Study                           | <b>A-105</b>     | Roof Plan  |
| <b>A-03</b>          | DELETED   | <b>A-106</b>     | Average Grade Calculation<br>& Theoretical Density |
| <b>A-03a</b>         | Artistic renderings                                   | <b>A-301</b>     | East & North Elevation                             |
| <b>A-04</b>          | Streetscapes & Aerial View<br>of Proposed Development | <b>A-302</b>     | South & West Elevation                             |
| <b>A-05</b>          | Shadow Analysis                                       | <b>A-303</b>     | DELETED  |
| <b>A-100a</b>        | Existing Site Survey                                  | <b>A-311</b>     | Section A, B & C                                   |
| <b>A-100b</b>        | DELETED   | <b>A-500</b>     | DELETED  |
| <b>Civil</b>         |   | <b>Landscape</b> |  |
| <b>C-01</b>          | Preliminary Site Servicing                            | <b>L-01</b>      | Landscape Plan                                     |

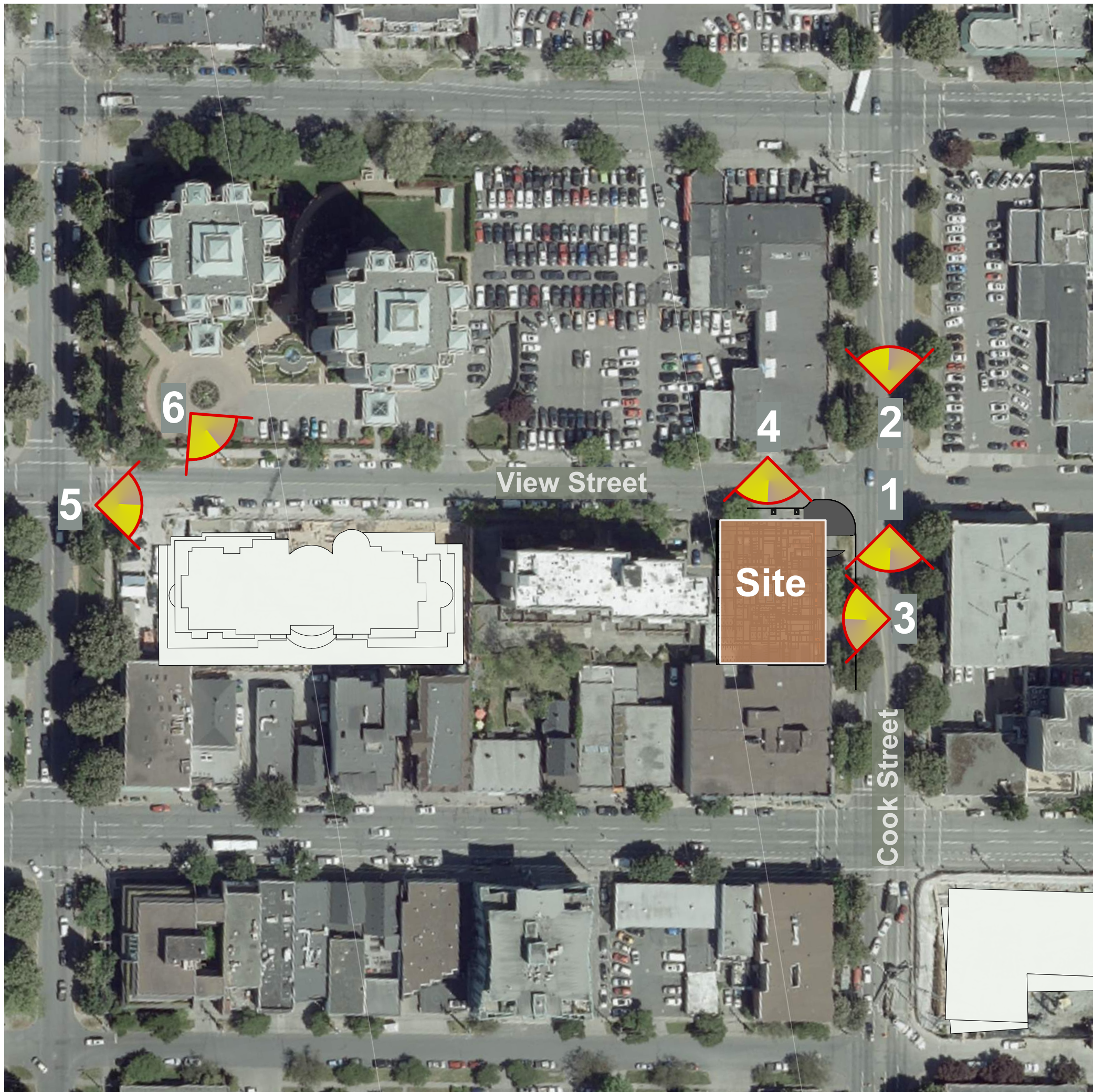
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Commercial / Residential Development  
1150 Cook Street  
Victoria, BC

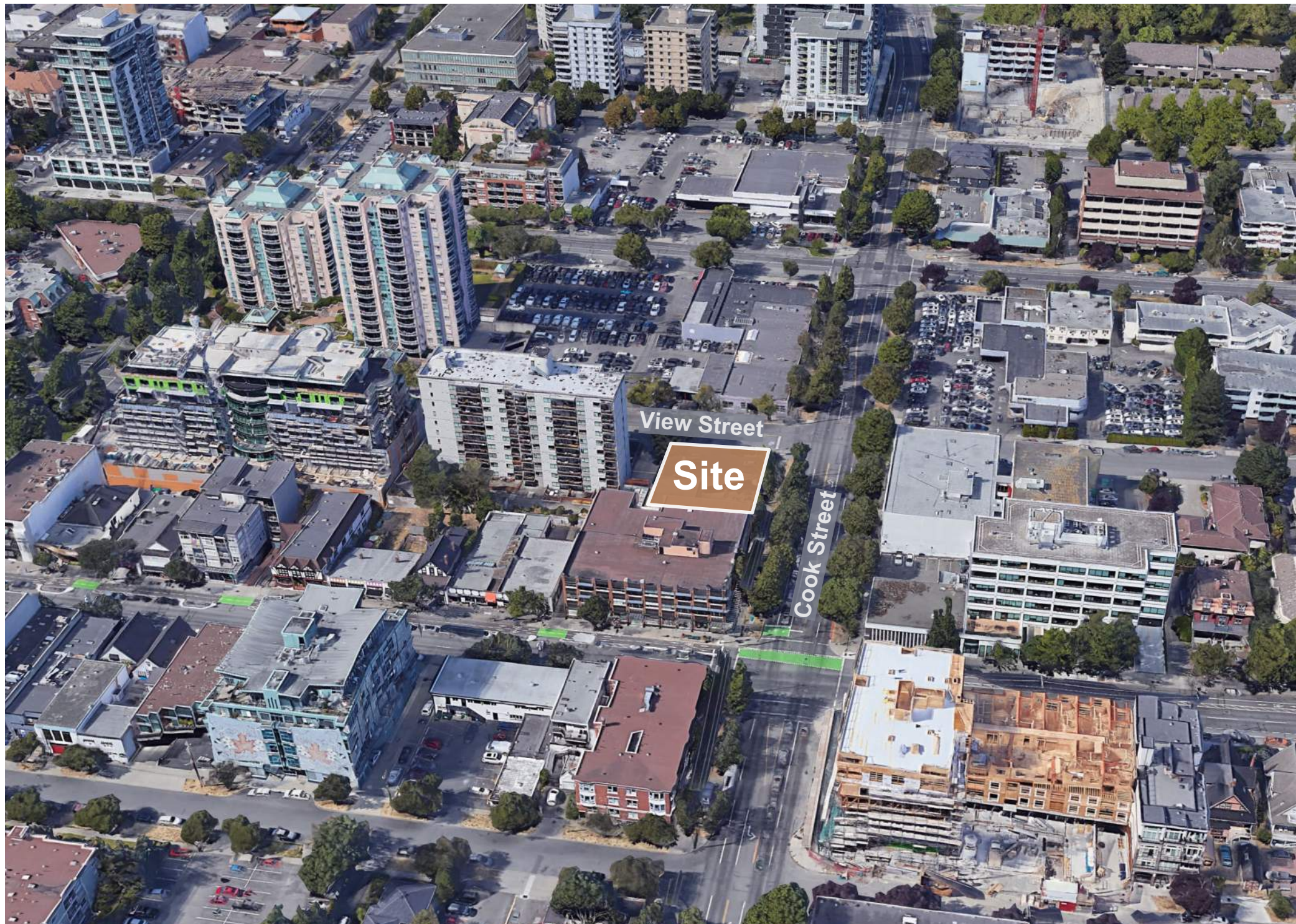
Sheet Title  
Cover Sheet

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





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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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 Feb 20 | DP resubmission   |
| 2020 May 4  | DP resubmission   |

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Sheet Title  
Street View Renderings

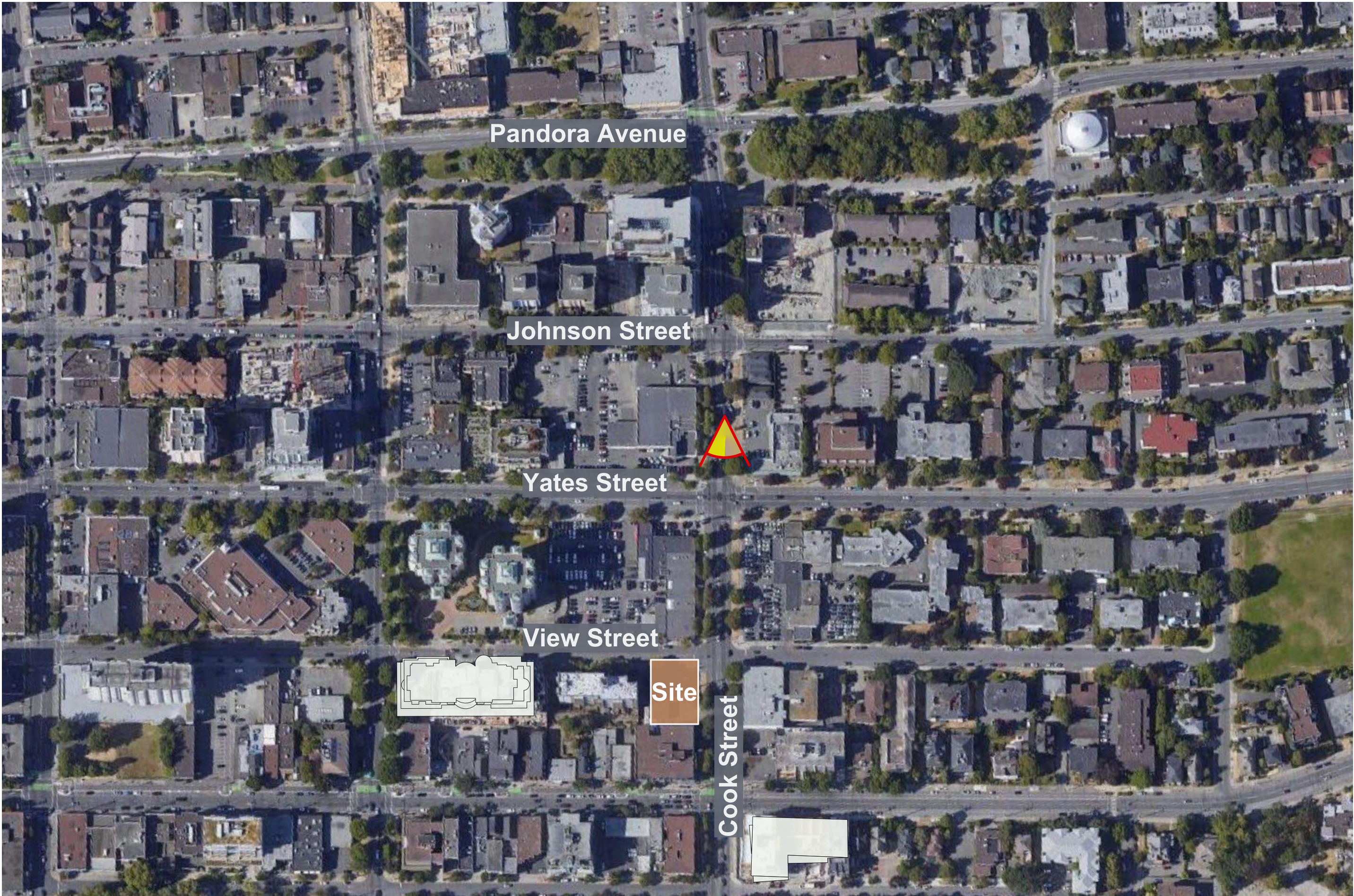
Project Number  
19004

Scale

Sheet Number

A-02





Key Plan Sc.1:2000



Cook & Yates Street Looking South - Proposed tower



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



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

| Date        | Issue / Revisions |
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| 2020 May 4  | DP resubmission   |

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Sheet Title  
Olympic Mountains View Study

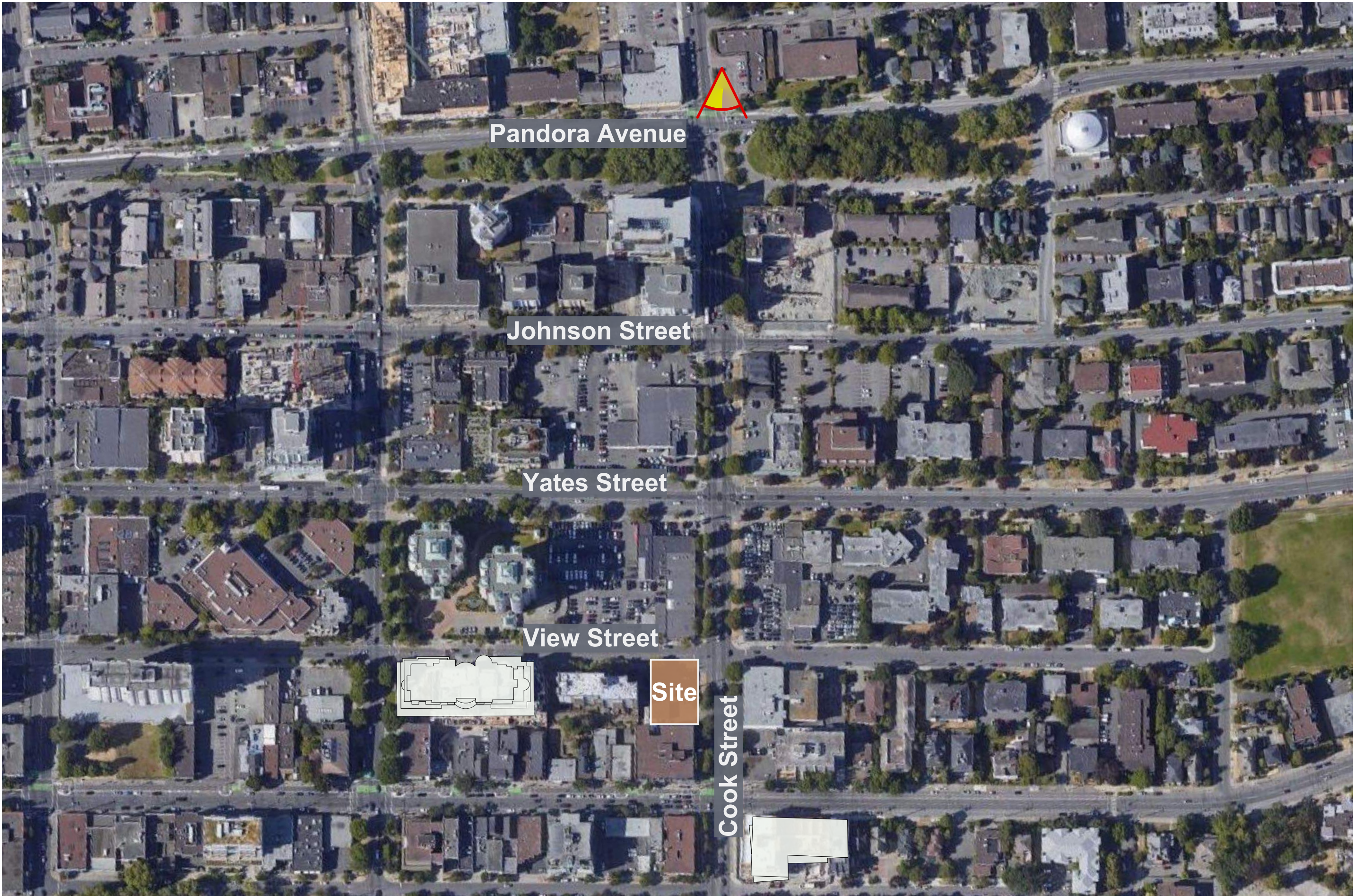
Project Number  
19004

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Sheet Number

A-02a





Key Plan Sc.1:2000



Cook Street & Pandora Avenue Looking South - Proposed tower



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

| Date        | Issue / Revisions |
|-------------|-------------------|
| 2020 Feb 20 | DP resubmission   |
| 2020 May 4  | DP resubmission   |

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Sheet Title  
Olympic Mountains View Study

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19004

Scale

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A-02b





Concept Example - Ginza Tokyo, Taro Ashihara Architects



Street level view from intersection of View & Cook Street



Perspective looking SW from View Street



Cook Street perspective looking SW - Night-time rendering



Cook Street perspective looking SW - Daytime rendering

Consultants

| Date        | Issue / Revisions |
|-------------|-------------------|
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| 2020 May 4  | DP resubmission   |

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Sheet Title  
Artistic renderings

Project Number  
19004

Scale

Sheet Number  
A-03a





Cook Street / East Elevation - Sc.1:500



View Street / North Elevation - Sc.1:500







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

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Sheet Title  
Shadow Analysis

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Scale  
1:1250

Sheet Number

A-05





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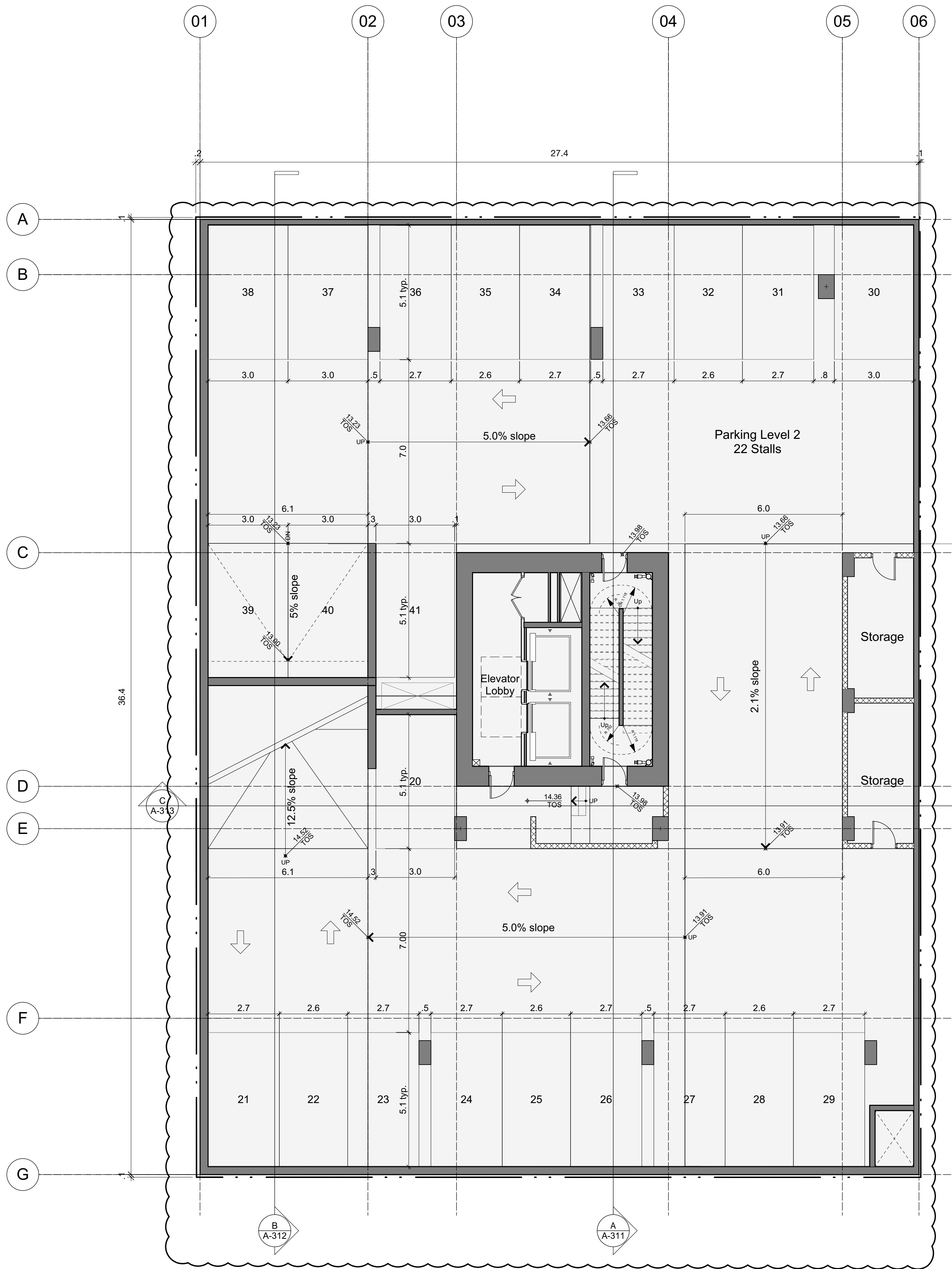
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**Existing Site Survey**

Project Number  
**19004**

Scale  
**1:100**

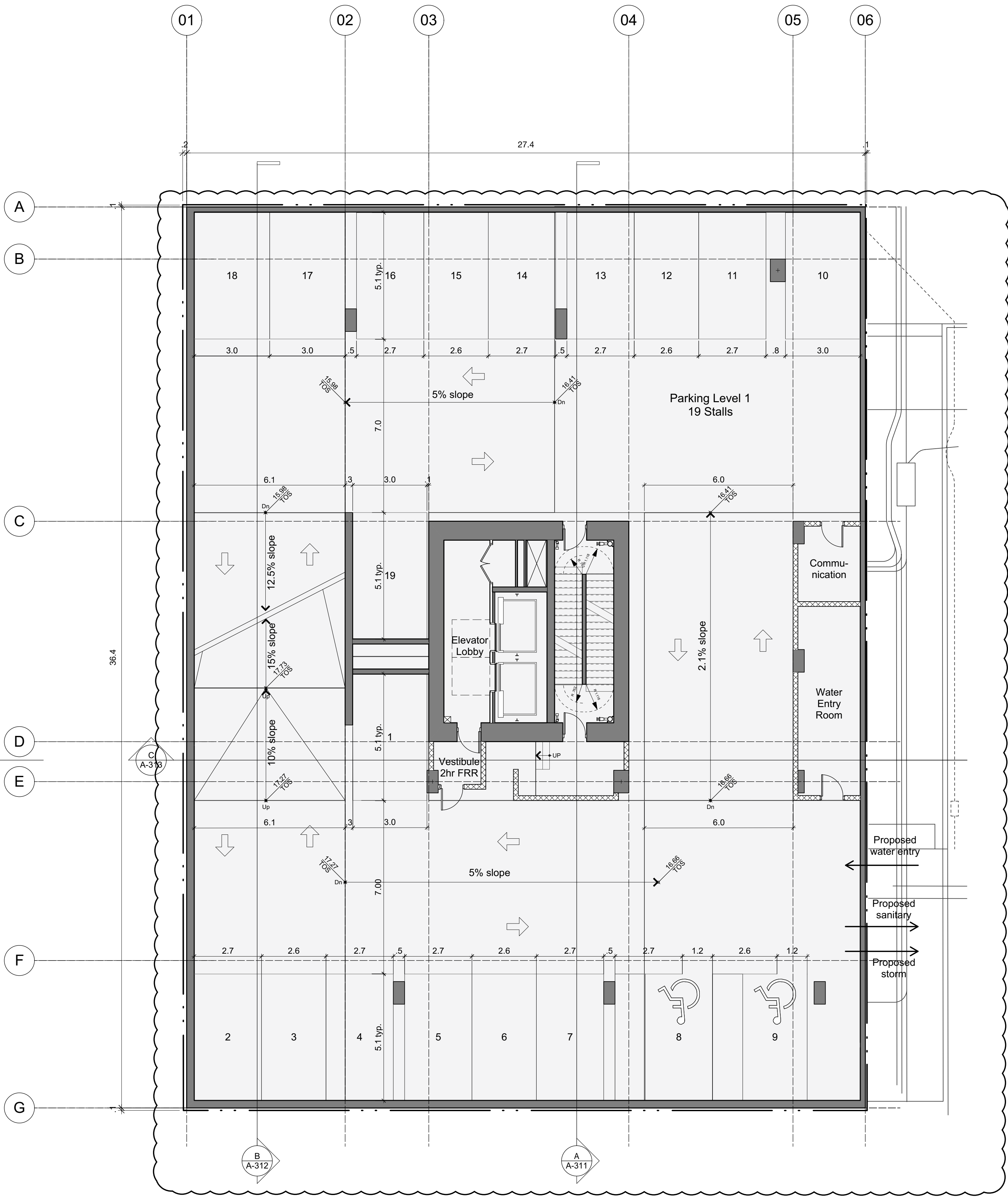
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**A-100a**





P2 Level areas

|              |               |
|--------------|---------------|
| Parking      | 866.23        |
| Services     | 55.11         |
| Circulation  | 43.90         |
| <b>Total</b> | <b>965.24</b> |



P1 Level areas

|              |               |
|--------------|---------------|
| Parking      | 869.73        |
| Services     | 51.59         |
| Circulation  | 43.90         |
| <b>Total</b> | <b>965.22</b> |

Legend

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

Seal



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Sheet Title

P2 P1 Parking

Project Number  
19004

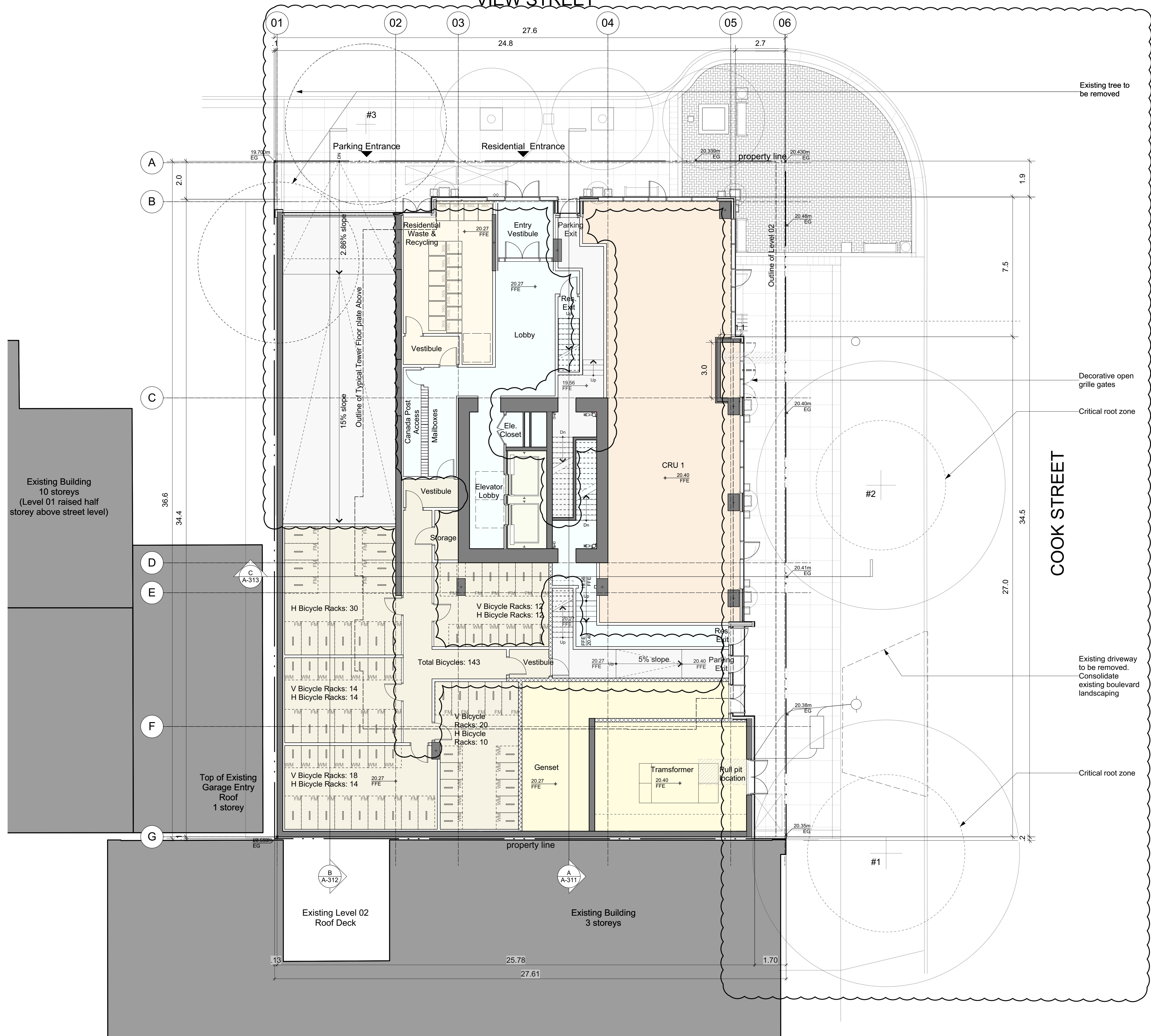
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Sheet Number

A-101



## VIEW STREET



### Project Information Table

|                       |             |
|-----------------------|-------------|
| Zone                  | R-48        |
| Site Area             | 1,009.20 sm |
| Total Floor Area      | 7,855.45 sm |
| Commercial Floor Area | 168.58 sm   |
| Floor Space Ratio     | 7.78        |
| Site Coverage         | 86%         |
| Open Site Space       | 146.11 sm   |

|                    |         |                  |
|--------------------|---------|------------------|
| 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 |

### Building Setbacks

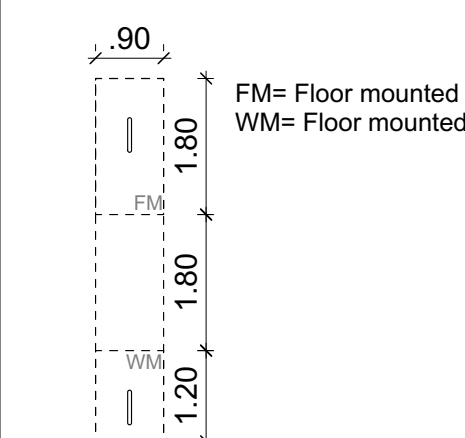
|                     |        |
|---------------------|--------|
| Front Yard          | 2.00 m |
| Rear Yard           | 0.10 m |
| Side Yard East      | 1.70 m |
| Side Yard West      | 0.10 m |
| Combined Side Yards | 1.80 m |

### Residential Use Details

|                       |                      |              |
|-----------------------|----------------------|--------------|
| 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           |
| 1BR+Den               | 58.7 sm              | 1            |
| 2BR                   | 54.6 sm              | 26           |

|                              |             |
|------------------------------|-------------|
| Total Number of Units        | 129         |
| Total Residential Floor Area | 7,433.98 sm |

### Typical Bicycle Storage Dimensions



### Level 01 areas

|                              |              |
|------------------------------|--------------|
| OTB                          | Parking Ramp |
| Commercial                   | 168.58       |
| Elevator shaft               | 12.89        |
| Waste & Recycling            | 43.80        |
| Genset & Transformer         | 97.60        |
| Res.Circulation & Ele.closet | 172.83       |
| Parking Ramp                 | 104.77       |

### Legend

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

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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 excluded
- Elevator shaft excluded
- Residential Circulation
- Bicycle storage excluded
- Commercial
- Waste room
- Genset & Transformer
- Amenity
- Studio+Den
- 1 Bedroom
- 1 Bedroom+Den
- 2 Bedroom
- Open to below excluded

Seal



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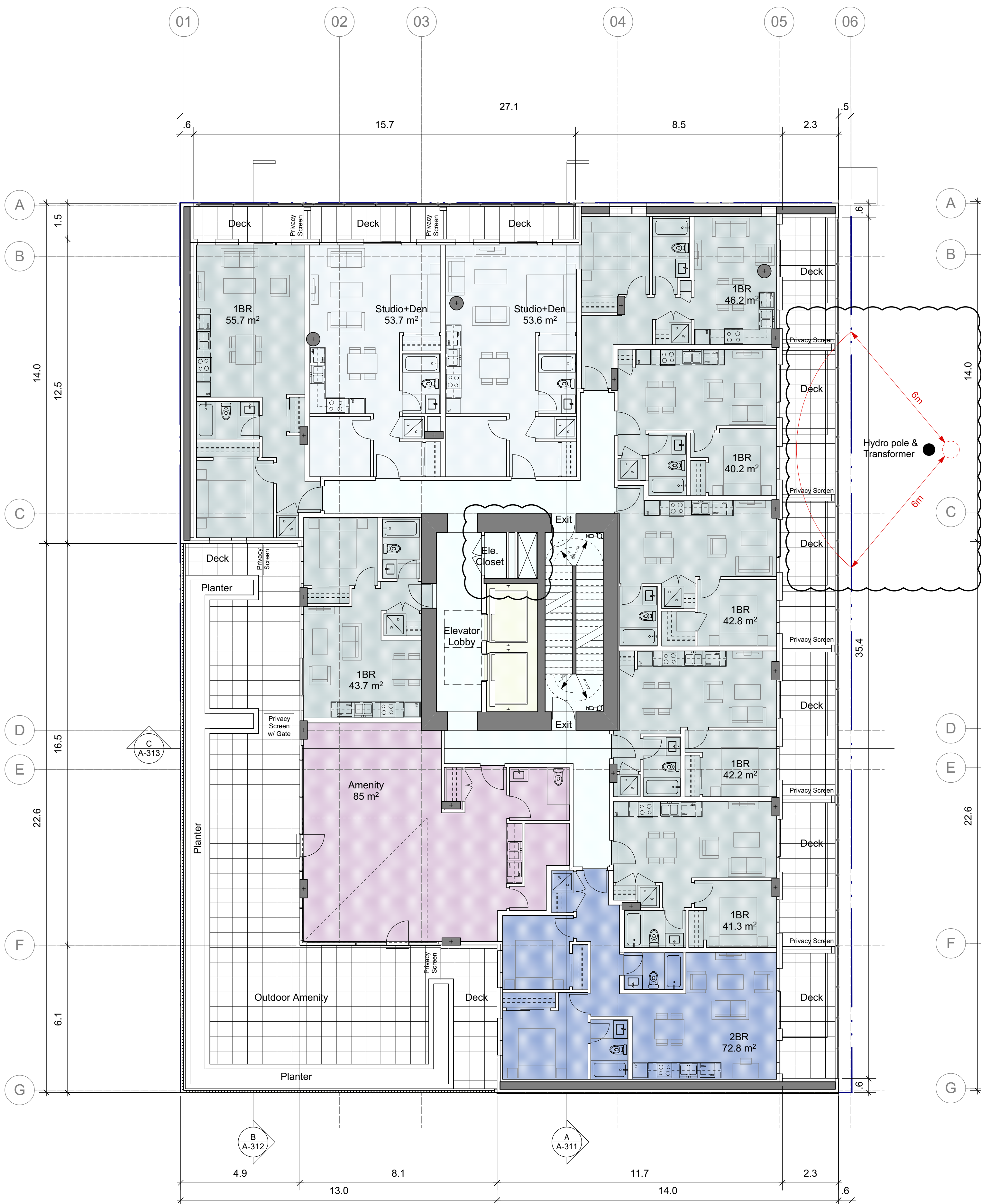
Sheet Title  
2nd Floor & 3rd Floor

Project Number  
19004

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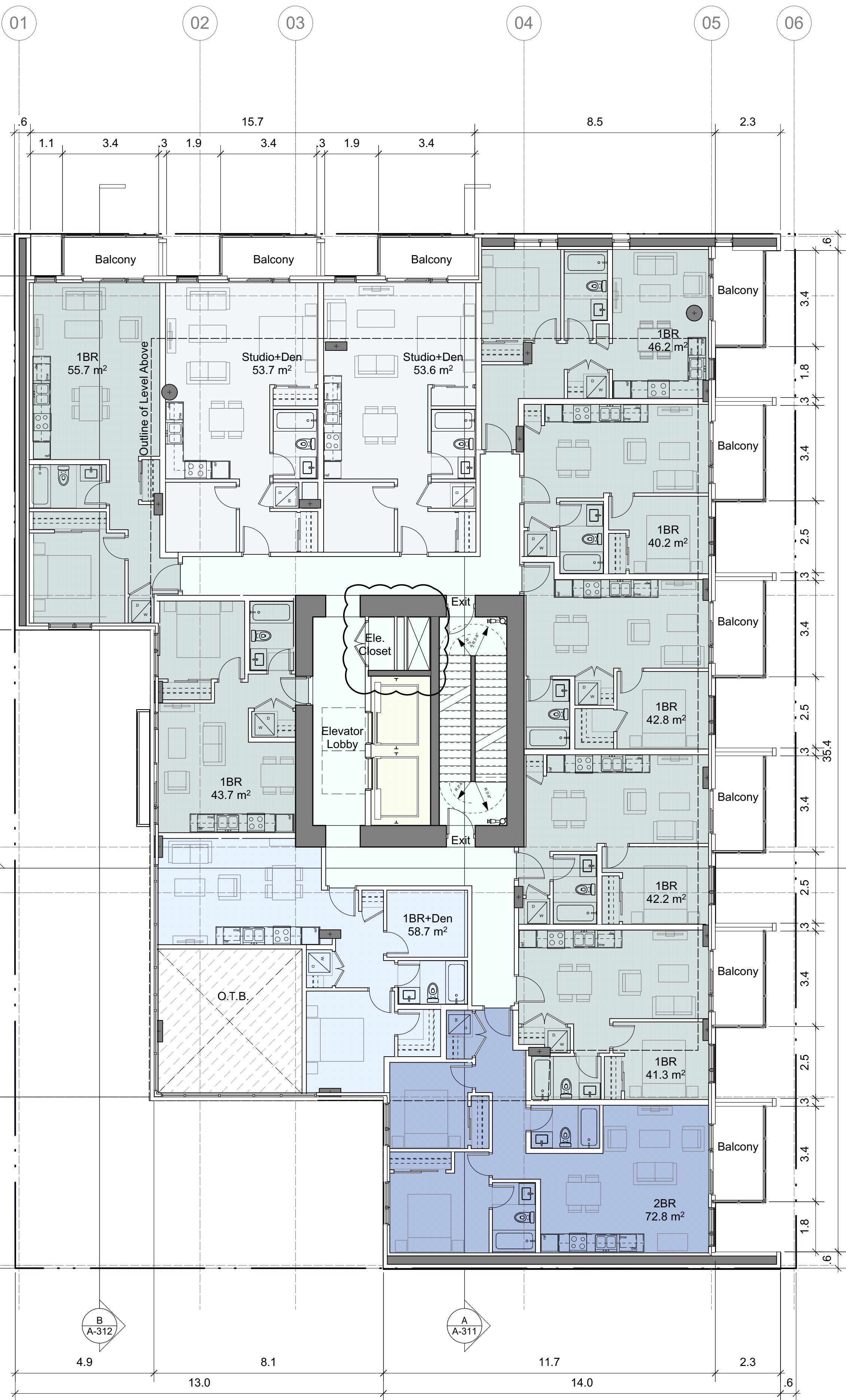
Sheet Number

A-103



Level 02 areas

| LEVEL 2           | 726.29 |
|-------------------|--------|
| Residential Units | 492.34 |
| Amenity           | 85.04  |
| Elevator shaft    | 12.91  |



Level 03 areas

| LEVEL 3           | 726.29 |
|-------------------|--------|
| OTB               | 26.53  |
| Residential Units | 551.06 |
| Elevator shaft    | 12.91  |



Legend

- Parking excluded
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- Residential Circulation
- Bicycle storage excluded
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- 1 Bedroom
- 1 Bedroom+Den
- 2 Bedroom
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Seal



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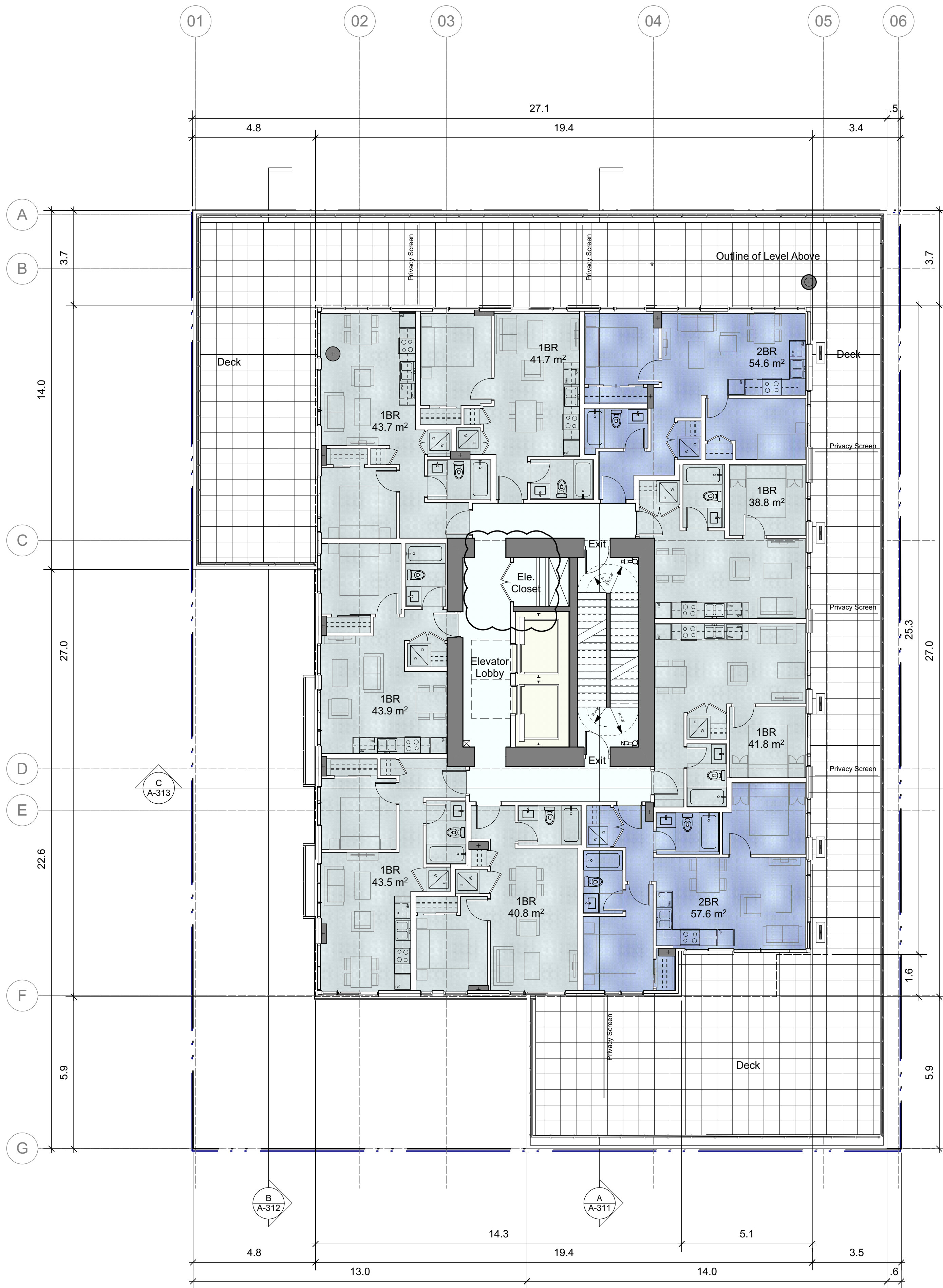
Sheet Title  
4th Floor Plan & Typical Floor (L5 to L15)

Project Number  
19004

Scale  
1:100

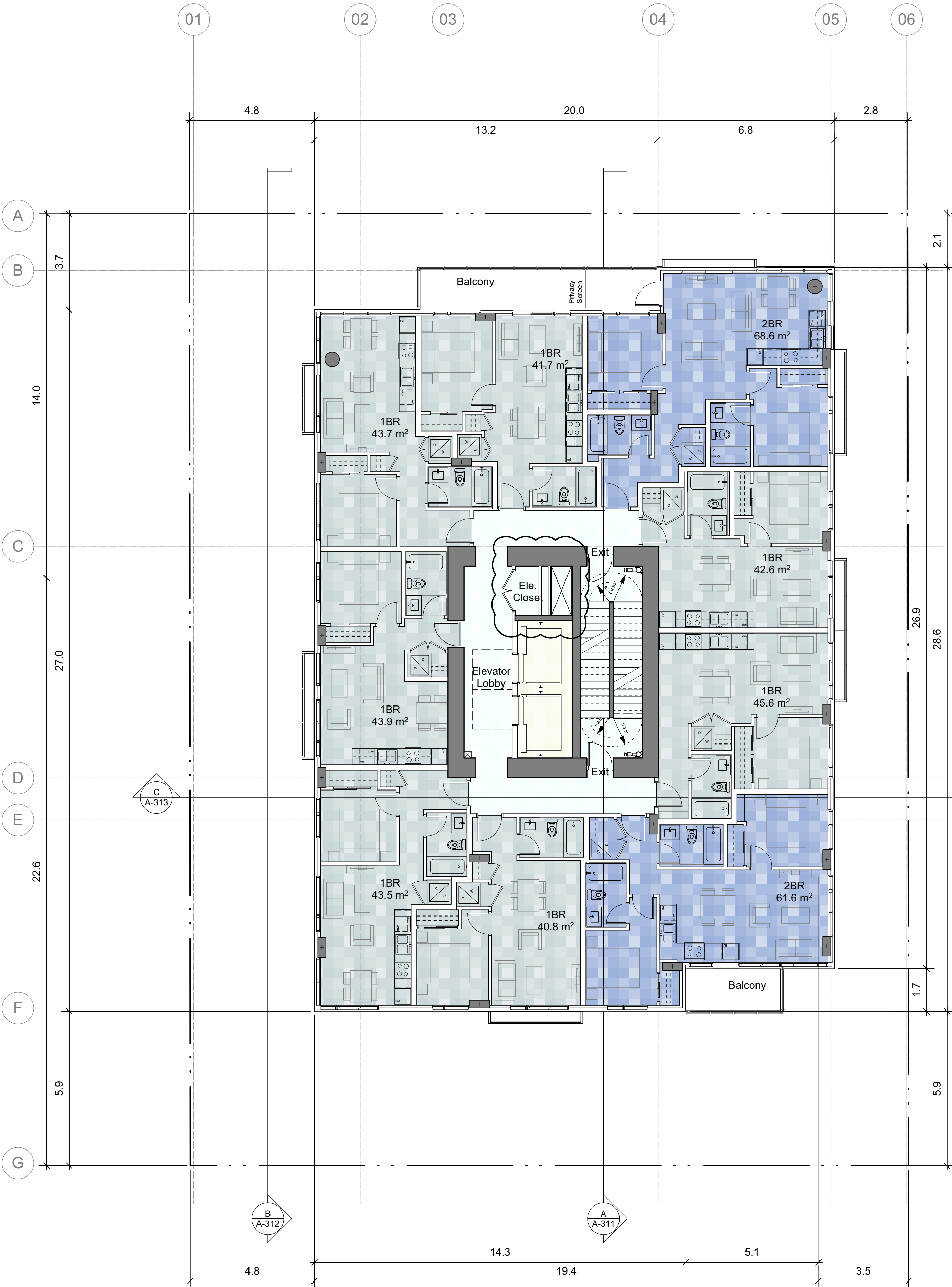
Sheet Number

A-104



Level 04 areas

|                   |        |
|-------------------|--------|
| LEVEL 4           | 514.03 |
| Residential Units | 406.35 |
| Elevator shaft    | 12.91  |



Level 05-15 areas

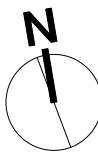
|                    |        |
|--------------------|--------|
| LEVEL 5 - LEVEL 15 | 540.33 |
| Residential Units  | 431.86 |
| Elevator shaft     | 12.91  |



Legend

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- Elevator shaft excluded
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Project  
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Sheet Title  
Roof Plan

Project Number

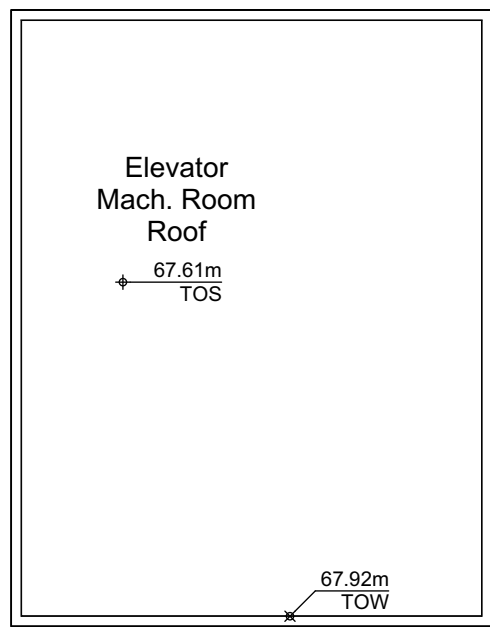
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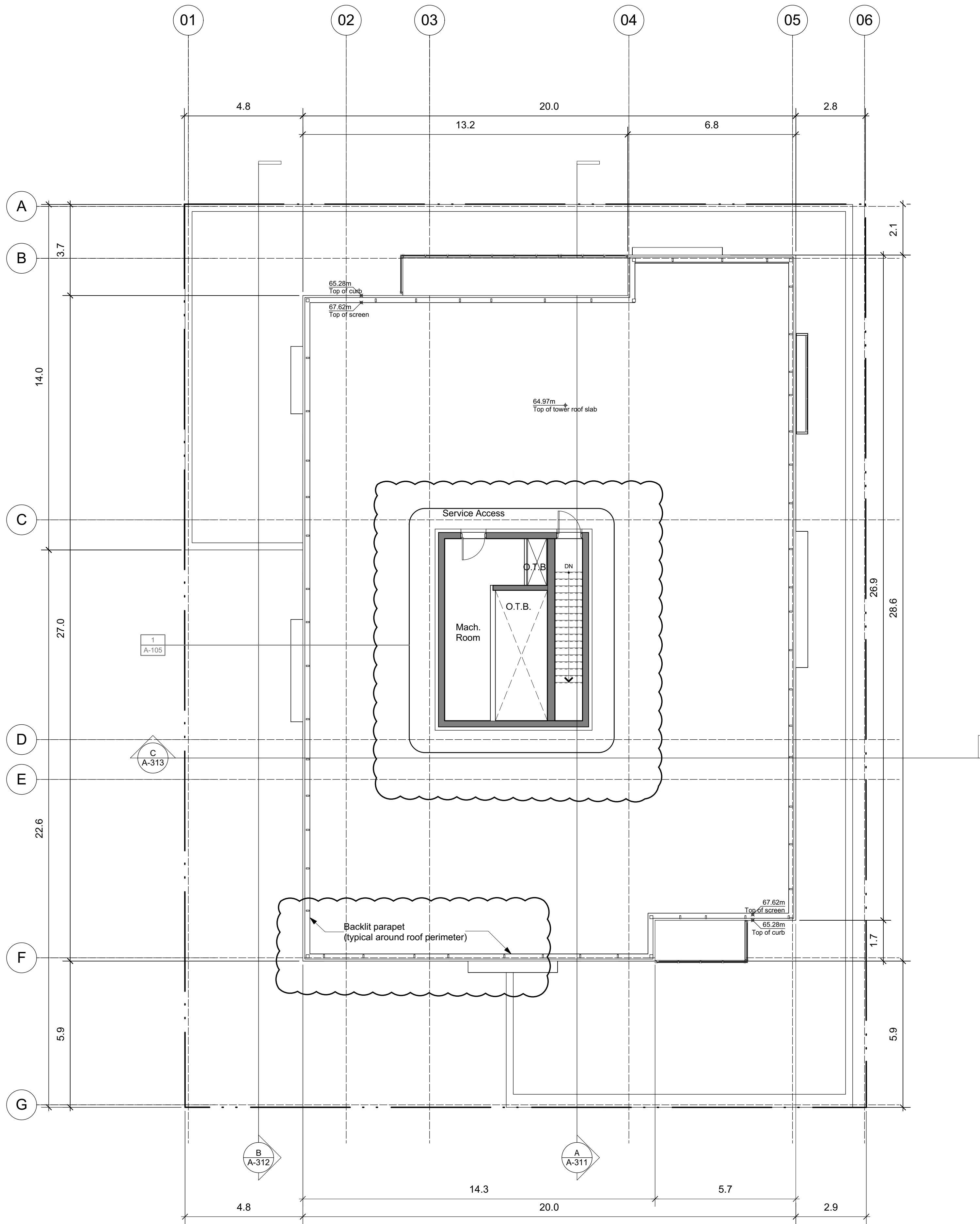
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Sheet Number

A-105



1 Machine Room Roof  
1:100

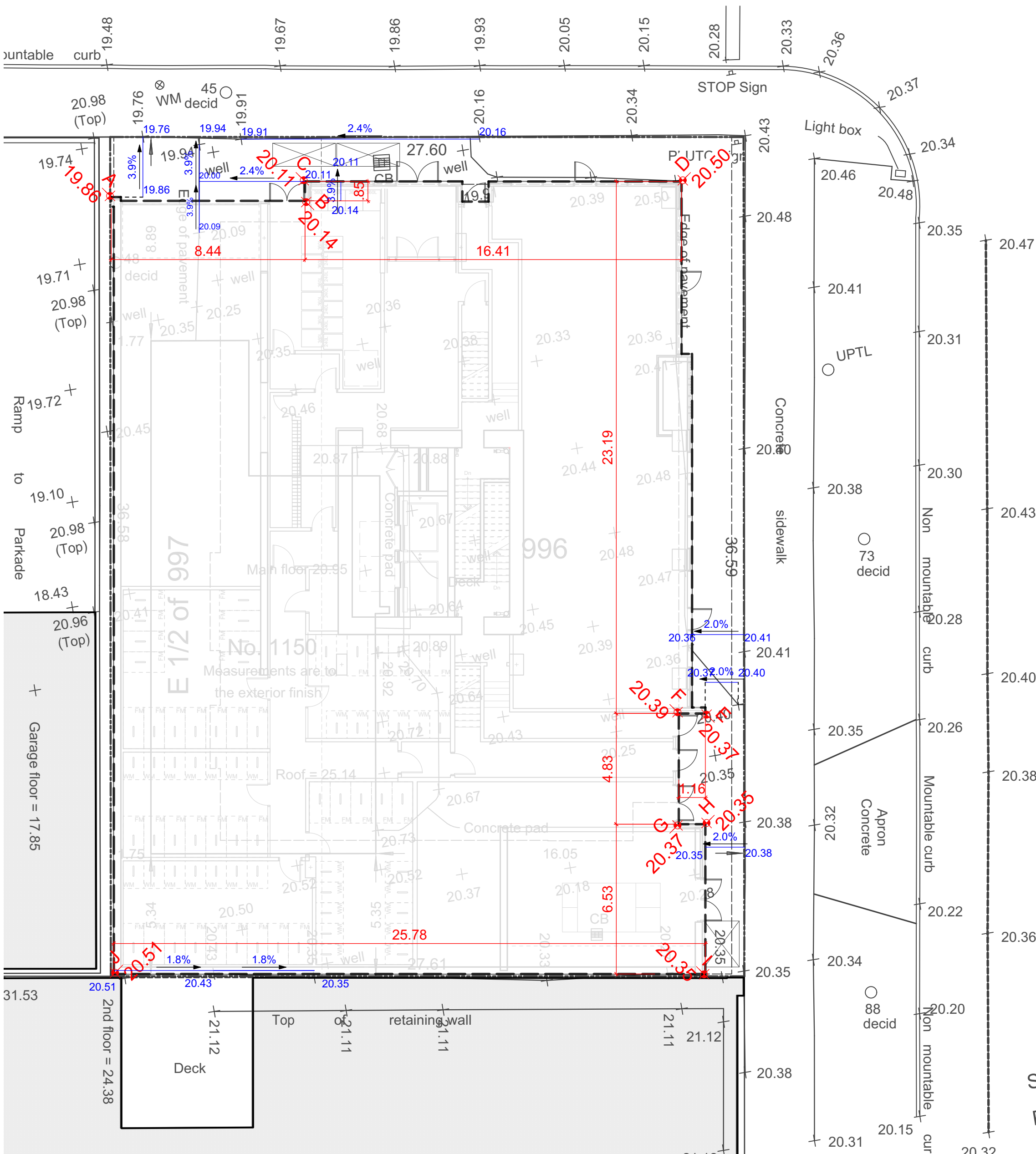
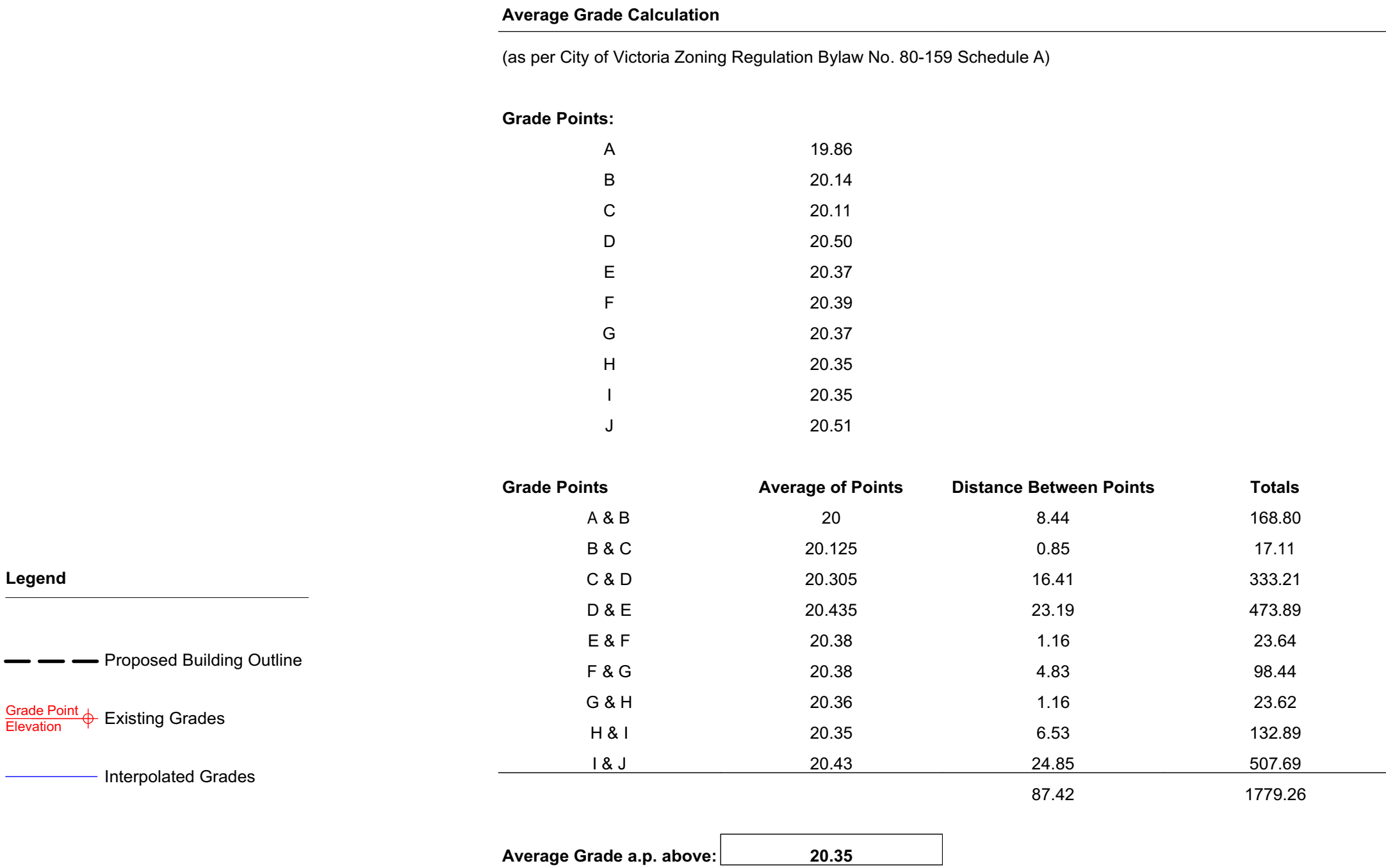


2 Tower Roof Plan  
1:100

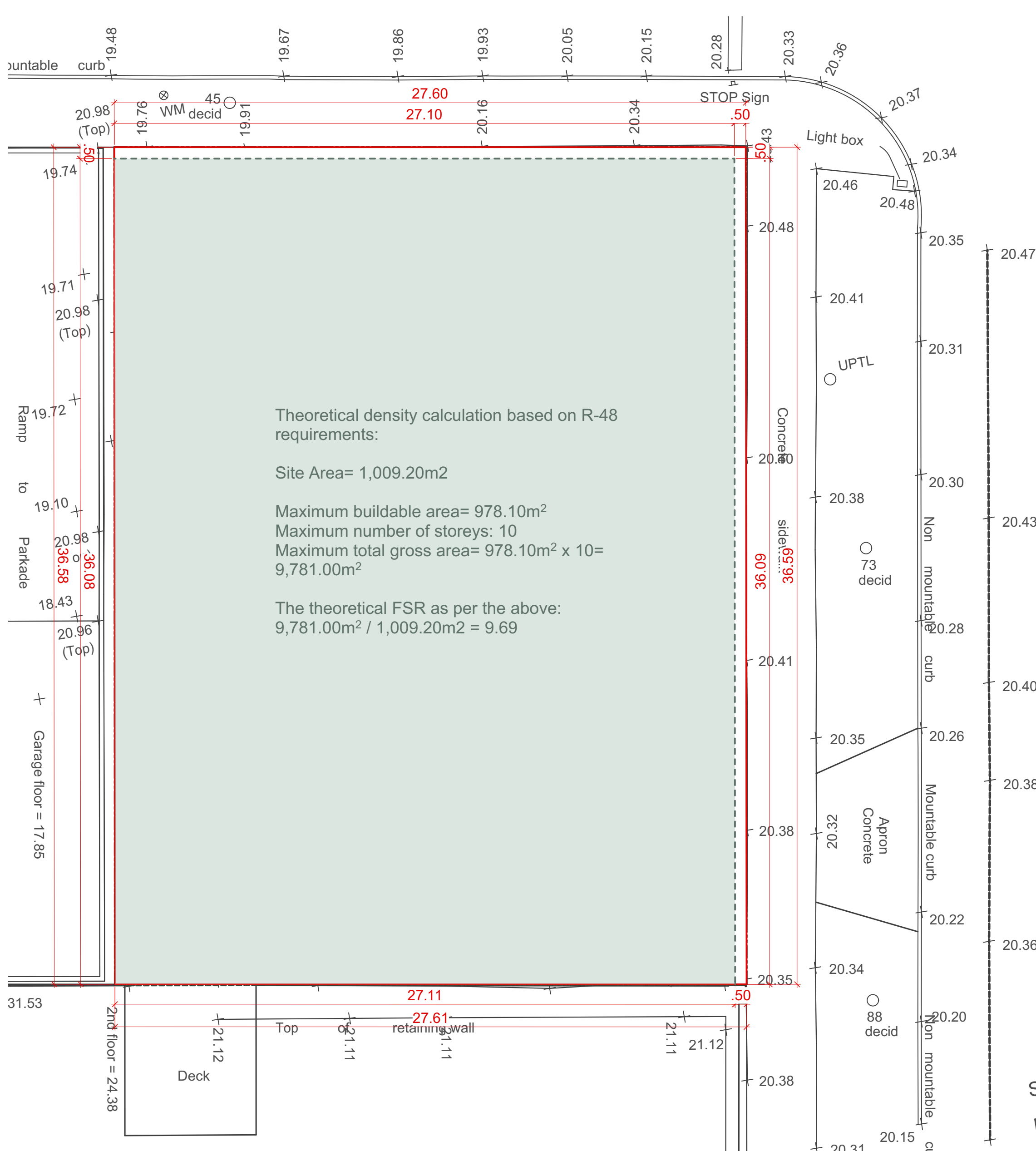
Elevator Service Area

Elevator Machine Room & Service Stair 26.44





1 Average Grade Calculation  
1:150



2 Theoretical Density  
1:150



Seal

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Sheet Title  
**Average Grade Calculation  
& Theoretical Density**

Project Number  
**19004**

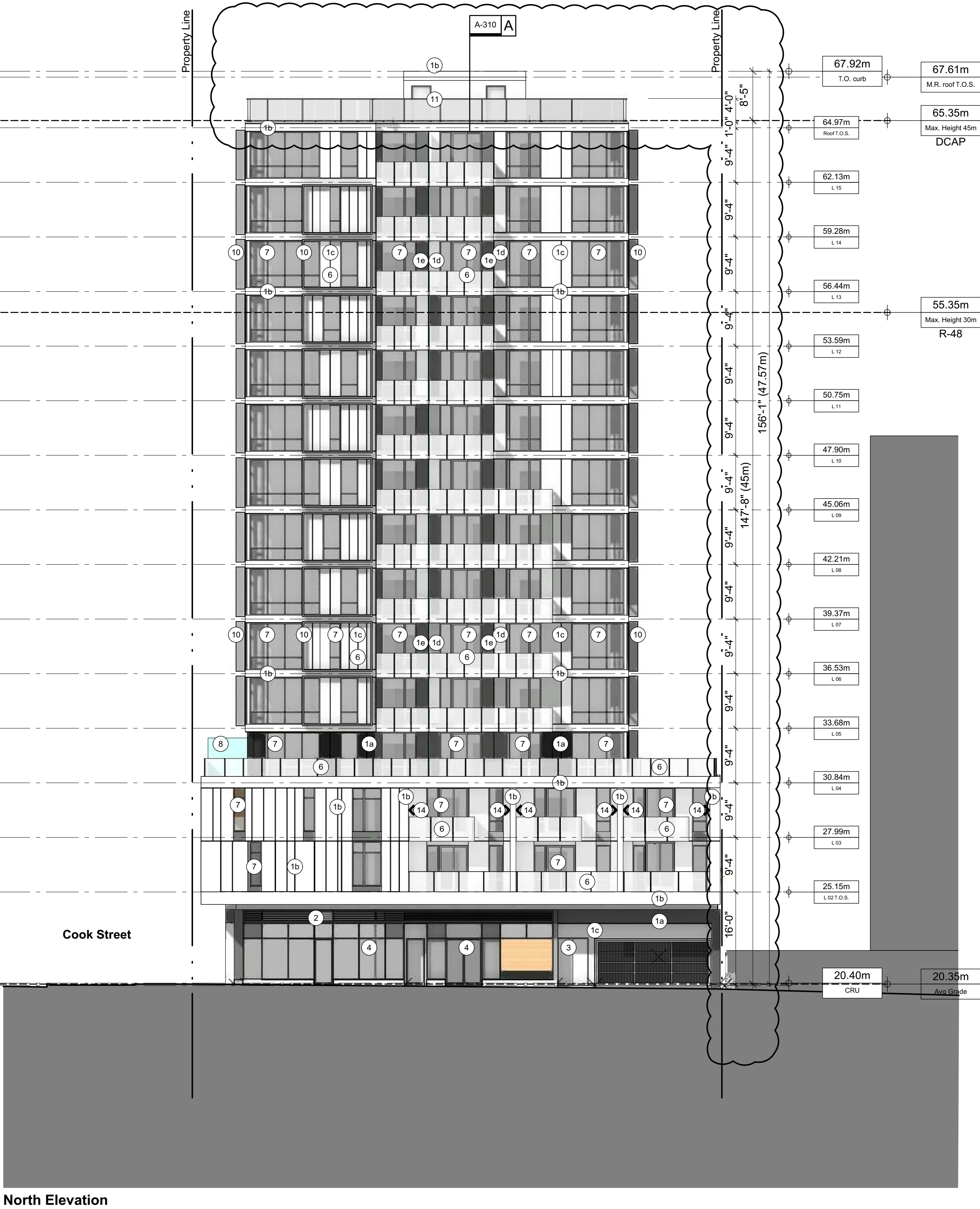
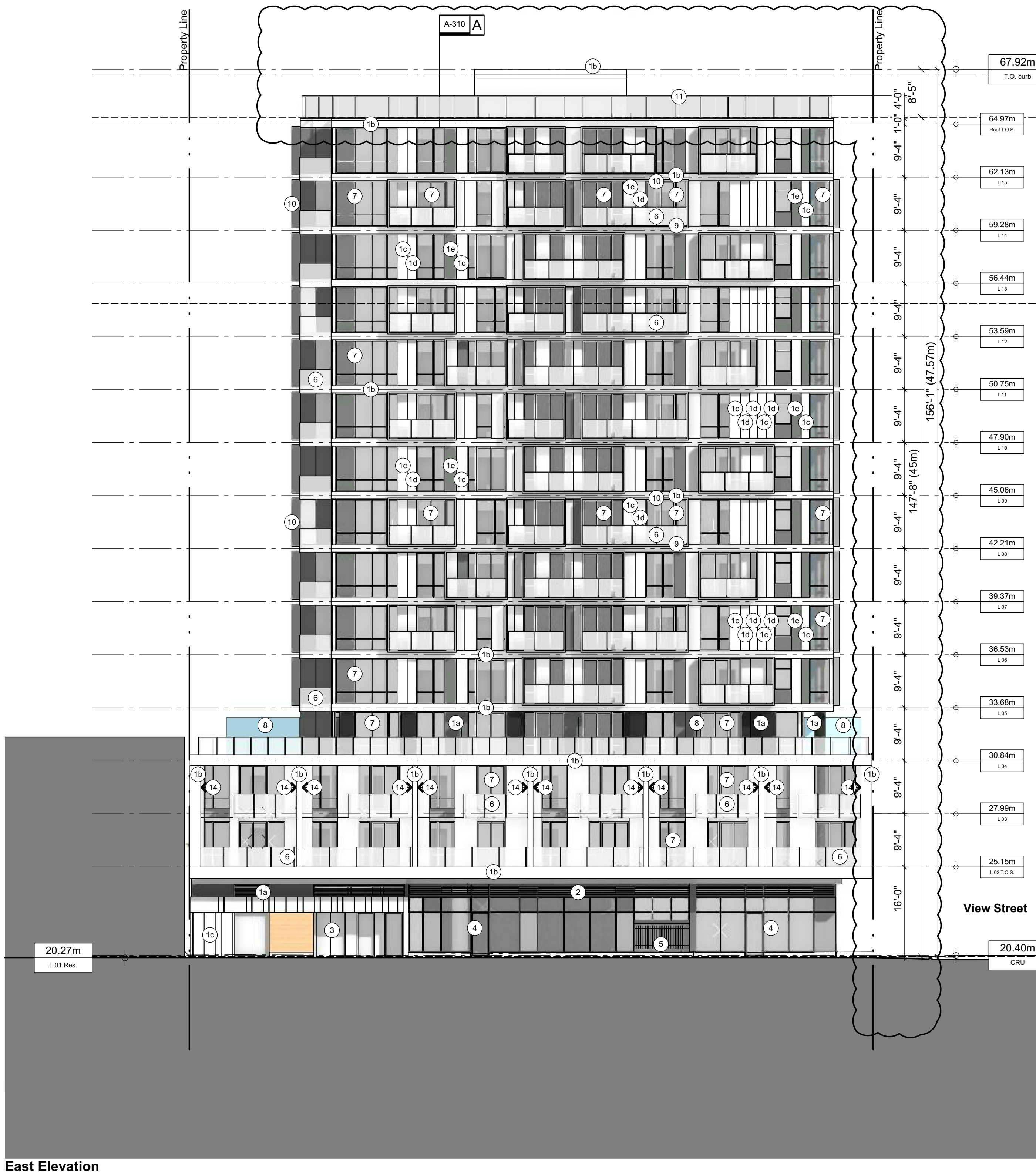
Scale  
**As shown**

Sheet Number

**A-106**



| Materials & Finishes |  |    |  |
|----------------------|--|----|--|
| 1a                   | Composite metal cladding - black           | 6  | Glass railing                            |
| 1b                   | Composite metal cladding - white           | 7  | Window wall                              |
| 1c                   | Composite metal cladding - silver - light  | 8  | Privacy screen                           |
| 1d                   | Composite metal cladding - silver - medium | 9  | Metal grille Juliet balcony              |
| 1e                   | Composite metal cladding - silver - dark   | 10 | Composite metal panel                    |
| 2                    | Wall and window louvres                    | 11 | Backlit translucent parapet              |
| 3                    | Metal door to match cladding               | 12 | Flat bar fence                           |
| 4                    | Curtain wall                               | 13 | Painted concrete                         |
| 5                    | Open grille gasmeter enclosure             | 14 | Fiber cement panels - wood plank texture |



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

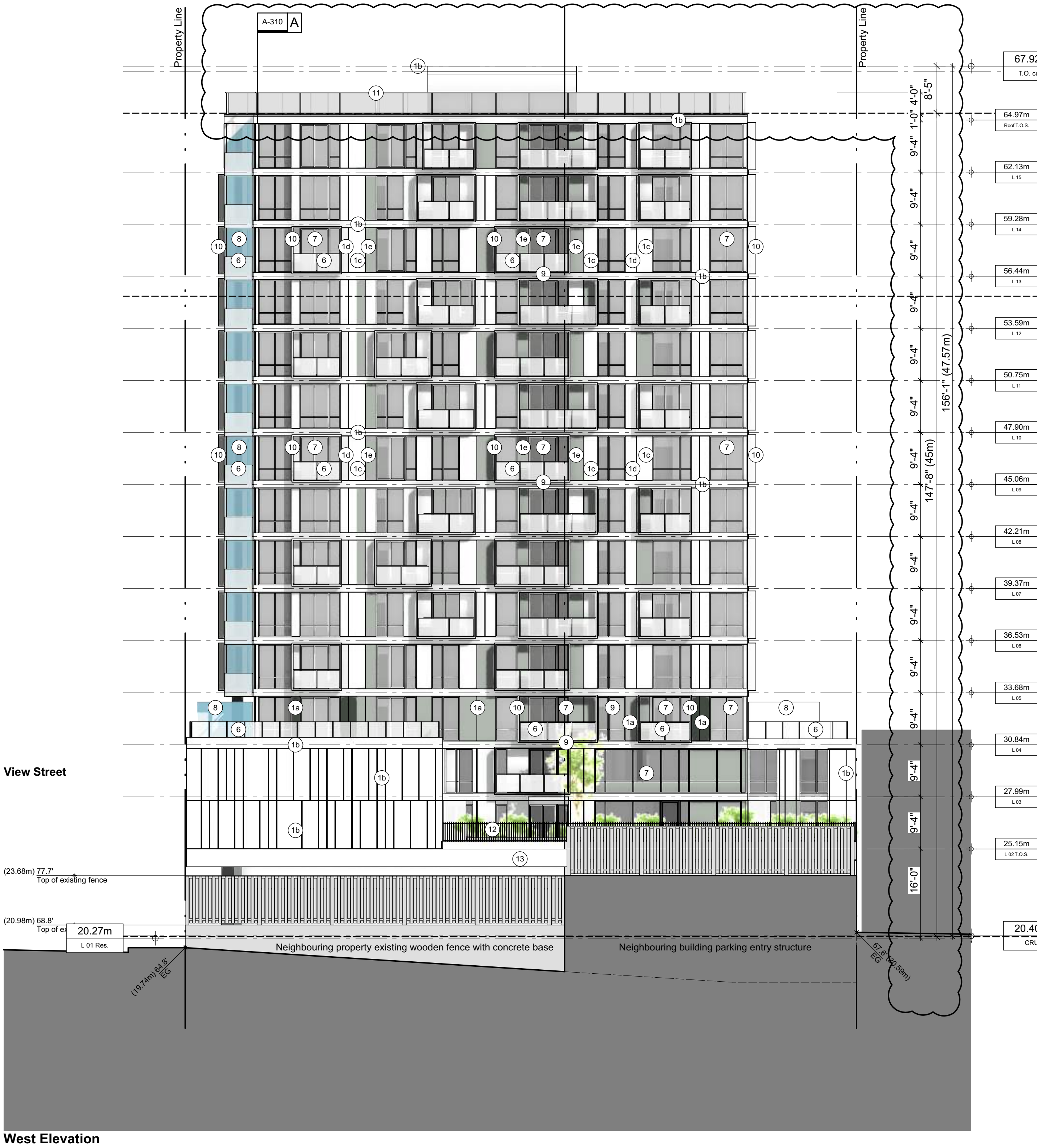
A-301



| Materials & Finishes |  |    |  |
|----------------------|--|----|--|
| 1a                   | Composite metal cladding - black           | 6  | Glass railing                            |
| 1b                   | Composite metal cladding - white           | 7  | Window wall                              |
| 1c                   | Composite metal cladding - silver - light  | 8  | Privacy screen                           |
| 1d                   | Composite metal cladding - silver - medium | 9  | Metal grille Juliet balcony              |
| 1e                   | Composite metal cladding - silver - dark   | 10 | Composite metal panel                    |
| 2                    | Wall and window louvres                    | 11 | Backlit translucent parapet              |
| 3                    | Metal door to match cladding               | 12 | Flat bar fence                           |
| 4                    | Curtain wall                               | 13 | Painted concrete                         |
| 5                    | Open grille gasmeter enclosure             | 14 | Fiber cement panels - wood plank texture |

Date  
2020 Feb 20  
2020 May 4

Issue / Revisions  
DP resubmission  
DP resubmission



Seal

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

Sheet Title  
South & West Elevation

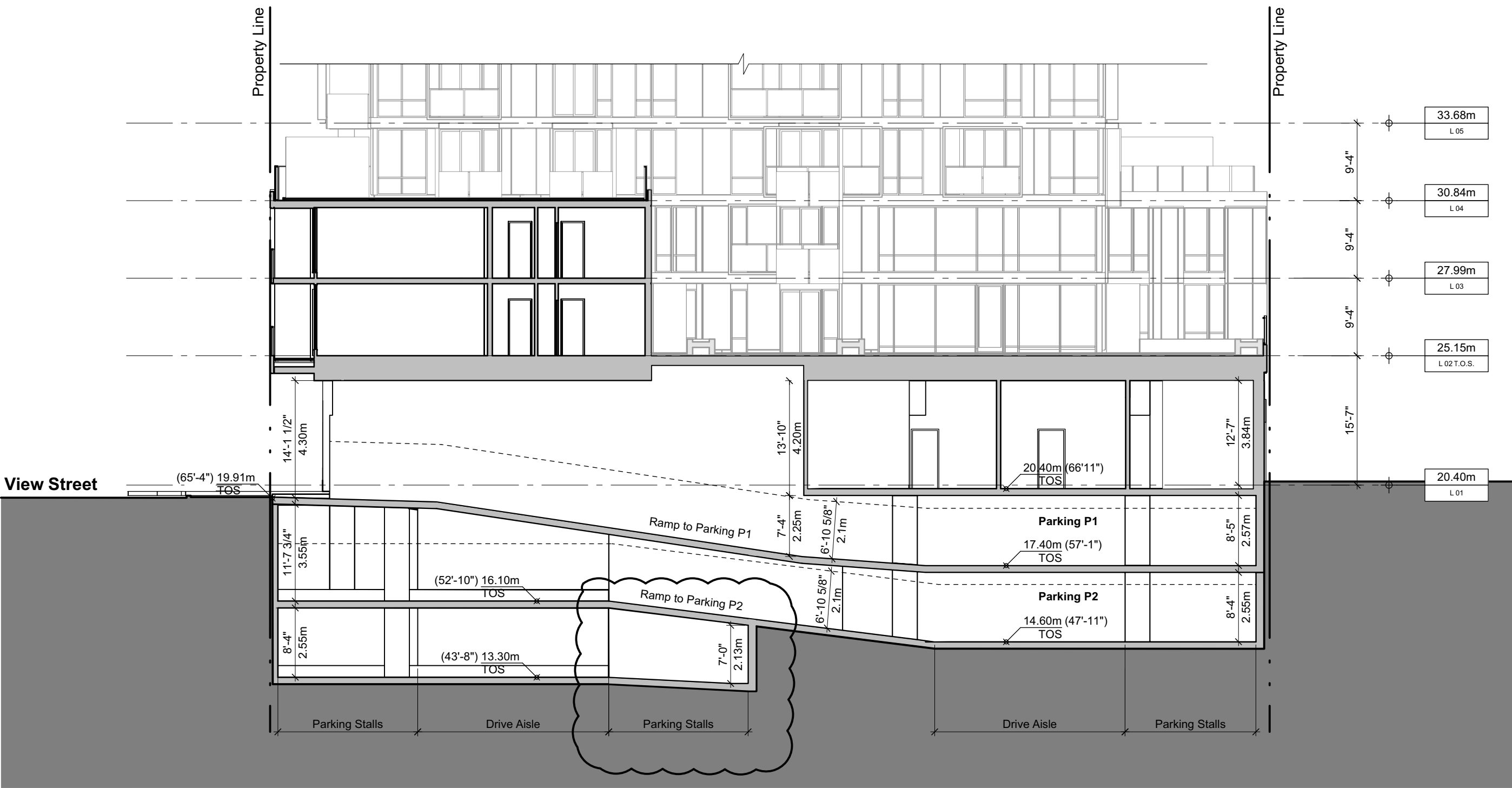
Project Number  
19004

Scale  
1:150

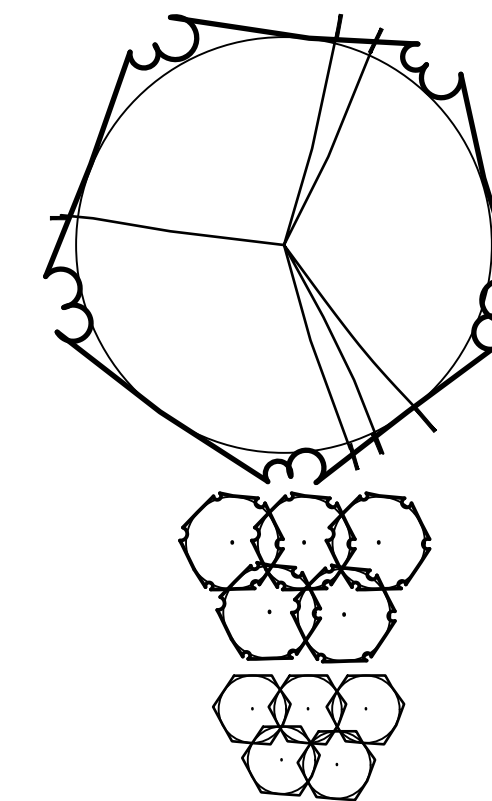
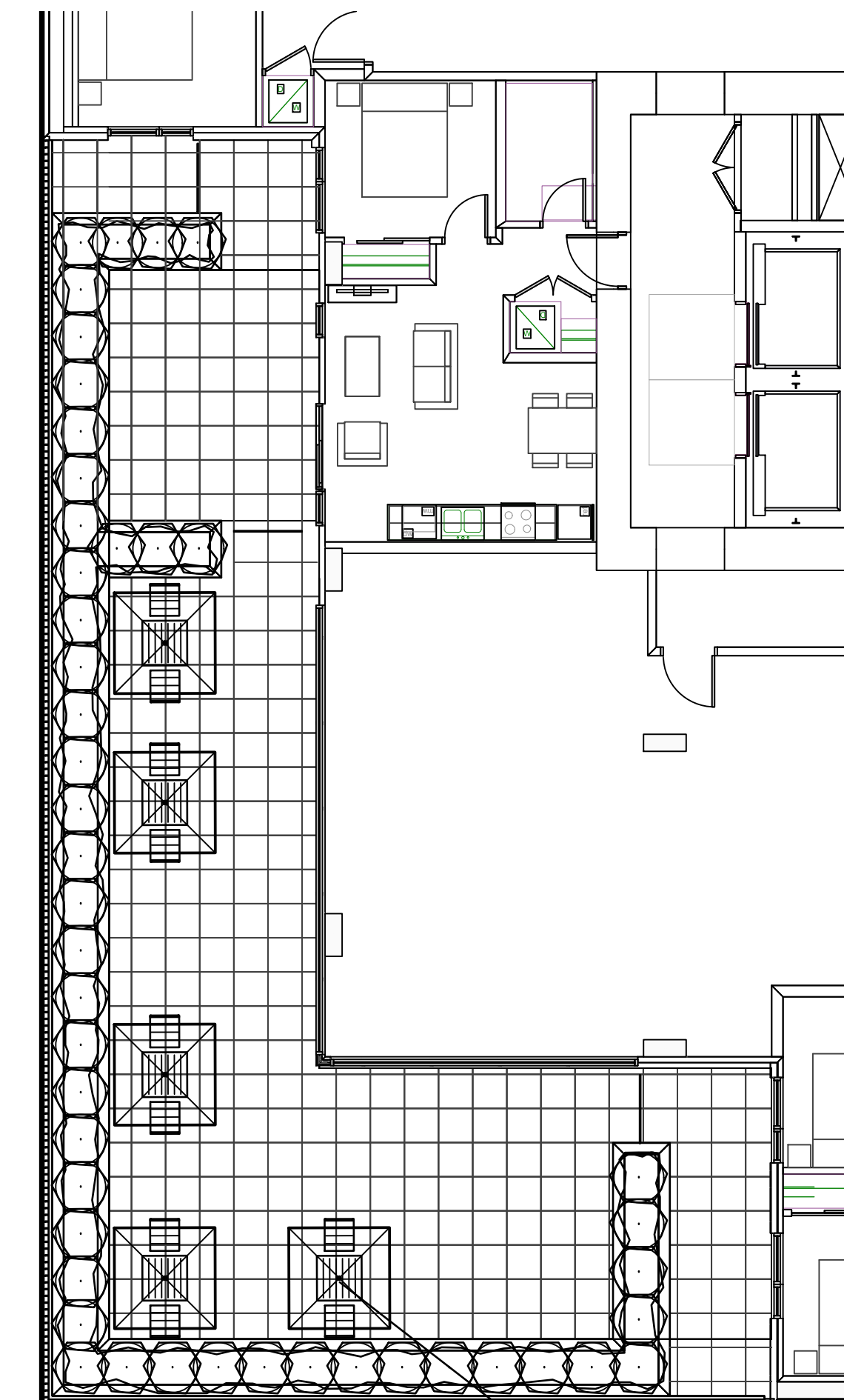
Sheet Number

A-302





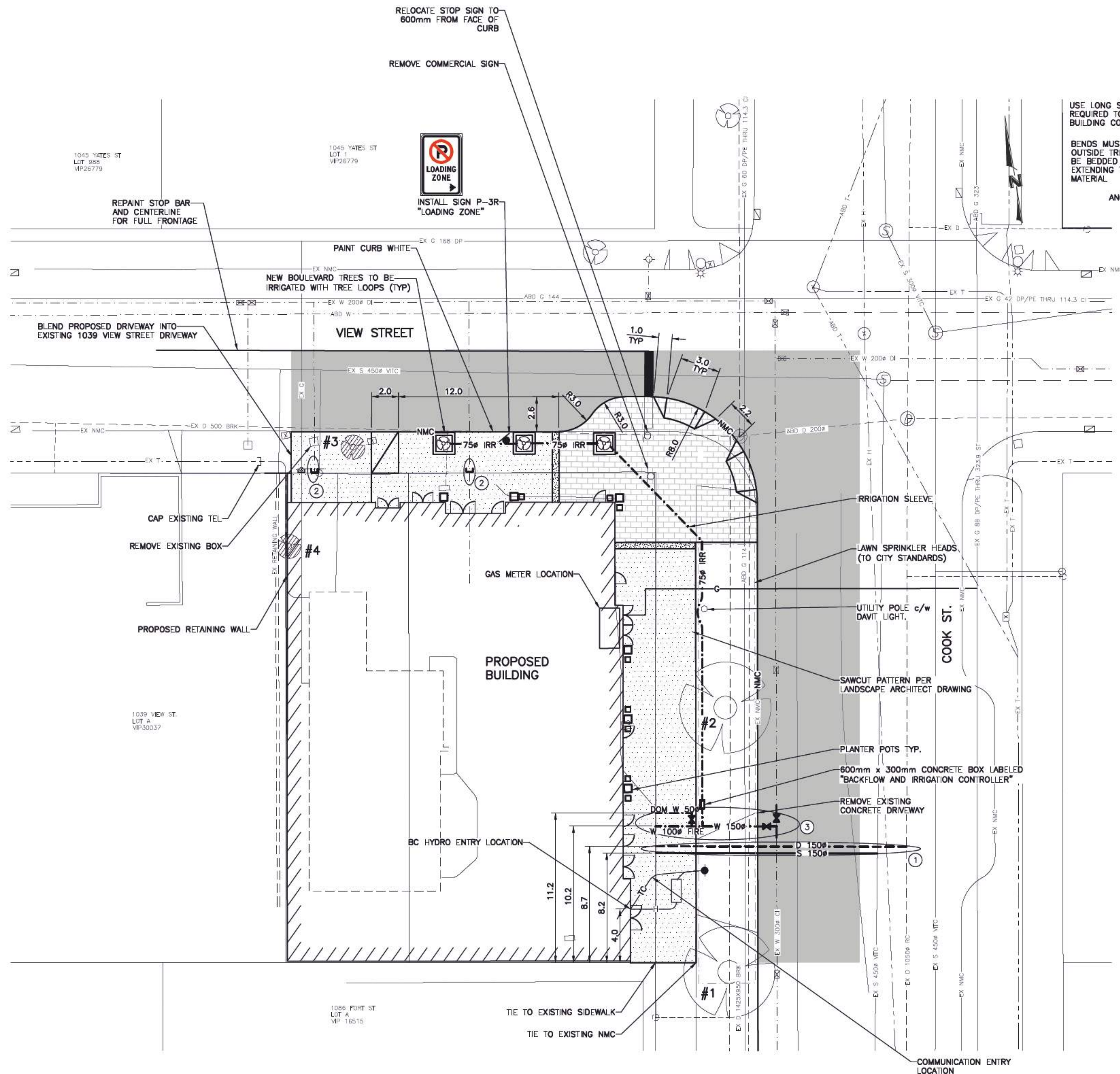






# LEGEND

- 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



## GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH M.M.C.D. PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- 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.
- OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
- EXPLORE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR 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.
- DO NOT START ANY 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.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
- 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 INSPECTORS.
- DRIVEWAY TO BE TYPE B PER SCHEDULE B BYLAW 91-38; AND AS PER DRAWING SD-07b.

## SEWER AND DRAIN

- 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. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
- 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 PVC.
- THE CITY OF VICTORIA SHALL 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.
- VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY

## WATER

- WATER MAIN PIPE TO BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 350mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
- CONTRACTOR TO TEST, CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER. CHLORINATION AND DISINFECTION TO AWWA C651.
- 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 TO ANY DRAINAGE COURSE.
- CITY OF VICTORIA FORCES SHALL CAP THE EXISTING SERVICES AND REMOVE THE WATER METER AT THE DEVELOPER'S EXPENSE.
- THE CITY OF VICTORIA TO PROVIDE 100mm FIRE CONNECTION AND 50mm DOMESTIC WATER CONNECTION c/w 50mm METER TO PROPERTY LINE AT THE DEVELOPER'S EXPENSE.

## ROAD

- 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.

## PARKS

- 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 DIRECT 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.

## HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS

- 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.



| WORKS AND SERVICES CHECK TABLE |  |           |      |
|--------------------------------|--|-----------|------|
| 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                       |           |      |

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   |
| SEWER             | S | CURB              | C   |
| DRAIN             | D | SIDEWALK          | S/W |
| DITCH             | D | EDGE PAVE.        | E/P |
| CULVERT           | C | BUSHLINE          | B   |
| HEADWALL          | H | TREE              | T   |
| EXISTING U/G UTL. |   | PROPOSED U/G UTL. |     |
|                   |   | LIGHT STANDARD    |     |
|                   |   | POWER POLE        |     |
|                   |   | ANCHOR            |     |

| LEGEND      |   |           |   |
|-------------|---|-----------|---|
| MANHOLE     | ⊙ | HYDRANT   | ⊕ |
| CLEANOUT    | ⊙ | VALVE     | ⊕ |
| CATCH-BASIN | ⊕ | METER     | ⊕ |
| ROAD SIGN   | ⊕ | REDUCER   | ⊕ |
|             |   | MONUMENT  | ⊕ |
|             |   | LOT PIN   | ⊕ |
|             |   | LEAD PLUG | ⊕ |

| REVISIONS |   |          |      |
|-----------|---|----------|------|
| No.       | DESCRIPTION                                   | DATE     | SIGN |
| 4         | ISSUED FOR DEVELOPMENT PERMIT                 | 20.05.11 | IY   |
| 3         | REVISED DRIVEWAY, TRAFFIC SIGNALS ARMS, H/T/C | 20.04.22 | IY   |
| 2         | REVISED DRIVEWAY, TRAFFIC SIGNAL ARMS         | 20.01.13 | IY   |
| 1         | REVISED DRIVEWAY                              | 19.10.10 | IY   |

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

**WESTBROOK Consulting Ltd.**

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

|                            |  |                               |  |
|----------------------------|--|-------------------------------|--|
| PROJECT                    |  | WESTBROOK PROJECT No. 3426    |  |
| 1150 COOK STREET           |  | GOVERNING AUTHORITY FILE No.  |  |
| 66 DEVELOPEMENT LTD        |  | SHEET 1 OF 1 REV. 4           |  |
| PRELIMINARY SITE SERVICING |  | WESTBROOK DRAWING No. 3426-01 |  |