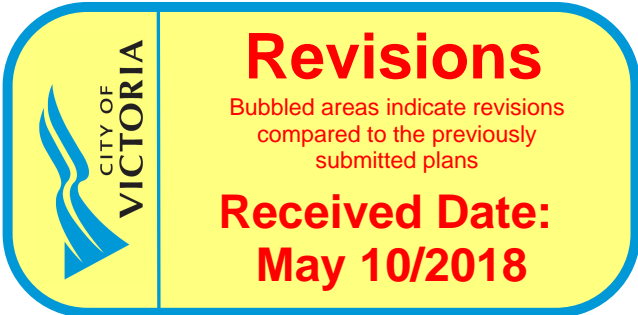


| PROJECT INFORMATION TABLE | |
|--|---|
| Zone (existing) | CR-3M, R-K |
| Proposed zone or site specific zone If unsure, state "new zone" | NEW ZONE |
| Site area (m²) | 2875 m² (DPA 5 = 1099 m², DPA 16 = 1776 m²) |
| Total floor area (m²) | 6299 m² (DPA 5 = 2747 m², DPA 16 = 3552 m²) |
| Commercial floor area (m²) | 535 m² |
| Floor space ratio | 2.19:1 (DPA 5 = 2.5:1, DPA 16 = 2:1) |
| Site coverage (%) | 65.7% |
| Open site space (%) | 34.1% |
| Height of building (m) | 16.15 m |
| Number of storeys | 4 |
| Parking stalls (number) on site | 80 |
| Bicycle parking number (Class 1 and Class 2) | 53 CLASS 1, 12 CLASS 2 |
| Building Setbacks (m) * | * MEASURED TO BUILDING FACE |
| Front yard | 3.18 m (PENDERGAST STREET) |
| Rear yard | 4.18 m |
| Side yard (indicate which side) | 3.54 m (WEST P.L.) |
| Side yard (indicate which side) | 0.46 m (COOK STREET) |
| Combined side yards | 4.00 m |
| Residential Use Details | |
| Total number of units | 48 |
| Unit type, e.g., 1 bedroom | 11 1BR, 28 2BR, 9 3BR |
| Ground-orientated units | 7 |
| Minimum unit floor area (m²) | 66 m² |
| Total residential floor area (m²) | 5160 m² |

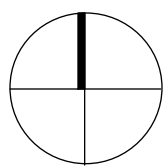
18



COOK & PENDERGAST CORNER PERSPECTIVE

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

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



SITE CONTEXT PLAN

APPLICANT

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

CONTACT:
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VICTORIA BC V8T 1Z4
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dcasey@wattconsultinggroup.com

LANDSCAPE ARCHITECT

MURDOCH de GREEF INC.
200-524 CULDUTHEL ROAD
VICTORIA BC V8Z 1G1
250.412.2891

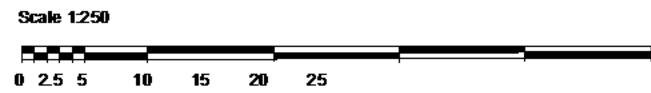
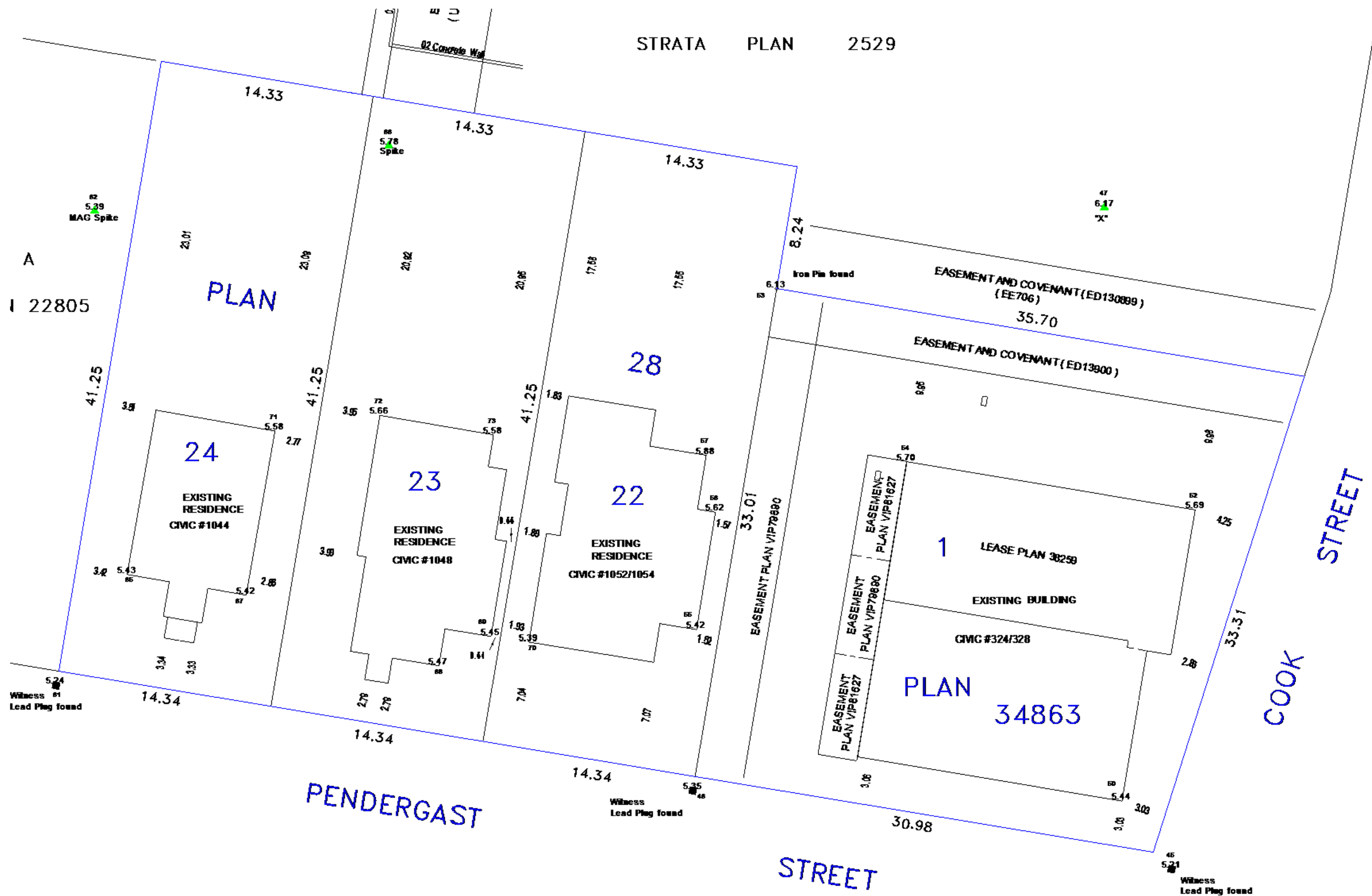
CONTACT:
SCOTT MURDOCH
scott@mdidesign.com

ARBORIST

TALBOT MACKENZIE & ASSOCIATES
BOX 48153 RPO UPTOWN
VICTORIA BC V8Z 7H6
250.479.8733

CONTACT:
GRAHAM MACKENZIE
tmtreehelp@gmail.com





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

D2800_SERVER00105_SITE.DWG DBL

J.E.Anderson and Associates

SURVEYORS ENGINEERS
VICTORIA NANAIMO

SITE PLAN

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

1 Survey Plan
1 : 300

AVERAGE GRADE CALCULATIONS

GRADE POINTS:

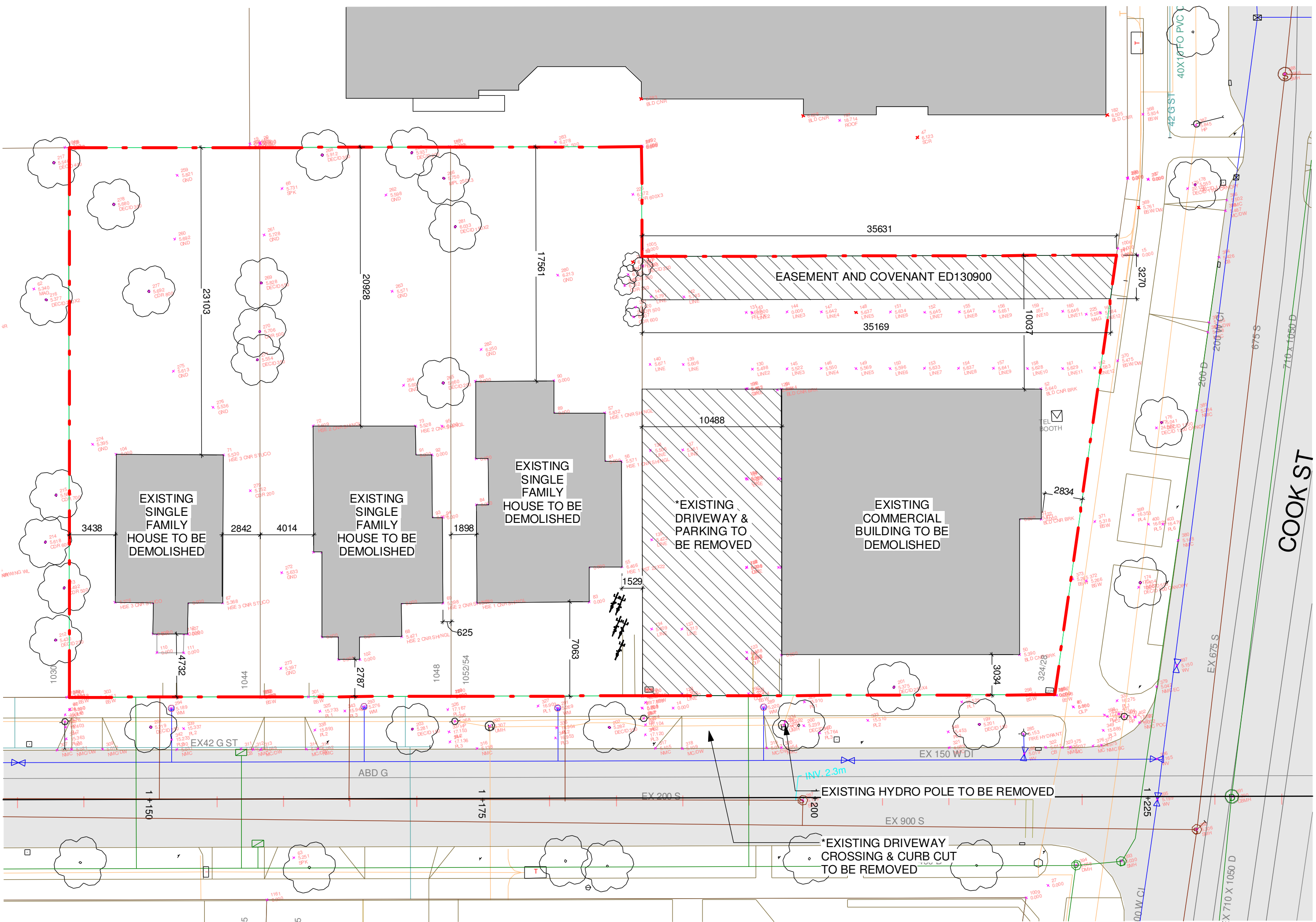
| | | | |
|----|------|-----|------|
| A: | 5.66 | R: | 5.37 |
| B: | 5.70 | S: | 5.32 |
| C: | 5.70 | T: | 5.47 |
| D: | 6.22 | U: | 5.58 |
| E: | 6.00 | V: | 5.40 |
| F: | 5.77 | W: | 5.39 |
| G: | 5.91 | X: | 5.65 |
| H: | 5.56 | Y: | 5.54 |
| J: | 5.43 | Z: | 5.58 |
| K: | 5.43 | AA: | 5.56 |
| L: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

GRADE POINTS:

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

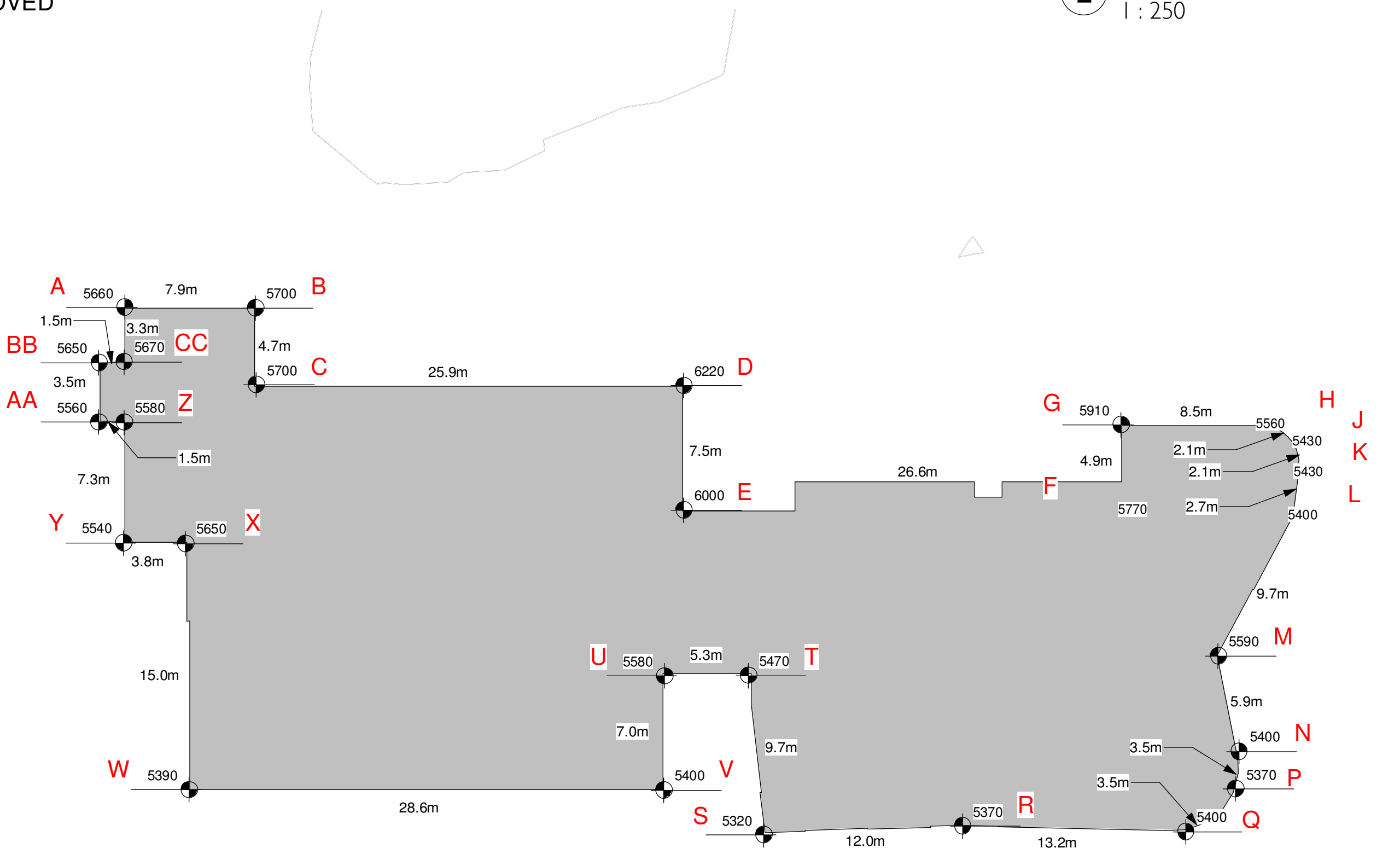
227.2 1276.82

AVERAGE GRADE = 1276.82÷227.2 = 5.62



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

2 Existing Site Plan
1 : 250



3 Average Grade Plan
1 : 250

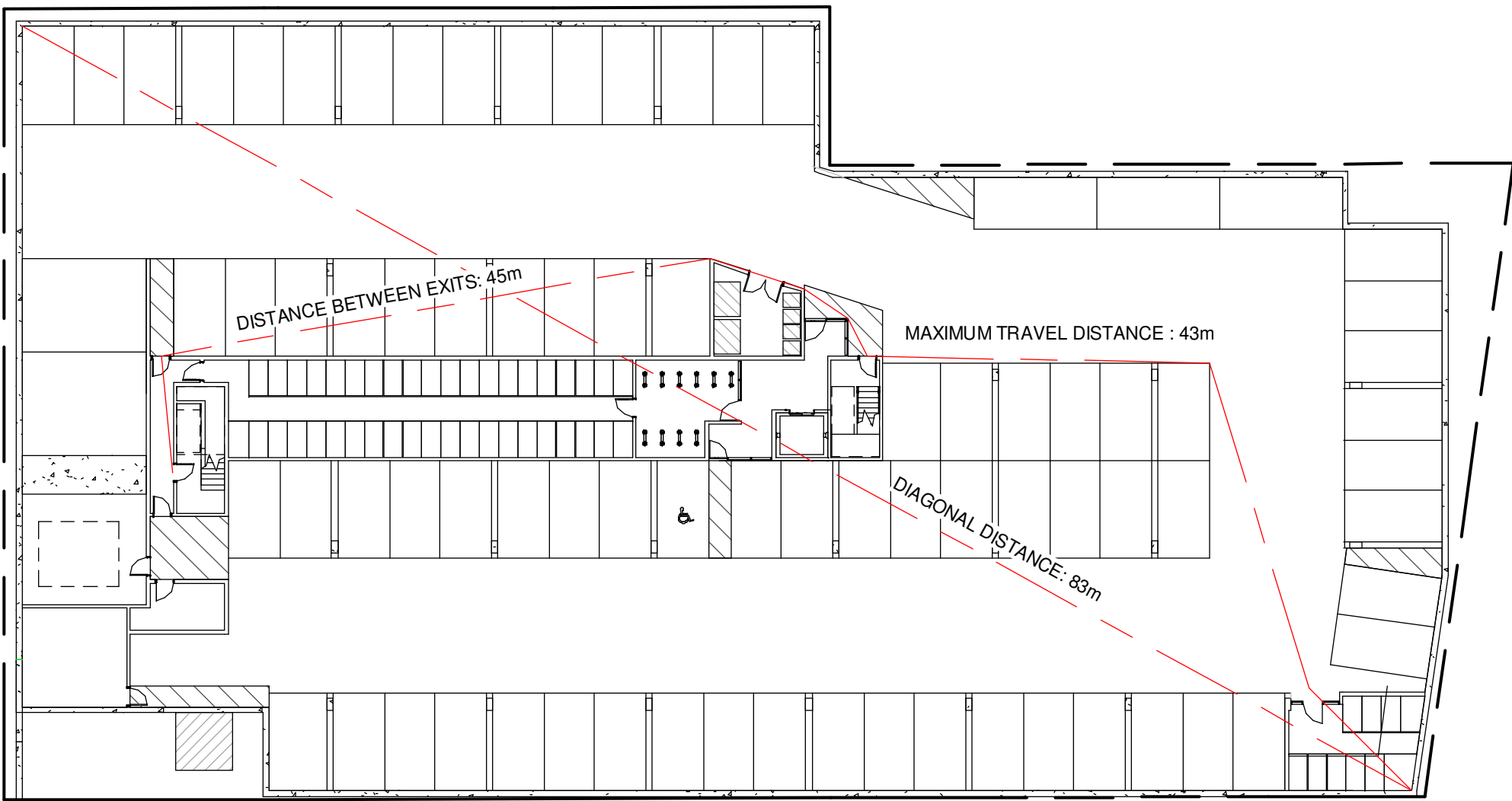
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| I | Revision 1 | May 4, 2018 |
| | Re-zoning & Development Permit | February 27, 2018 |
| NO. | DESCRIPTION | DATE |



CASCADIA ARCHITECTS INC

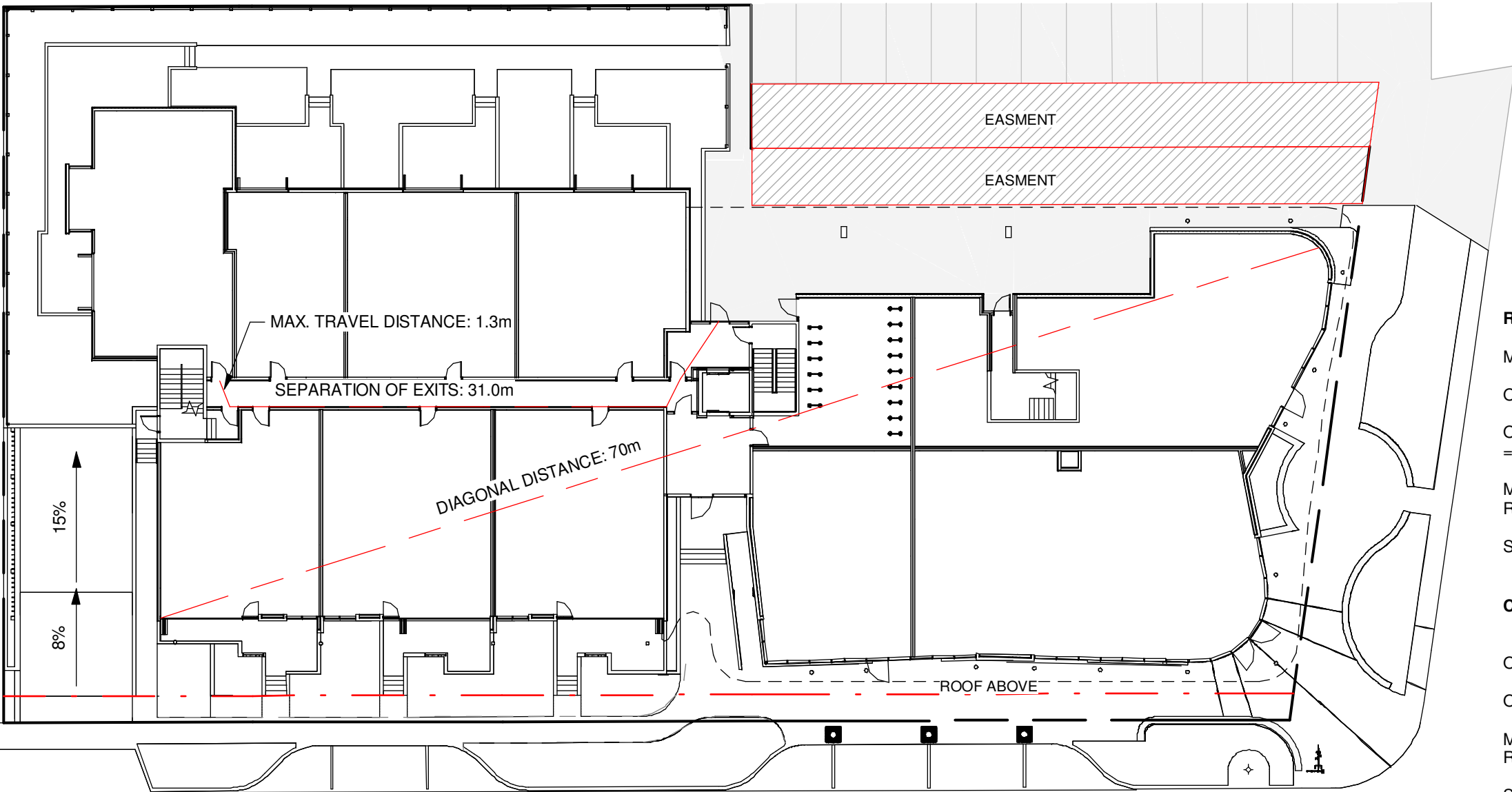
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| | | |
|------------|---|----------------|
| Project | Cook & Pendergast | |
| | Aragon Properties Ltd. 328 Cook Street | |
| Sheet Name | Survey, Existing Site Plan & Average Grade | |
| Date | May 4, 2018 | |
| Scale | As indicated | Project # 1719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



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

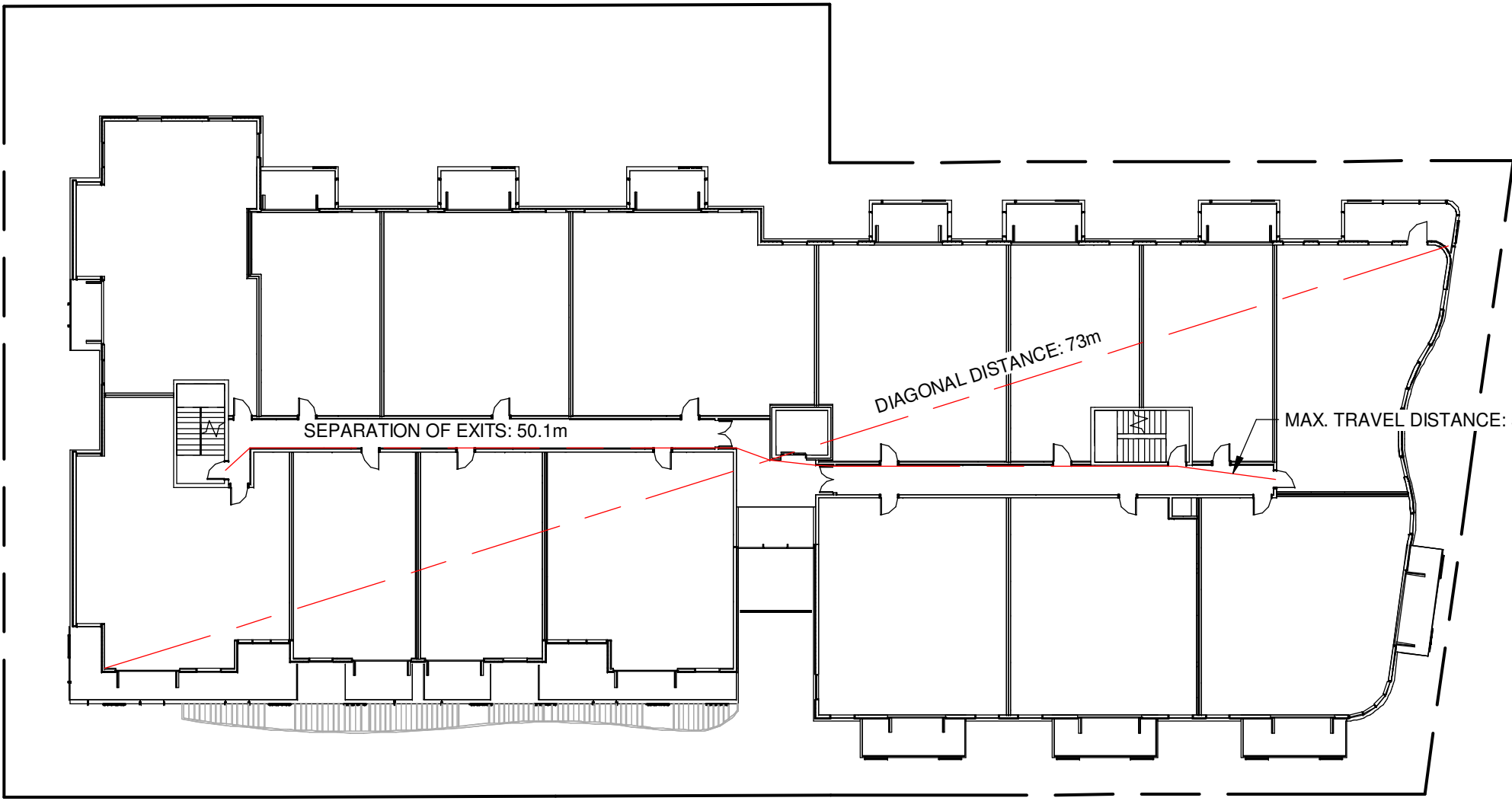
1 Parking Level - Code Plan
I : 300



RESIDENTIAL AREA
MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 14 SLEEPING ROOMS X 2 PERSONS PER ROOM = 28 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 28 = 171mm
STAIRS : 8mm/PERSON X 28 = 224mm

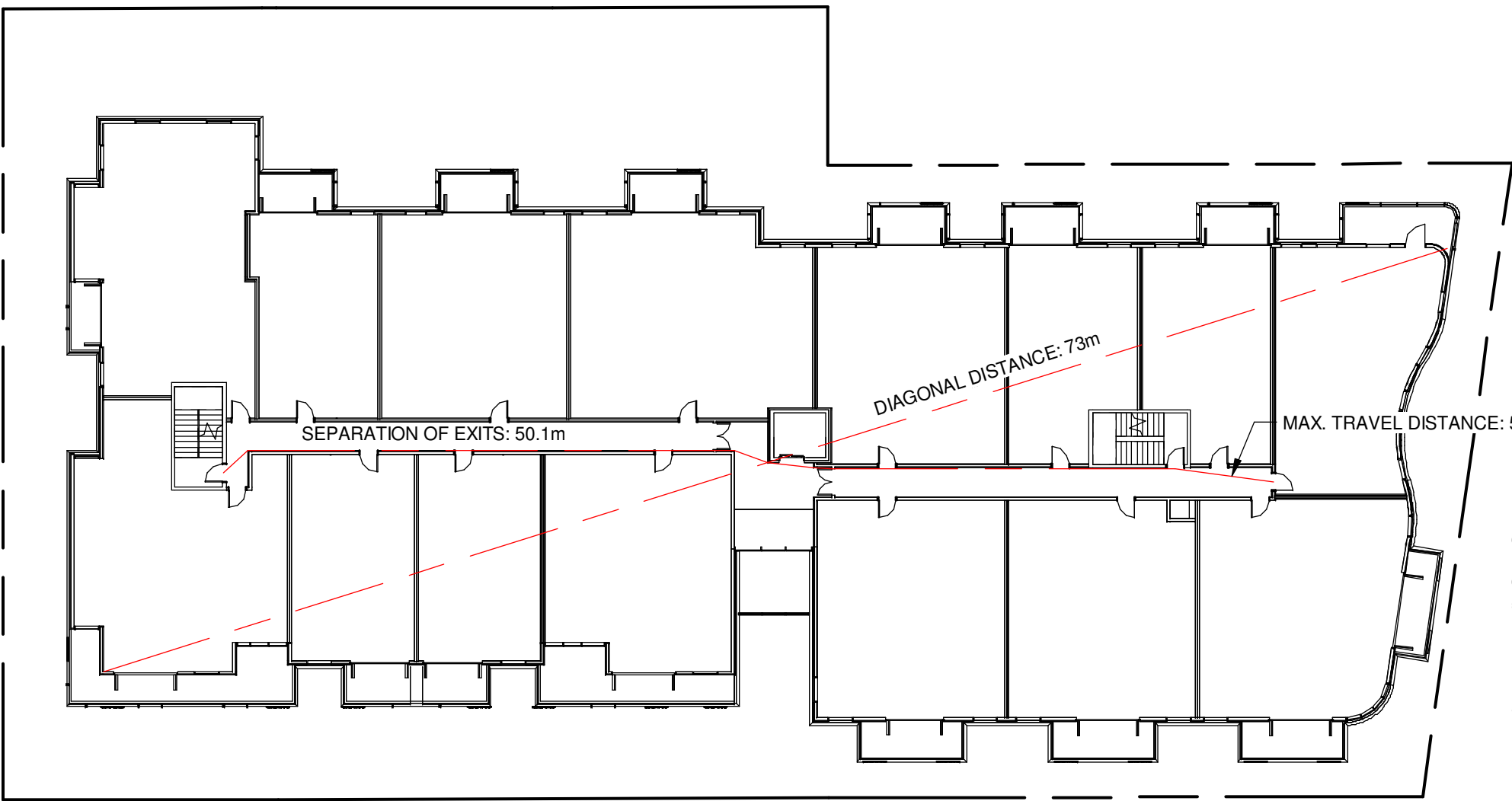
COMMERCIAL AREA
OCCUPANCY: GROUP E
OCCUPANT LOAD: 544 m² / 3.7 m² PER PERSON = 147 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 147 = 897mm
STAIRS : 8mm/PERSON X 147 = 1176mm

2 Grade - Code Plan
I : 300



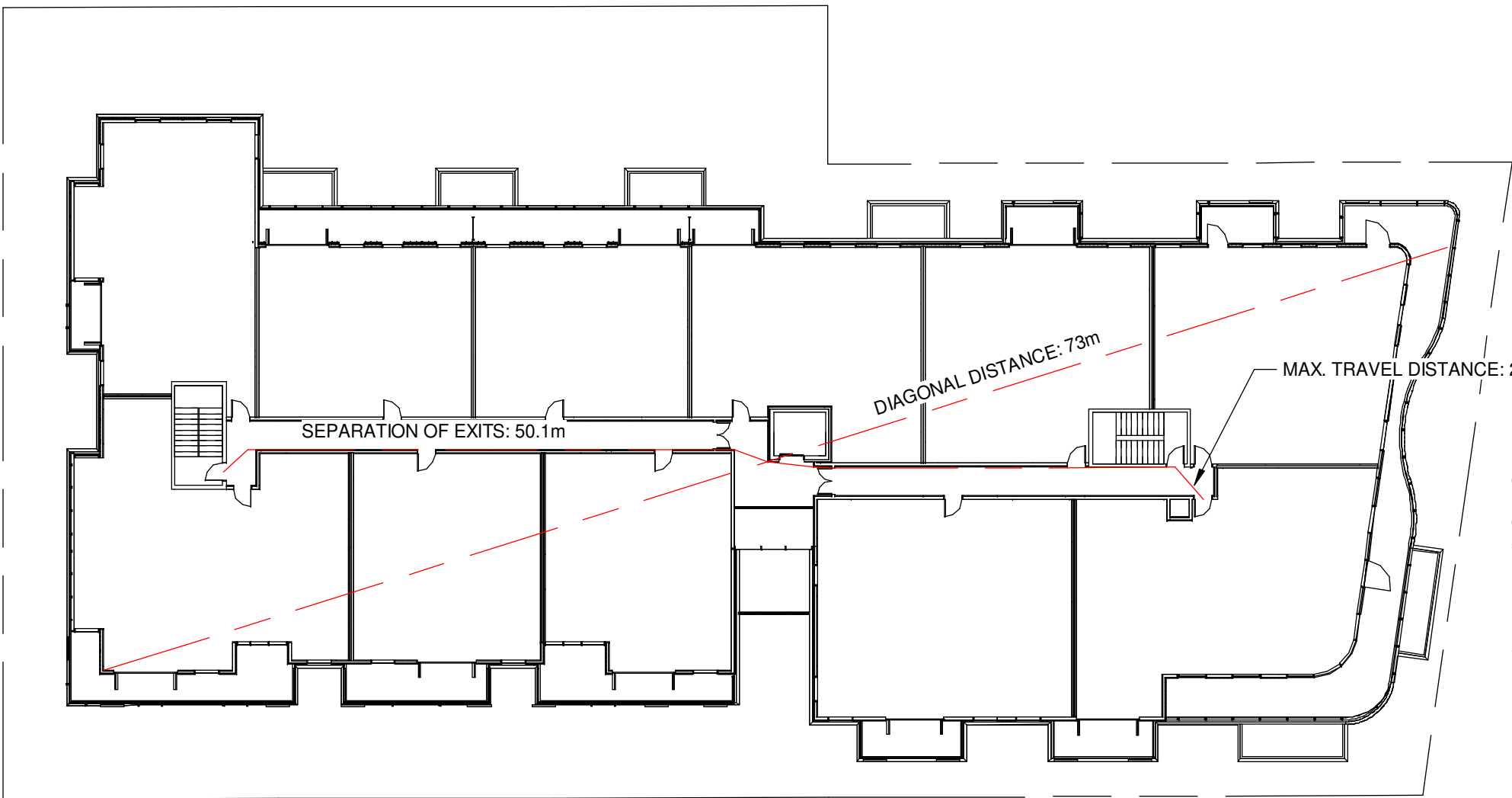
MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 28 SLEEPING ROOMS X 2 PERSONS PER ROOM = 56 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 56 = 342mm
STAIRS : 8mm/PERSON X 56 = 448mm

3 Level 2 - Code Plan
I : 300



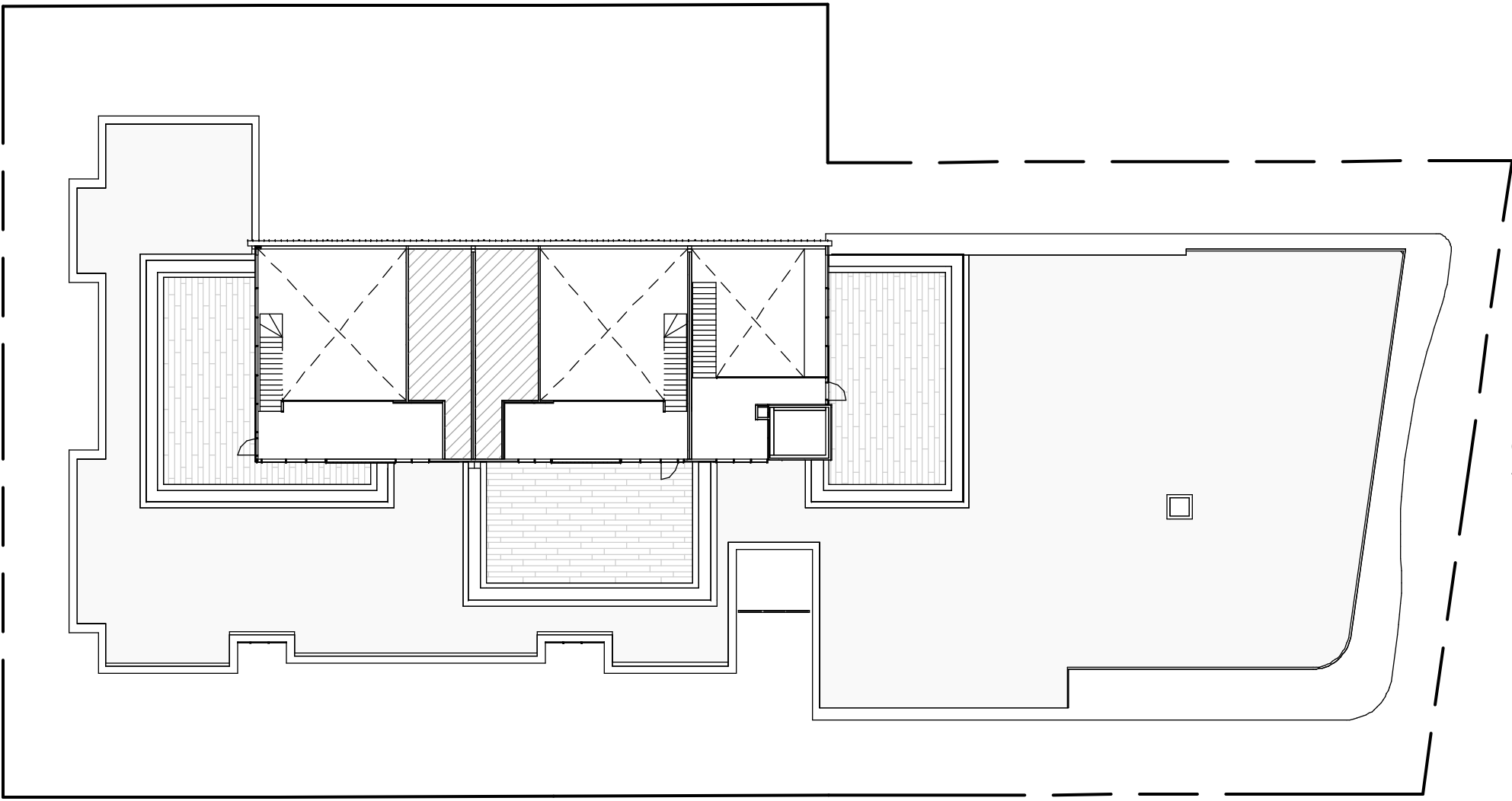
MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 28 SLEEPING ROOMS X 2 PERSONS PER ROOM = 56 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 56 = 342mm
STAIRS : 8mm/PERSON X 56 = 448mm

4 Level 3 - Code Plan
I : 300



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

5 Level 4 - Code Plan
I : 300



6 Roof - Code Plan
I : 300

BC BUILDING CODE 2012

3.1 GENERAL

3.1.2.1 OCCUPANCY CLASSIFICATION:

GROUP C RESIDENTIAL OCCUPANCY: LEVEL 1-4
GROUP F, DIVISION 3: PARKING LEVEL

3.1.3 SEPARATION OF USES

F-C TO C REQUIRES 1HR F.R.R.
C TO E REQUIRES A 2 HR F.R.R.

3.1.17 OCCUPANT LOAD

SEE A1.01

3.2 FIRE SAFETY

BUILDING AREA:
1750 m²

3.2.2 BUILDING SIZE AND CONSTRUCTION

3.2.2.50 GROUP C, UP TO 6 STORIES, SPRINKLERED

SPRINKLERED: YES

3.4 EXITS

3.4.2.1 MINIMUM NUMBER OF EXITS: 2 PER FLOOR

3.4.2.5 DISTANCE BETWEEN EXITS: SEE A1.01

3.4.2.5 LOCATION OF EXITS

MAX TRAVEL PERMITTED (RESIDENTIAL) : 30m
MAX TRAVEL PERMITTED (F3 USE) : 45m

3.7 HEALTH REQUIREMENTS

NUMBER OF REQUIRED WASHROOMS : T.B.D.

3.8 REQUIREMENTS FOR PERSONS WITH DISABILITIES

T.B.D.

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



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| | | |
|------------|---|-------------------|
| Project | Cook & Pendergast | |
| | Aragon Properties Ltd. 328 Cook Street | |
| Sheet Name | Code Analysis | |
| Date | May 4, 2018 | |
| Scale | 1 : 300 | Project # 1719 |
| | Revision | |
| Sheet # | A1.01 | |

GROUP E OCCUPANCY

LIMITING DISTANCE: 16.2 m

EXPOSING BUILDING FACE: 200+ m²

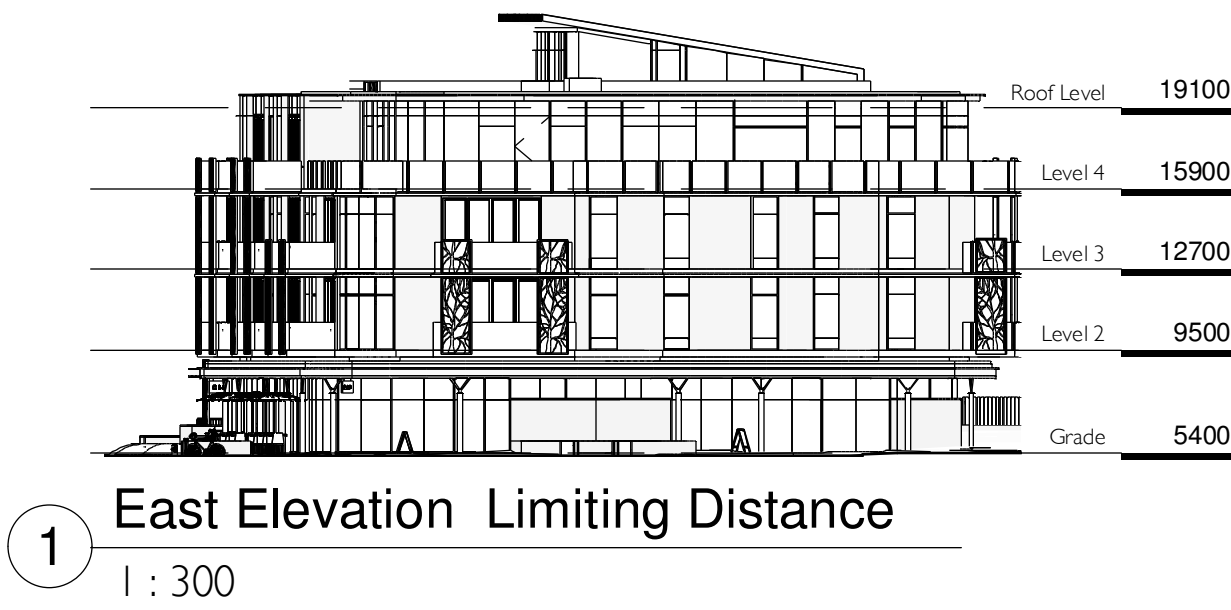
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%

GROUP C OCCUPANCY

LIMITING DISTANCE: 16.2 m

EXPOSING BUILDING FACE: 150+ m²

MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%



GROUP E OCCUPANCY

LIMITING DISTANCE: 4.7 m

EXPOSING BUILDING FACE: 73 m²

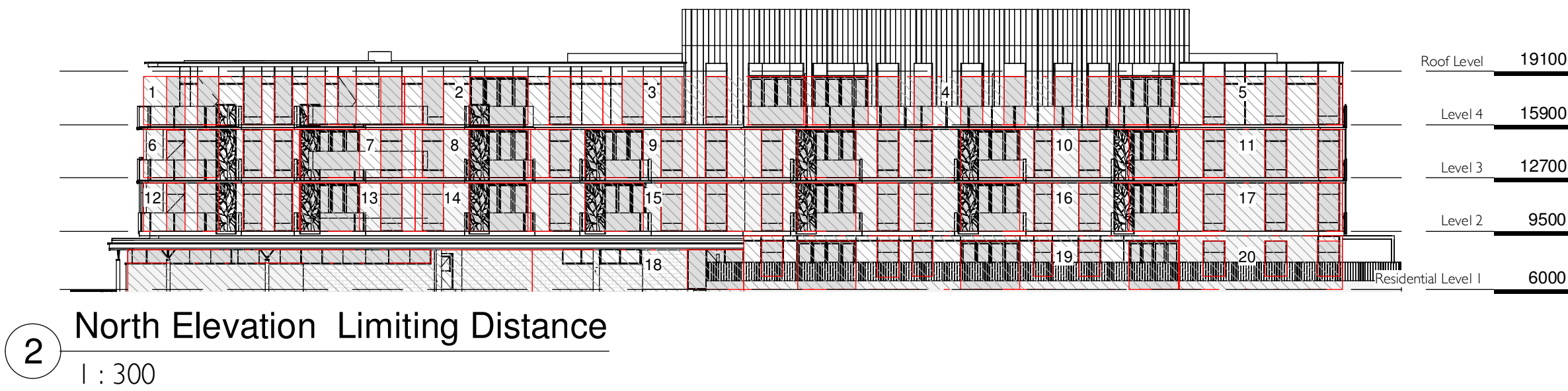
MAXIMUM AREA OF UNPROTECTED OPENINGS: 25%

PROPOSED AREA OF UNPROTECTED OPENINGS: 15 m²

PROPOSED PERCENTAGE OF UNPROTECTED OPENINGS: 20.5%

GROUP C OCCUPANCY

SEE TABLE



NORTH ELEVATION - GROUP C OCCUPANCY

| BUILDING COMPARTMENT | LIMITING DISTANCE | AREA OF EXPOSING FACE | MAXIMUM % OPENING | PROPOSED AREA OF OPENING | PROPOSED % OPENING |
|----------------------|-------------------|-----------------------|-------------------|--------------------------|--------------------|
| 1 | 4.1 m | 45 m² | 60% | 23 m² | 51% |
| 2 | 4.1 m | 35 m² | 71% | 18 m² | 51% |
| 3 | 4.1 m | 35 m² | 71% | 21 m² | 60% |
| 4 | 12.2 m | 41 m² | 100% | 41 m² | 63% |
| 5 | 5.8 m | 28 m² | 100% | 11 m² | 39% |
| 6 | 4.1 m | 27 m² | 78% | 13 m² | 48% |
| 7 | 4.1 m | 20 m² | 100% | 14 m² | 70% |
| 8 | 4.1 m | 20 m² | 100% | 14 m² | 70% |
| 9 | 4.1 m | 29 m² | 78% | 18 m² | 62% |
| 10 | 10.5 m | 84 m² | 100% | 51 m² | 61% |
| 11 | 5.8 m | 28 m² | 100% | 11 m² | 39% |
| 12 | 4.1 m | 27 m² | 78% | 13 m² | 48% |
| 13 | 4.1 m | 20 m² | 100% | 14 m² | 70% |
| 14 | 4.1 m | 20 m² | 100% | 14 m² | 70% |
| 15 | 4.1 m | 29 m² | 78% | 18 m² | 62% |
| 16 | 10.5 m | 84 m² | 100% | 51 m² | 61% |
| 17 | 5.8 m | 28 m² | 100% | 11 m² | 39% |
| 18 | 8.4 m | 38 m² | 100% | 8 m² | 21% |
| 19 | 10.5 m | 84 m² | 100% | 42 m² | 50% |
| 20 | 5.8 m | 31 m² | 100% | 8 m² | 26% |

GROUP E OCCUPANCY

LIMITING DISTANCE: 10.9 m

EXPOSING BUILDING FACE: 79 m²

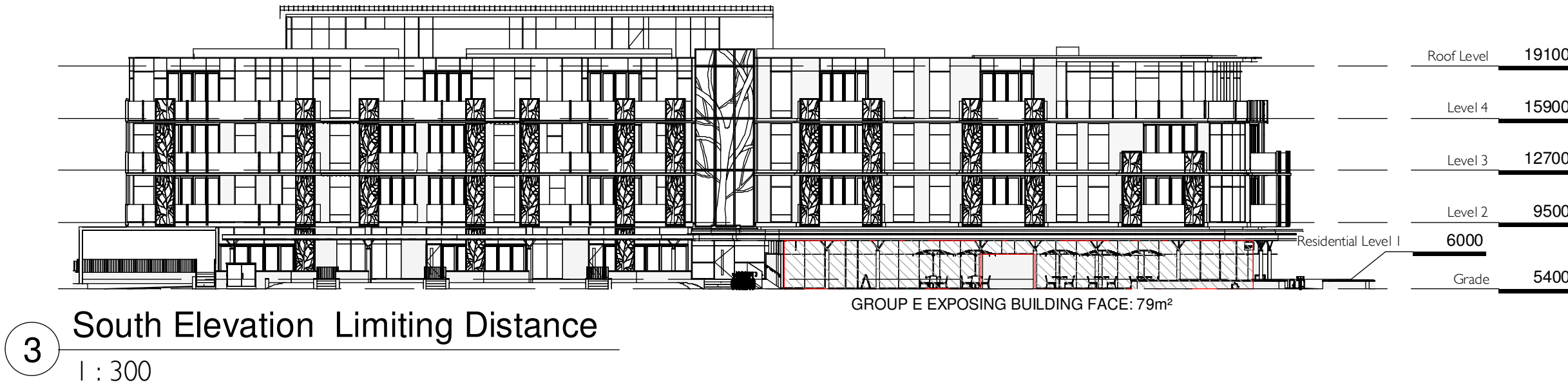
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%

GROUP C OCCUPANCY

LIMITING DISTANCE: 10.9 m

EXPOSING BUILDING FACE: 150+ m²

MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%



GROUP E OCCUPANCY

N/A

GROUP C OCCUPANCY

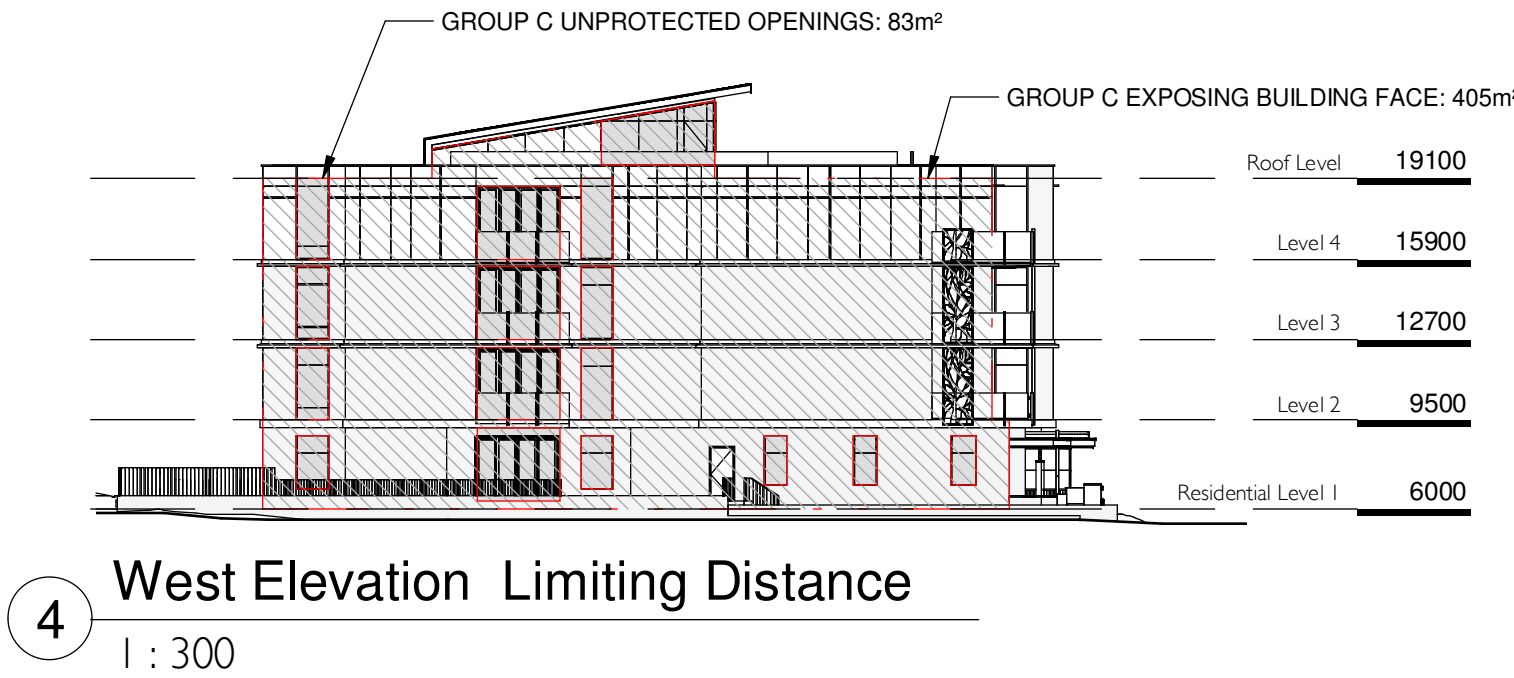
LIMITING DISTANCE: 5 m

EXPOSING BUILDING FACE: 405 m²

MAXIMUM AREA OF UNPROTECTED OPENINGS: 40%

PROPOSED AREA OF UNPROTECTED OPENINGS: 83 m²

PROPOSED PERCENTAGE OF UNPROTECTED OPENINGS: 20.5%



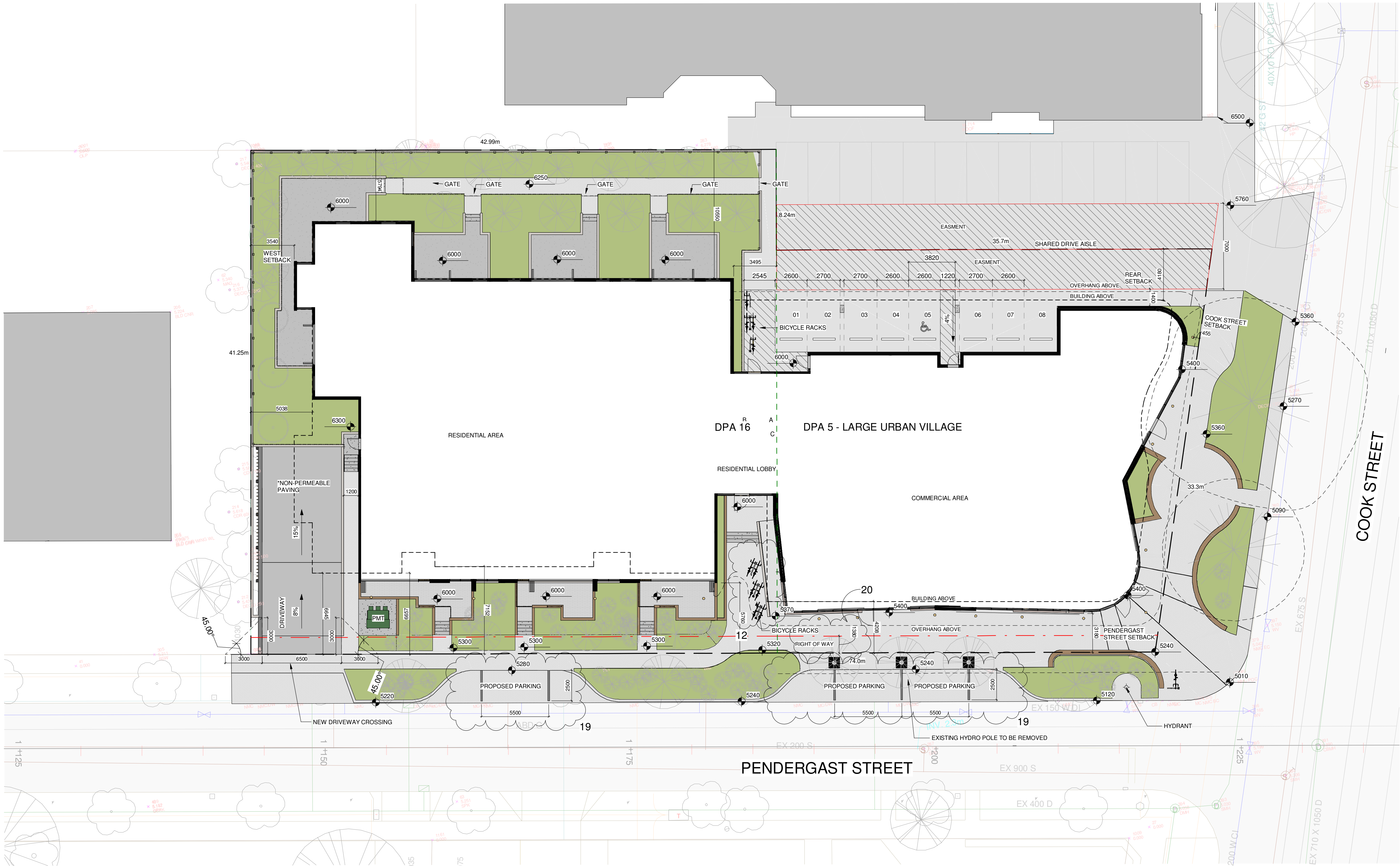
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|-----|--------------------------------|-------------------|
| | Re-zoning & Development Permit | February 27, 2018 |
| NO. | DESCRIPTION | DATE |



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| | | | |
|---------------------|-------------------|---|--|
| Project | | Cook & Pendergast | |
| | | Aragon Properties Ltd. 328 Cook Street | |
| Sheet Name | | Limiting Distance | |
| Date May 4, 2018 | | | |
| Scale 1 : 300 | Project # 1719 | Revision | |
| | | Sheet # A1.02 | |



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

1 Overall Site Plan
1: 150

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



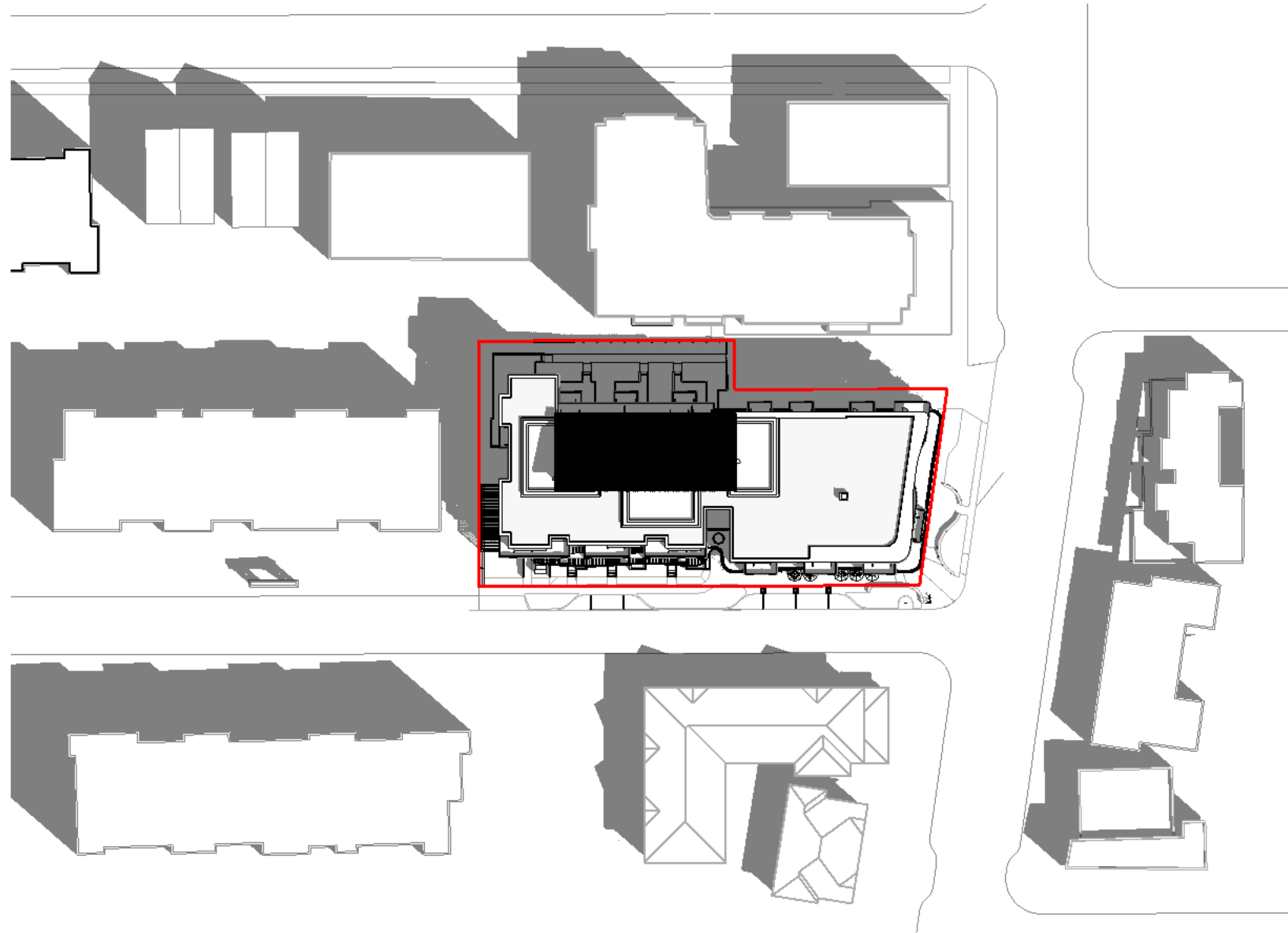
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| | | |
|---|-----------|-------|
| Project | | |
| Cook & Pendergast | | |
| Aragon Properties Ltd. 328 Cook Street | | |
| Sheet Name | | |
| Overall Site Plan | | |
| Date | | |
| May 4, 2018 | | |
| Scale | Project # | |
| 1: 150 | 1719 | |
| Revision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



1 Shadow - Equinox - 8 AM
1 : 1000



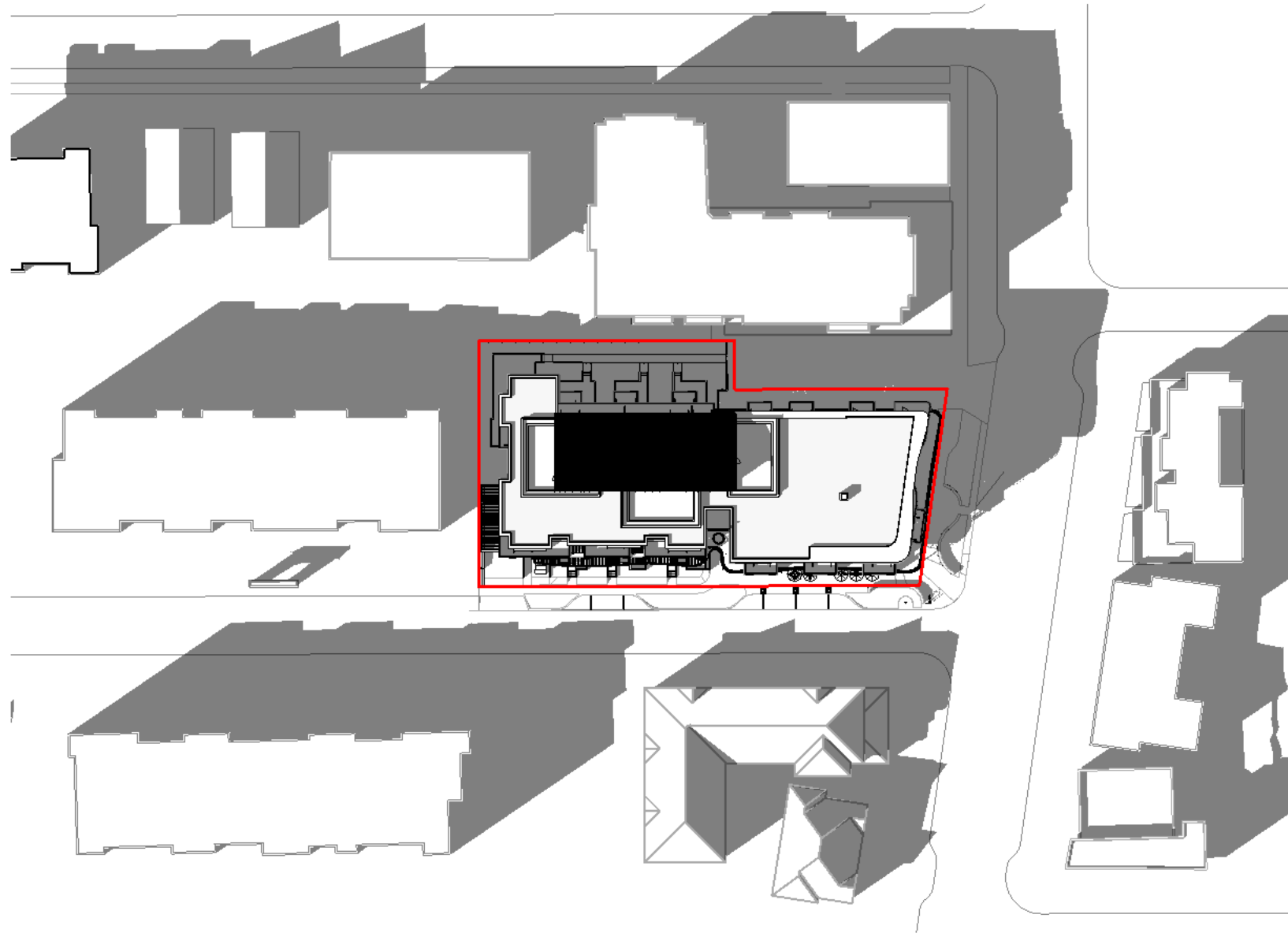
4 Shadow - Equinox - 10 AM
1 : 1000



5 Shadow - Equinox - 12 PM
1 : 1000



2 Shadow - Equinox - 2 PM
1 : 1000



3 Shadow - Equinox - 4 PM
1 : 1000



6 Shadow - Equinox - 6 PM
1 : 1000

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



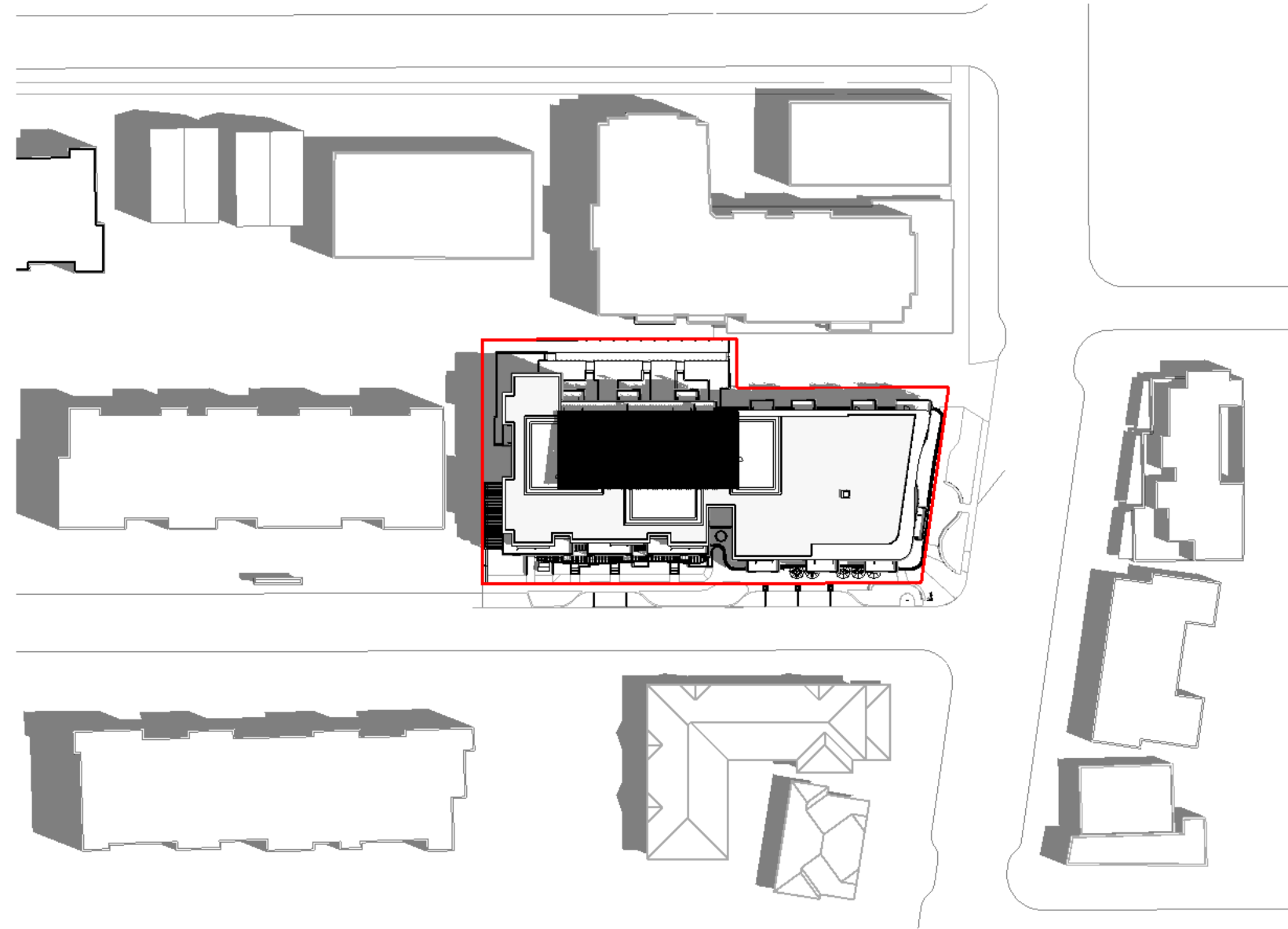
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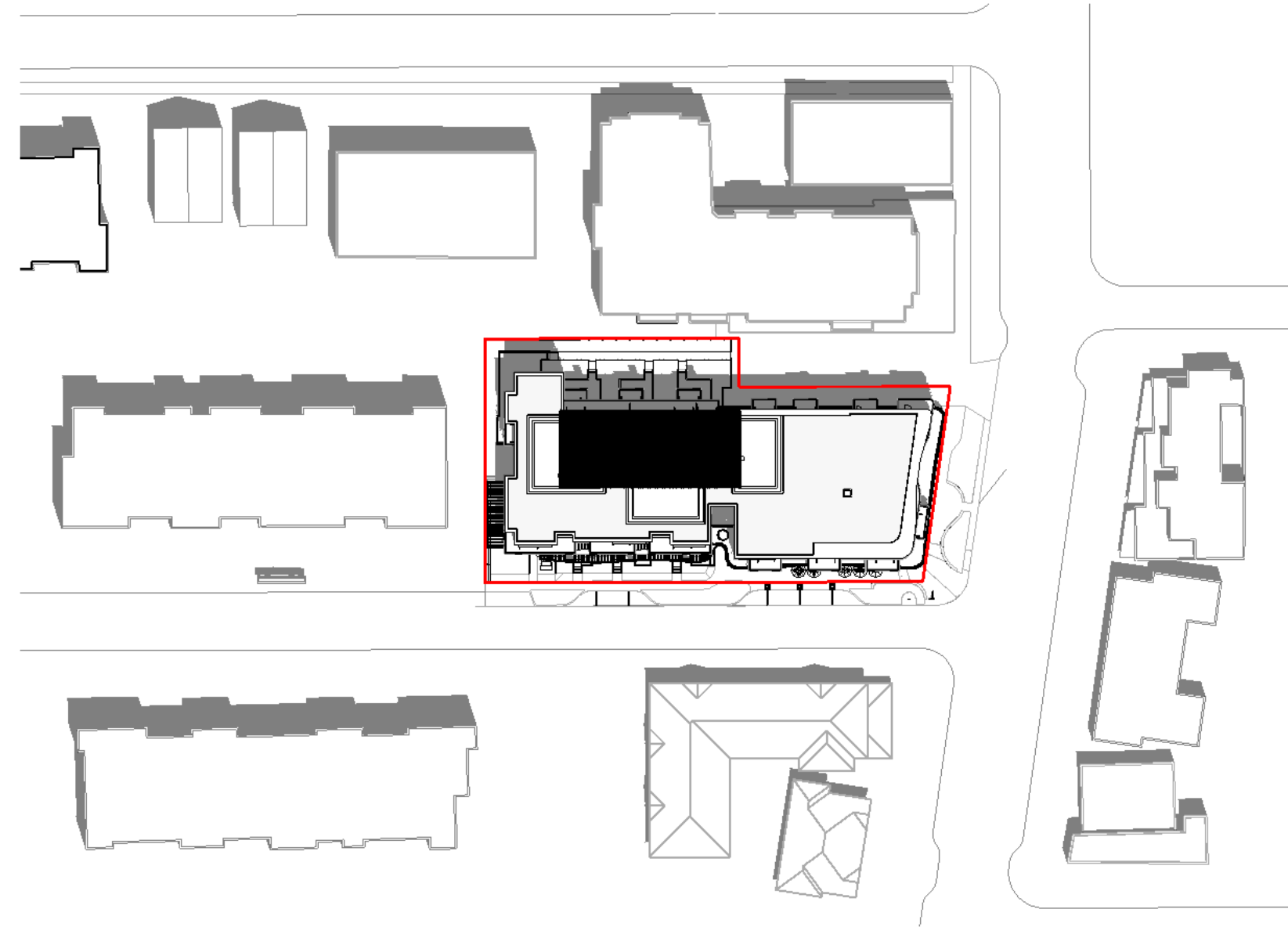
| | | | |
|------------|----------|---|-------|
| Project | | Cook & Pendergast | |
| | | Aragon Properties Ltd. 328 Cook Street | |
| Sheet Name | | Shadow Studies - Equinox | |
| Date | | May 4, 2018 | |
| Scale | 1 : 1000 | Project # | 1719 |
| | | Revision | |
| | | Sheet # | A1.04 |



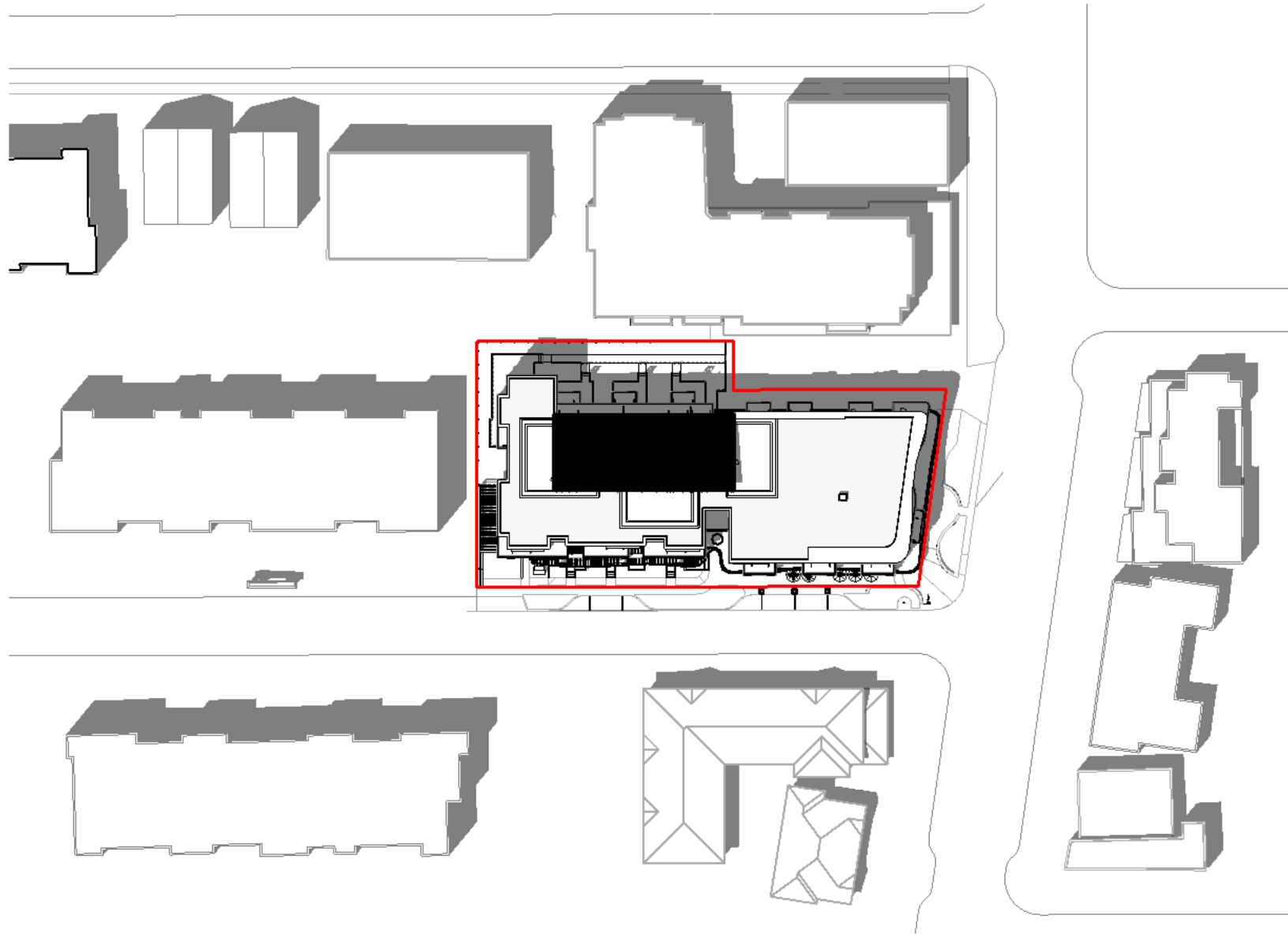
1 Shadow - Summer - 8 AM
1 : 1000



2 Shadow - Summer - 10 AM
1 : 1000



3 Shadow - Summer - 12 PM
1 : 1000



4 Shadow - Summer - 2 PM
1 : 1000



5 Shadow - Summer - 4 PM
1 : 1000



6 Shadow - Summer - 6 PM
1 : 1000

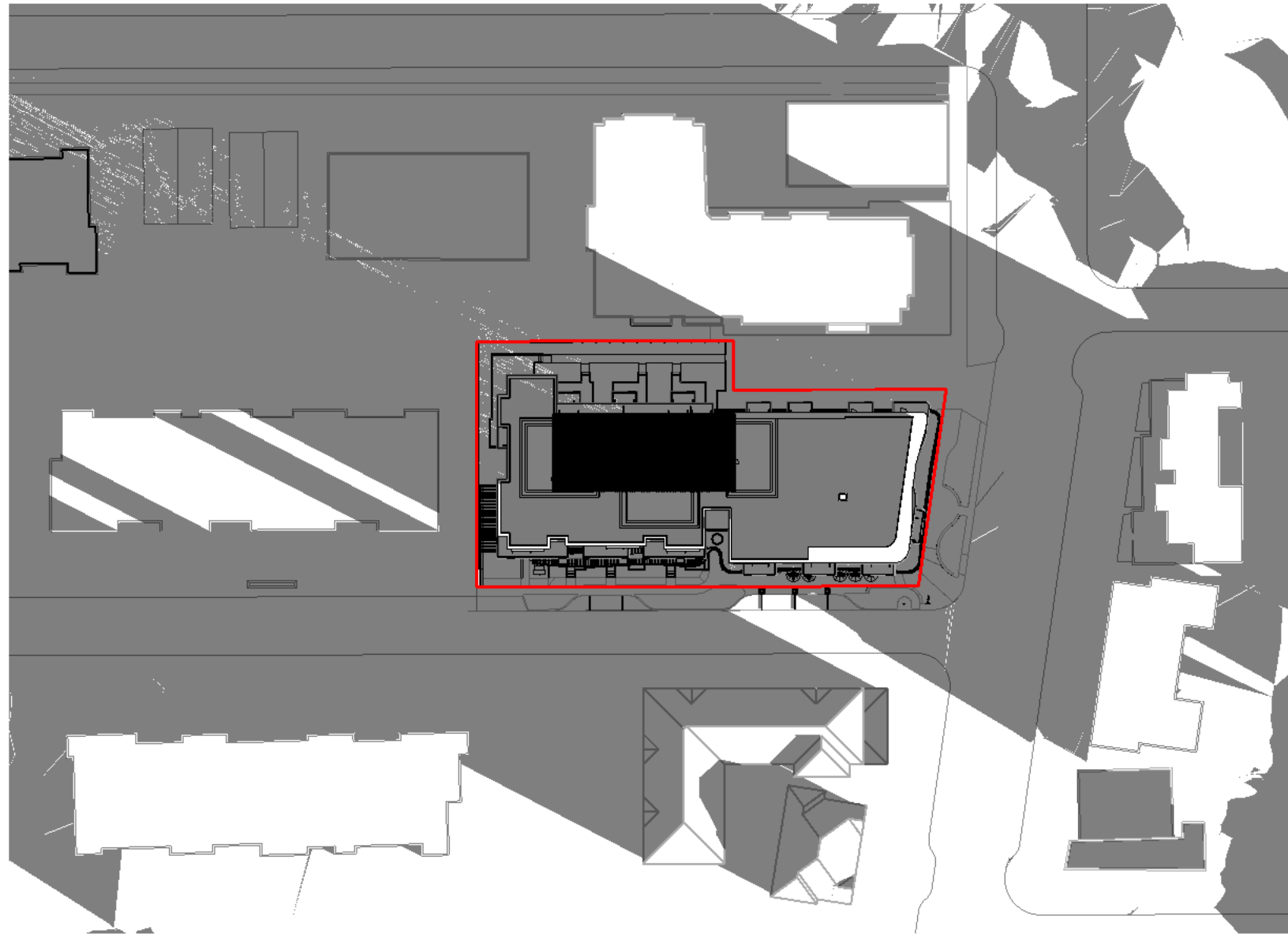
| | Re-zoning & Development Permit | February 27, 2018 |
|-----|--------------------------------|-------------------|
| NO. | DESCRIPTION | DATE |



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| | | | |
|------------|----------|-------------------------|-------|
| Project | | Cook & Pendergast | |
| | | Aragon Properties Ltd. | |
| | | 328 Cook Street | |
| Sheet Name | | Shadow Studies - Summer | |
| Date | | May 4, 2018 | |
| Scale | 1 : 1000 | Project # | 1719 |
| | | Revision | |
| | | Sheet # | A1.05 |



1 Shadow - Winter - 8 AM
1 : 1000



2 Shadow - Winter - 10 AM
1 : 1000



3 Shadow - Winter - 12 PM
1 : 1000



4 Shadow - Winter - 2 PM
1 : 1000



5 Shadow - Winter - 4 PM
1 : 1000

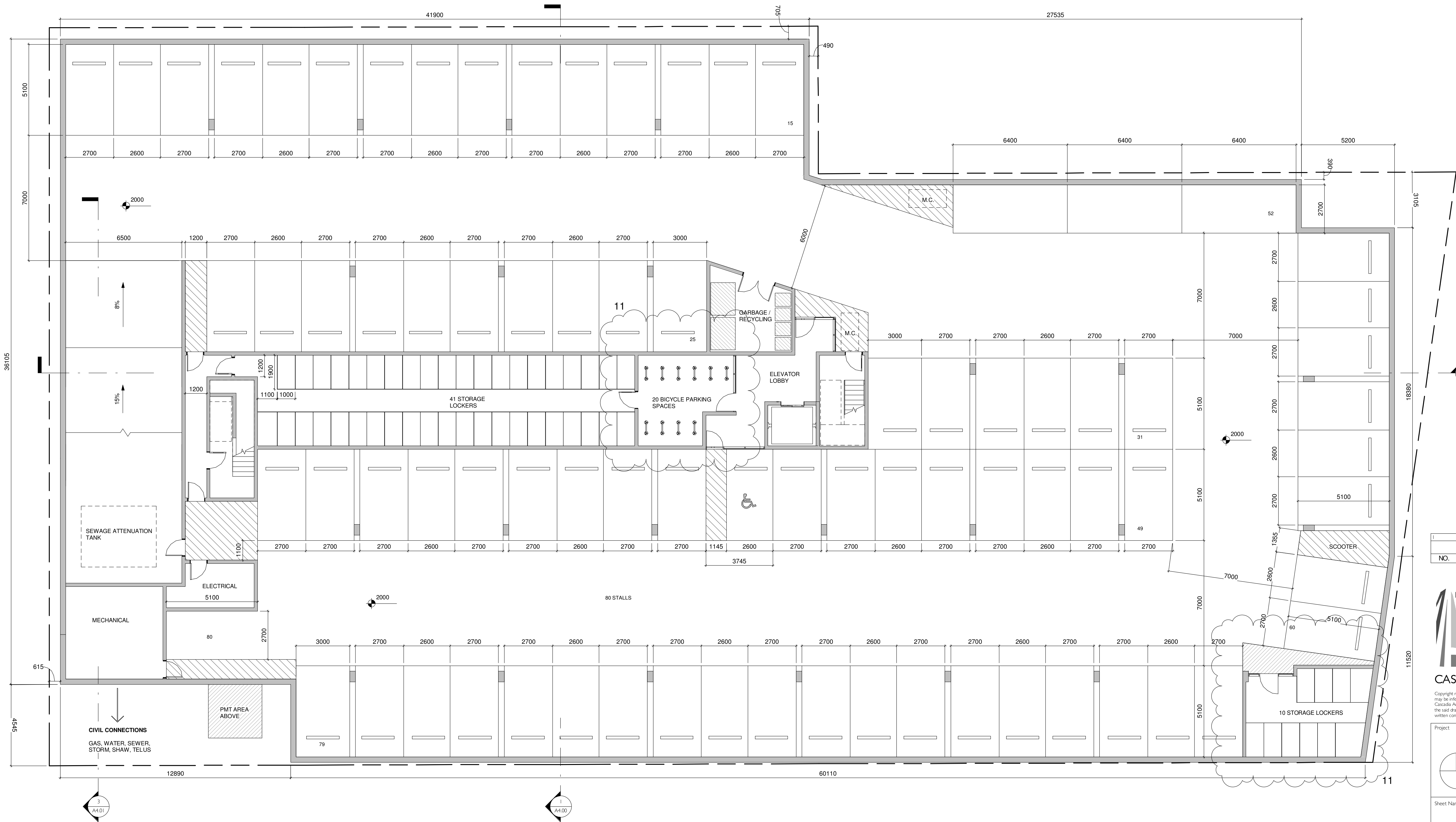
| | Re-zoning & Development Permit | February 27, 2018 |
|-----|--------------------------------|-------------------|
| NO. | DESCRIPTION | DATE |



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



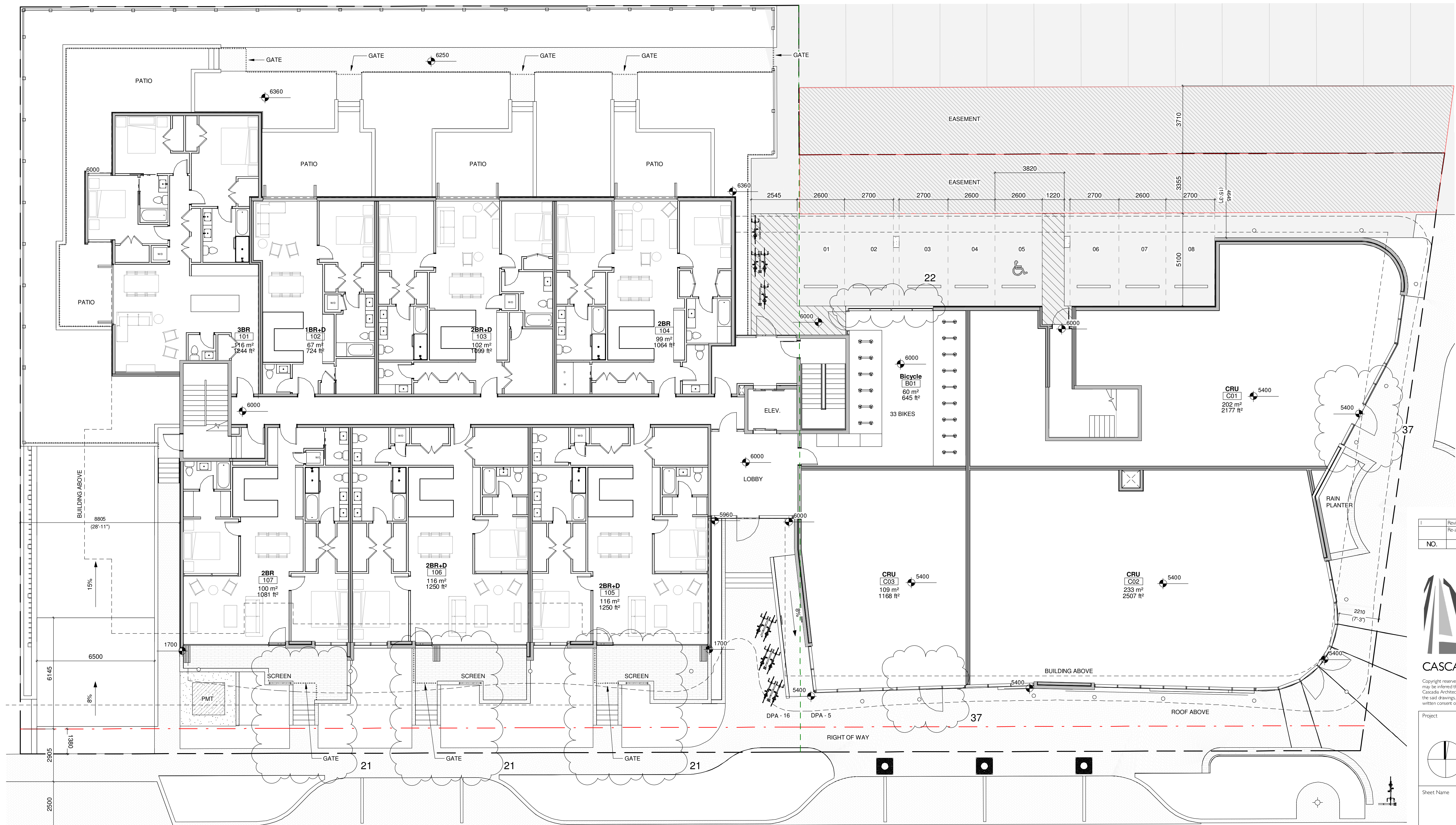
| 1 | Revision 1 | May 4, 2018 |
|-----|--------------------------------|-------------------|
| | Re-zoning & Development Permit | February 27, 2018 |
| NO. | DESCRIPTION | DATE |



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| | | |
|------------|-------------------|----------------|
| Project | Cook & Pendergast | |
| Sheet Name | Parking Level | |
| Date | May 4, 2018 | |
| Scale | 1 : 100 | Project # 1719 |
| Revision | May 4, 2018 | 1 |
| Sheet # | A2.00 | |



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

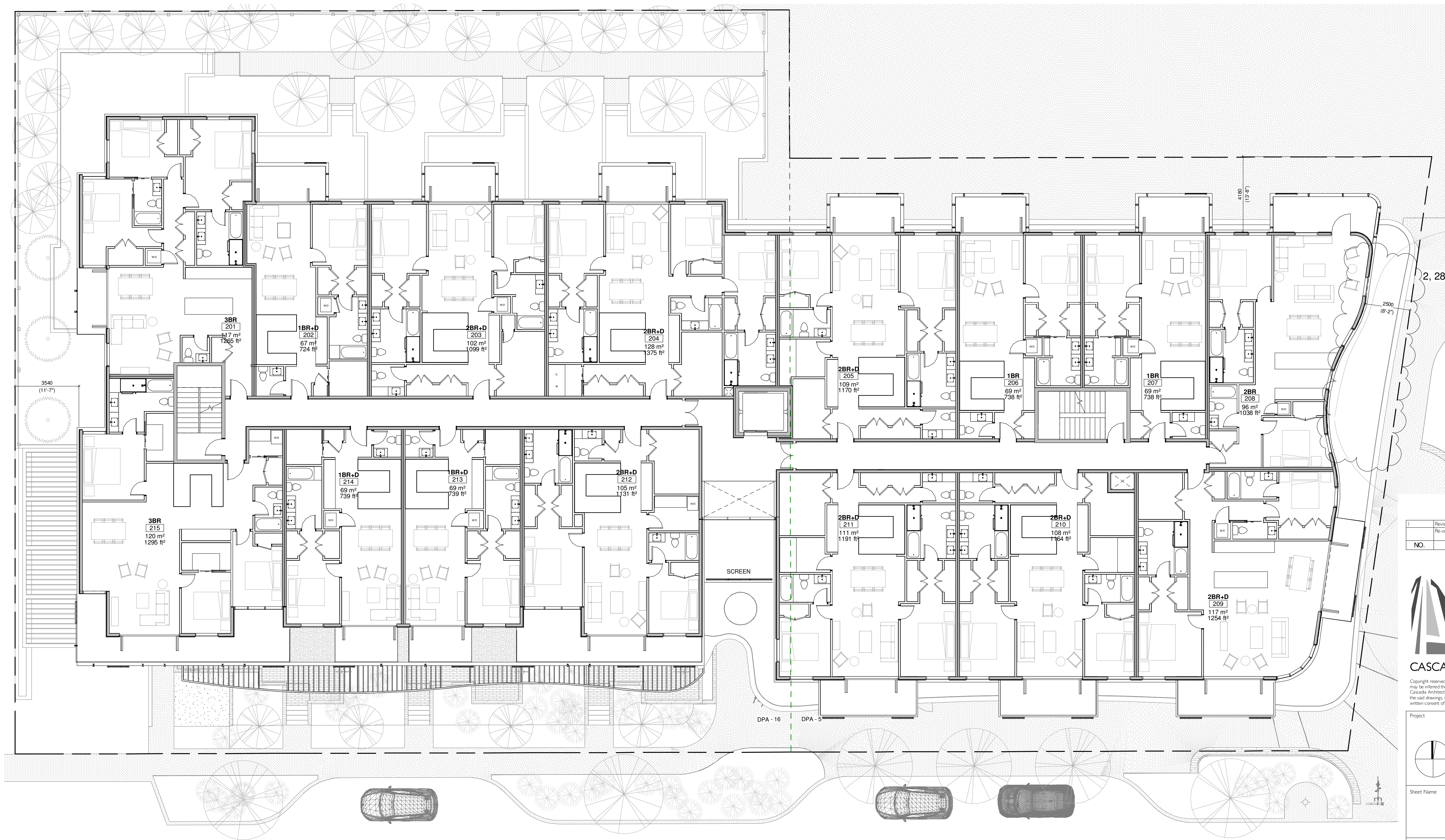
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| I | Revision 1 | May 4, 2018 |
| | Re-zoning & Development Permit | February 27, 2018 |
| NO. | DESCRIPTION | DATE |



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



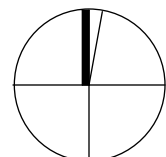
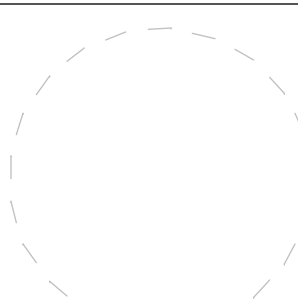

DPA - 5 AREA = 741.5 m²
DPA - 16 AREA = 892 m²

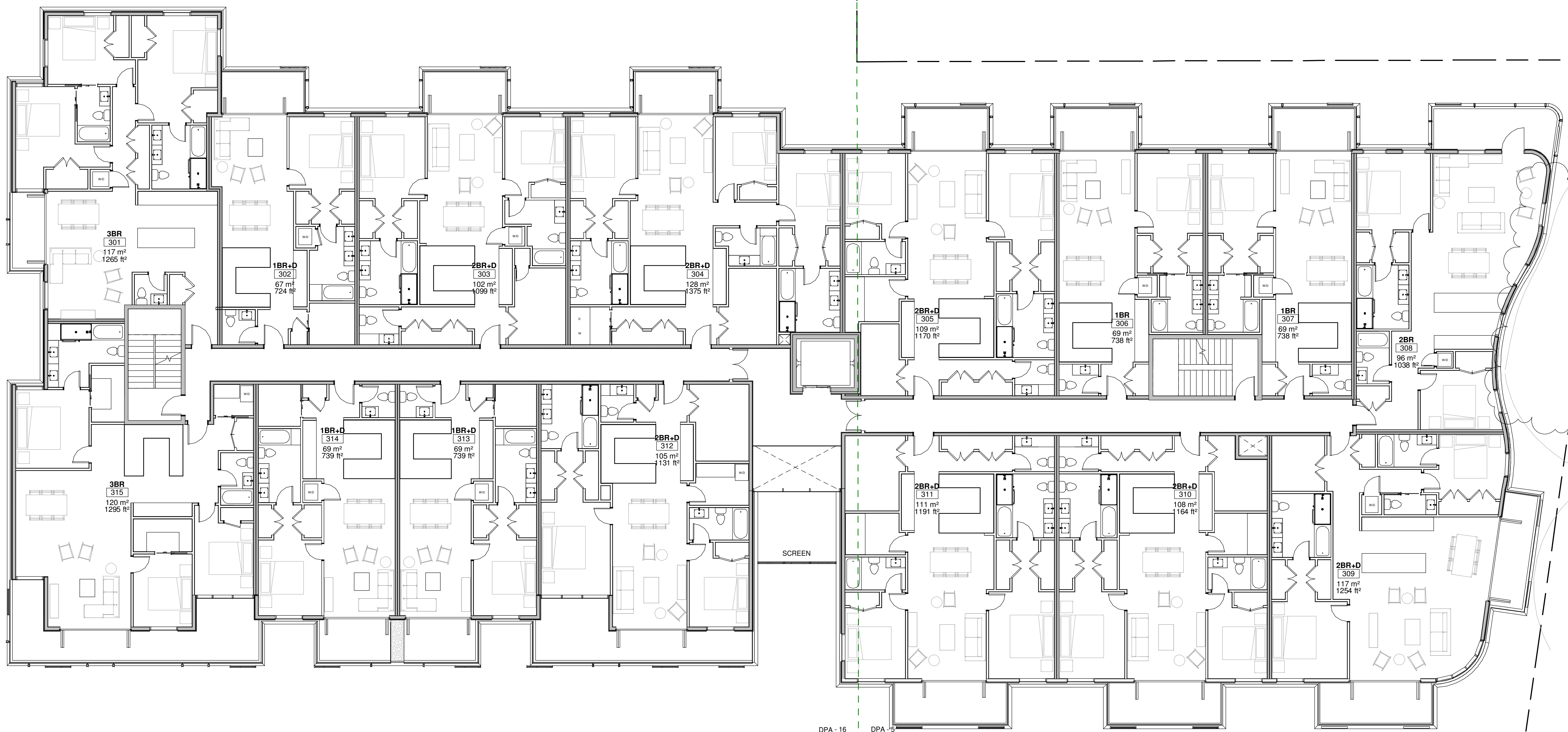
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| NO. | Revision 1 | May 4, 2018 |
| | Re-zoning & Development Permit | February 27, 2018 |
| DESCRIPTION | | DATE |



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| | | | |
|---|-------------|---|------|
| Project | | Cook & Pendergast | |
|  | | Aragon Properties Ltd. 328 Cook Street | |
| Sheet Name | | Level 2 | |
| Date | | May 4, 2018 | |
| Scale | 1 : 100 | Project # | 1719 |
|  | Revision |  | |
| | May 4, 2018 | | |
| | Sheet # | A2.02 | |



2, 28

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



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Project
Cook & Pendergast
Aragon Properties Ltd.
328 Cook Street

Sheet Name
Level 3

Date
May 4, 2018

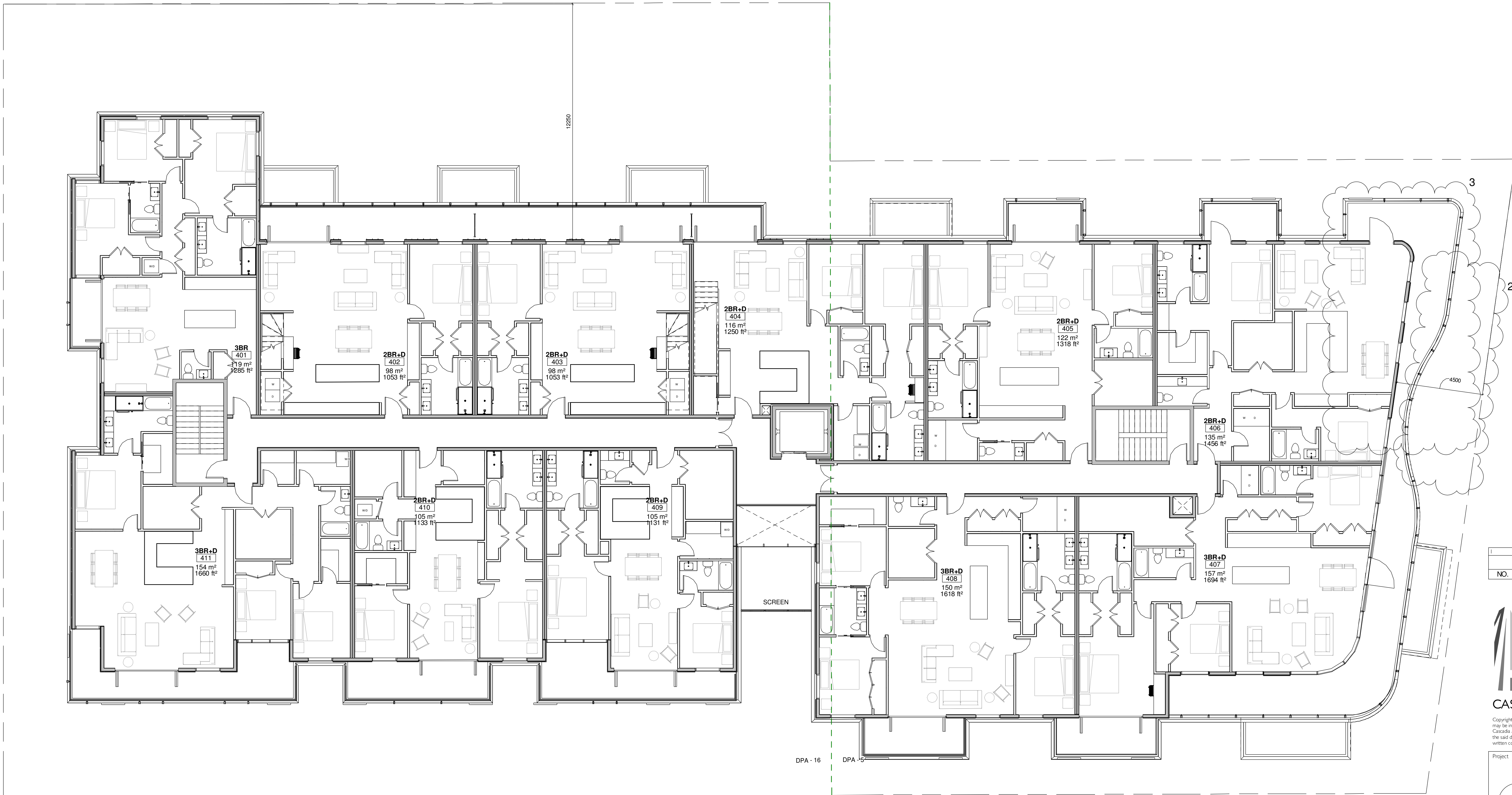
Scale
1 : 100

Project #
1719

Revision
May 4, 2018
1

Sheet #
A2.03

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



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

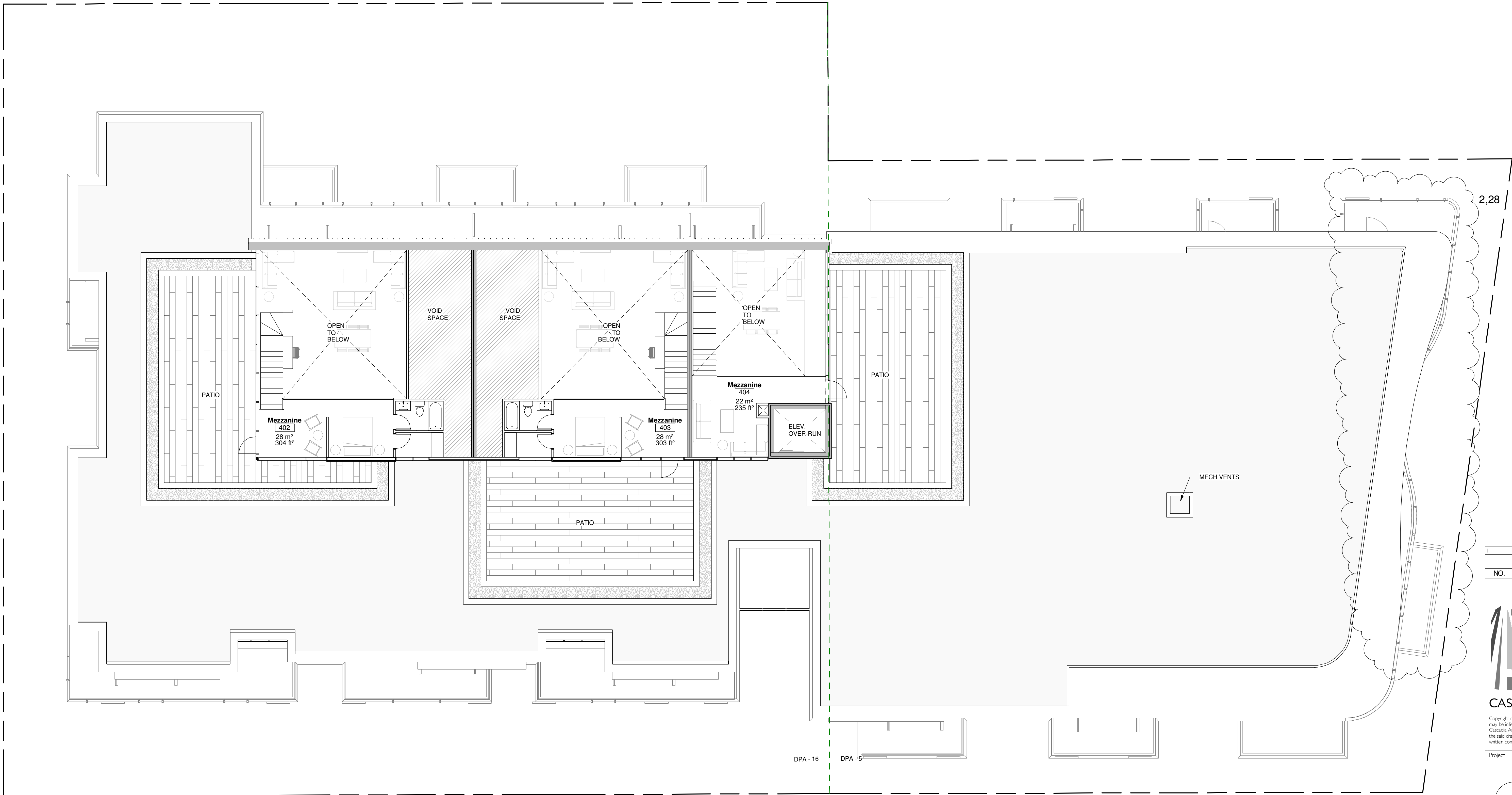
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|-------------|--------------------------------|-------------------|
| NO. | Revision 1 | May 4, 2018 |
| | Re-zoning & Development Permit | February 27, 2018 |
| DESCRIPTION | | DATE |



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



DPA - 16 AREA = 81 m²

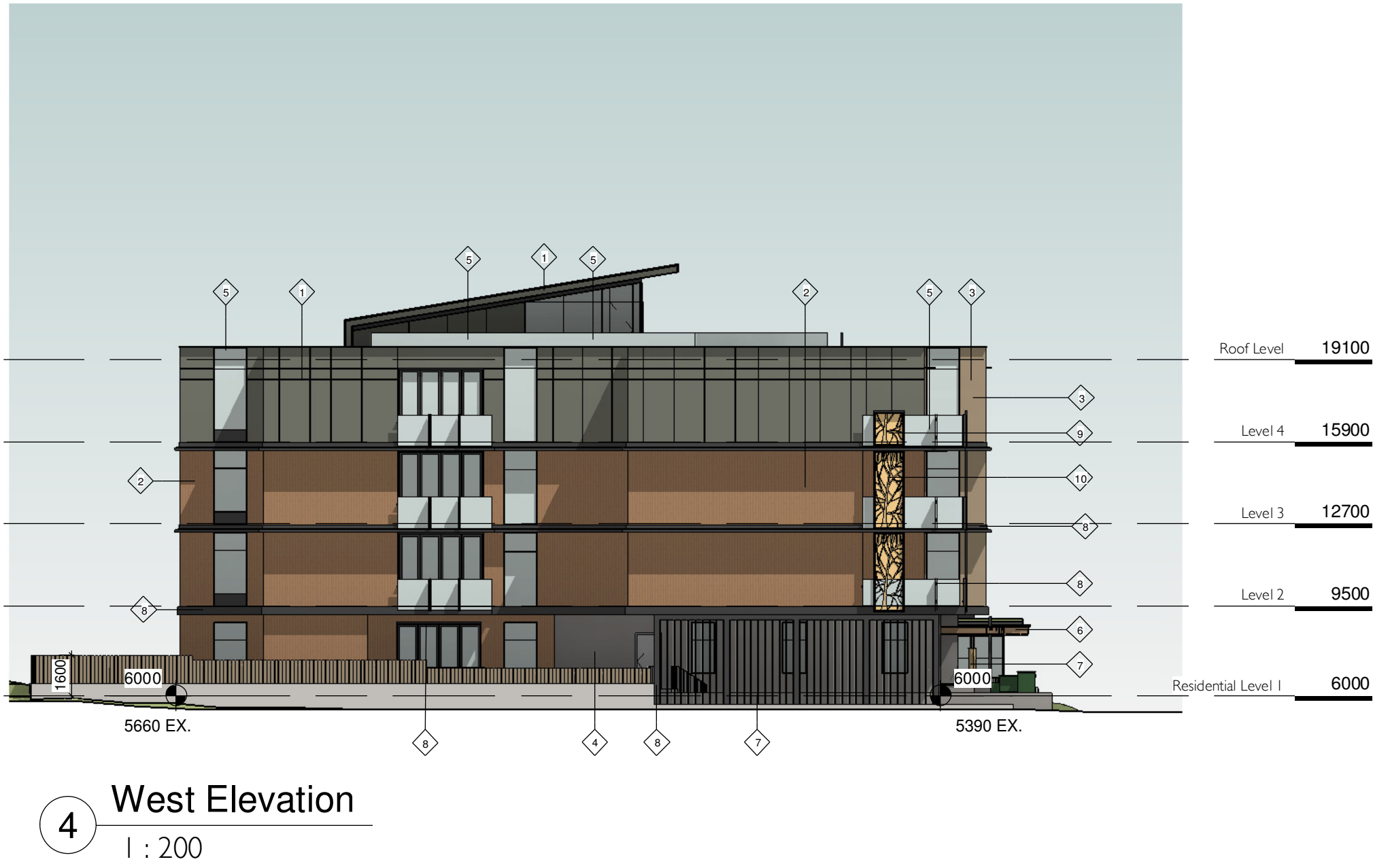
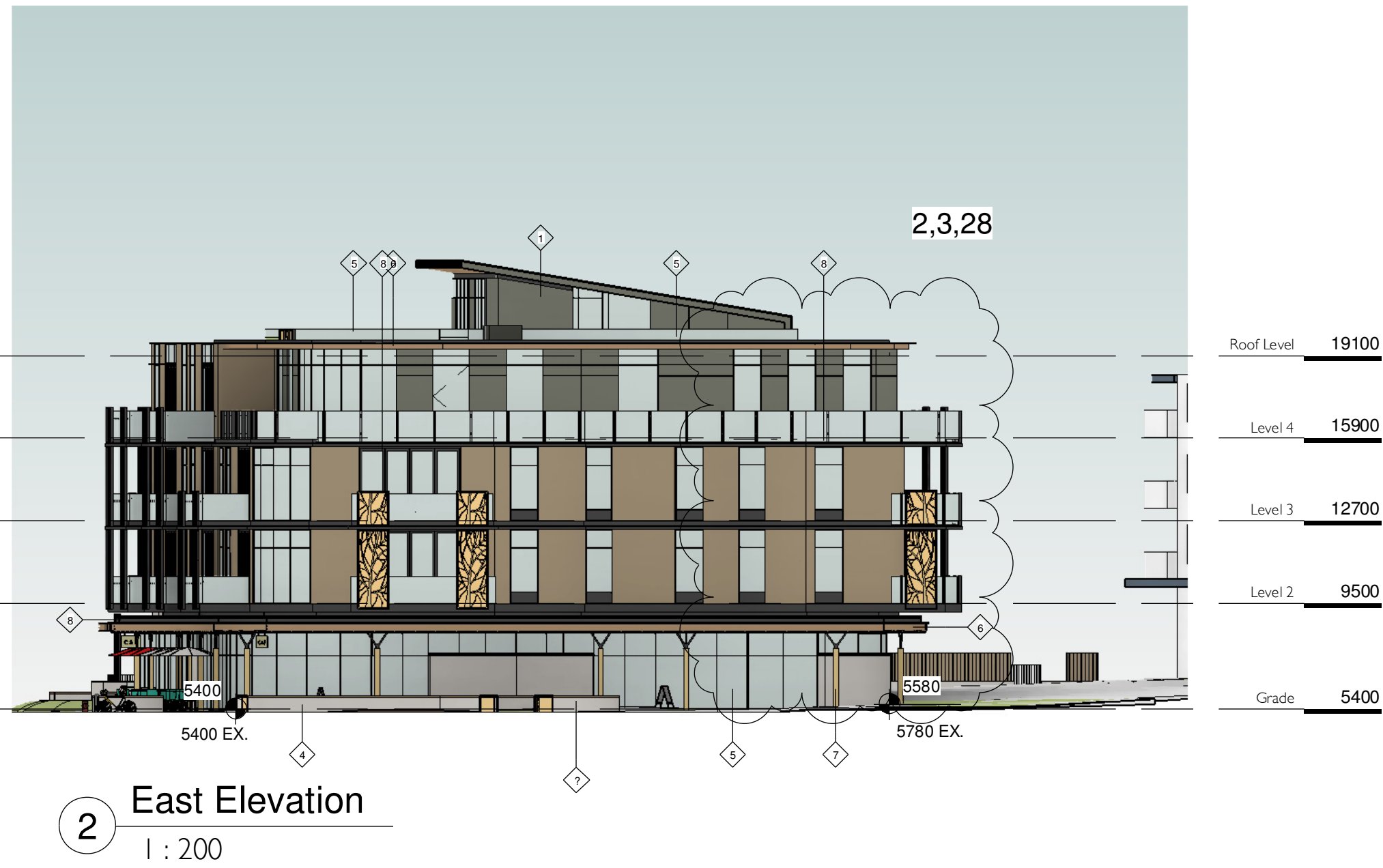
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|-----|--------------------------------|-------------------|
| I | Revision I | May 4, 2018 |
| | Re-zoning & Development Permit | February 27, 2018 |
| NO. | DESCRIPTION | DATE |



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



MATERIALS LEGEND

- | | |
|-------------------------------|-------------------------------------|
| 1 CEMENTITIOUS PANEL CLADDING | 7 CLEAR SEALED WOOD |
| 2 WOOD-FINISH BOARD CLADDING | 8 PRE-FINISHED METAL (CHARCOAL) |
| 3 BRICK CLADDING | 9 PERFORATED PRE-FINISHED ALUMINUM |
| 4 STONE CLADDING | 10 SOLID PRE-FINISHED ALUMINUM |
| 5 GLASS | 11 CONCRETE BLOCK |
| 6 T&G CEDAR SOFFIT | 12 PRE-FINISHED STANDING SEAM METAL |

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



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| | | |
|---|-----------|---|
| Project | | |
| Cook & Pendergast | | |
| Aragon Properties Ltd. 328 Cook Street | | |
| Sheet Name | | |
| Elevations | | |
| Date | | |
| May 4, 2018 | | |
| Scale | Project # | |
| 1 : 200 | 1719 | |
| Revision | | |
| May 4, 2018 | | 1 |
| Sheet # | | |
| A3.00 | | |



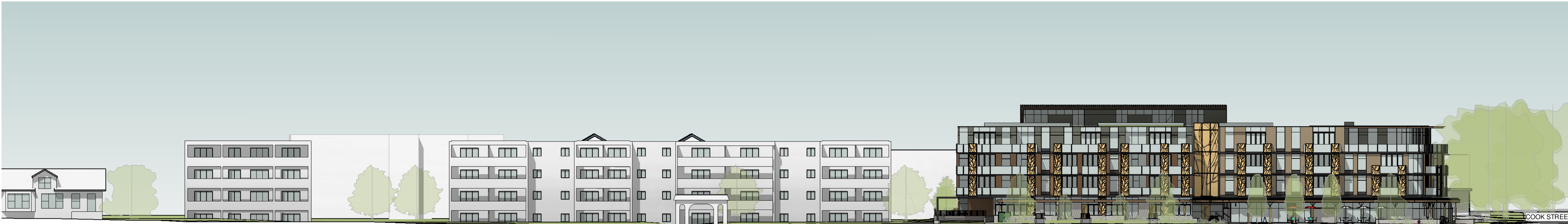
VIEW ALONG COOK STREET



VIEW ALONG PENDERGAST STREET



CORNER OF COOK STREET & PENDERGAST STREET



1 Pendergast Street Elevation
1 : 300



2 Cook Street Elevation
1 : 300

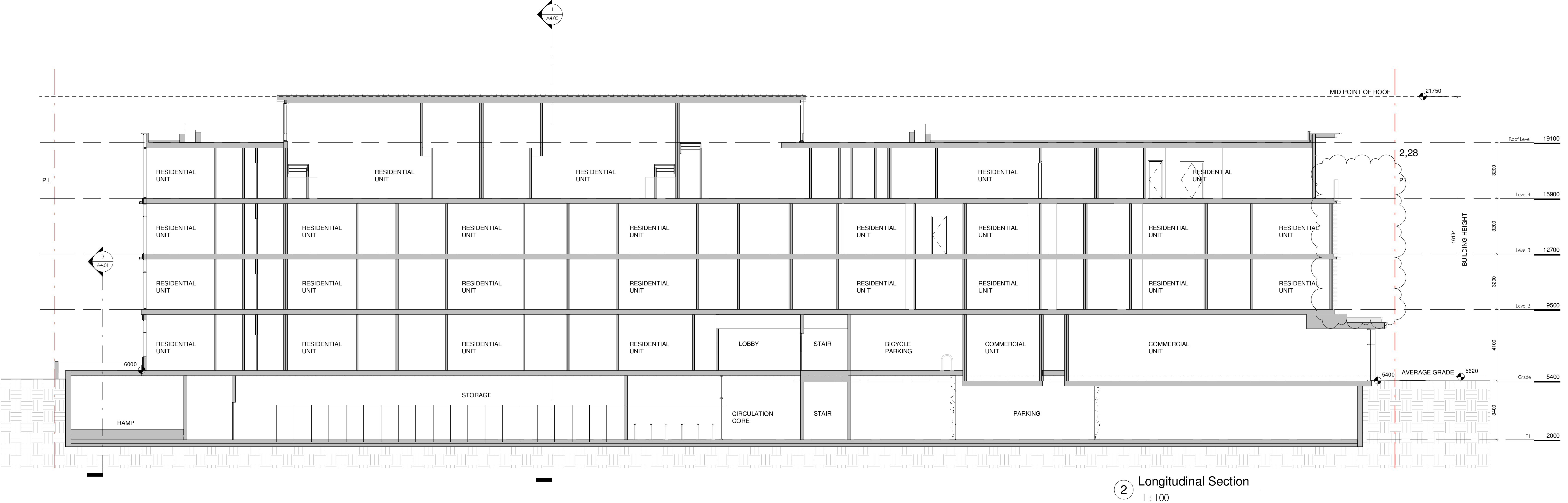
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|-----|--------------------------------|-------------------|
| | Re-zoning & Development Permit | February 27, 2018 |
| NO. | DESCRIPTION | DATE |



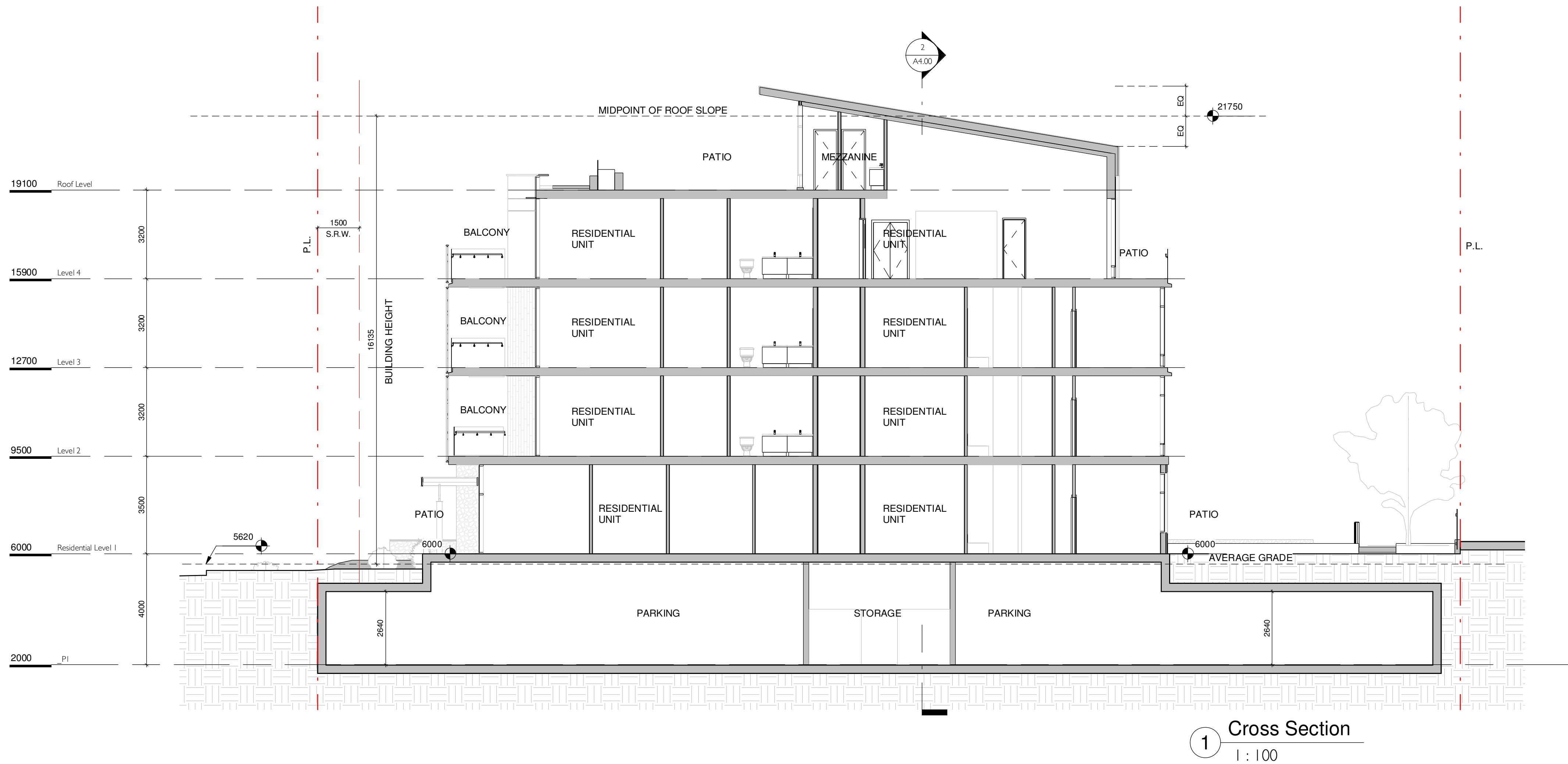
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| | | |
|------------|---|-------------------|
| Project | Cook & Pendergast | |
| | Aragon Properties Ltd. 328 Cook Street | |
| Sheet Name | Context Elevations | |
| Date | May 4, 2018 | |
| Scale | 1 : 300 | Project # 1719 |
| Revision | | |
| Sheet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



2 Longitudinal Section
1 : 100



1 Cross Section
1 : 100

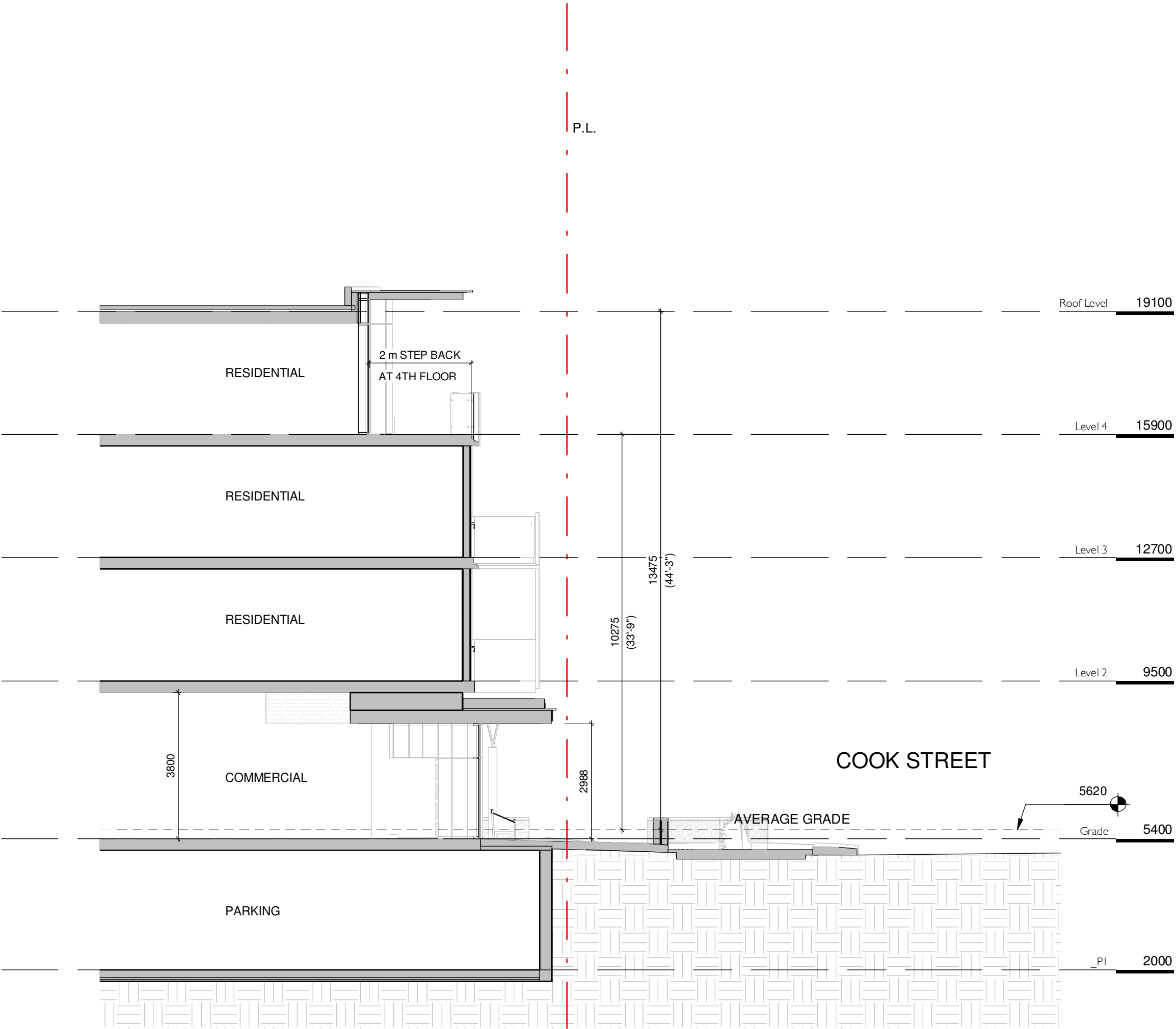
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|-------------|--------------------------------|-------------------|
| NO. | Revision 1 | May 4, 2018 |
| | Re-zoning & Development Permit | February 27, 2018 |
| DESCRIPTION | | |



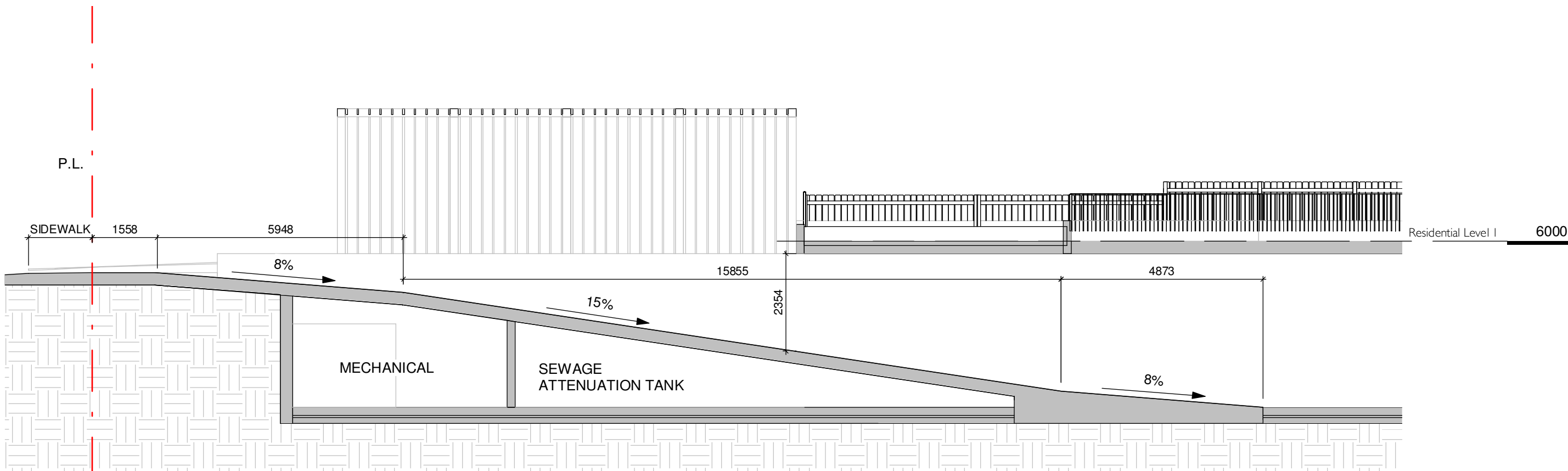
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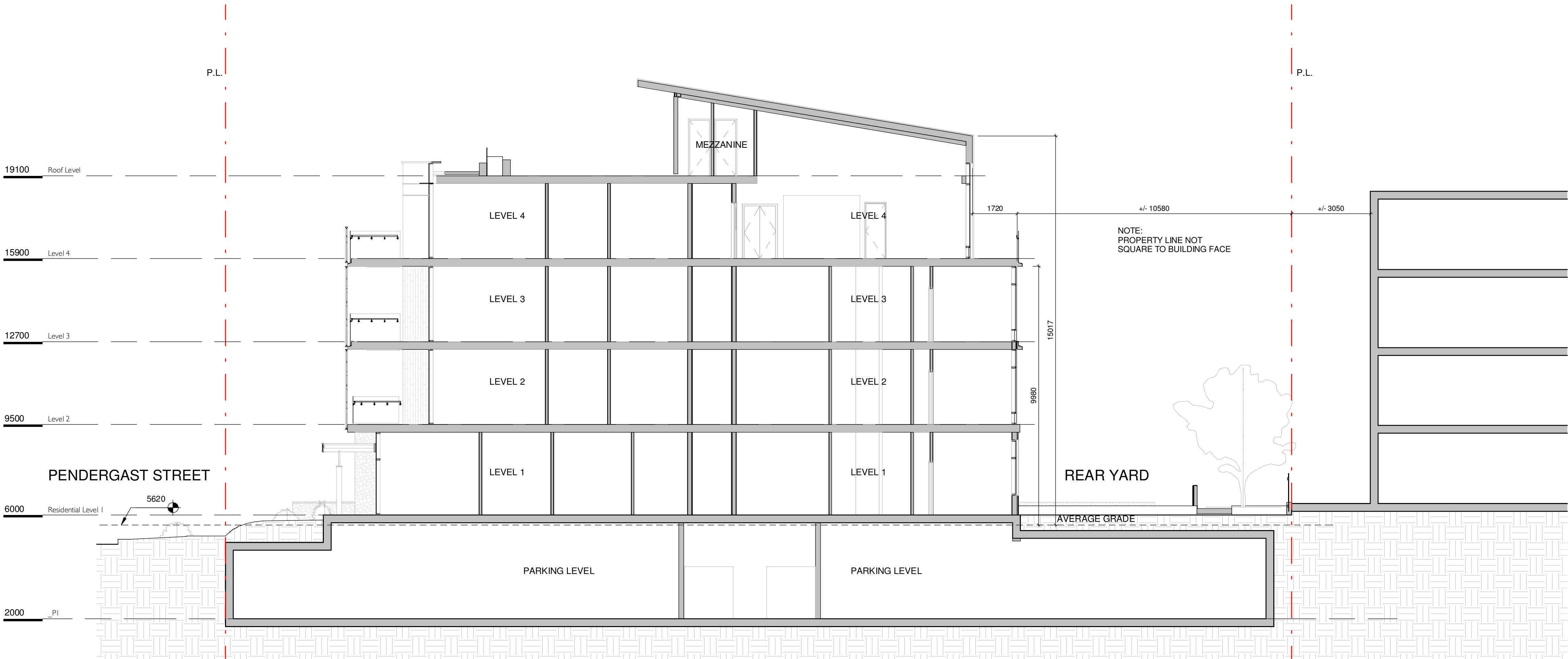
| | | |
|---|-------------|---|
| Project | | |
| Cook & Pendergast | | |
| Aragon Properties Ltd. 328 Cook Street | | |
| Sheet Name | | |
| Building Sections | | |
| Date | | |
| May 4, 2018 | | |
| Scale | Project # | |
| 1 : 100 | 1719 | |
| Revision | | |
| | May 4, 2018 | 1 |
| Sheet # | | |
|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



1 Cook Street Section
1 : 100



3 Parking Ramp
1 : 100



2 Site Cross Section
1 : 100

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



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| | | |
|------------|---|----------------|
| Project | Cook & Pendergast | |
| | Aragon Properties Ltd. 328 Cook Street | |
| Sheet Name | Context Sections | |
| Date | May 4, 2018 | |
| Scale | 1 : 100 | Project # 1719 |
| | Revision | |
| | Sheet # | A4.01 |



VIEW FROM COOK & PENDERGAST



RESIDENTIAL ENTRANCE



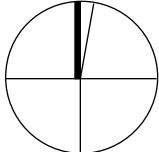
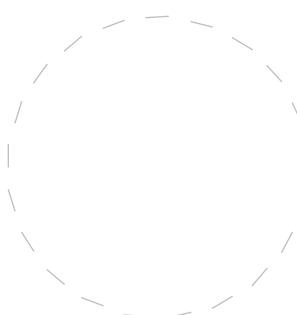
BIRDSEYE VIEW LOOKING SOUTHEAST

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

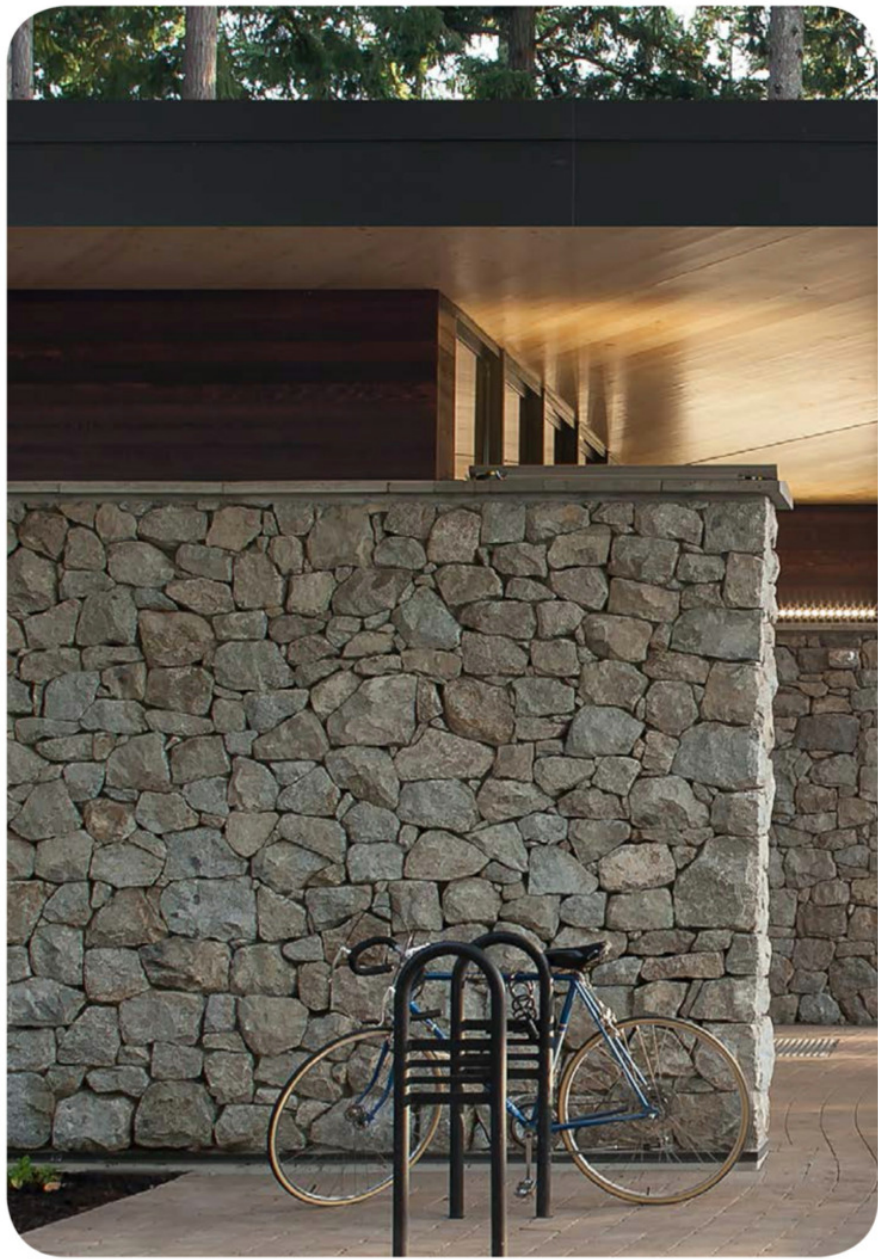


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| | | | |
|---|-------------|---|--|
| Project | | Cook & Pendergast | |
|  | | Aragon Properties Ltd. 328 Cook Street | |
| Sheet Name | | Perspectives | |
| Date | | May 4, 2018 | |
| Scale | Project # | 1719 | |
|  | Revision | 1 | |
| | May 4,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

PROJECT MATERIALS



STONE



BRICK

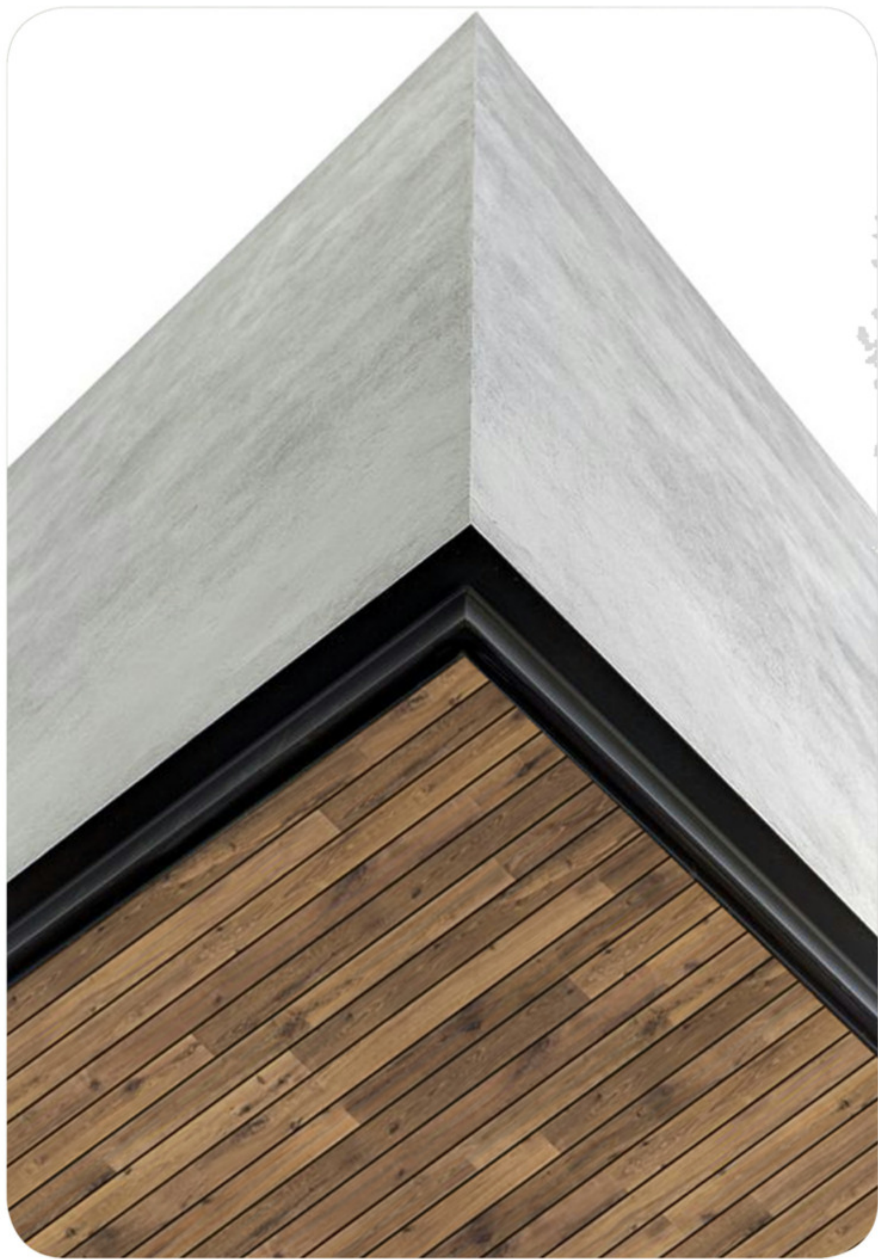


WOOD



CEMENTITIOUS

CLADDING



SOFFIT



TIMBER



PAVING



METAL

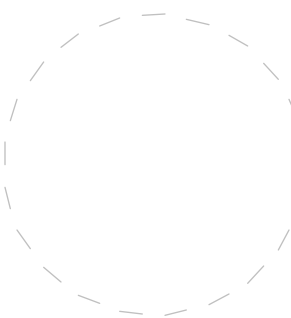
ACCENT

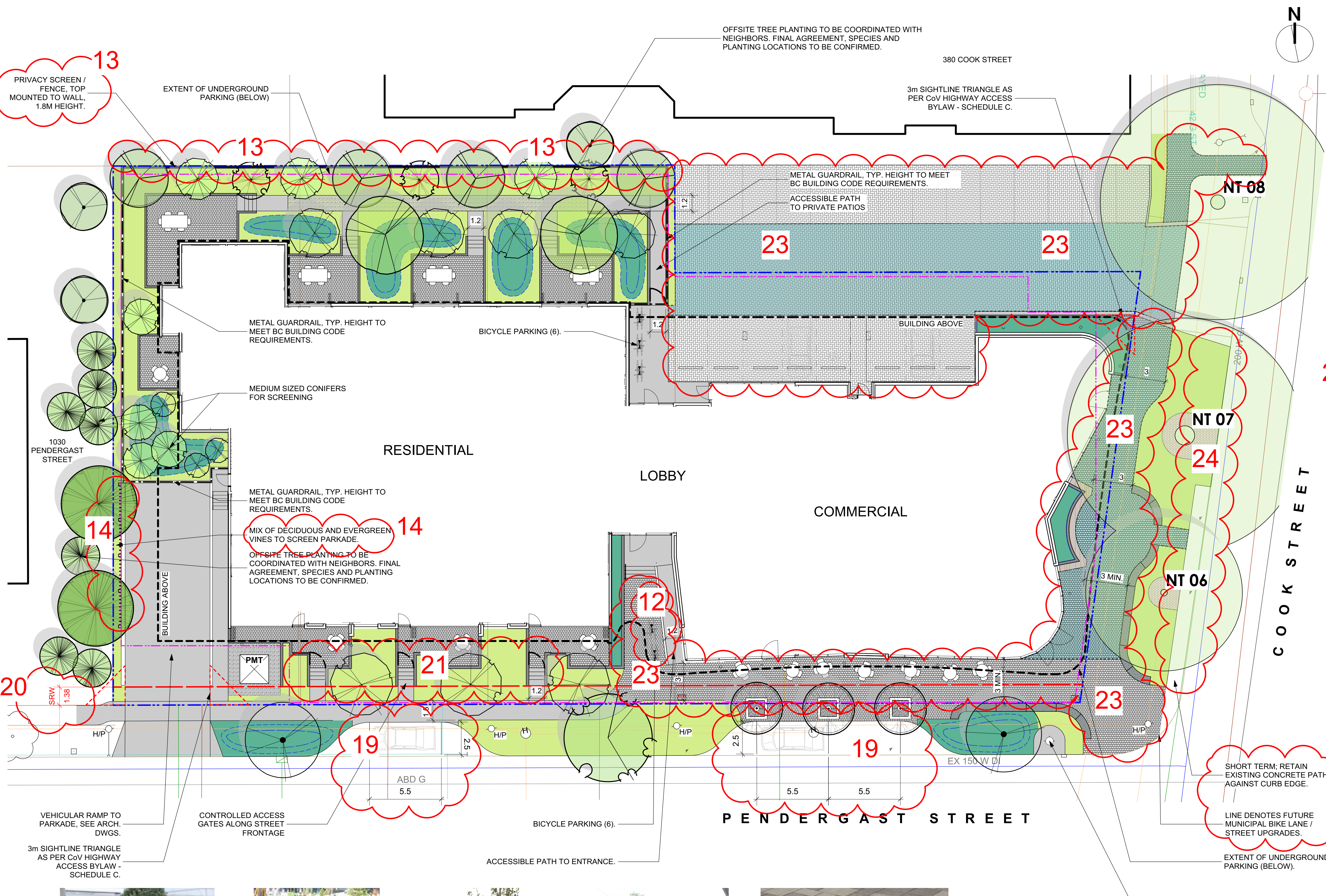
| | Re-zoning & Development Permit | February 27, 2018 |
|-----|--------------------------------|-------------------|
| NO. | DESCRIPTION | DATE |



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| | | |
|---|-----------|---|
| Project | | |
| Cook & Pendergast | | |
|  | | |
| Aragon Properties Ltd. 328 Cook Street | | |
| Sheet Name | | |
| Materials | | |
| Date | | |
| May 4, 2018 | | |
| Scale | Project # | |
| | 1719 | |
|  | Revision |  |
| | Sheet # | A9.01 |



LEGEND

- Property line
- Statutory Right of Way (SRW)
- Extent of Parkade (below) (reference only)
- Building Outline (above) (reference only)
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL

UNDERGROUND UTILITIES

| EXISTING | PROPOSED |
|-------------|-------------|
| Storm drain | Storm drain |
| Sewer | Sewer |
| Water | Water |
| Electrical | Electrical |
| Gas | Gas |

LANDSCAPE MATERIALS

- Solid Fence, 1.8m height max., wood construction, top mounted to wall.
- Metal, vertical picket fence (height varies) or guardrail (to BC Building Code requirements) c/w controlled access gate where indicated.
- Cast in Place Concrete Wall, height varies
- Pedestrian Unit Paving
Regular Pervious
Old-Country style pavers by Abbotsford Concrete. Running bond pattern. Colour: Desert Sand.
- Vehicular Unit Paving
Regular Pervious
Venetian Cobble style pavers by Abbotsford Concrete. Repeating random pattern as per mfr. Colour: Granite Blend
- Cast in place concrete paving
- Granular Path
- Ornamental Planting Area
- Rain Garden Area

LANDSCAPE FURNISHINGS

- Custom Seating Bench
- Modular Street Furniture Elements
- Tree Grate
- Bike Rack (2 bike capacity)

EXISTING TREE SUMMARY

Existing Trees Retained

Existing Bylaw Protected Trees Retained (3)

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

NOT FOR CONSTRUCTION

| 1 | Rev. Sum. Response | 2018.05.04 |
|--------|--------------------|------------|
| rev no | description | date |

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

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

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

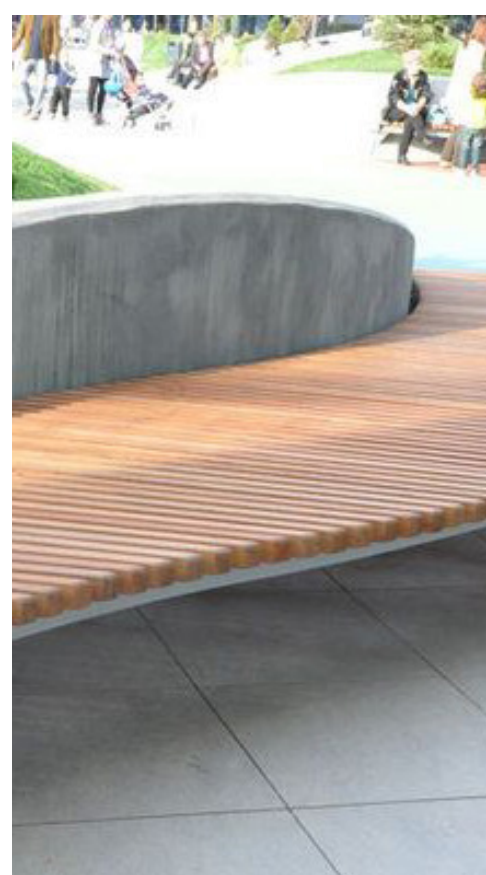
sheet title
Landscape Materials Plan

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

L1.01



EXEMPLARY MODULAR STREET FURNITURE ELEMENTS



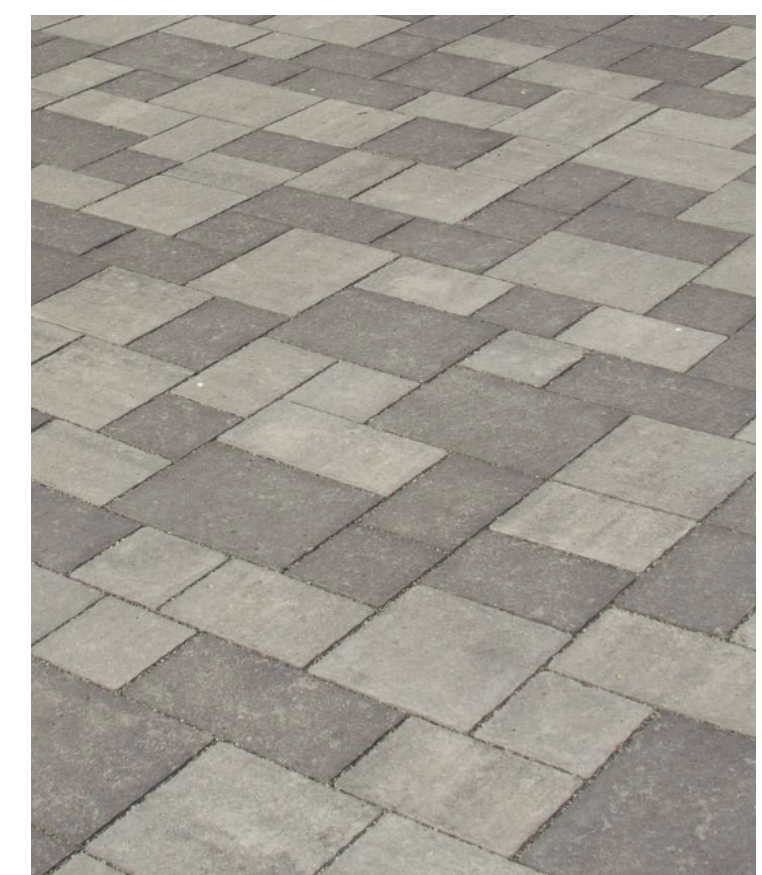
EXEMPLARY CUSTOM STREET FURNITURE ELEMENT



ON STREET RAIN GARDEN



STREET TREES IN TREE GRATES

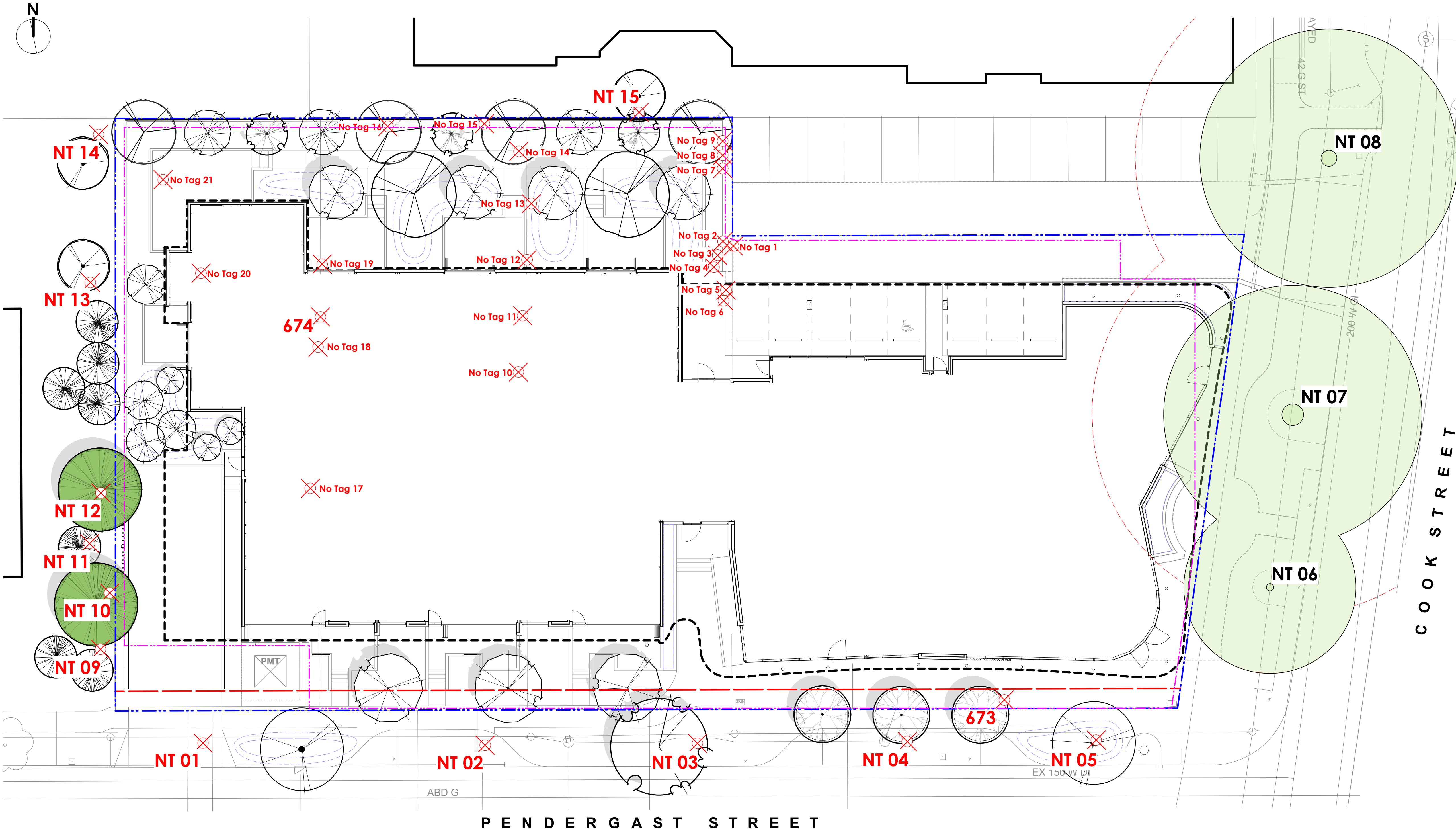


VEHICULAR PERMEABLE PAVING EXAMPLE

* These images are to show design intent, for internal project use only and not for marketing purposes. Individual images are subject to copyright. *

- IRRIGATION AND LIGHTING NOTES**
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
 - Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
 - Arborist to address sleeving of irrigation lines in protected root zone (PRZ) of existing trees.
 - Placement of electrical conduit through site to be coordinated with arborist.
 - Arborist to be onsite and supervise all excavation/trenching within PRZ of retained trees.

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



LEGEND

- Property line
- Extent of Underground Parkade (indicative)
- Existing Tree to be Retained
 - Crown Spread
 - Protected Root Zone (PRZ)
 - Tree Tag #
- Existing Tree to be Removed
 - Tree Tag #
 - Surveyed Trunk

Replacement Tree ratio = 2:1 as per City of Victoria bylaws. Refer L3.01 / .02 Planting Plans for additional information.

EXISTING TREE SUMMARY

- Existing Condition: 38 trees on development lands, bordering neighboring properties and interfacing municipal road R.O.W.s.
- Retention of 3 Horse Chestnut Trees on Cook Street and removal 35 other trees. Removed trees include: 23 trees within development lands, 2 of which are Bylaw Protected, 7 neighbouring trees in close proximity to property lines and 5 municipal Cherry trees on Pendergast Street.
- Total trees post development is 47. This includes: retention of the 3 Horse Chestnut trees and planting of 44 new trees, (12 of which are proposed on neighboring properties).

TREE STATEMENT

Many of the subject existing trees relating to this development that are proposed as being removed are a mixture of self seeded trees, remnants of an over mature Laylandii Cypress hedge and/or offer limited landscape amenity.

Proposed new tree plantings will aim to re-establish a healthier urban biodiversity, increase species diversity and offer better habitat value. Part of our tree planting strategy is to aim for generous soil volume allocation for each tree with a goal of increasing the urban forestry canopy over time. The design team's intentions will be guided by the City of Victoria's (CoV) Urban Forestry Strategy. Trees in the streetscape will be selected in consultation with CoV Parks staff.

Protection measures are being proposed to assist with the retention of the 3 Horse Chestnut Trees on Cook Street. This includes the installation of permeable paving installed on top of existing subgrade within the critical root zone (CRZ) areas. In addition, the new sidewalk alignment is setback from its current location allowing for more soil volume and less trunk flare encroachment. Pockets of low plantings are proposed within the understorey which will also limit foot traffic disturbance (soil compaction) within the CRZ areas.

NOT FOR CONSTRUCTION

| | | |
|--------|--------------------|------------|
| 1 | Rev. Sum. Response | 2018.05.04 |
| rev no | description | date |



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

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

sheet title

Tree Retention and
Removal Plan

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

L1.02

EXISTING TREE INVENTORY

Based on Construction Impact & Tree Preservation Plan Report from Talbot Mackenzie & Associates, dated November 10, 2017. Refer to Arborist Report for details on tree conditions and Arborist recommendations. 'No Tag' trees based on Murdoch de Greeff field inventory work.

RETAINED TREES

| TREE TAG # | DBH (cm) | PRZ (radius in m) | SPECIES | CROWN SPREAD (m) |
|------------|----------|-------------------|--|------------------|
| NT 06* | 51 | 6.0 | Aesculus hippocastanum, Horsechest Nut | 12.0 |
| NT 07* | 118 | 14.0 | Aesculus hippocastanum, Horsechest Nut | 18.0 |
| NT 08* | 112 | 13.5 | Aesculus hippocastanum, Horsechest Nut | 18.0 |

TOTAL TREES TO BE RETAINED: 3

BYLAW PROTECTED TREES REMOVED

| TREE TAG # | DBH (cm) | PRZ (radius in m) | SPECIES | CROWN SPREAD (m) |
|------------|----------------|-------------------|-------------------------------------|------------------|
| 674 | 61 | 9.0 | Thuja plicata, Western Red Cedar | 12.0 |
| 673 | 36, 32, 23, 22 | 10.0 | Prunus cerasifera, Purple Leaf Plum | 12.0 |

BYLAW PROTECTED TREES TO BE REMOVED: 2

OTHER TREES REMOVED

| TREE TAG # | DBH (cm) | PRZ (radius in m) | SPECIES | CROWN SPREAD (m) |
|------------|----------|-------------------|--|------------------|
| NT 01* | 29 | 3.5 | Prunus spp., Cherry | 6.0 |
| NT 02* | 17 | 2.0 | Prunus spp., Cherry | 4.0 |
| NT 03* | 35 | 4.0 | Prunus spp., Cherry | 10.0 |
| NT 04* | 15 | 2.0 | Prunus spp., Cherry | 4.0 |
| NT 05* | 15 | 2.0 | Prunus spp., Cherry | 4.0 |
| NT 09* | 20, 15 | 3.0 | Ilex aquifolium, Holly | 5.0 |
| NT 10* | 55 | 8.5 | Thuja plicata, Western Red Cedar | 10.0 |
| NT 11* | 57 | 7.0 | Chamaecyparis lawsonii, Lawson Cypress | 8.0 |
| NT 12* | 59 | 7.0 | Cupressus x leylandii, Leyland Cypress | 12.0 |
| NT 13* | 20, 20 | 4.0 | Prunus spp., Cherry | 8.0 |
| NT 14* | 35 | 4.0 | Malus spp., Apple | 8.0 |
| NT 15* | 40 | 5.0 | Prunus spp., Cherry | 10.0 |

| TREE TAG # | DBH (cm) | PRZ (radius in m) | SPECIES | CROWN SPREAD (m) |
|------------|----------|-------------------|--|------------------|
| No Tag 1 | - | - | Prunus spp., Cherry | - |
| No Tag 2 | - | - | Cupressus x leylandii, Leyland Cypress | - |
| No Tag 3 | - | - | Cupressus x leylandii, Leyland Cypress | - |
| No Tag 4 | - | - | Cupressus x leylandii, Leyland Cypress | - |
| No Tag 5 | - | - | Cupressus x leylandii, Leyland Cypress | - |
| No Tag 6 | - | - | Cupressus x leylandii, Leyland Cypress | - |
| No Tag 7 | - | - | Cupressus x leylandii, Leyland Cypress | - |
| No Tag 8 | - | - | Cupressus x leylandii, Leyland Cypress | - |
| No Tag 9 | - | - | Cupressus x leylandii, Leyland Cypress | - |
| No Tag 10 | - | - | Fraxinus spp., Ash spp. | - |
| No Tag 11 | - | - | Laburnum spp. Golden Chain Tree | - |
| No Tag 12 | - | - | Fraxinus spp., Ash spp. | - |
| No Tag 13 | - | - | Fraxinus spp., Ash spp. | - |
| No Tag 14 | - | - | Fraxinus spp., Ash spp. | - |
| No Tag 15 | - | - | Fraxinus spp., Ash spp. | - |
| No Tag 16 | - | - | Prunus spp., Cherry | - |
| No Tag 17 | - | - | Cedar spp., Cedar cultivar | - |
| No Tag 18 | - | - | Crataegus spp., Hawthorne spp. | - |
| No Tag 19 | - | - | Prunus spp., Cherry | - |
| No Tag 20 | - | - | Cupressus x leylandii, Leyland Cypress | - |
| No Tag 21 | - | - | Fraxinus spp., Ash spp. | - |

OTHER TREES TO BE REMOVED: 33

TOTAL TREES TO BE REMOVED: 35

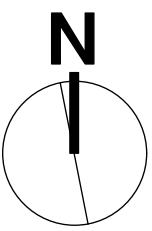
Bylaw protected trees are shown underlined

* Offsite trees with PRZ extending into the project site.

NEW TREES ONSITE: 32

NEW TREES ON NEIGHBORING PROPERTIES: 12

TOTAL NEW TREES: 44


[illegible]

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

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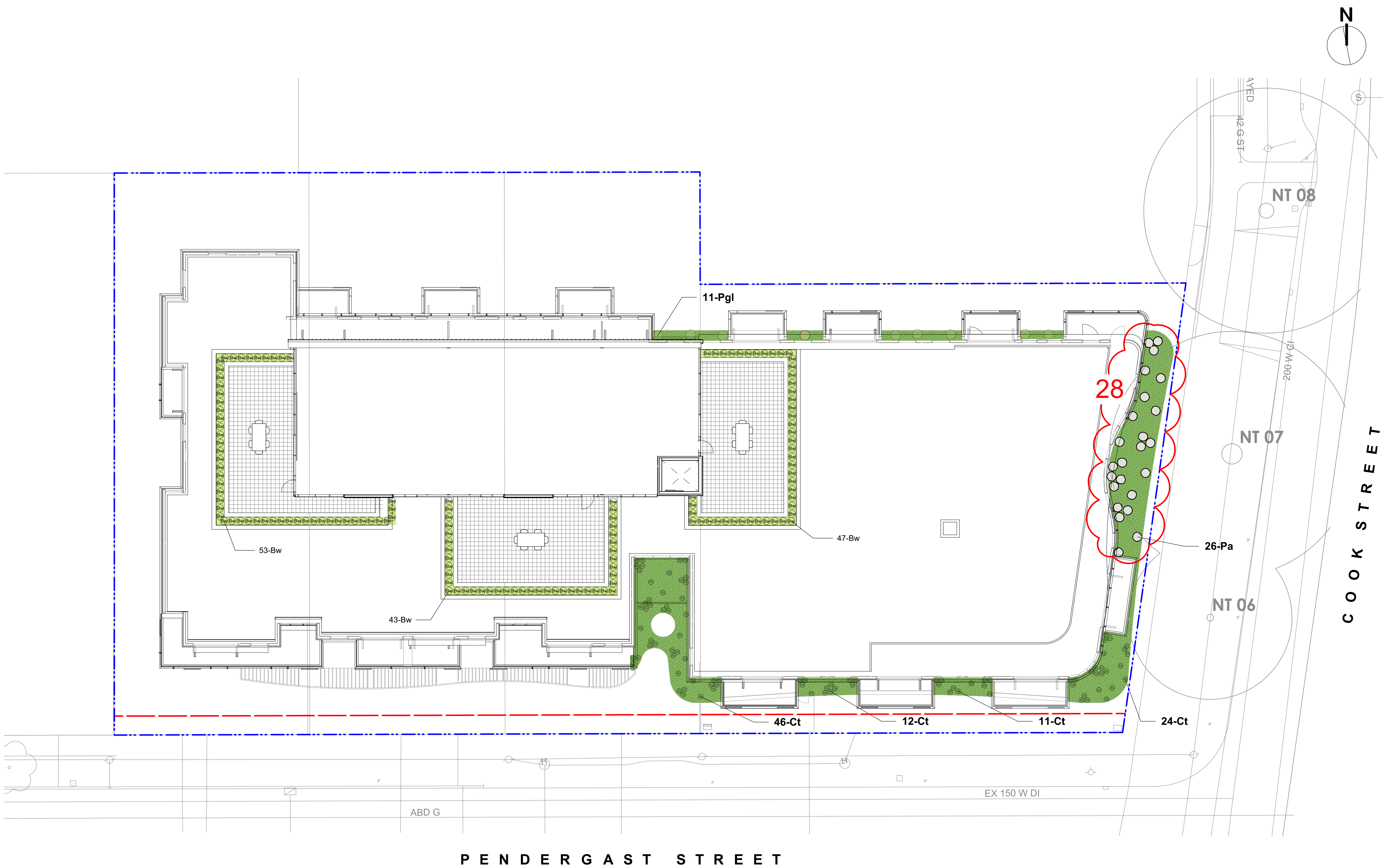
project
328 COOK STREET
324/238 COOK STREET &
1044-1054 PENDERGAST
STREET
VICTORIA, BC

| | |
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| drawn by | MDI |
| checked by | SM/PdG |
| revision no. | sheet no. |
|  | L3.01 |

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|--------------------------------------|-----|---------------------------------------|--------------------------|--------|
| <u>NATURALIZED:</u> | | | | |
| Csc | 14 | Cornus sericea | Red-twig Dogwood | #1 pot |
| Lp | 7 | Lonicera pileata | Privet Honeysuckle | #2 pot |
| Ma | 20 | Mahonia aquifolium | Oregon Grape | #2 pot |
| Po | 2 | Physocarpus opulifolius 'Diablo' | Diablo Ninebark | #5 pot |
| Pm | 21 | Polystichum munitum | Sword Fern | #1 pot |
| Rs | 5 | Ribes sanguineum | Red Flowering Currant | #3 pot |
| Sa | 18 | Symphoricarpos alba | Snowberry | #1 pot |
| | 0 | | | |
| <u>RAIN GARDEN:</u> | | | | |
| Aff | 44 | Athyrium filix-femina var. cyclosorum | Northwestern Lady Fern | #1 pot |
| Cm | 39 | Carex morrowii 'Ice Dance' | Japanese Sedge Grass | Sp3 |
| Co | 241 | Carex obnupta | Slough Sedge | #1 pot |
| Ctp | 49 | Carex testacea 'Prairie Fire' | Prairie Fire Sedge | #3 pot |
| Gsh | 74 | Gaultheria shallon | Salal | #1 pot |
| Is | 83 | Iris tenax | Oregon Iris | #1 pot |
| Jcg | 49 | Juncus 'Carmen's Grey' | Soft Common Rush | Sp3 |
| Lim | 49 | Liriope muscari | Lily turf | #1 pot |
| Ma | 9 | Mahonia aquifolium | Oregon Grape | #2 pot |
| Pm | 27 | Polystichum munitum | Sword Fern | #1 pot |
| Sco | 21 | Schizostylis coccinea 'Oregon Sunset' | Crimson Flag | #1 pot |
| Vo | 10 | Vaccinium ovatum 'Thunderbird' | Evergreen Huckleberry | #3 pot |
| Vbo | 9 | Verbena bonariensis | Tall Verbena | #1 pot |
| | 0 | | | |
| <u>BOULEVARD:</u> | | | | |
| Brs | 34 | Brachyglottis 'sunshine' | Brachyglottis 'sunshine' | #3 pot |
| Cs | 36 | Cistus salvifolius | Sageleaf Rock Rose | #1 pot |
| Lp | 50 | Lonicera pileata | Privet Honeysuckle | #2 pot |
| | 0 | | | |
| <u>BOULEVARD RAIN GARDEN:</u> | | | | |
| Jcg | 163 | Juncus 'Carmen's Grey' | Soft Common Rush | Sp3 |
| Lp | 20 | Lonicera pileata | Privet Honeysuckle | #2 pot |
| | 0 | | | |

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.
6. Contractor to provide irrigation system for all planters and green roofs to current IABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work



LEGEND

Property line

LANDSCAPE MATERIALS

Unit Paving, HydraPressed slab on pedestals, Texada style pavers by Abbotsford Concrete. Colour: Charcoal.

Ornamental Planting Area

Green Roof (L2 CRU Canopy)

Extensive Green Roof Area - Prevegetated mat system over 100 mm depth growing medium. Irrigated with drip OR spray head irrigation. Temporary establishment irrigation may be required.

NOT FOR CONSTRUCTION

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| 1 | Rev. Sum. Response | 2018.05.04 |
| rev no | description | date |

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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
Roof and Rooftop
Landscape and
Planting Plan

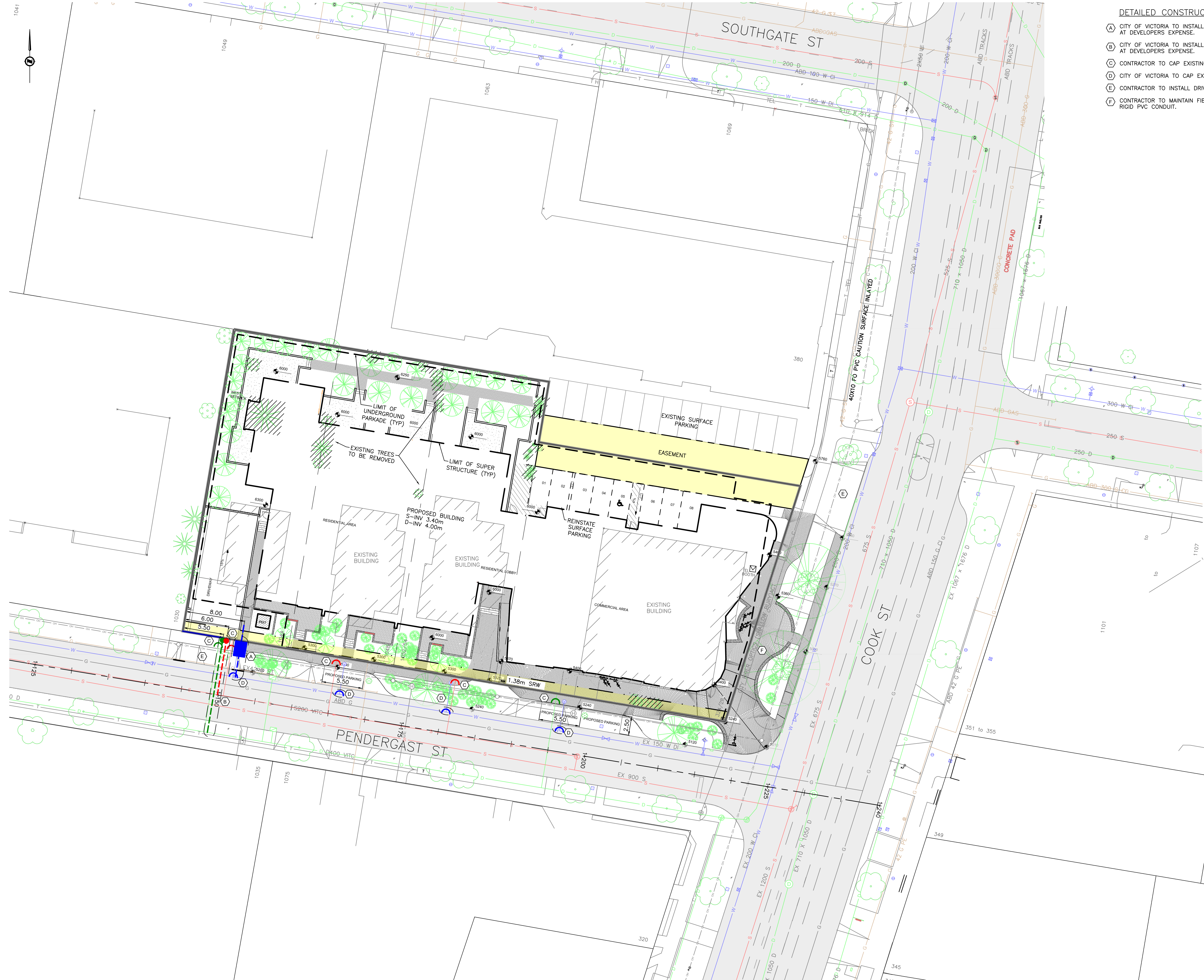
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| 1 | L3.02 |

| PLANT LIST - GREEN ROOF AND ROOF TERRACES | | | | |
|---|-----|-----------------------------------|--------------------|----------------------------|
| Sym | Qty | Botanical Name | Common Name | Schd. Size / Plant Spacing |
| SHRUBS: | | | | |
| Bw | 143 | Buxus microphylla 'Winter Gem' | Littleleaf Boxwood | #1 pot |
| Ct | 81 | Carex testacea | Orange Sedge | #1 pot |
| Pa | 26 | Pennisetum alopecuroides 'Hameln' | Fountain Grass | #1 pot |
| Pgl | 11 | Polystichum glycyrrhiza | Licorice Fern | Sp3 |

- PLANTING NOTES
- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
 - Green roof to be proprietary sedum mat system interdispersed with grass species, ferns and bulbs.

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



- DETAILED CONSTRUCTION NOTES:
- (A) CITY OF VICTORIA TO INSTALL 100mm DOMESTIC AND 150mm FIRE SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.
 - (B) CITY OF VICTORIA TO INSTALL SEWER AND DRAIN SERVICES TO PROPERTY LINE IN SAME TRENCH AT DEVELOPERS EXPENSE.
 - (C) CONTRACTOR TO CAP EXISTING SEWER AND DRAIN SERVICES AT PROPERTY LINE.
 - (D) CITY OF VICTORIA TO CAP EXISTING WATER SERVICES AT DEVELOPERS EXPENSE.
 - (E) CONTRACTOR TO INSTALL DRIVEWAY TO CITY OF VICTORIA STANDARDS.
 - (F) CONTRACTOR TO MAINTAIN FIBER OPTIC CONNECTION DURING CONSTRUCTION AND INSTALL 75mm RIGID PVC CONDUIT.



KEY PLAN
NTS

COOK & PENDERGAST
ARAGON PROPERTIES
PRELIMINARY SITE PLAN

Scale
horiz. 1:250
Sheet 1 of 1
Eng. Project No. 30886

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE
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PRELIMINARY ONLY

