

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
2019 Oct 23	Issued for DP
2020 Feb 20	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
-----------	-------------

Proposed FSR	8.98
--------------	------

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	45 m
Number of Storeys	10 storeys	15 storeys

Building Setbacks	Permitted	Proposed	Seal
		Level 01	L 02 & 03
Front Yard	0.5 m	2 m	0 m
Rear Yard	-	0.1 m	0 m
Side Yard East	-	1.7 m	0.5 m
Side Yard West	-	0.1 m	0 m
Combined Side Yards	-	1.8 m	0.5 m

Use	Permitted	Proposed
Total Commercial Floor Area	166.22 sm	
Total Residential Floor Area	7,390.29 sm	
Total Number of Residential Units	129	

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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
Cover Sheet

Project Number
19004

Scale
1:500

Sheet Number

A-00

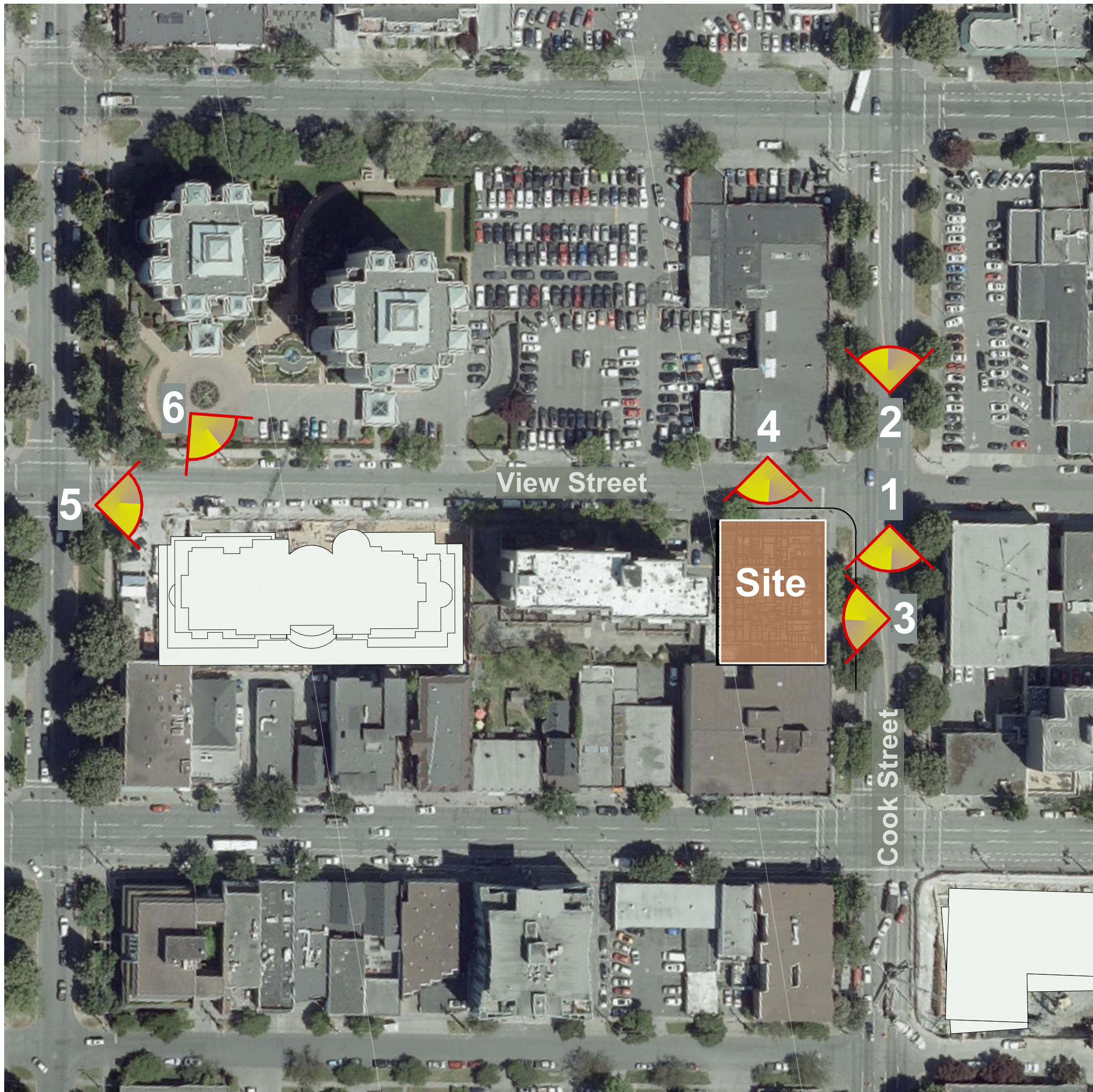
Project Team

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 AES Engineering 300-1815 Blanshard St., Victoria, BC, V8T 5A4 T: (250) 381 6121	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

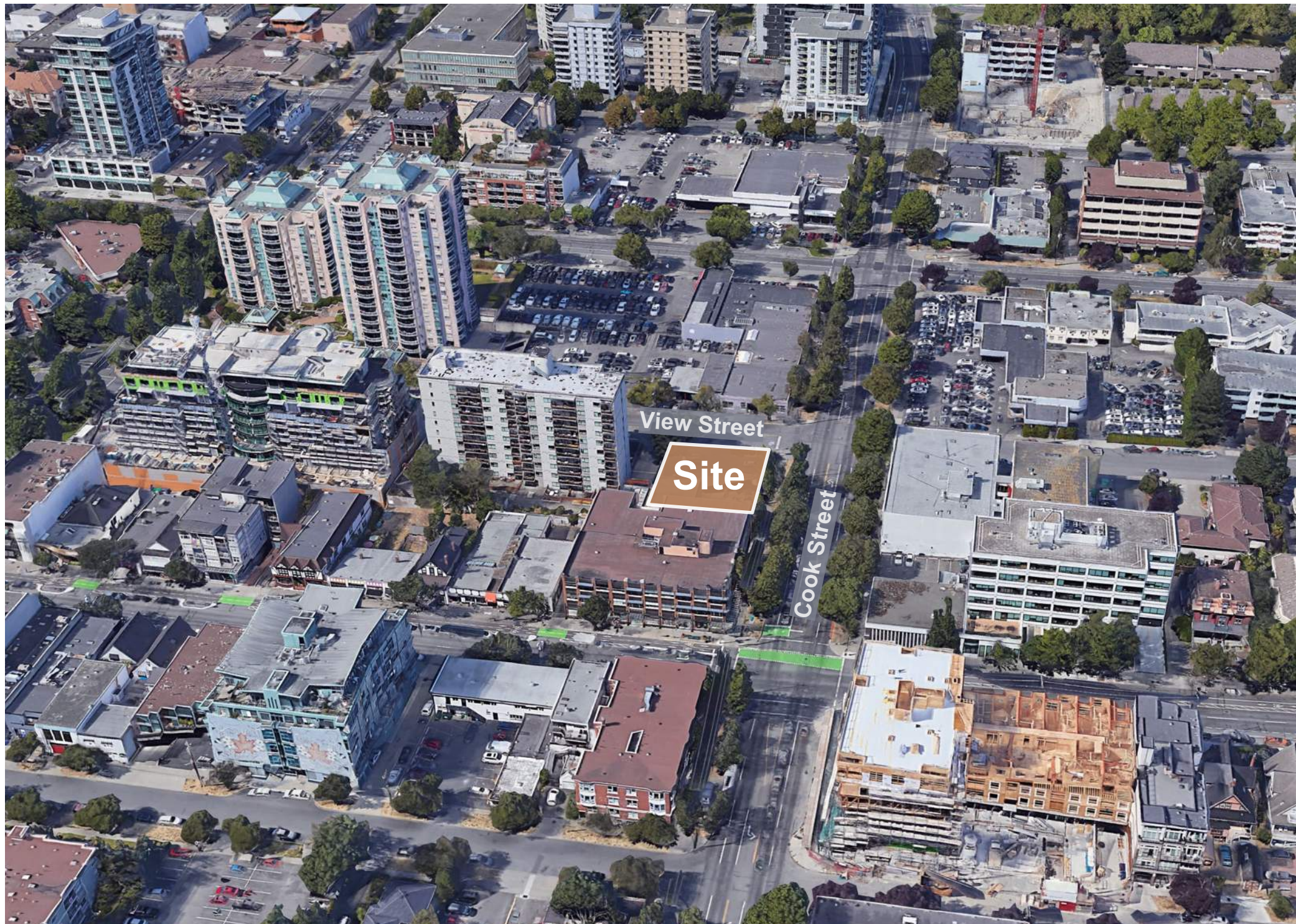
Drawing List

<u>Architectural</u>			
A-00	Cover Sheet	A-101	P2 & P1 Parking Plan
A-01	Context Images	A-102	Proposed Site / Main Floor Plan
A-02	Street View Renderings	A-103	2nd & 3rd Floor Plan
A-02a	Olympic Mountain View Study	A-104	4th Floor & Typical Floor Plan
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A-03	Perspectives	A-106	Average Grade Calculation
A-03a	Nighttime rendering	A-301	East & North Elevation
A-04	Streetscapes & Aerial View of Proposed Development	A-302	South & West Elevation
A-05	Shadow Analysis	A-303	Building Base Renderings
A-100a	Existing Site Survey	A-311	Section A, B & C
A-100b	DELETED	A-500	DELETED

<u>Civil</u>	<u>Landscape</u>
C-01	L-01
Preliminary Site Servicing	Landscape Plan



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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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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Victoria, BC

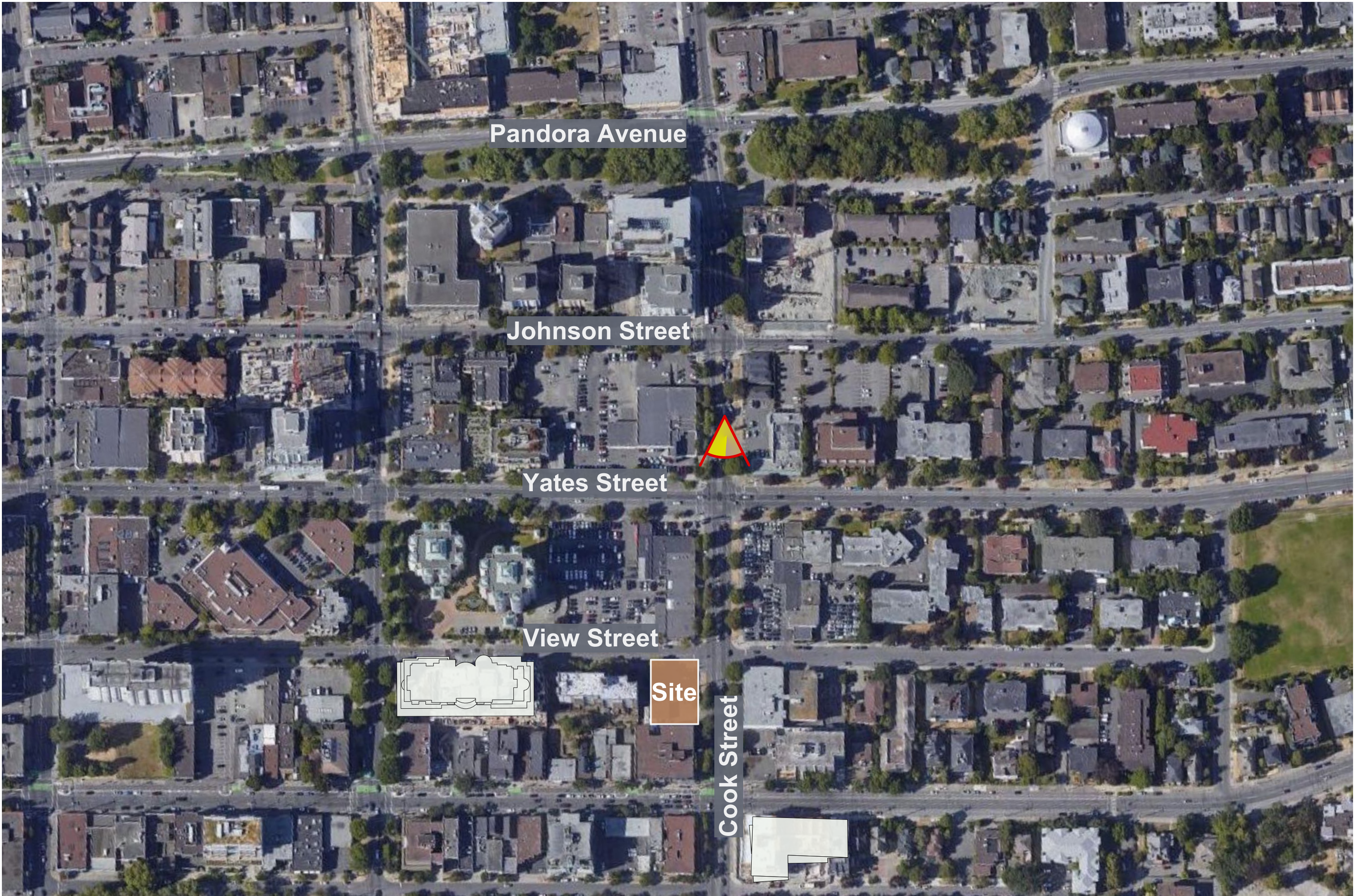
Sheet Title
Context Images

Project Number
19004

Scale
1:500

Sheet Number

A-01



Key Plan Sc.1:2000



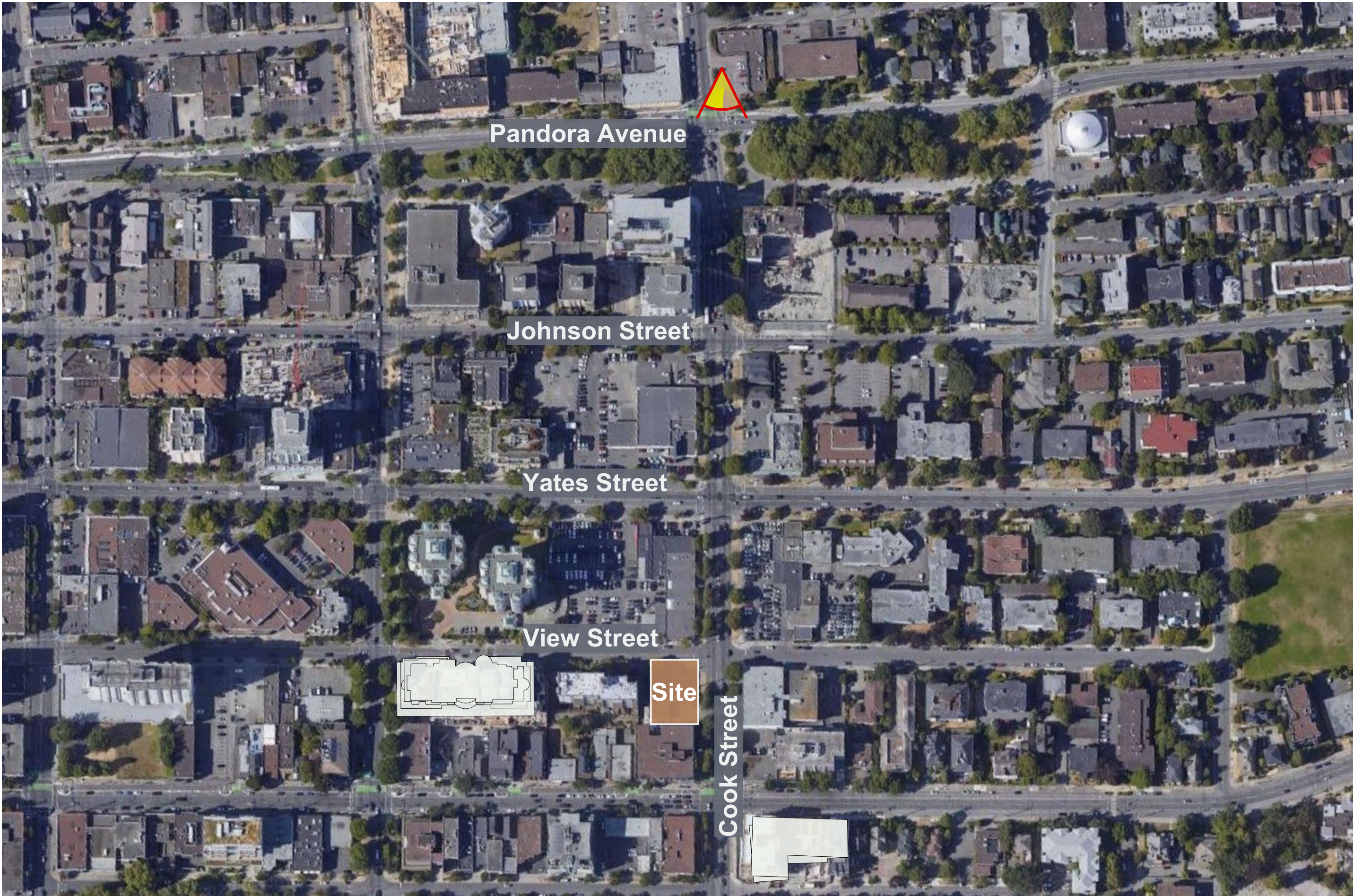
Cook & Yates Street Looking South - Proposed tower



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



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



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

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201-134 Abbott St
Vancouver, BC
Canada V6B 2K4
T 604.669.1926
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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



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
2019 Oct 23	Issued for DP
2020 Feb 20	DP resubmission

Seal

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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
Street View Renderings

Project Number
19004

Scale

Sheet Number

A-02

Date	Issue / Revisions
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2020 Feb 20	DP resubmission



Cook Street perspective looking SW

Seal

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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
Nighttime rendering

Project Number
19004

Scale

Sheet Number
A-03a



Perspective looking SW from View Street



Perspective looking NW from Cook Street

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Canada V6B 2K4
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Commercial / Residential Development
1150 Cook Street
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Sheet Title
Perspectives

Project Number
19004
Scale

Sheet Number
A-03



Cook Street / East Elevation - Sc.1:500



View Street / North Elevation - Sc.1:500



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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



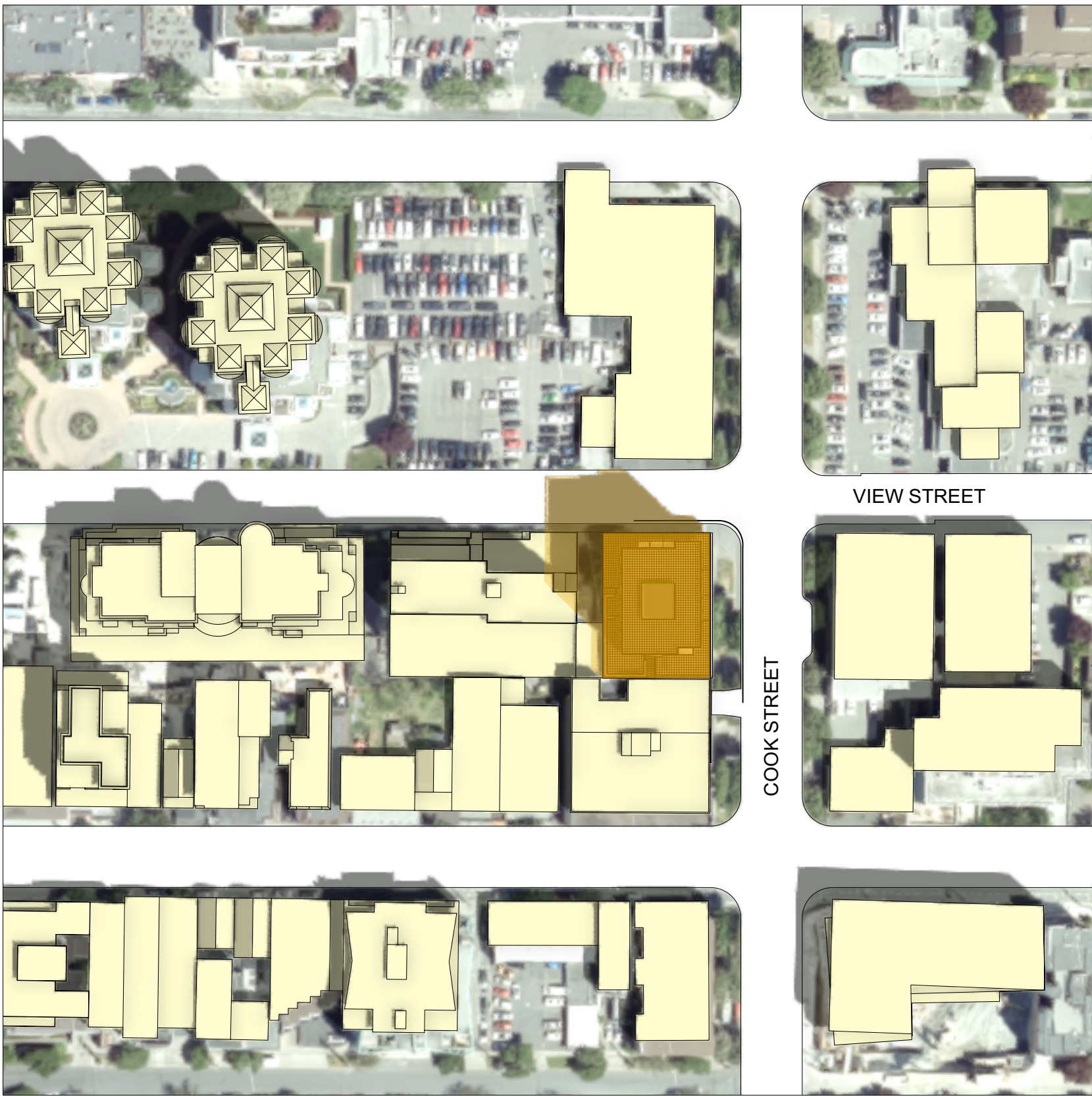
20 March/September - 12 PM



20 March/September - 2 PM



20 June - 10 AM



20 June - 12 PM



20 June - 2 PM

Seal

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Canada V6B 2K4
T 604.669.1926
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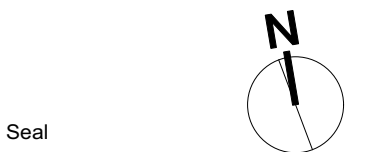
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Shadow Analysis

Project Number
19004

Scale
1:1250

Sheet Number

A-05



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Commercial/Residential Development
1150 Cook Street
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Sheet Title
Existing Site Survey

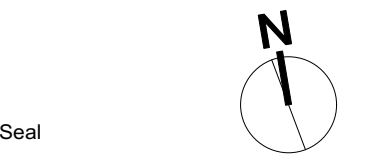
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19004

Scale
1:100

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
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Commercial/Residential Development
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Sheet Title

P2 P1 Parking

Project Number

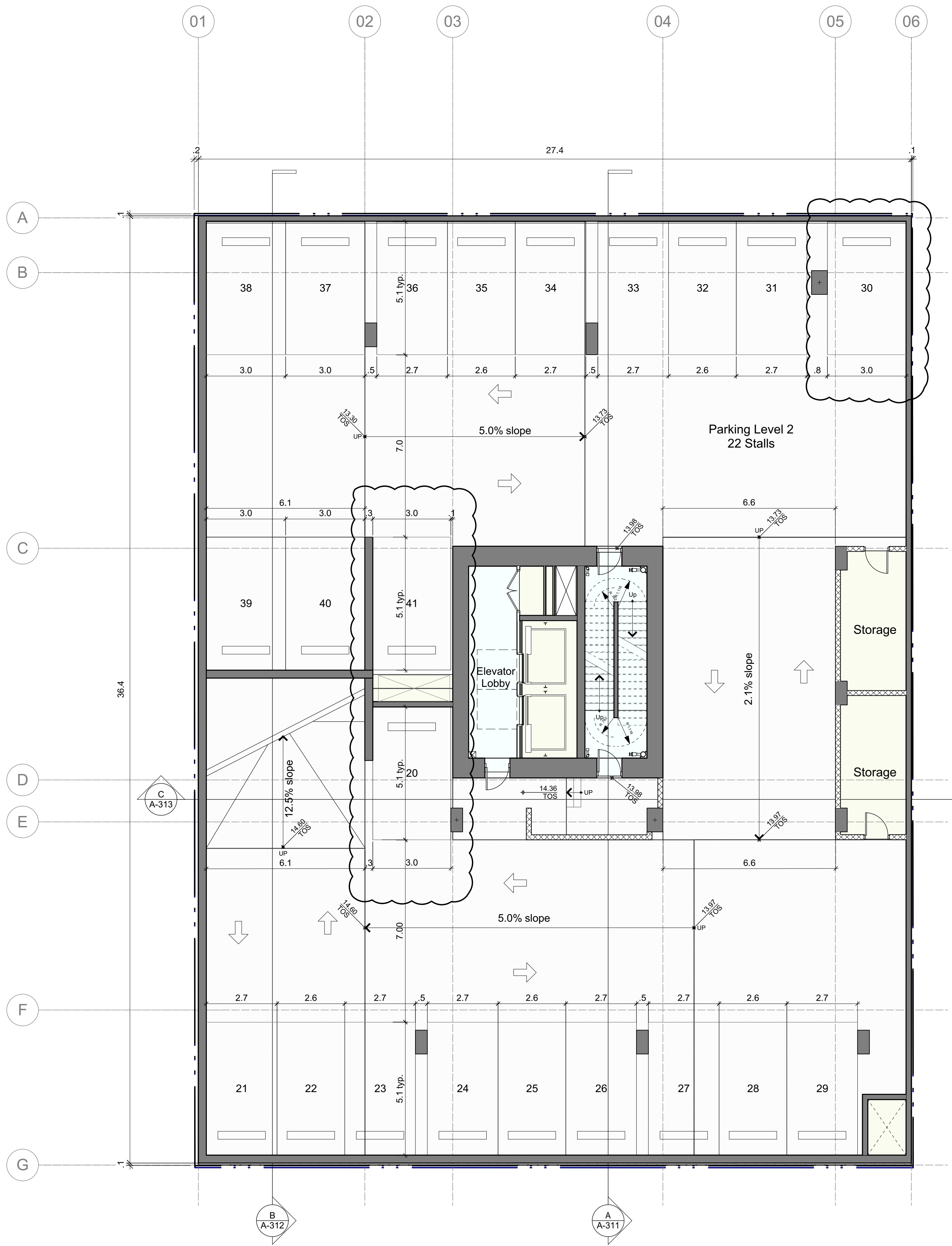
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Scale

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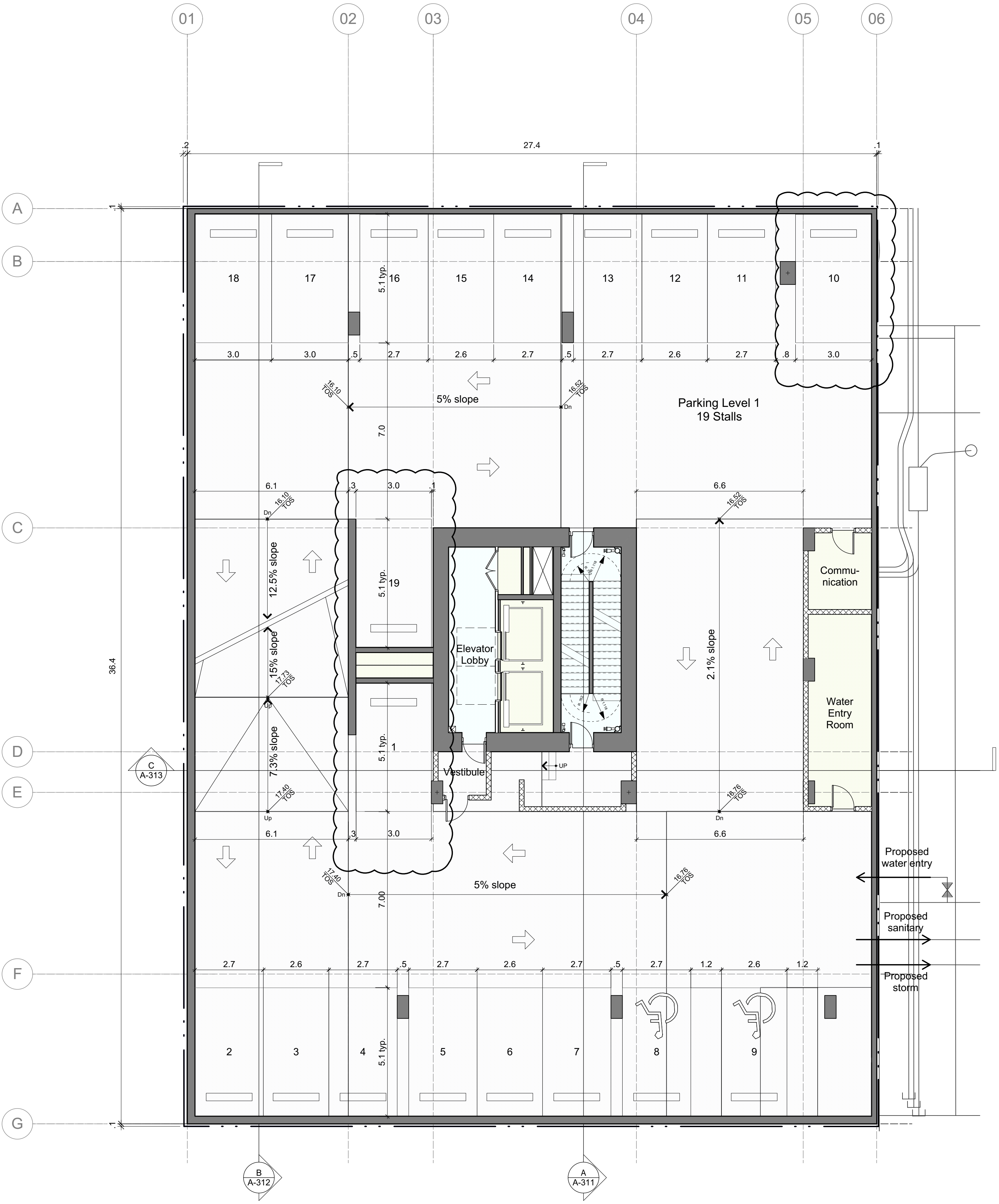
Sheet Number

A-101



P2 Level areas

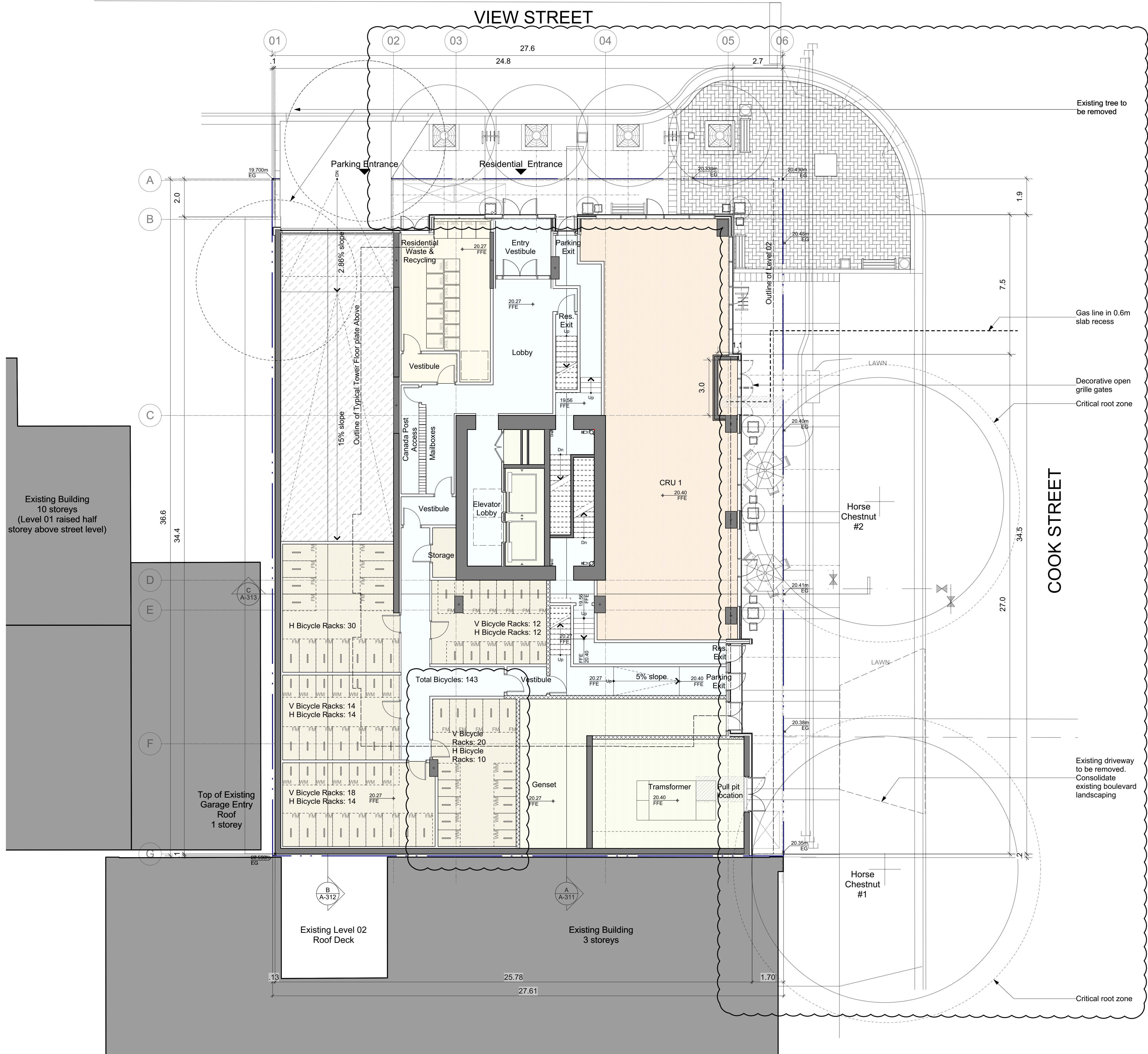
Parking	866.23
Services	55.11
Circulation	43.90
Total	965.24



P1 Level areas

Parking	869.73
Services	51.59
Circulation	43.90
Total	965.22

VIEW STREET

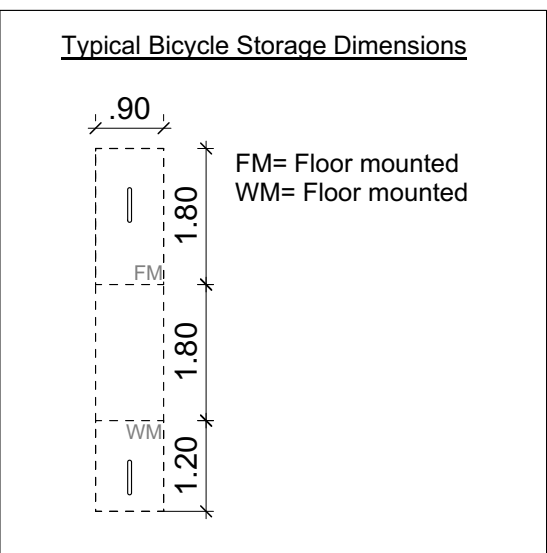


Project Information Table			
Zone	R-48		
Site Area	1,009.20 sm		
Total Floor Area	9,064.26 sm		
Commercial Floor Area	168.58 sm		
Floor Space Ratio	8.98		
Site Coverage	86%		
Open Site Space	965.30 sm	14%	
Height of Building	45 m		
Number of Storeys	15		
Parking Stalls (number) on Site	41		
Bicycle Storage	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	7,391.37 sm



Level 01 areas	
OTB	104.77
Commercial	168.58
Services	115.90
Waste & Recycling	43.80
Circulation	206.05
Bicycle Storage	187.59
Total	826.70

- Legend**
- Parking
 - Services & shafts
 - Circulation
 - Bicycle storage
 - Commercial
 - Waste room
 - 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
- Circulation
- Bicycle storage
- Commercial
- Waste room
- 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

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Project
Commercial/Residential Development
1150 Cook Street
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Sheet Title
2nd Floor & 3rd Floor

Project Number

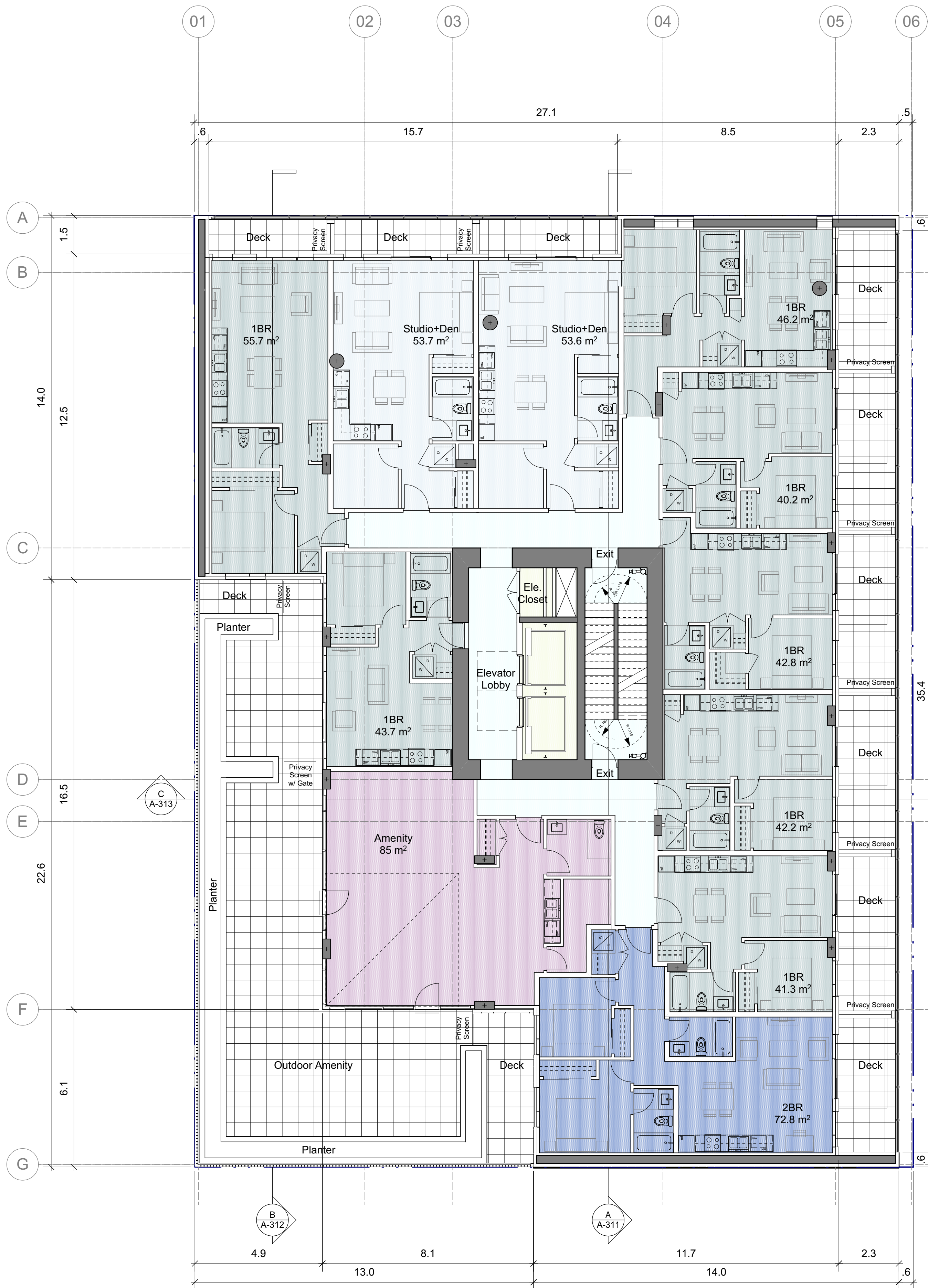
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1:100

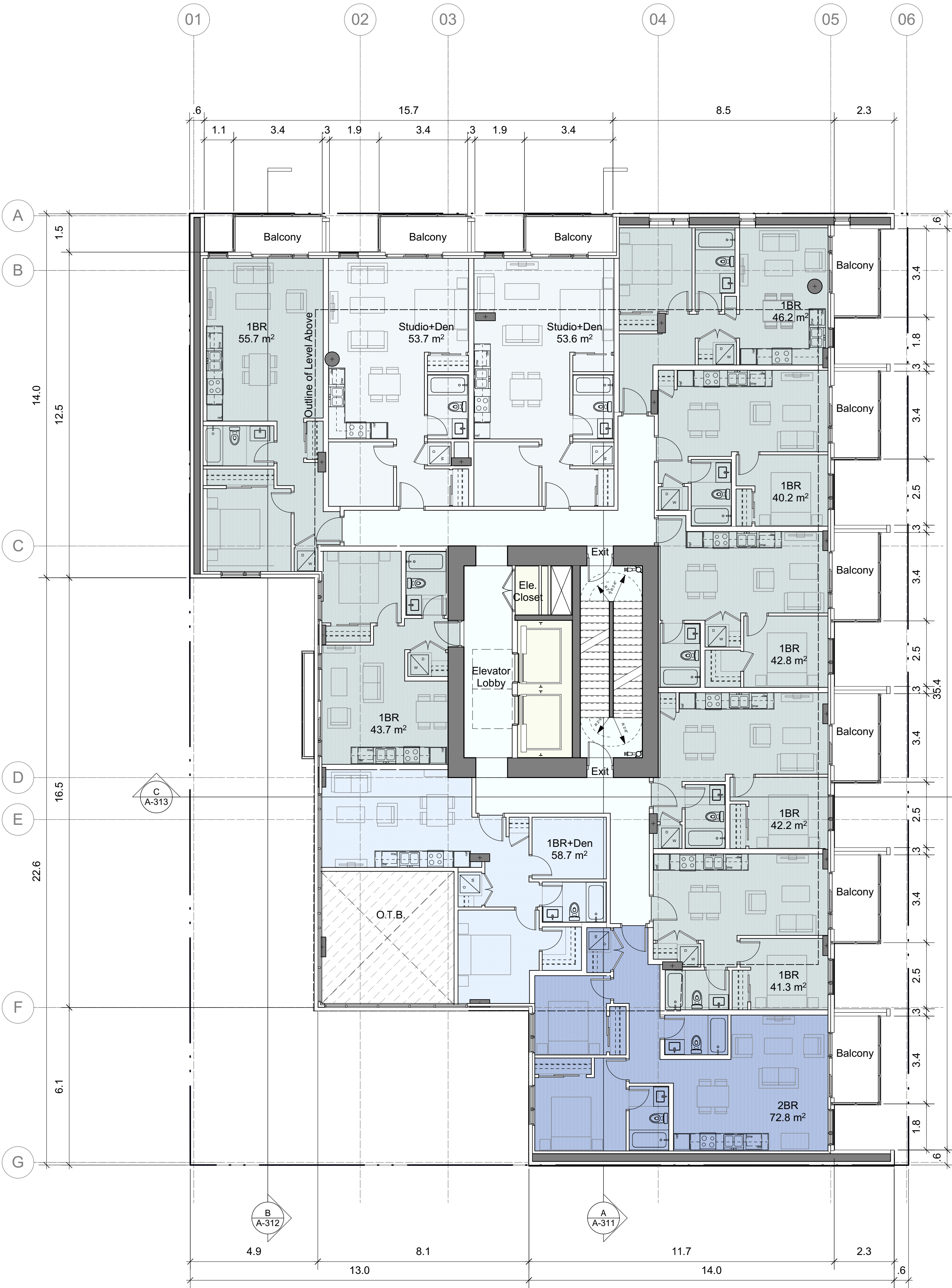
Sheet Number

A-103



Level 02 areas

Residential Units	492.34
Amenity	85.04
Services	18.33
Circulation	88.41
Total	684.11



Level 03 areas

OTB	26.53
Residential Units	551.06
Services	18.33
Circulation	88.20
Total	684.11

Legend

- Parking
- Services & shafts
- Circulation
- Bicycle storage
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- Studio+Den
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- 2 Bedroom
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Seal



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T 604.669.1926
F 604.683.2241

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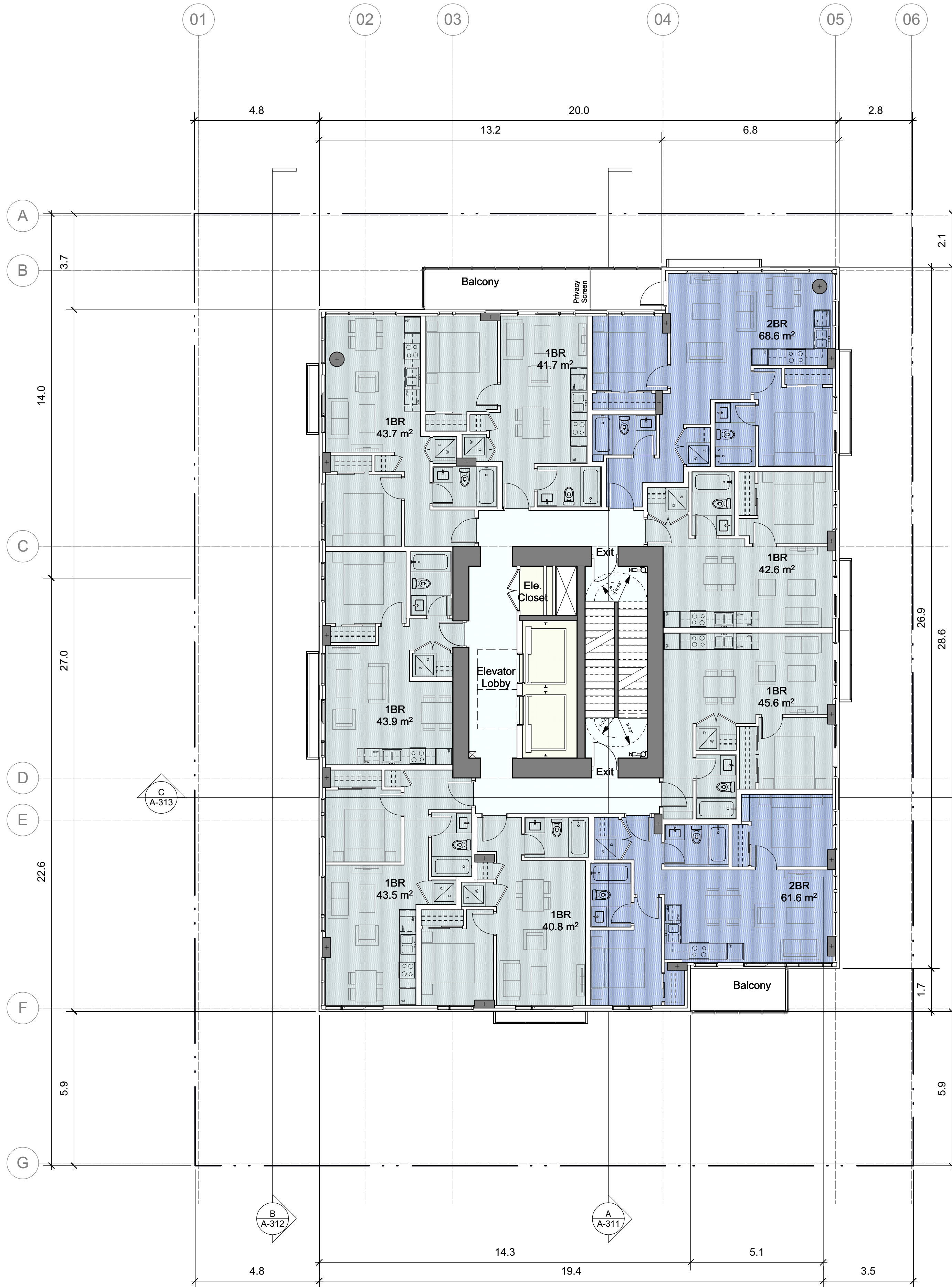
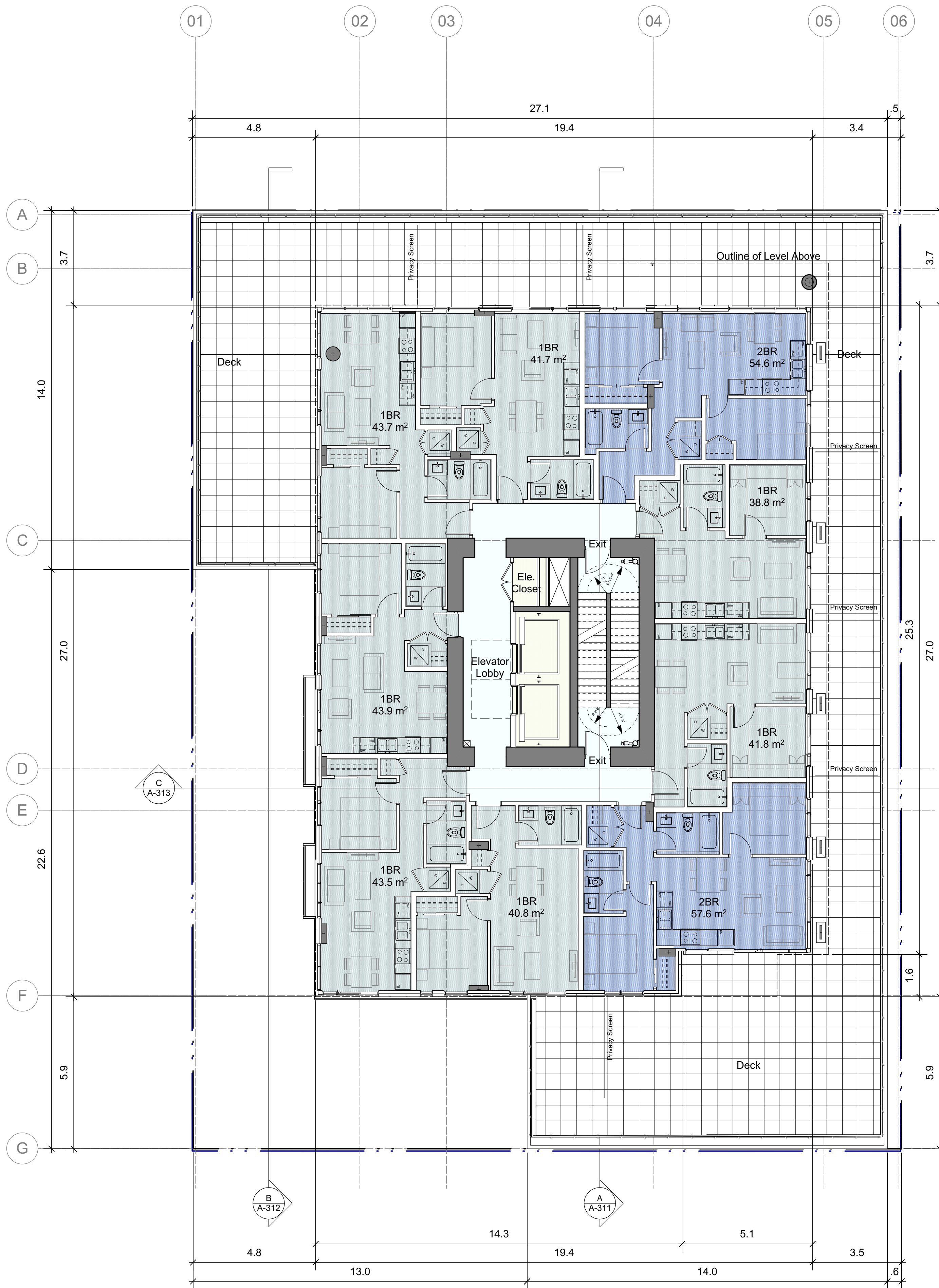
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4th Floor Plan & Typical Floor (L5 to L15)

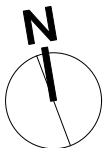
Project Number
19004

Scale
1:100

Sheet Number

A-104





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Commercial/Residential Development
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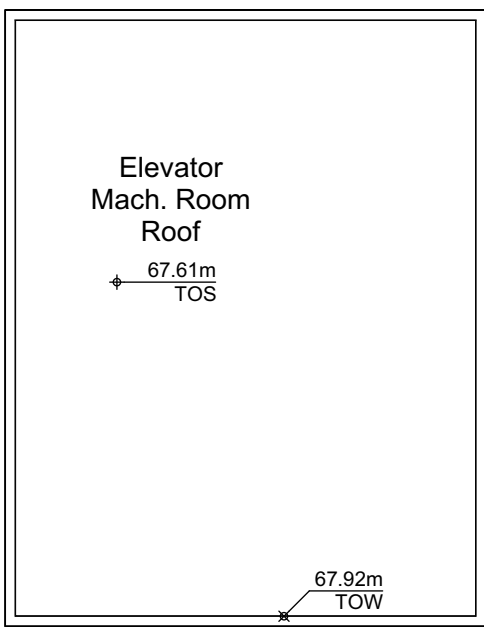
Sheet Title
Roof Plan

Project Number
19004

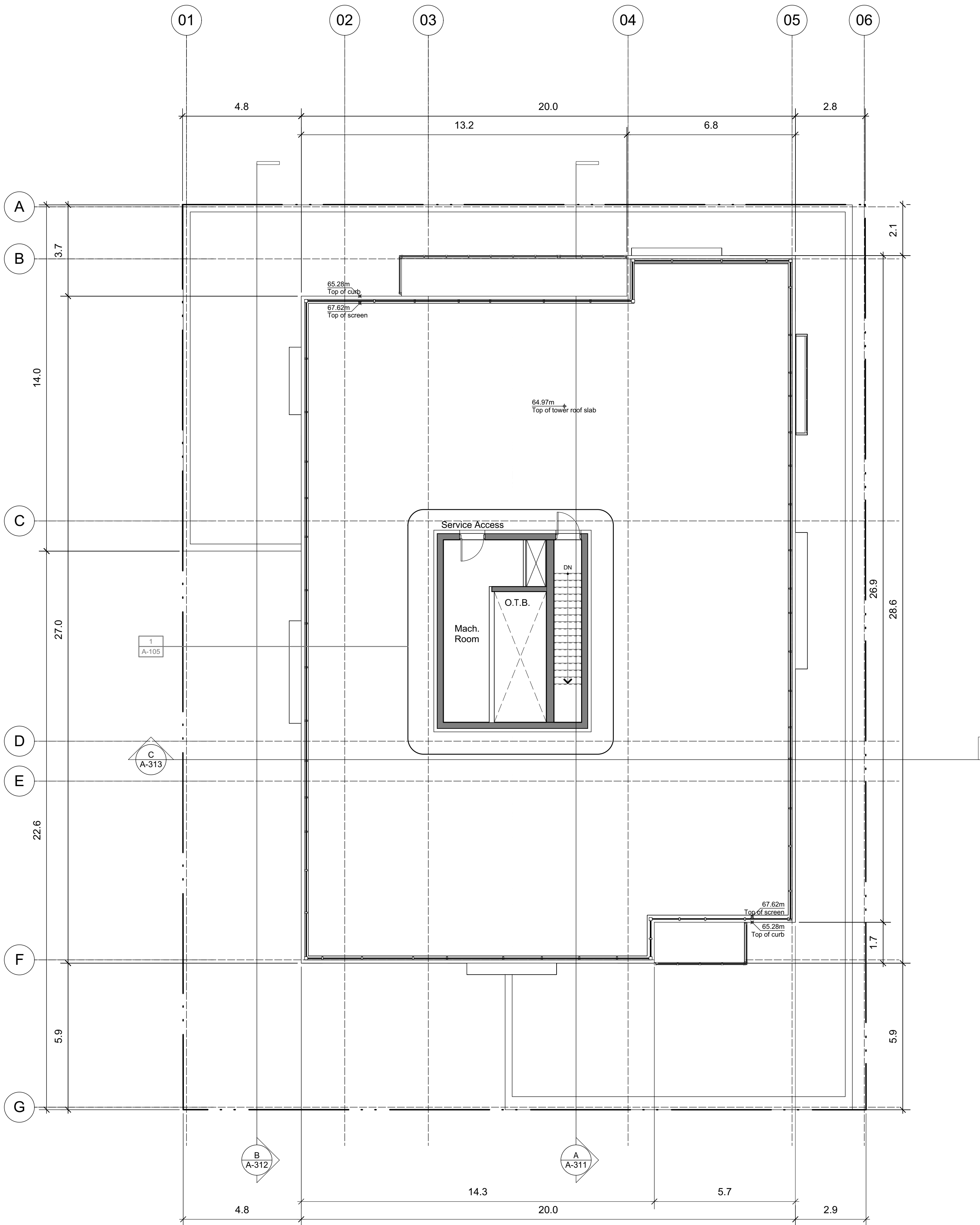
Scale
1:100

Sheet Number

A-105



1 Machine Room Roof
1:100



2 Tower Roof Plan
1:100

Legend

- — — Proposed Building Outline
- Grade Point
Elevation
- Existing Grades
- Interpolated Grades

Average Grade Calculation

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

Grade Points:

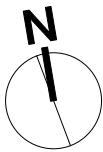
A	19.86
B	20.14
C	20.11
D	20.50
E	20.37
F	20.39
G	20.37
H	20.35
I	20.35
J	20.51

Grade Points	Average of Points	Distance Between Points	Totals
A & B	20	8.44	168.80
B & C	20.125	0.85	17.11
C & D	20.305	16.41	333.21
D & E	20.435	23.19	473.89
E & F	20.38	1.16	23.64
F & G	20.38	4.83	98.44
G & H	20.36	1.16	23.62
H & I	20.35	6.53	132.89
I & J	20.43	24.85	507.69
		87.42	1779.26

Average Grade a.p. above:

20.35

Seal



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201-134 Abbott St
Vancouver BC
Canada V6B 2K4
T 604.669.1926
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Commercial/Residential Development
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Sheet Title

Average Grade Calculation

Project Number
19004

Scale

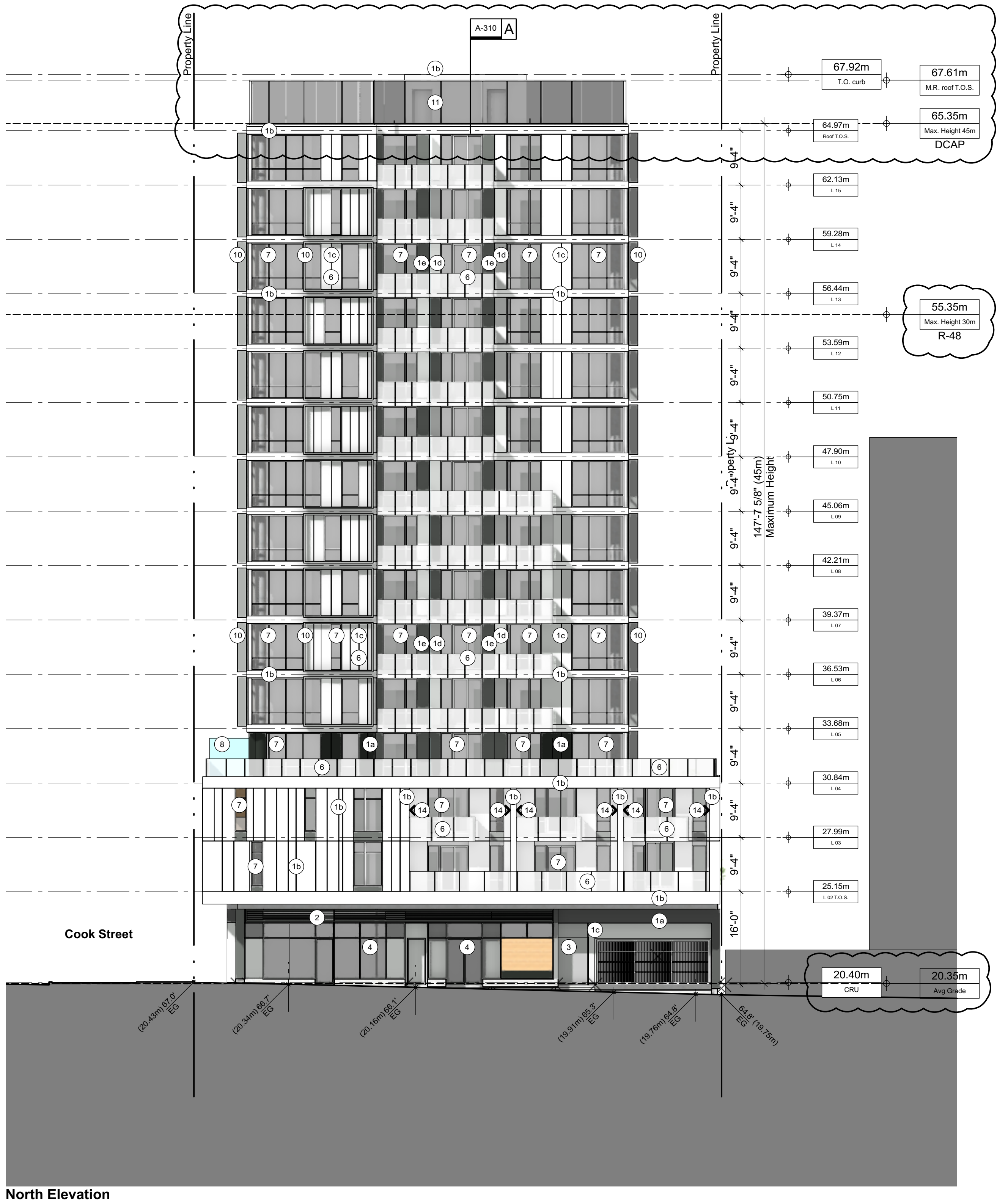
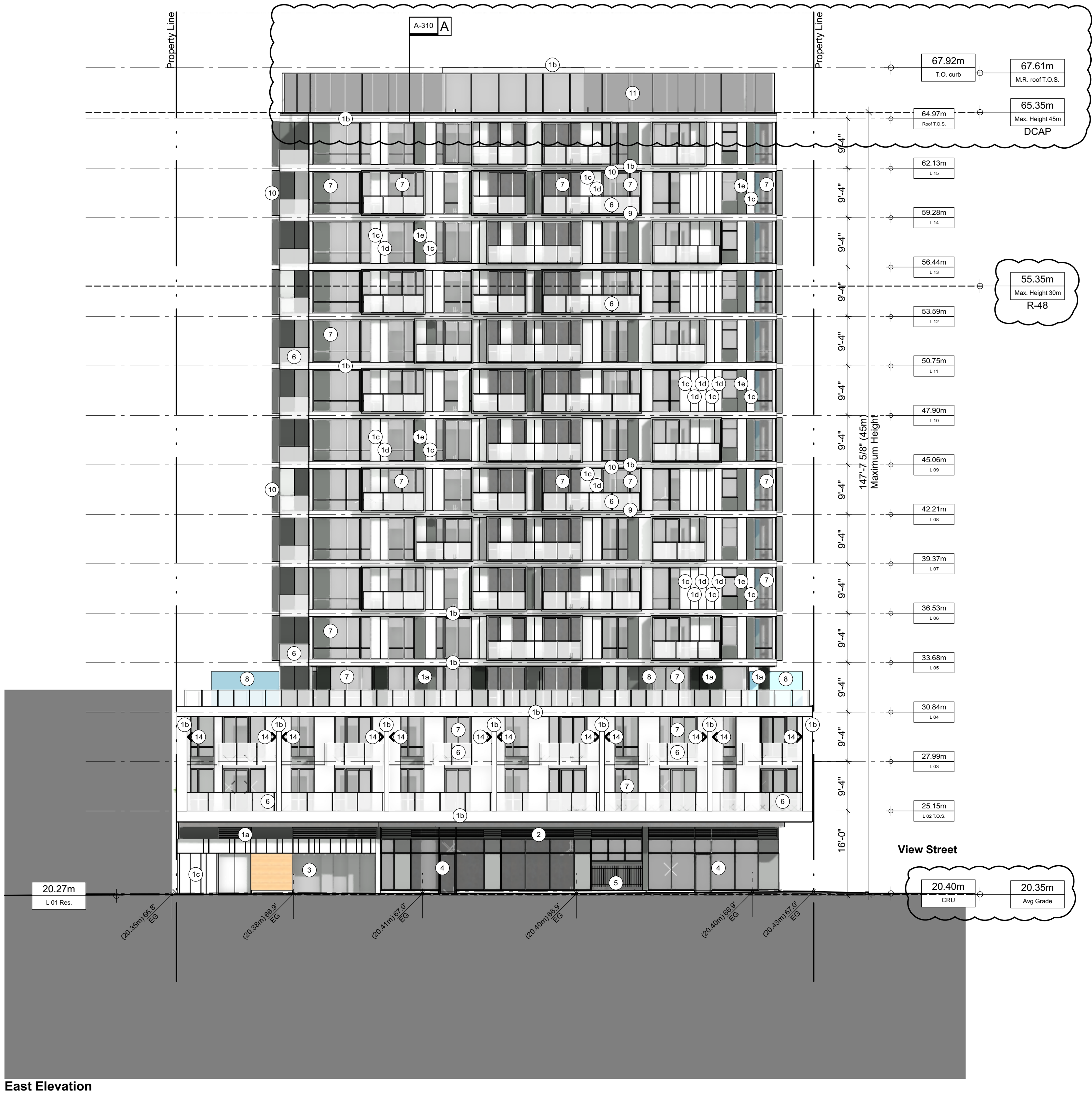
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Sheet Number

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	Glass screen
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	Issue / Revisions
2019 Oct 23	Issued for DP
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Seal

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Vancouver BC
Canada V6B 2K4
T 604.669.1926
F 604.683.2241
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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

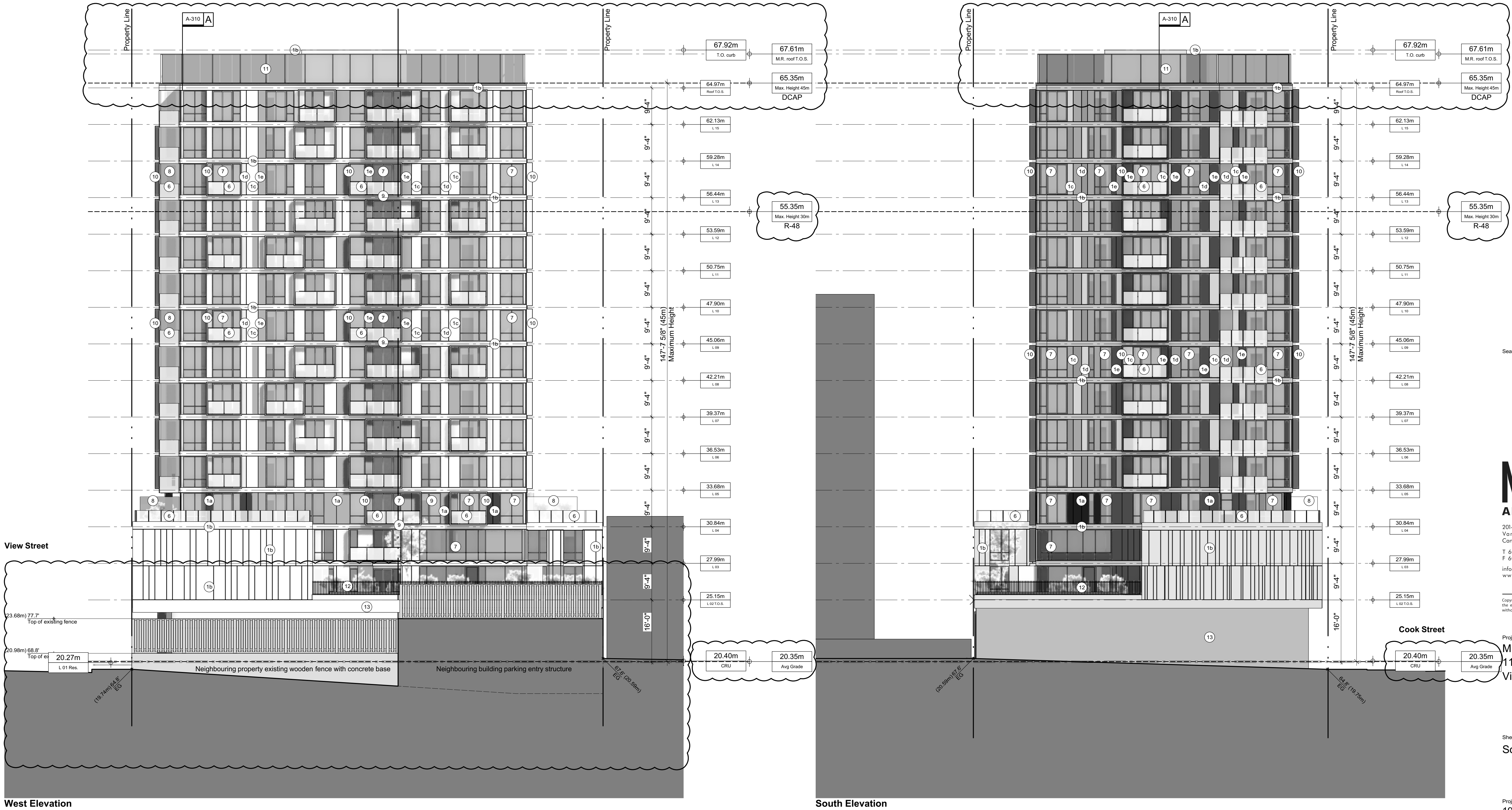
A-301

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 | Glass screen |
| 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
2019 Oct 23
2020 Feb 20

Issue / Revisions
Issued for DP
DP resubmission



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201-134 Abbott St
Vancouver BC
Canada V6B 2K4
T 604.669.1926
F 604.683.2241
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Project
Mixed-use Residential Development
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Sheet Title
South & West Elevation

Project Number
19004

Scale
1:150

Sheet Number

A-302

Date	Issue / Revisions
2019 Oct 23	Issued for DP
2020 Feb 20	DP resubmission



Street level view from intersection of View & Cook Street



Street level view along View Street

Seal

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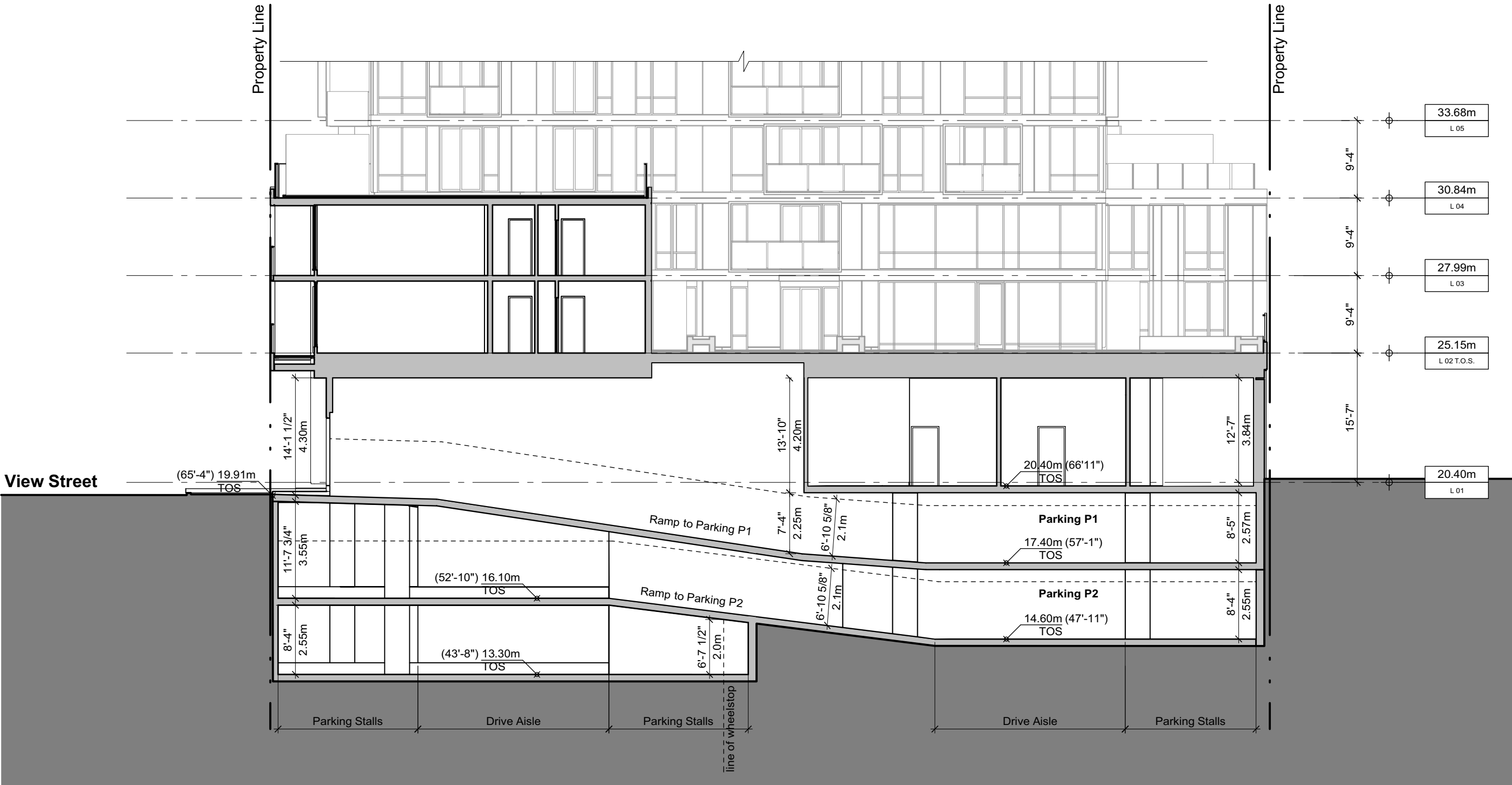
Project
Mixed-use Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Building Base Renderings

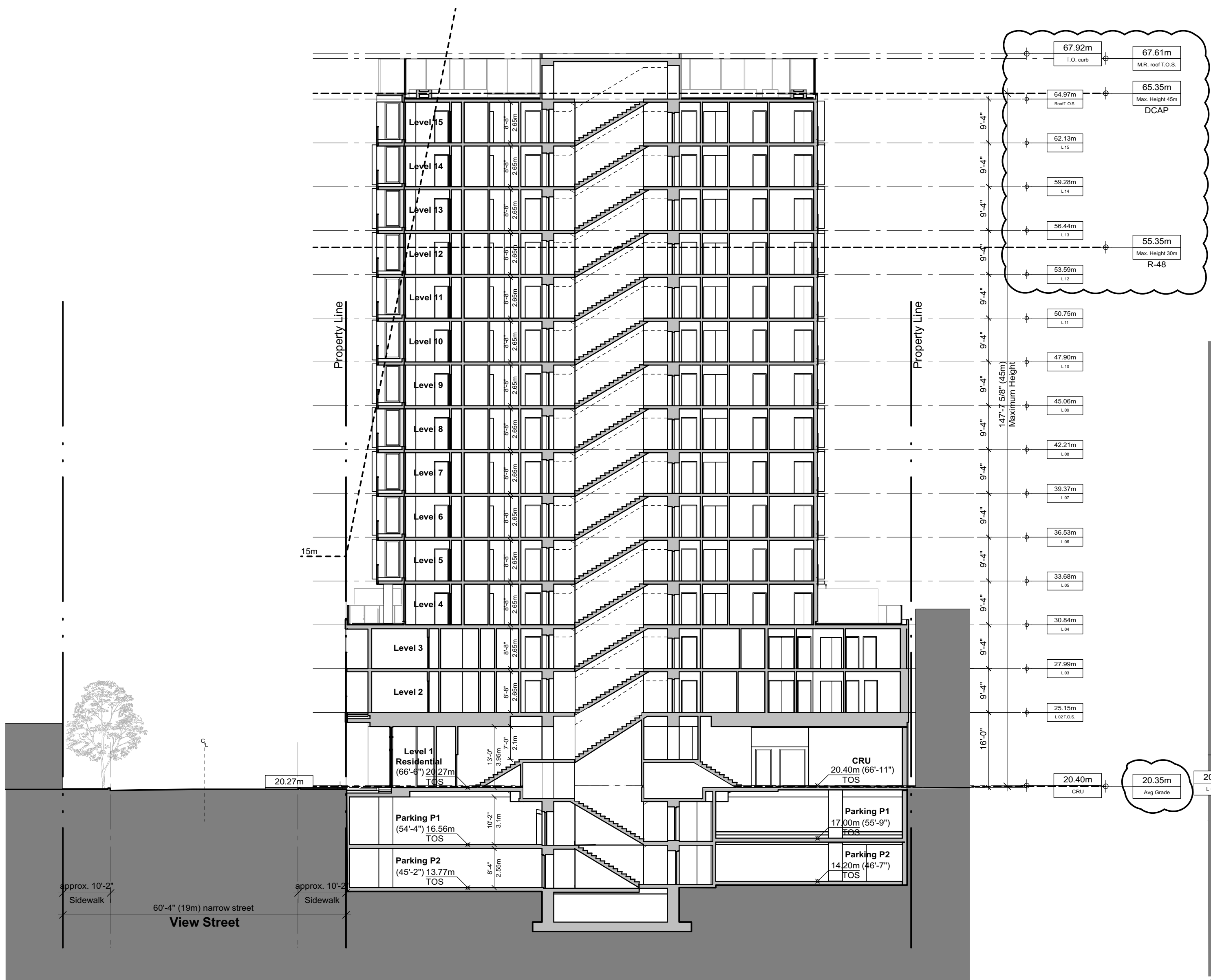
Project Number
19004
Scale
1:100

Sheet Number

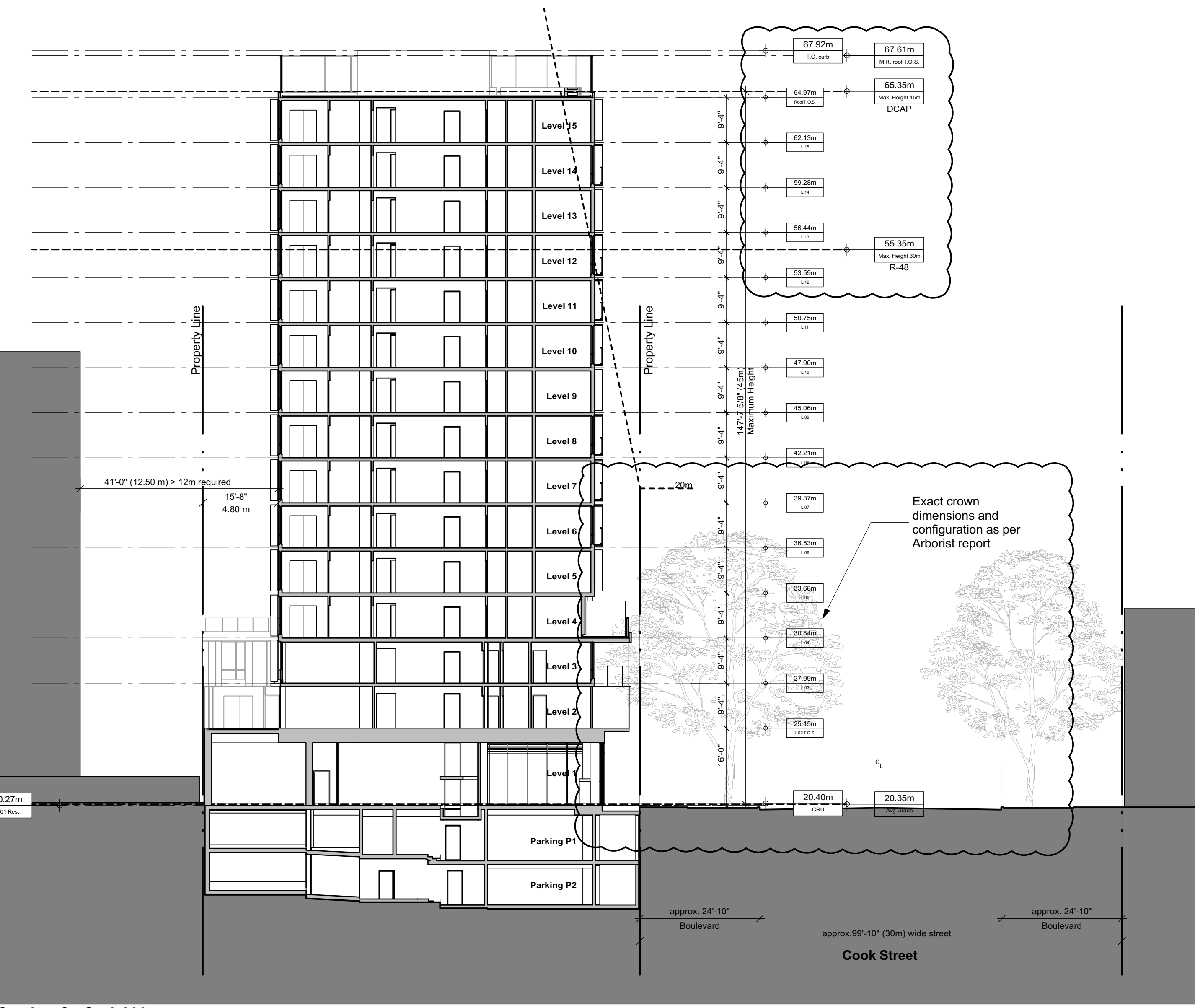
A-303



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



Section A - Sc.1:200



Section C - Sc.1:200

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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without the architects' written consent.

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

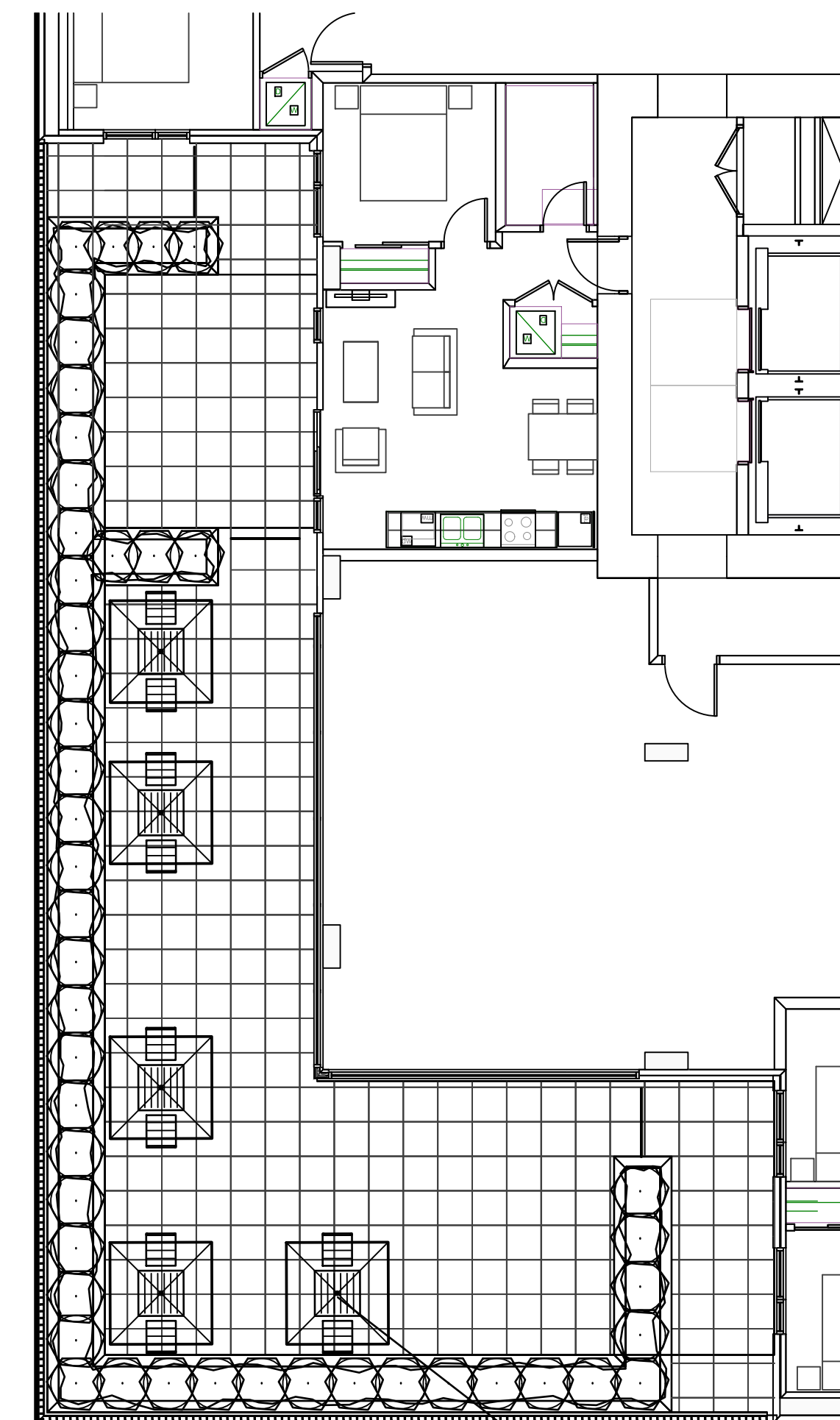
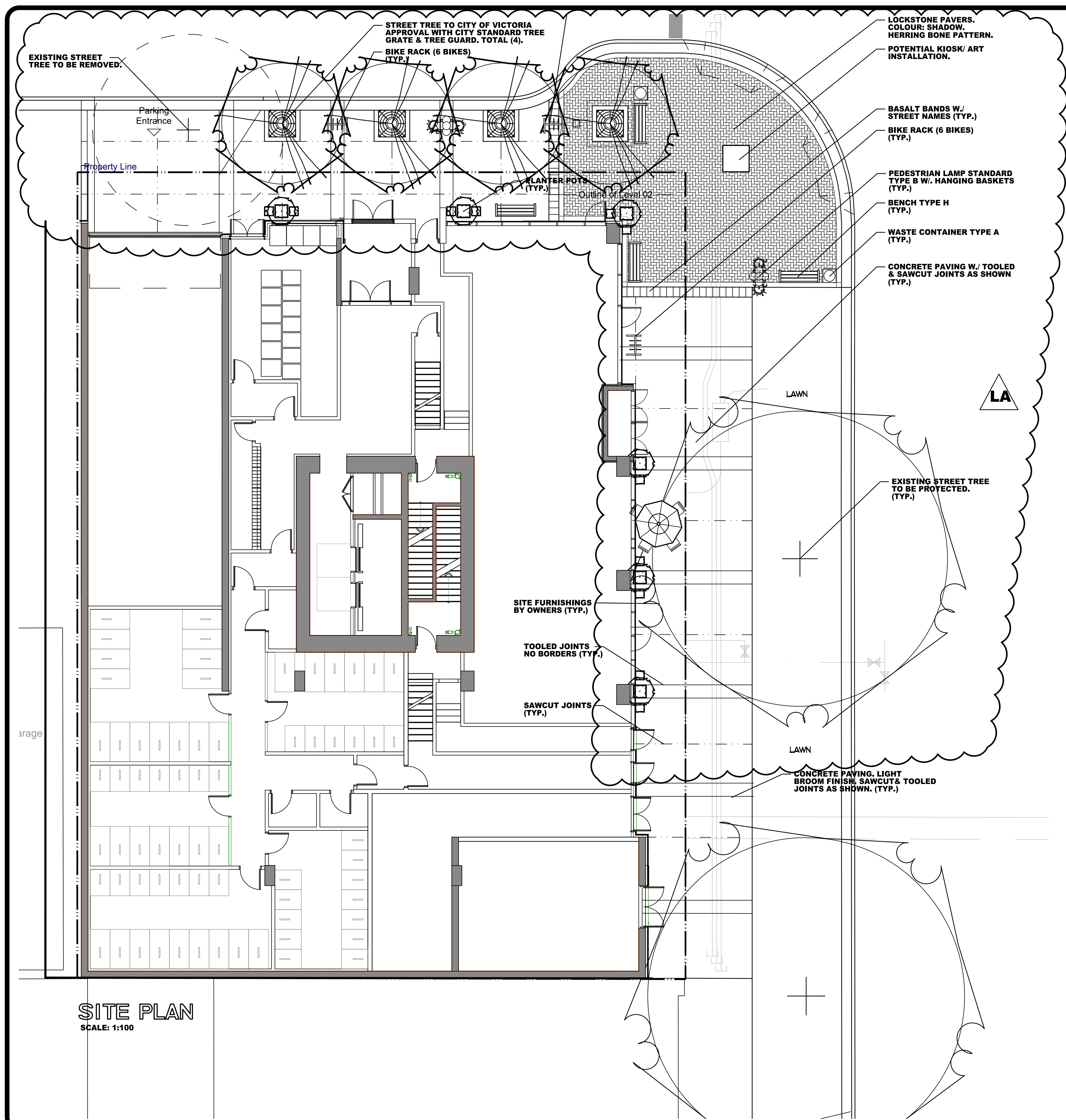
Sheet Title
Section A, B & C

Project Number
19004

Scale
1:100

Sheet Number

A-311



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. - 04

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

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.

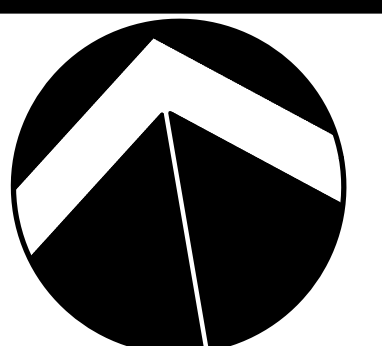
NO.	DATE	BY	REVISION
01	JAN. 17/ 20	S.P.	PUBLIC REALM
02	FEB. 19/ 20	S.P.	ARCHITECTURAL
DRAWN: S.P.			
CHECKED: J.P.			
DATE: OCT. 23, 2019			
DRAWING: 1150 CS - L1R6			
FILE: 245 16 02			



JOB NAME

1150 COOK STREET
VICTORIA, B.C.

CONSULTANT



LANDSCAPE PLAN

PI

LEGEND

- APPROXIMATE LIMIT OF ASPHALT
- BASALT BEND, SEE LANDSCAPE FOR DETAILS
- CONCRETE SIDEWALK, SEE LANDSCAPE FOR DETAILS
- BRICK PAVERS, SEE LANDSCAPE FOR DETAILS
- TREE TO BE REMOVED
- TREE TO REMAIN
- TREE TO BE PLANTED, SEE LANDSCAPE FOR DETAILS

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD, 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.
- EXPOSE 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.

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

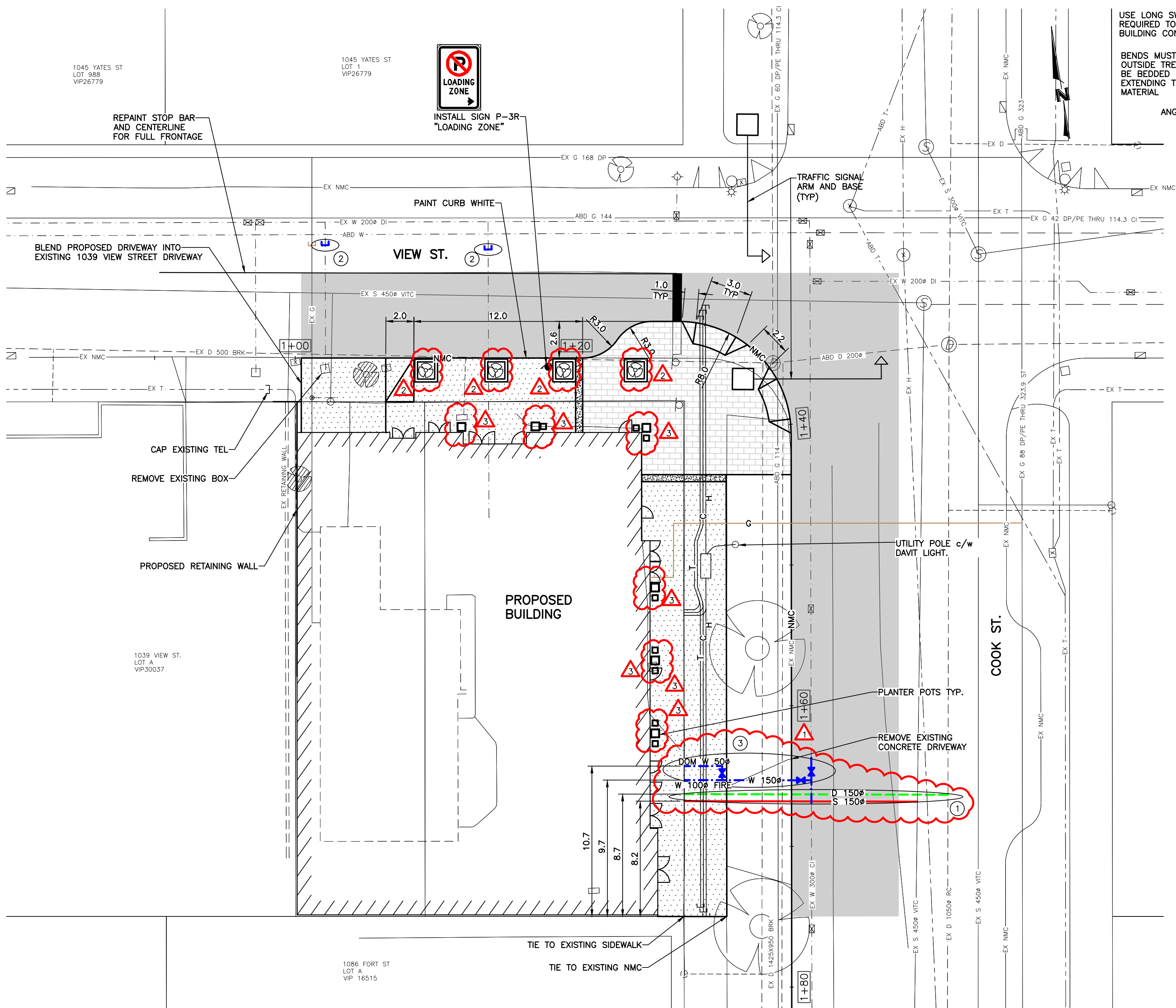
- CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED 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.

HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS

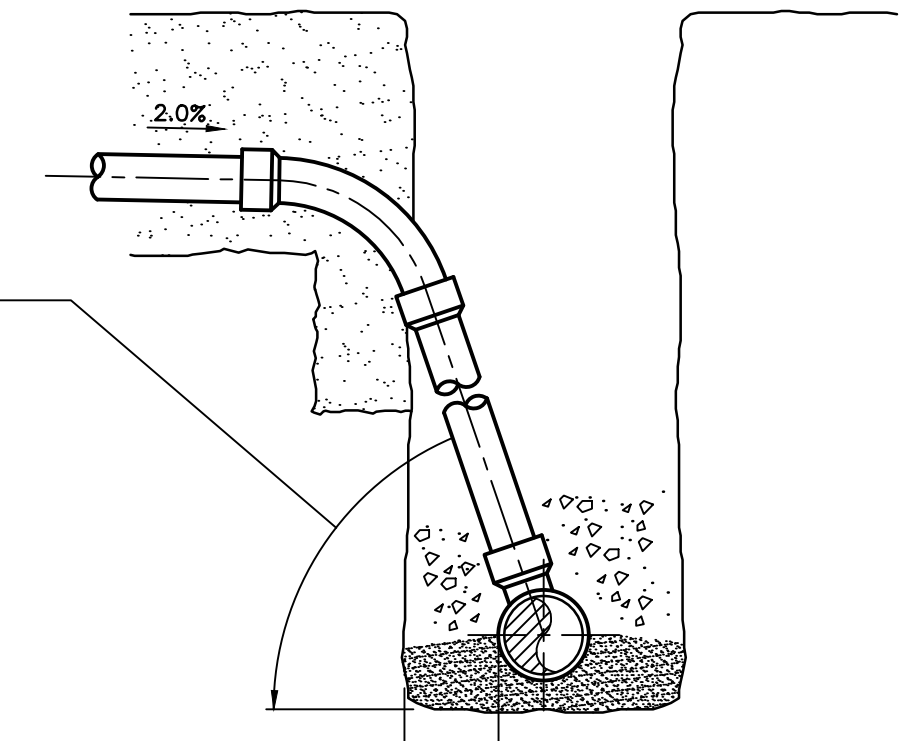
- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONSTRUCT HYDRO, TELEPHONE AND CABLEVISION 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.



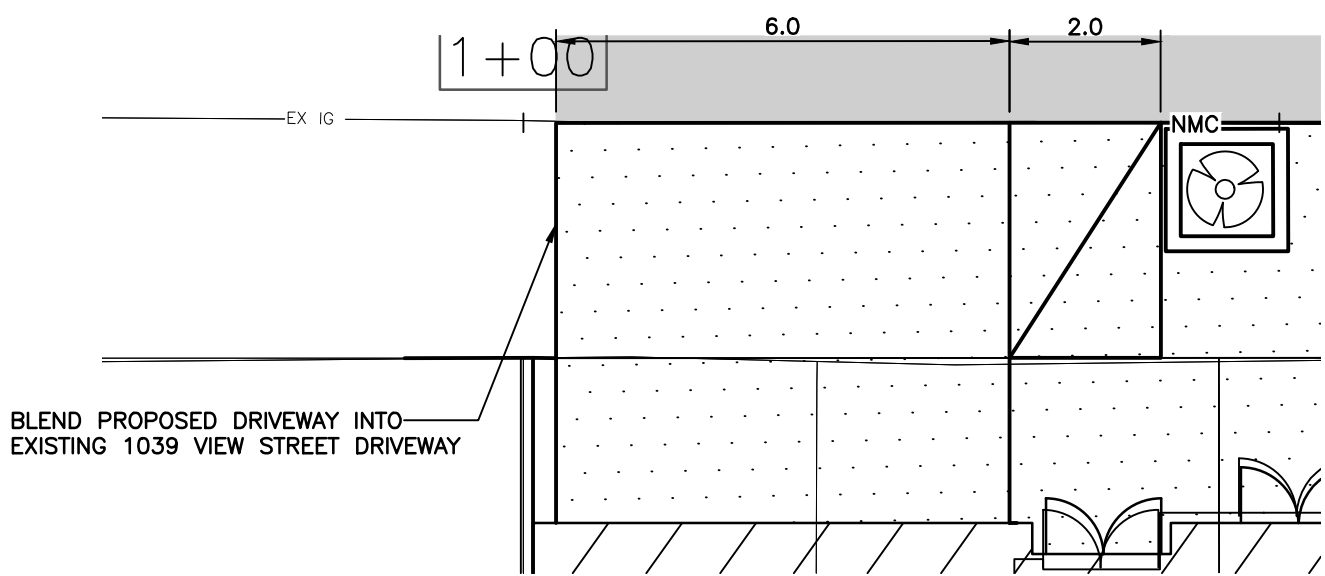
USE LONG SWEEP BENDS AS REQUIRED TO MEET GRADE OF BUILDING CONNECTION

BENDS MUST BE LOCATED OUTSIDE TRENCH AND MUST BE BEDDED IN GRAVEL EXTENDING TO UNDISTURBED MATERIAL

ANGLE TO BE LESS THAN 45°



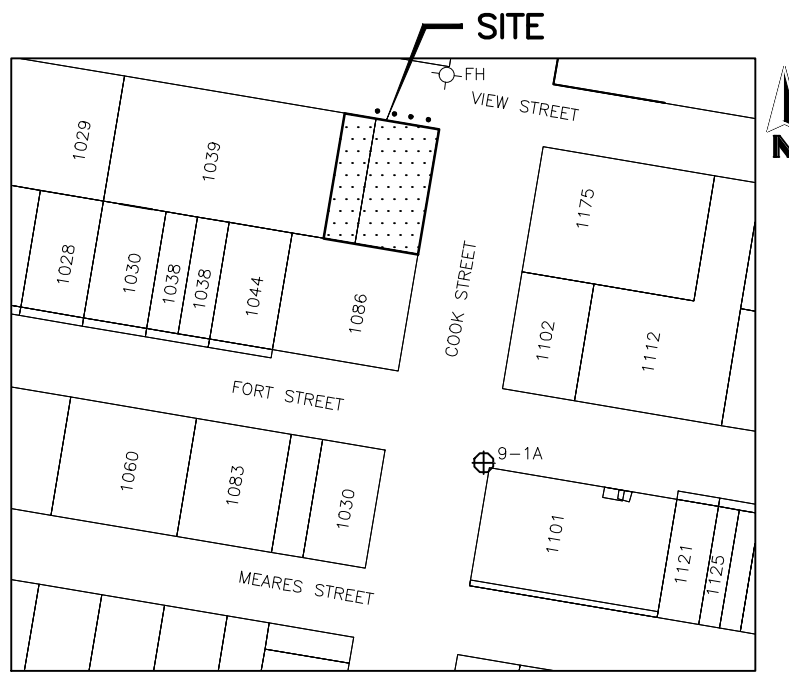
DEEP TRENCH SERVICE CONNECTION DETAIL N.T.S.



DRIVEWAY DETAIL SCALE 1:100

WORKS AND SERVICES CHECK TABLE

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



LOCATION PLAN 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
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.	
CATCHBASIN		POWER POLE	
ROAD SIGN		ANCHOR	
MANHOLE			
CLEANOUT			
VALVE			
METER			
REDUCER			
MONUMENT			
LOT PIN			
LEAD PLUG			

REVISIONS

No.	DESCRIPTION	DATE	SIGN
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	Horz. 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	
PRELIMINARY SITE SERVICING		REV. 2	
		WESTBROOK DRAWING No. 3426-01	