

Commercial / Residential Development - 1150 Cook Street, Victoria BC



Context Plan Sc.1:750



Proposed Development - View from intersection of View & Cook Street

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 Inturban Rd., Victoria, BC, V9E 2C4 T: (250) 479 8733
ARCHITECTURAL NSDA Architects 201-134 Abbott St., Vancouver, BC, V6B 2K4 T: 604 669 1926	GEOTECHNICAL Ryzuk Geotechnical 28 Crease Ave., Victoria, BC, V8Z 1S3 T: (250) 475 3131	ELECTRICAL e2 Engineering 545 Herald, Victoria, BC, V8W 1S5 T: 778 433 9391	LANDSCAPE Lombard North Group (B.C.) Inc. 836 Cormorant St., Victoria, BC, V8W 1R1 T: (250) 386 3336	ENVELOPE Morrison Hershfield 536 Broughton St., Victoria, BC, V8W 1C6 T: (250) 361 1215	BUILDING CODE Celerity Engineering 104-2750 Quadra St., Victoria, BC, V8T 4E8 T: (250) 410 2021

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	
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)		
0.1 / dwelling unit	14	14
Physical Form	Permitted in R-48 zone	Proposed as per DCAP
Height of Building	30 m	47.57 m
Number of Storeys	10 storeys	16 storeys
Building Setbacks	Permitted	Proposed
		Level 01L 02 & 03L 04L 05 - 15
Front Yard (Cook Street)	0.5 m	1.7 m0.5 m3.4 m2.8 m
Rear Yard	-	0.1 m0 m4.8 m4.8 m
Side Yard North	-	1.9 m0 m3.7 m2.1 m
Side Yard South	-	0.1 m0 m6 m6 m
Combined Side Yards	-	2 m0 m9.6 m8 m
Use		
Total Commercial Floor Area	168.58 sm	
Total Residential Floor Area	7,433.98 sm	
Total Number of Residential Units	129	

Date	Issue / Revisions
2020 May 4	DP resubmission
2020 July 08	ADP meeting
2020 Sep 29	DP resubmission

Revisions

Received Date:
September 30, 2020

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Drawing List

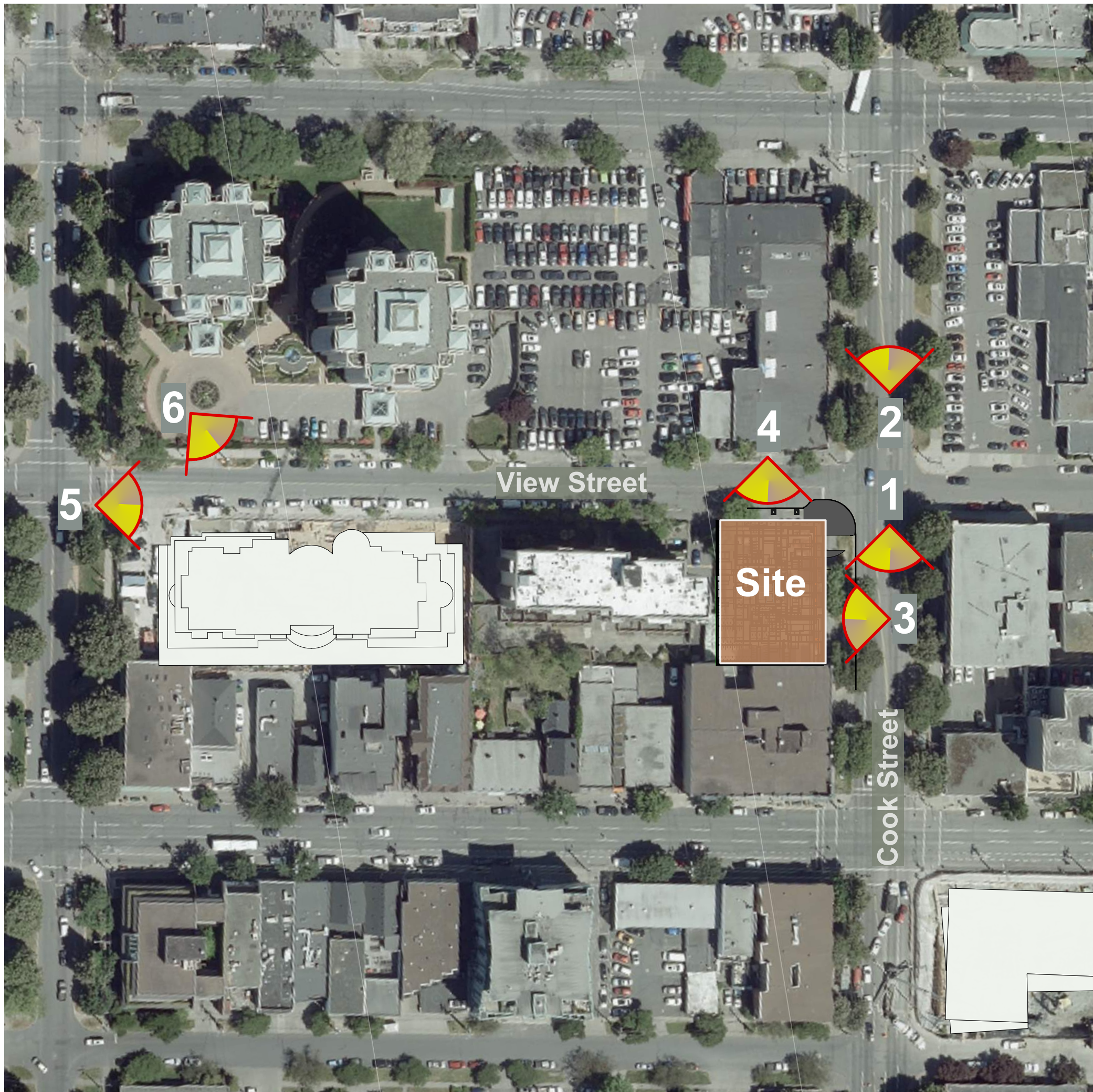
Architectural			
A-00	Cover Sheet	A-101	P2 & P1 Parking Plan
A-01	Context Images	A-102	Proposed Site / Main Floor Plan
A-02	Street View Renderings	A-103	2nd & 3rd Floor Plan
A-02a	Olympic Mountain View Study	A-104a	Level 04 & Typical Floor Level 05
A-02b	Olympic Mountain View Study	A-105	Typical Floor Level 10 & 11
A-03a	Artistic renderings	A-105	15 Floor & Roof Plan
A-03b	Precedent Images	A-106	Average Grade Calculation & Theoretical Density
A-04	Streetscapes & Aerial View of Proposed Development	A-301	East & North Elevation
A-05	Shadow Analysis	A-302	South & West Elevation
A-100a	Existing Site Survey	A-303	Podium Elevations
		A-311	Section A, B & C

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

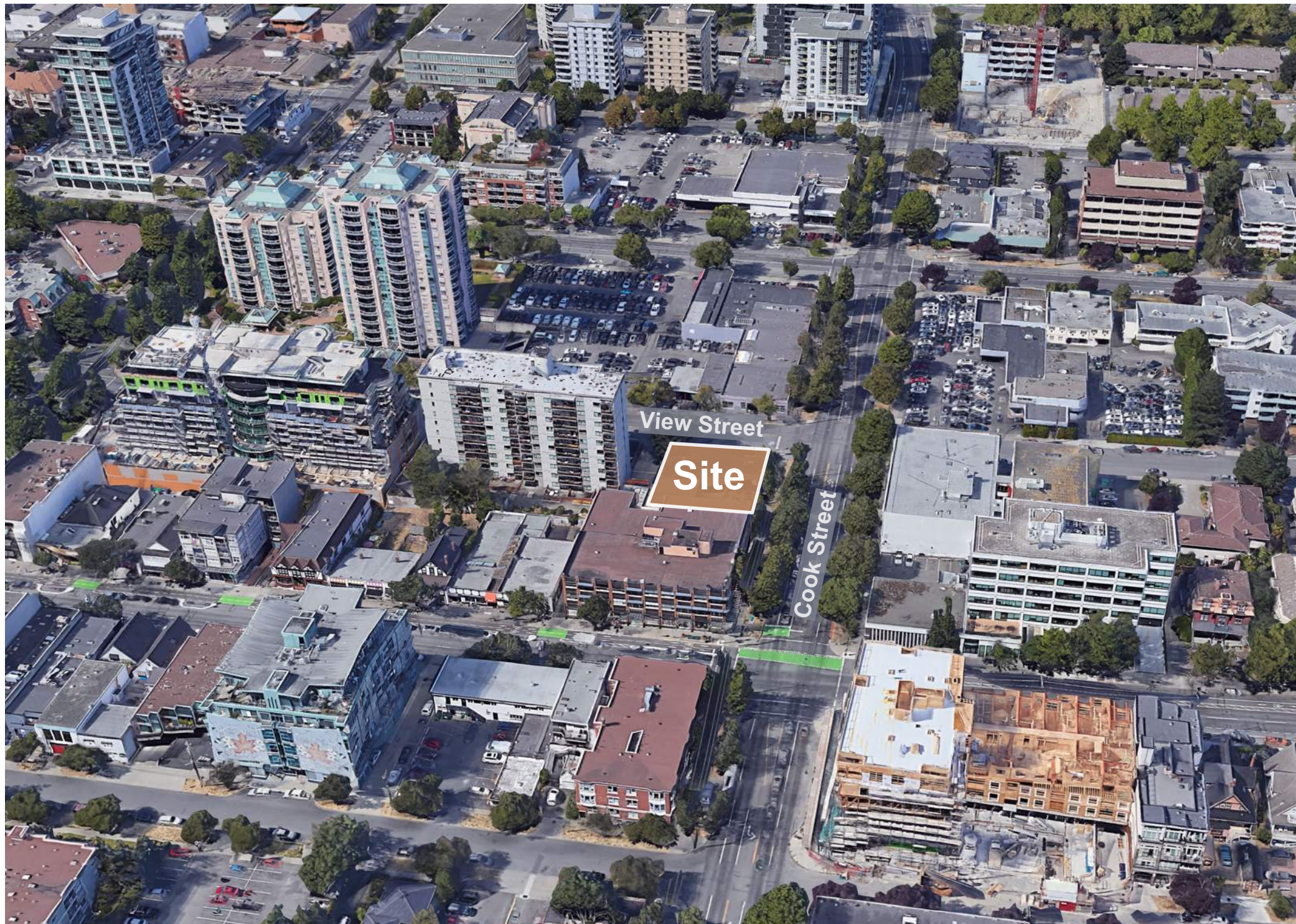
Project
Commercial / Residential Development
1150 Cook Street
Victoria, BC

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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Commercial / Residential Development
1150 Cook Street
Victoria, BC

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 May 4	DP resubmission
2020 July 08	ADP meeting
2020 Sep 29	DP resubmission

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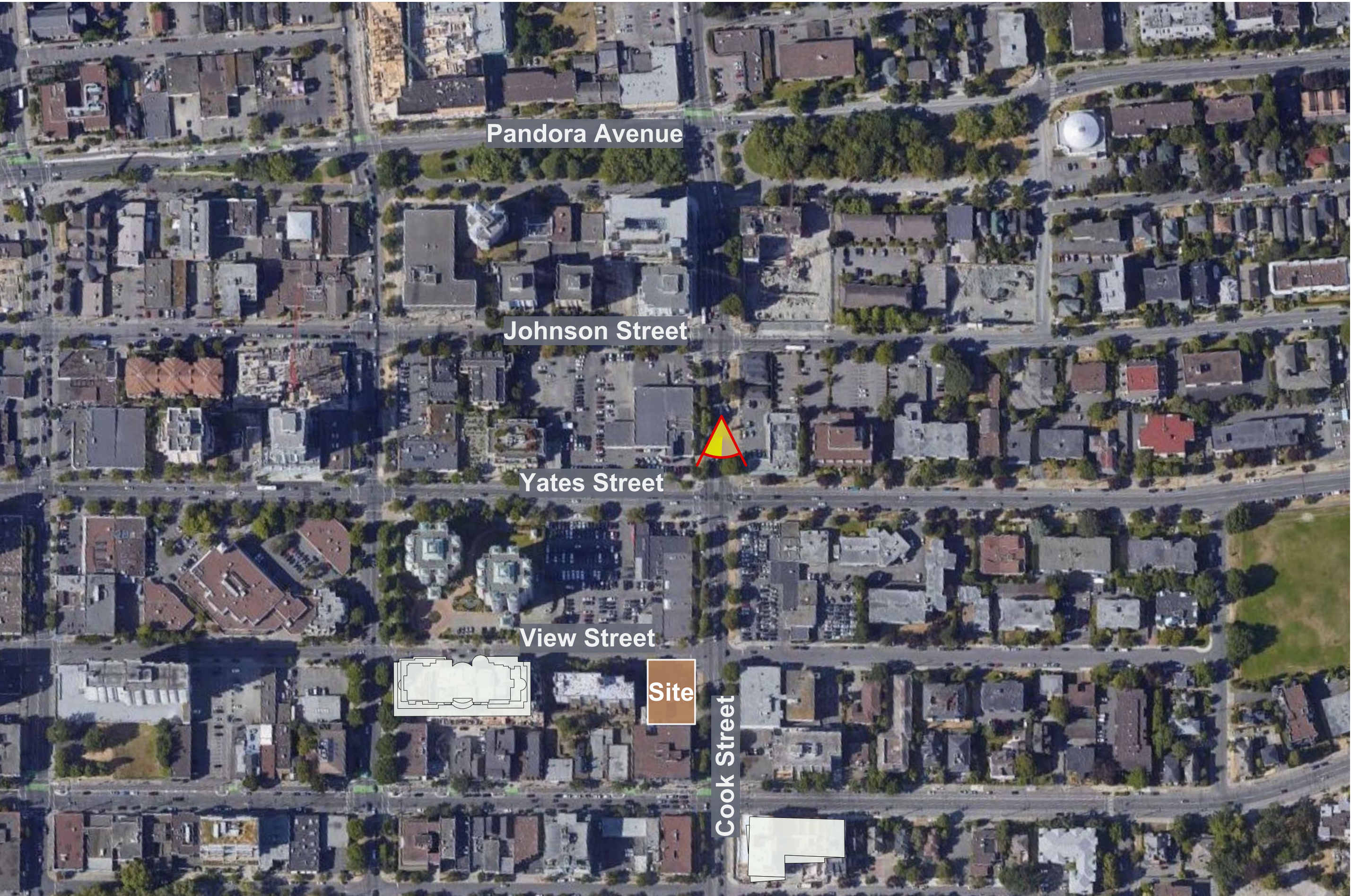
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Street View Renderings

Project Number
19004

Scale

Sheet Number

A-02



Key Plan Sc.1:2000



Cook & Yates Street Looking South - Proposed tower



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



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

Consultants

Date	Issue / Revisions
2020 May 4	DP resubmission
2020 July 08	ADP meeting
2020 Sep 29	DP resubmission

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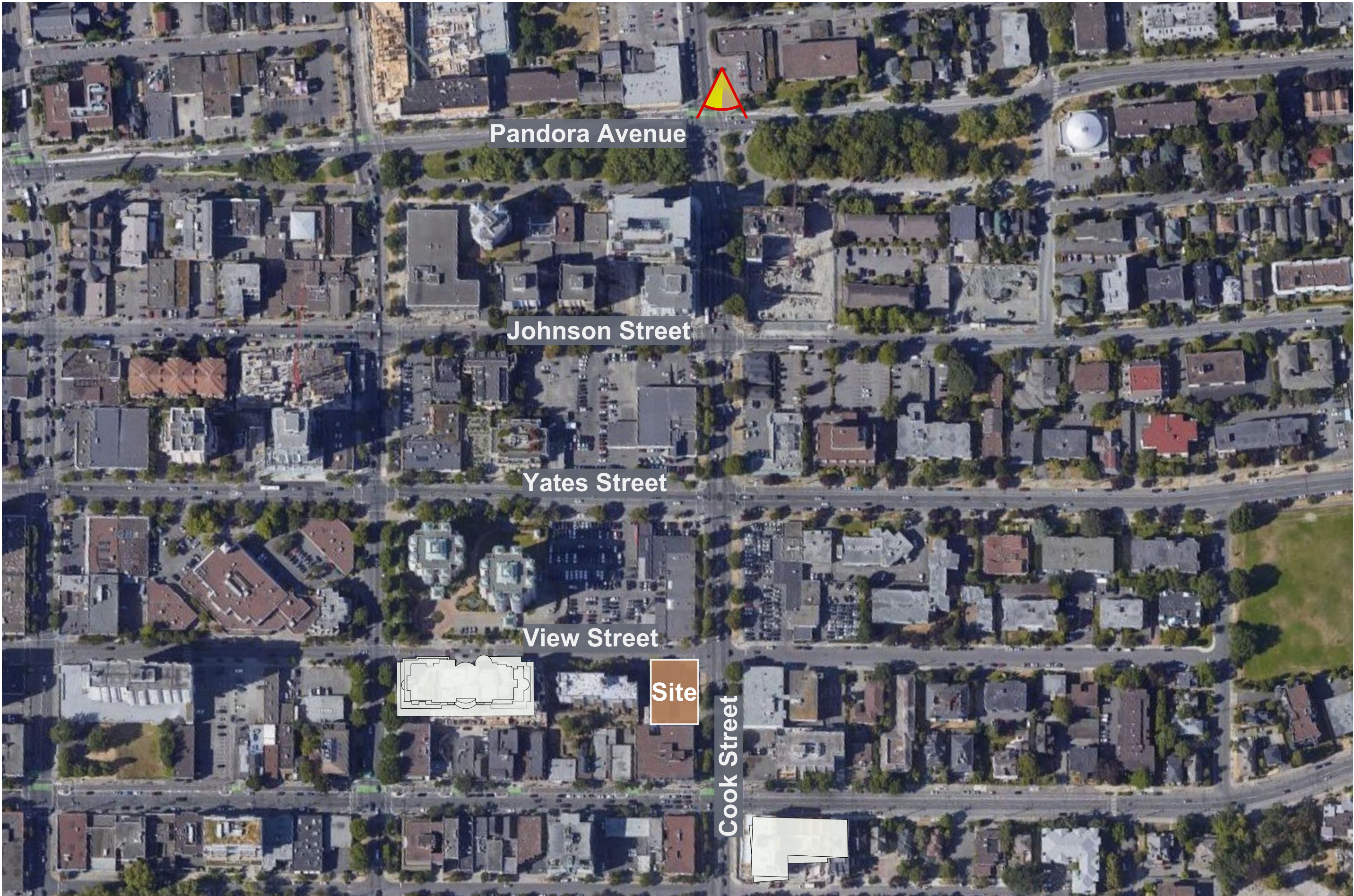
Project
Commercial / Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Olympic Mountains View Study

Project Number
19004
Scale

Sheet Number

A-02a



Key Plan Sc.1:2000



Cook Street & Pandora Avenue Looking South - Proposed tower

Date	Issue / Revisions
2020 May 4	DP resubmission
2020 July 08	ADP meeting
2020 Sep 29	DP resubmission



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



Perspective looking SW from View Street



Cook Street perspective looking SW - Daytime rendering

Consultants

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2020 May 4	DP resubmission
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Commercial / Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Artistic renderings

Project Number
19004

Scale

Sheet Number
A-03a

Street level view along Cook Street

Street level view from intersection of View & Cook Street



Aluminum and phenolic wood panels precedent



Floating monoblock over commercial precedent



Boxed out juliet balcony precedent



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



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



Phenolic panel precedent



Boxed out juliet balcony precedent

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Project
Commercial / Residential Development
1150 Cook Street
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Sheet Title
Precedent Images

Project Number
19004
Scale

Sheet Number
A-03b

Date	Issue / Revisions
2020 Sep 29	DP resubmission
2020 Sep 29	DP resubmission



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



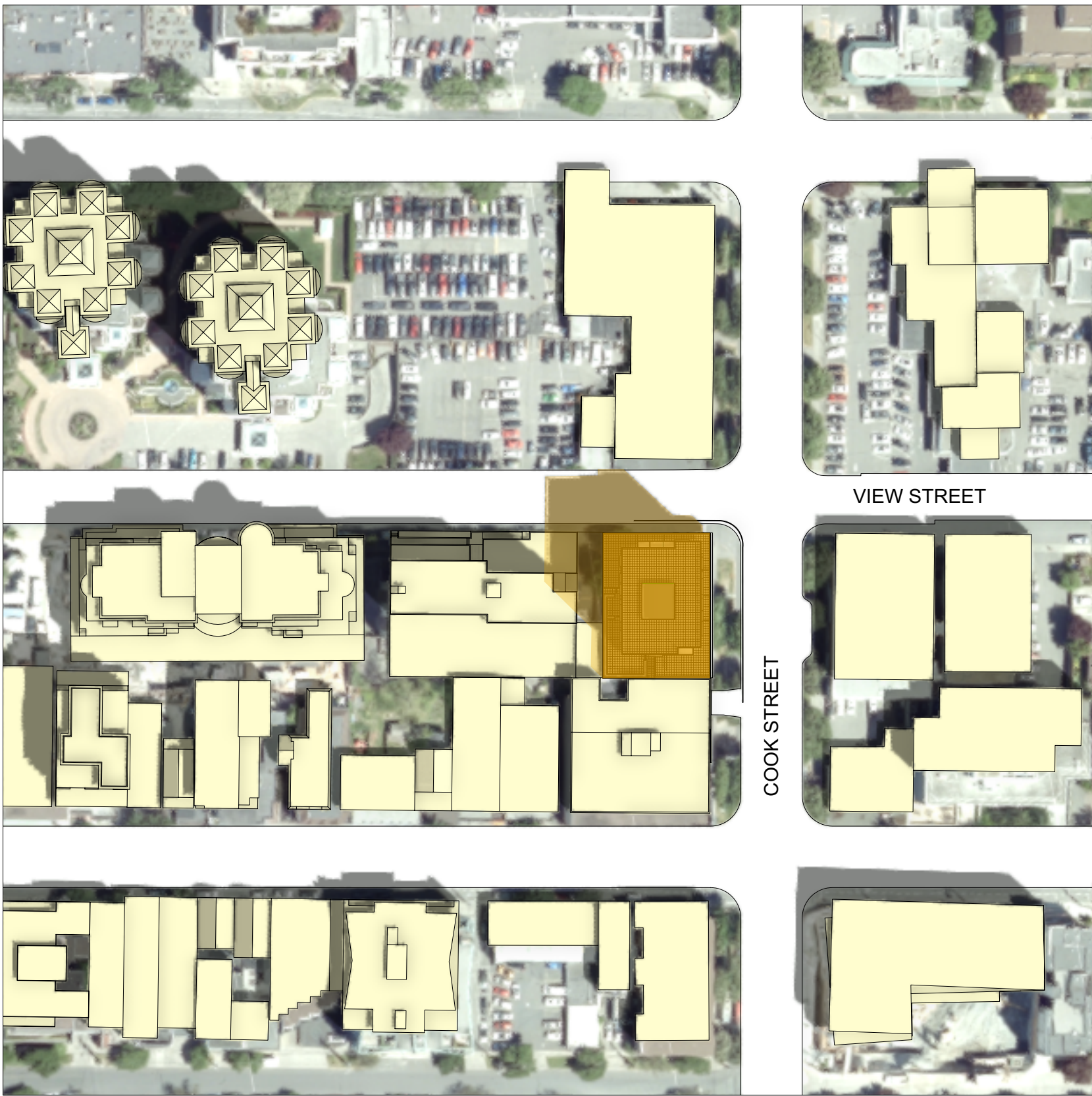
20 March/September - 12 PM



20 March/September - 2 PM



20 June - 10 AM



20 June - 12 PM



20 June - 2 PM

Seal

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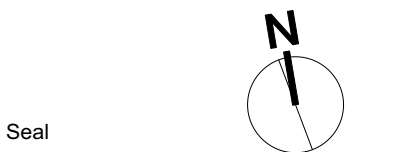
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Shadow Analysis

Project Number
19004

Scale
1:1250

Sheet Number

A-05



Seal

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Commercial/Residential Development
1150 Cook Street
Victoria, BC

Sheet Title

Existing Site Survey

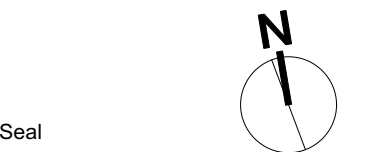
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19004

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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Project
Commercial/Residential Development
1150 Cook Street
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Sheet Title

P2 P1 Parking

Project Number

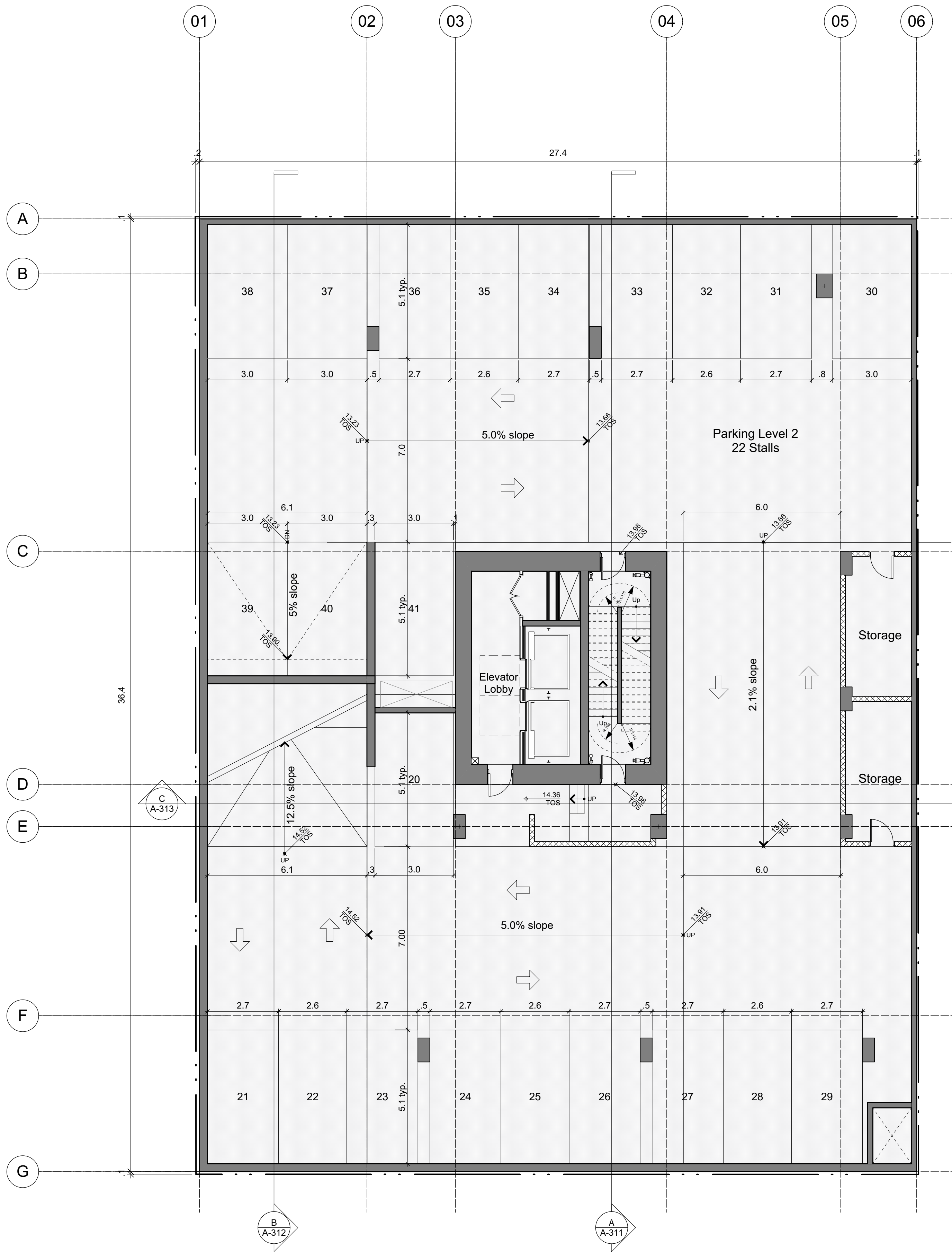
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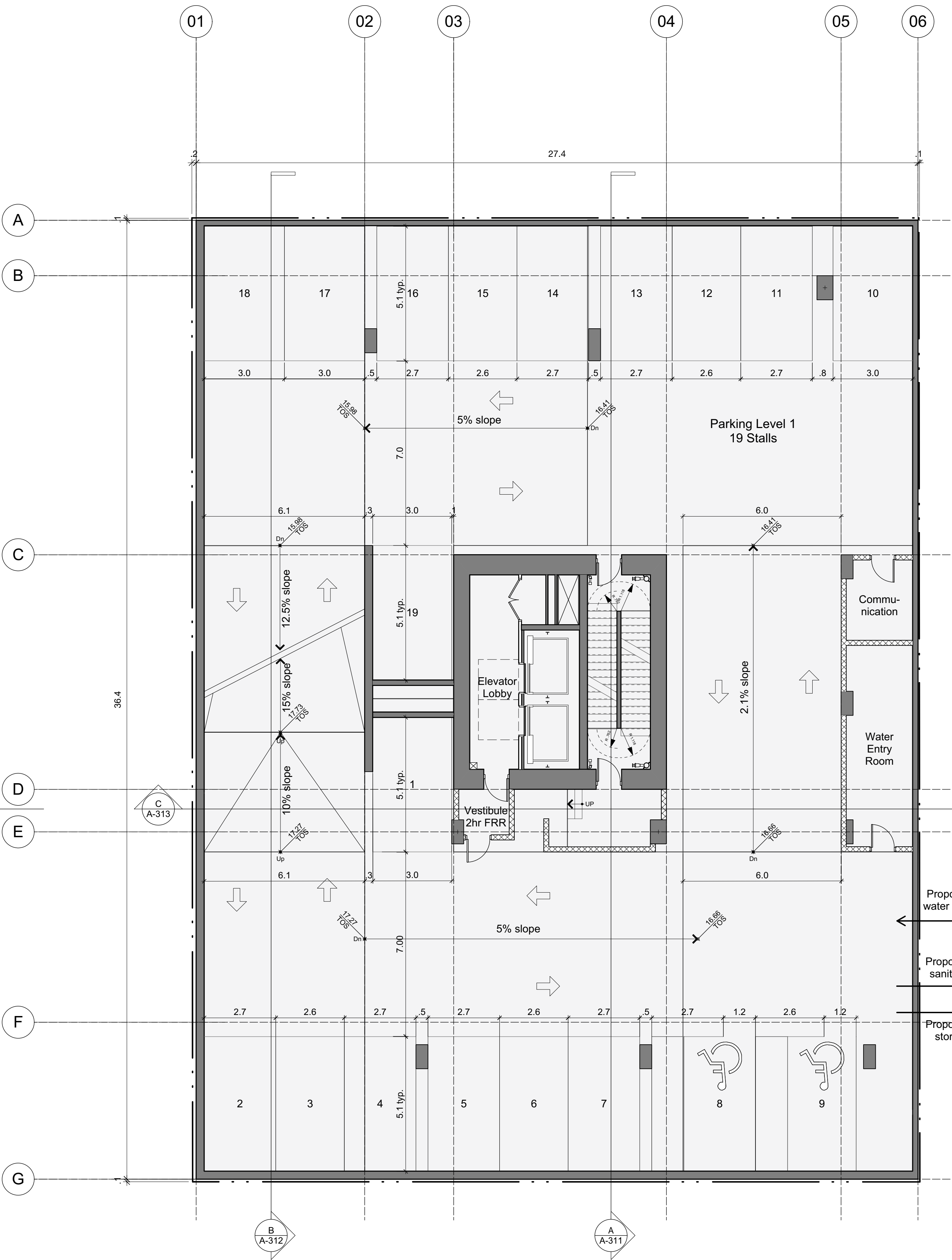
Sheet Number

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

Level 01 areas	
LOTB	Parking Ramp
Commercial	168.58
Services	18.30
Waste & Recycling	43.80
Genset & Transformer	97.60
Residential Circulation	117.51
Parking Ramp & Exits	154.67
Bicycle Storage	226.27
Total	826.73

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A-102

Legend

- Parking
- Services & shafts
- Residential Circulation
- Bicycle storage
- Commercial
- Waste room
- Genset & Transformer
- Amenity
- Studio+Den
- 1 Bedroom
- 1 Bedroom+Den
- 2 Bedroom
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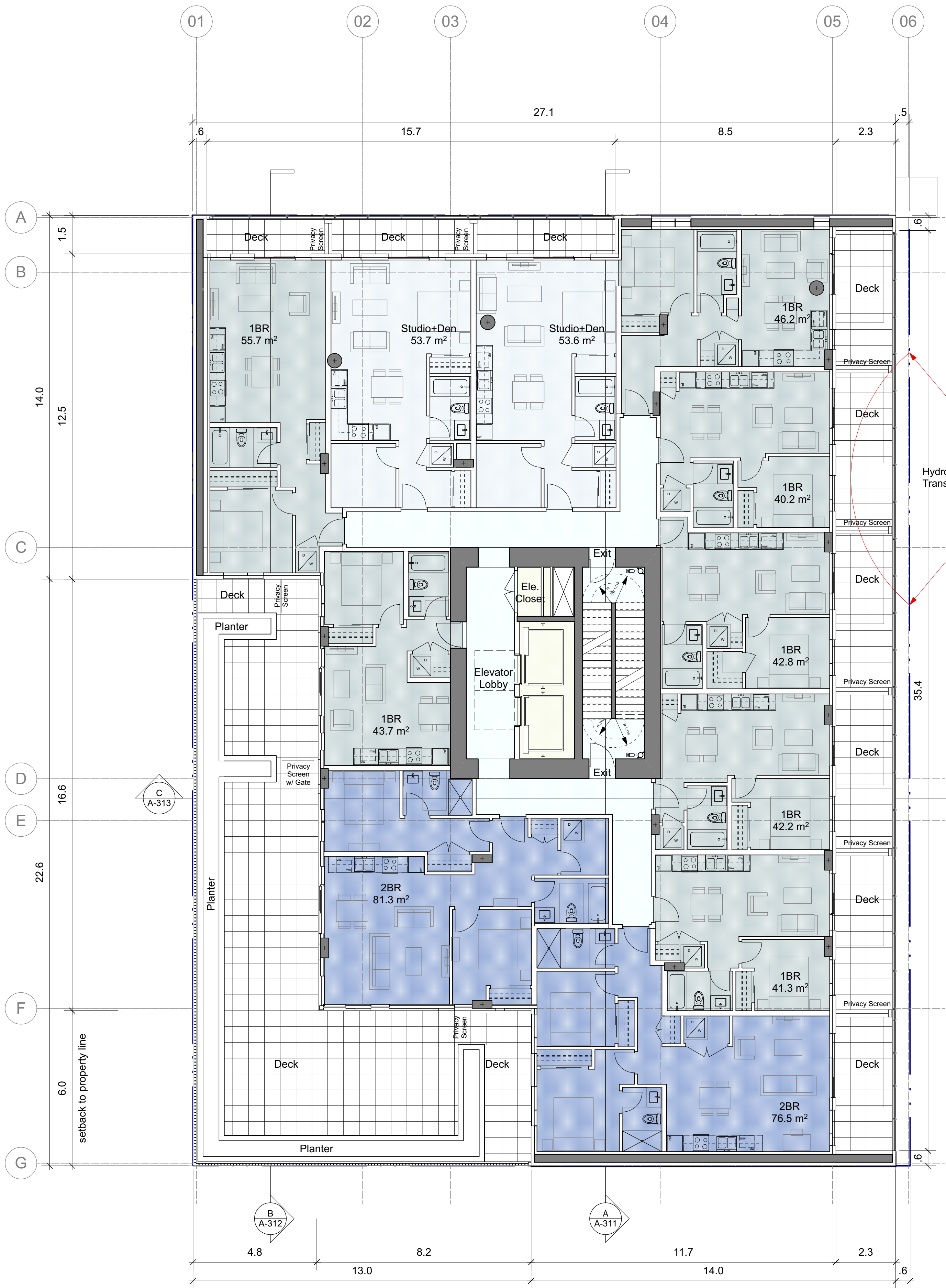
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2nd Floor & 3rd Floor

Project Number
19004

Scale
1:100

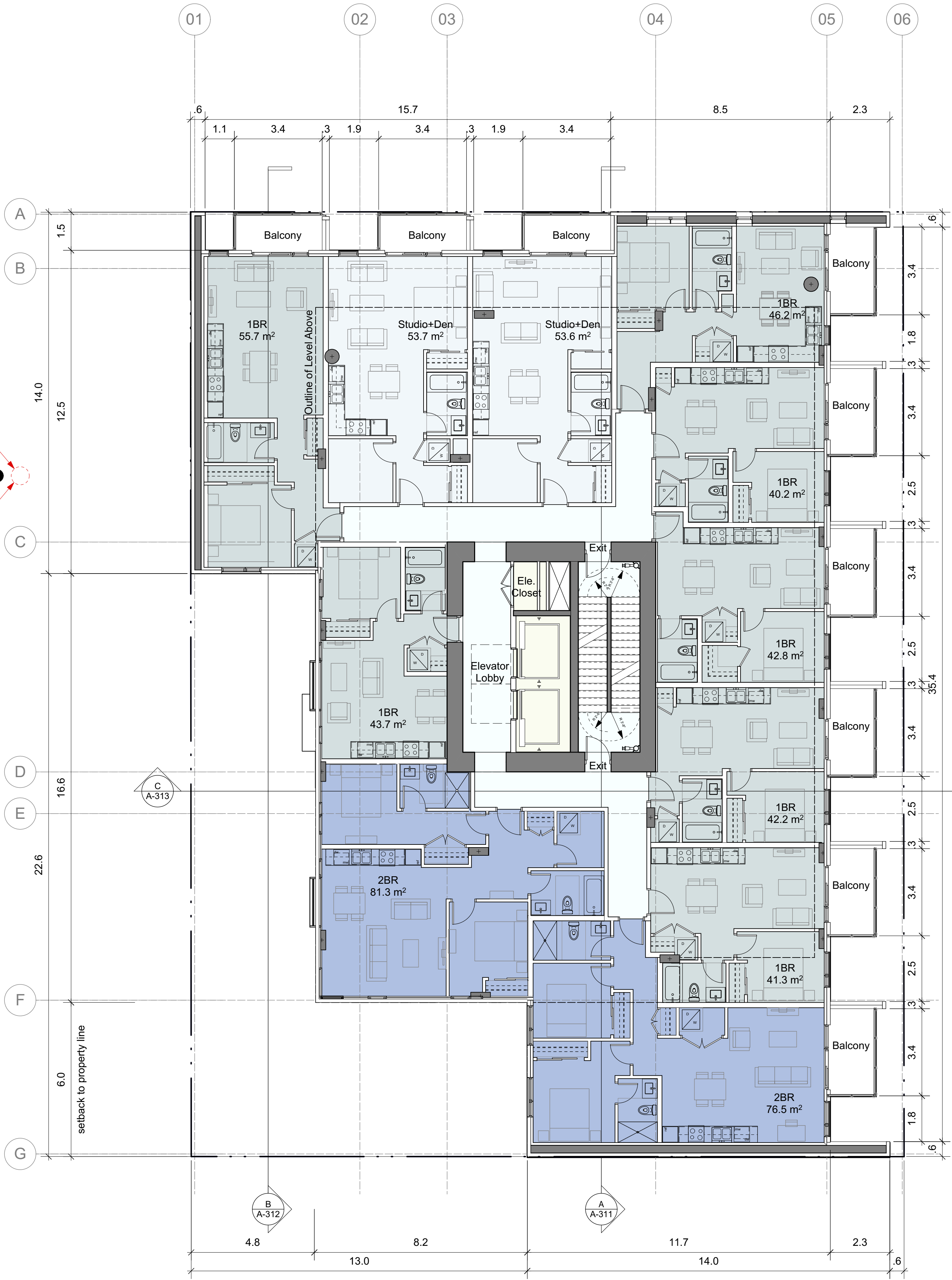
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A-103



Level 02 areas

Residential Units	577.38
Services	18.33
Circulation	88.41
Total	684.11

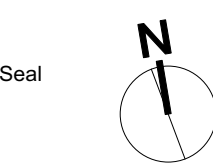


Level 03 areas

OTB	0.00
Residential Units	577.38
Services	18.33
Circulation	88.41
Total	684.11

Legend

- Parking
- Services & shafts
- Residential Circulation
- Bicycle storage
- Commercial
- Waste room
- Genset & Transformer
- Amenity
- Studio+Den
- 1 Bedroom
- 1 Bedroom+Den
- 2 Bedroom
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Commercial/Residential Development
1150 Cook Street
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Sheet Title

Level 04 & Typical Floor Level 05

Project Number

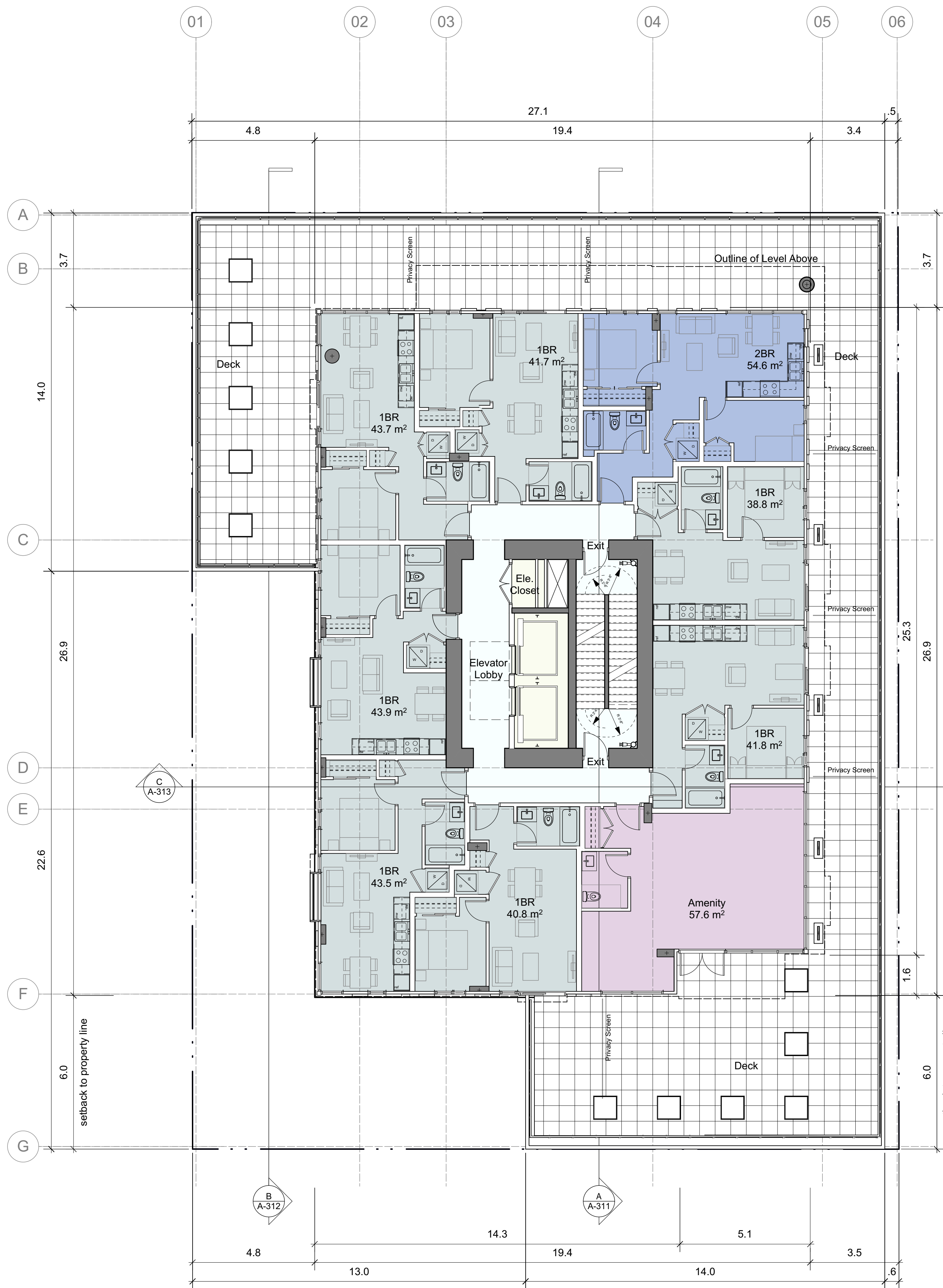
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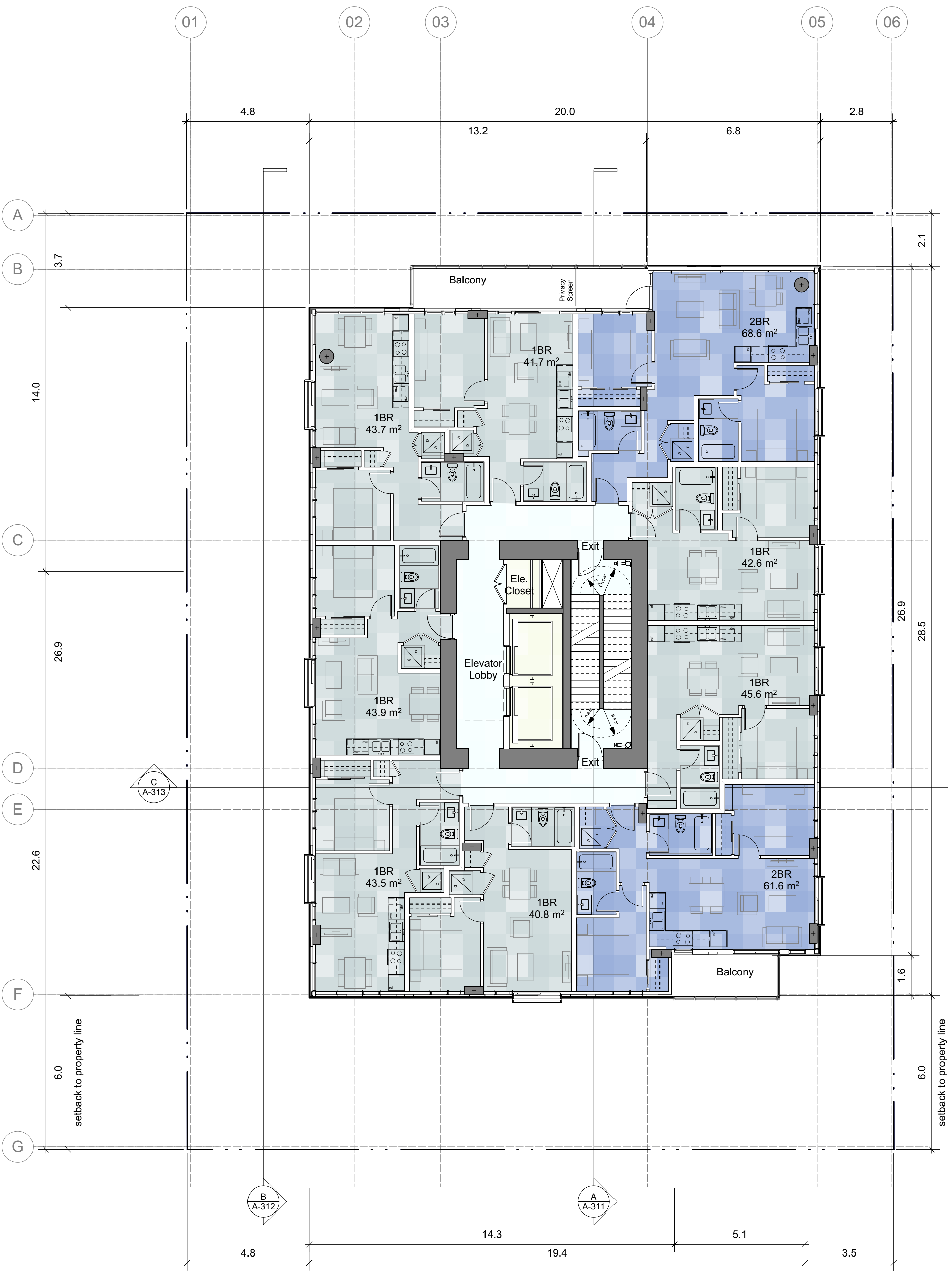
Sheet Number

A-104



Level 04 areas

Residential Units	348.78
Amenity	57.57
Services	18.33
Circulation	67.38
Total	492.05

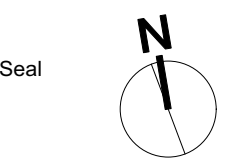


Level 05-15 areas

Residential Units	431.86
Services	18.33
Circulation	67.38
Total	517.56

Legend

- Parking
- Services & shafts
- Residential Circulation
- Bicycle storage
- Commercial
- Waste room
- Genset & Transformer
- Amenity
- Studio+Den
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Project
Commercial/Residential Development
1150 Cook Street
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Sheet Title

Typical Floor Level 10 & 11

Project Number

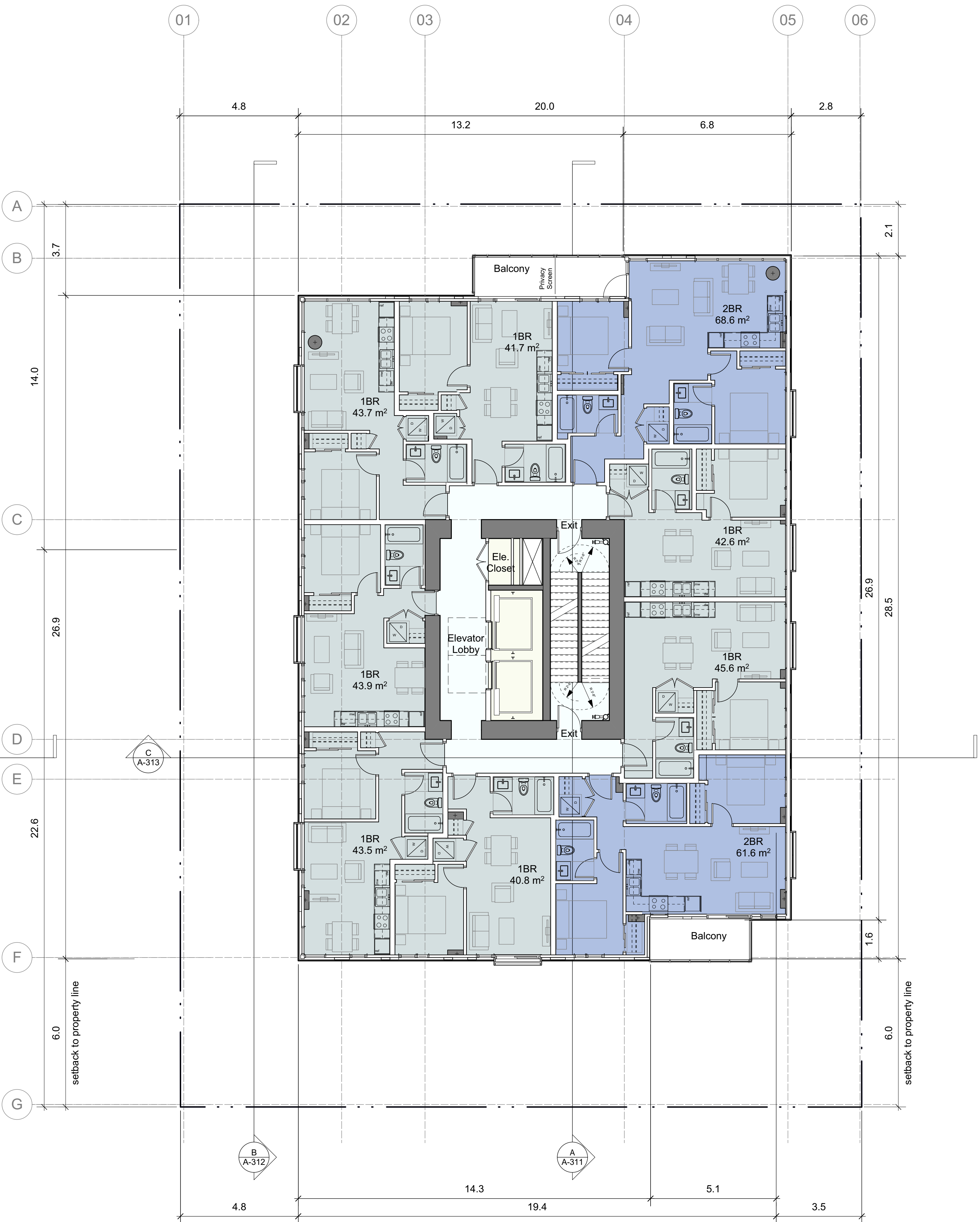
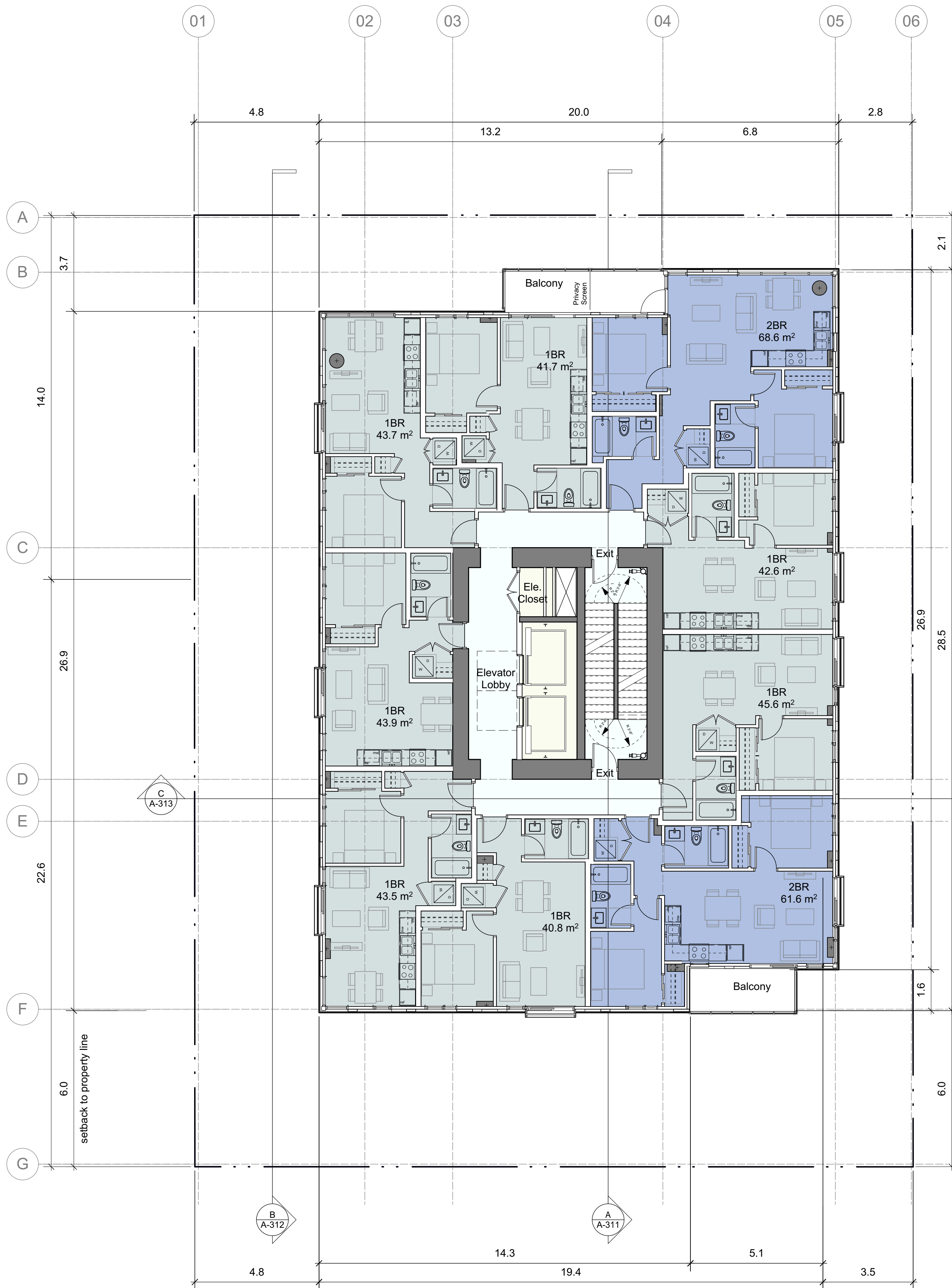
19004

Scale

1:100

Sheet Number

A-104a



Level 05-15 areas

Residential Units	431.86
Services	18.33
Circulation	67.38
Total	517.56

Legend

Service Area = 26.4 m²

Seal



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Commercial/Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
15th Floor & Roof Plan

Project Number

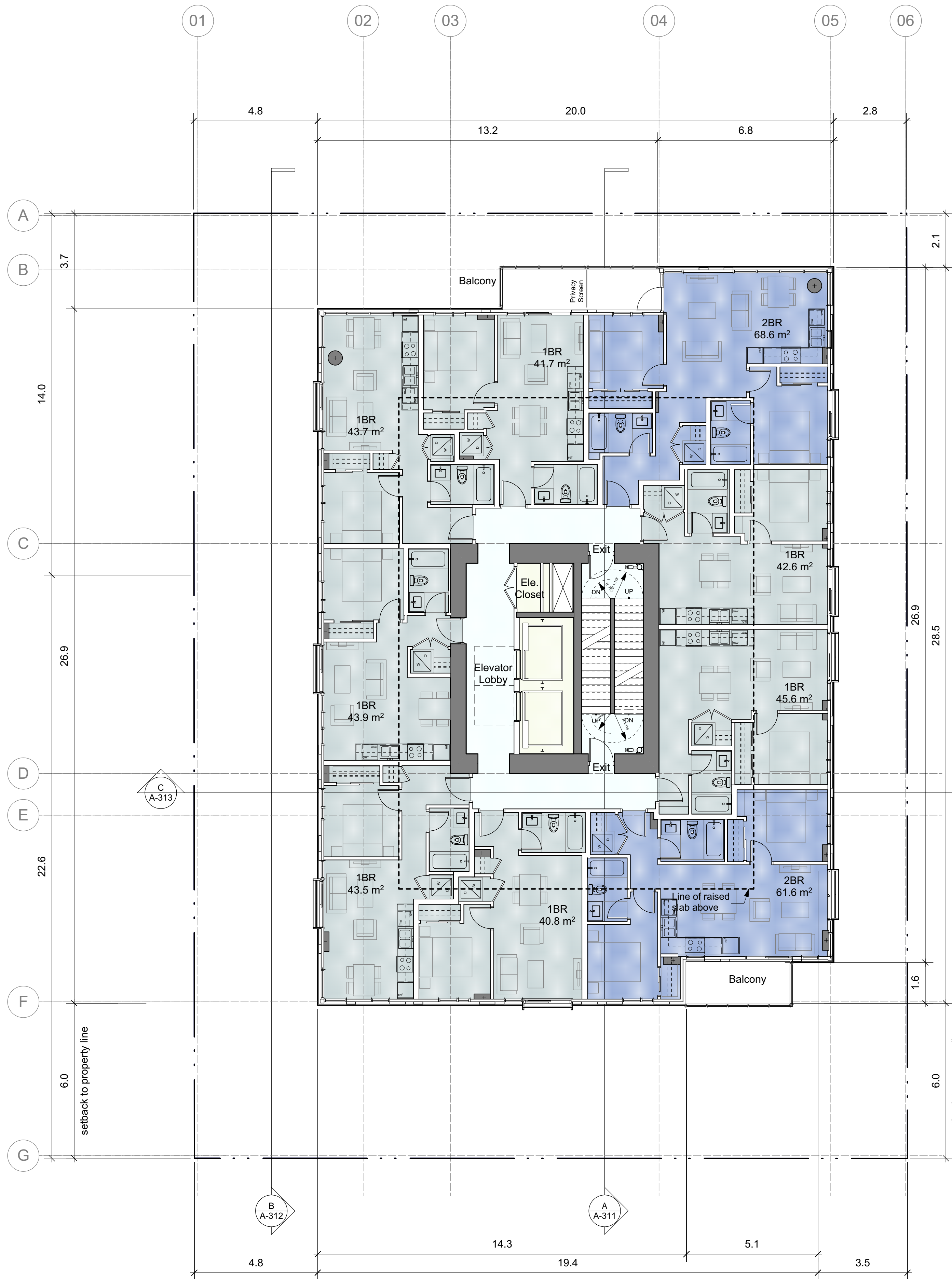
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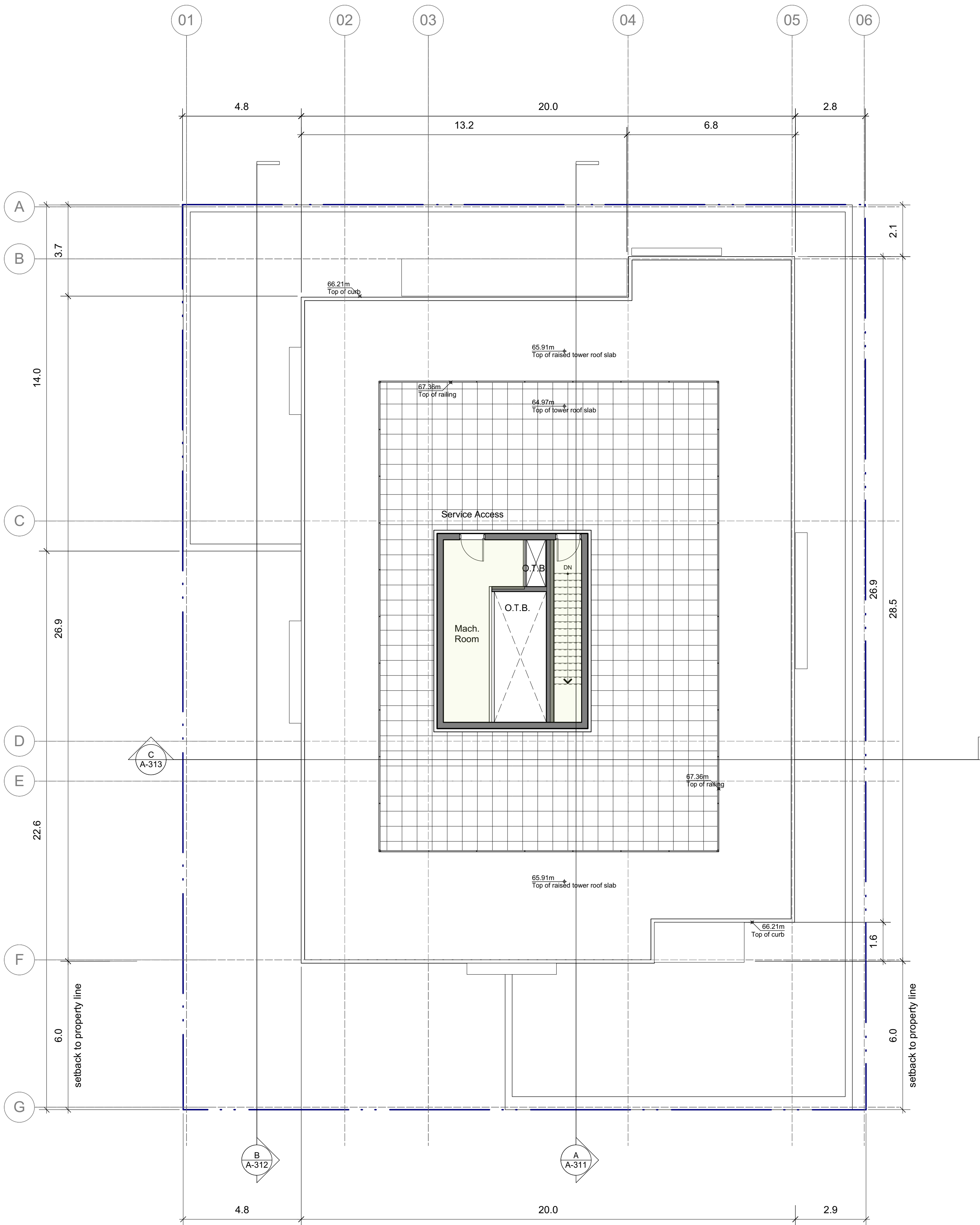
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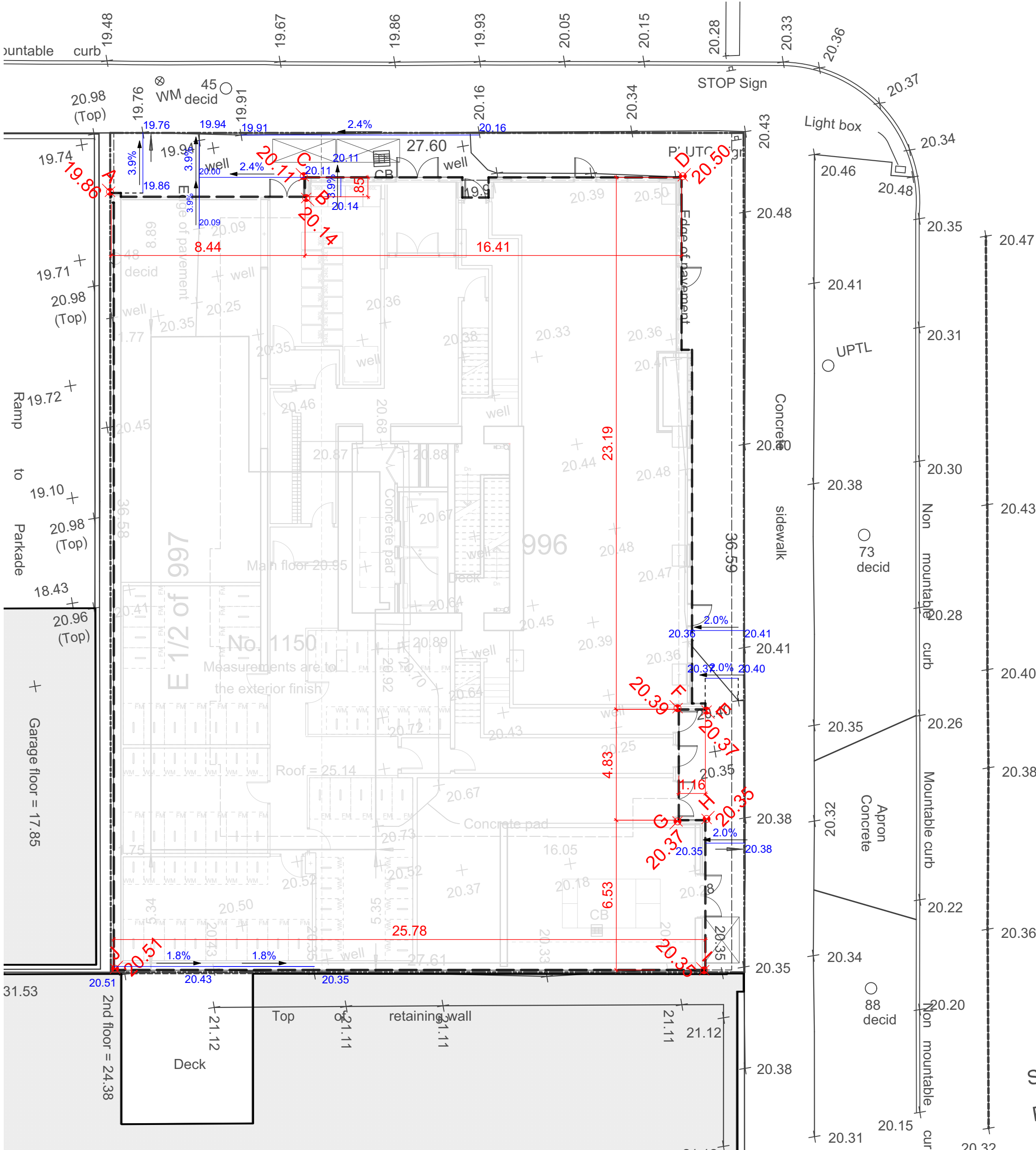
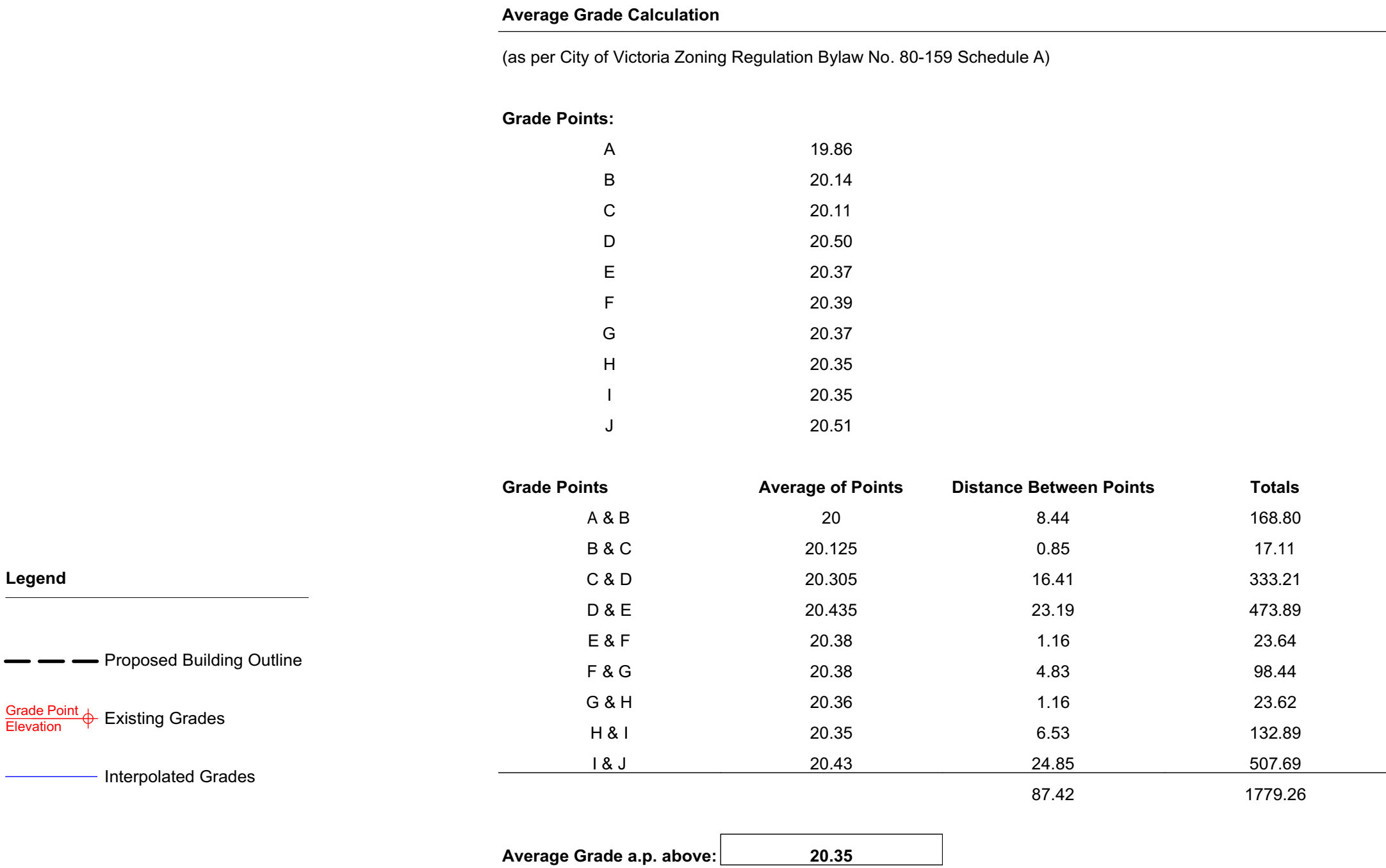
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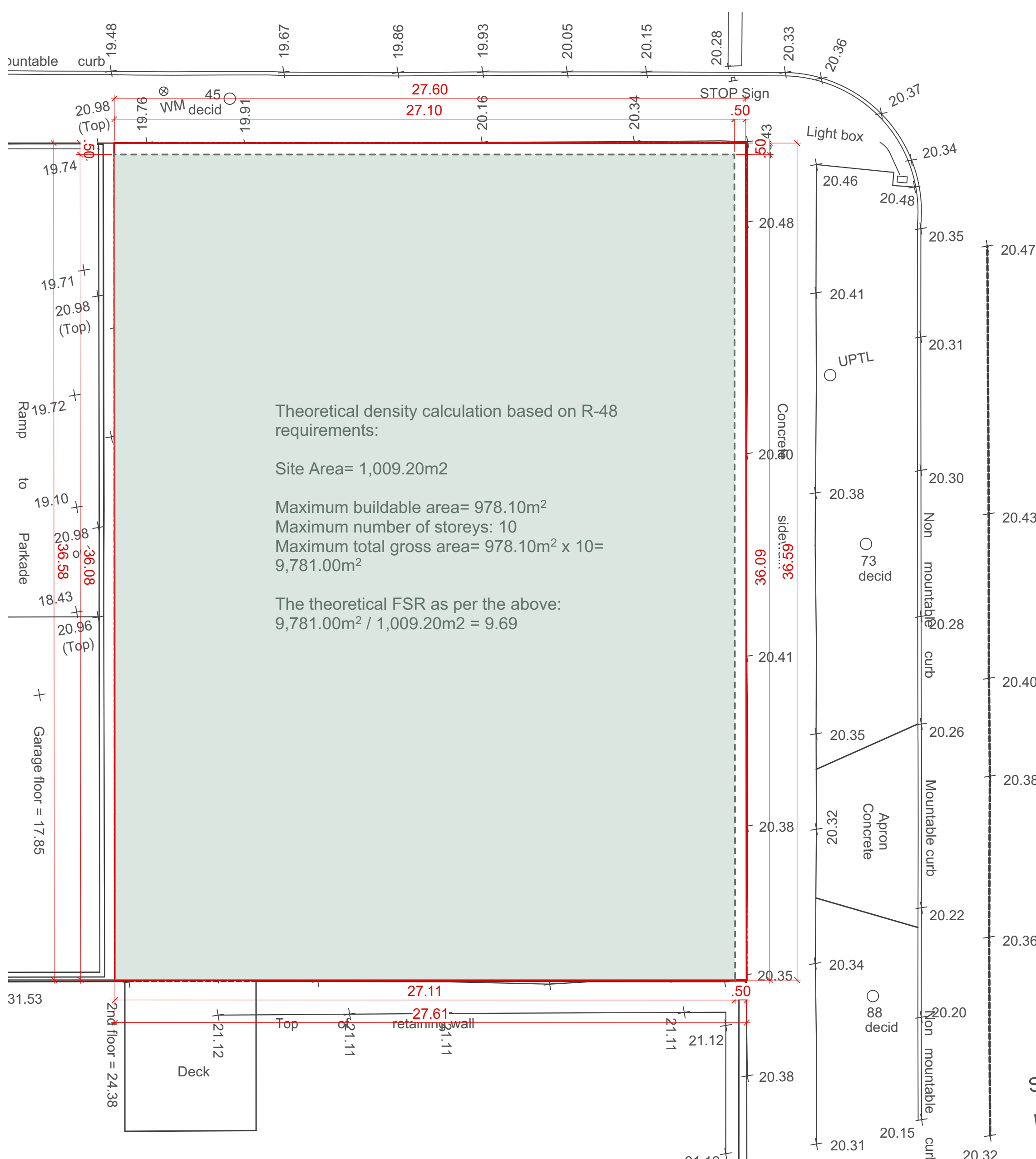
1 15th Floor Plan
1:100



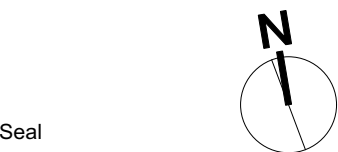
2 Tower Roof Plan
1:100



1 Average Grade Calculation
1:150



2 Theoretical Density
1:150



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Commercial/Residential Development
1150 Cook Street
Victoria, BC

Sheet Title
Average Grade Calculation
& Theoretical Density

Project Number
19004

Scale
As shown

Sheet Number

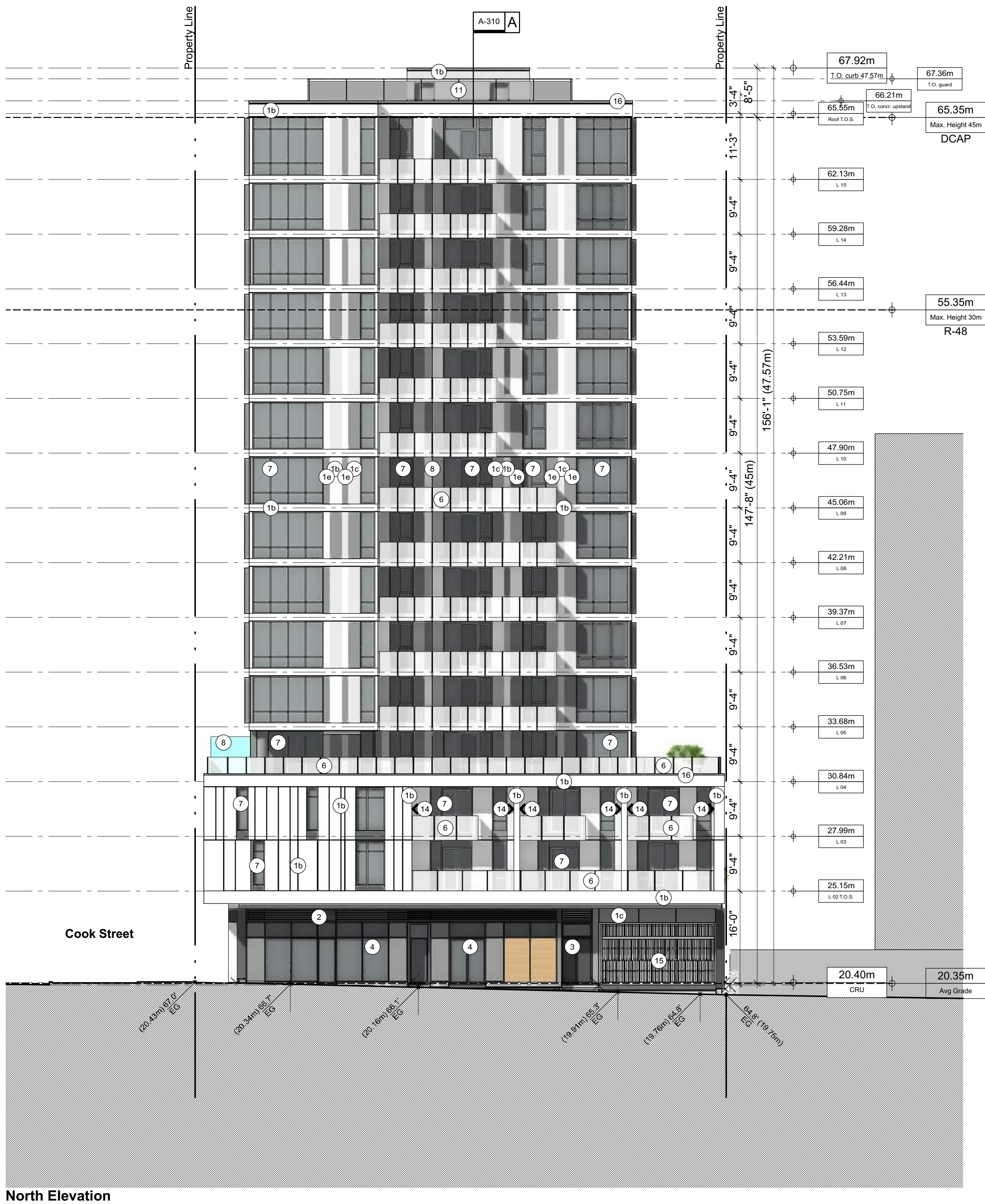
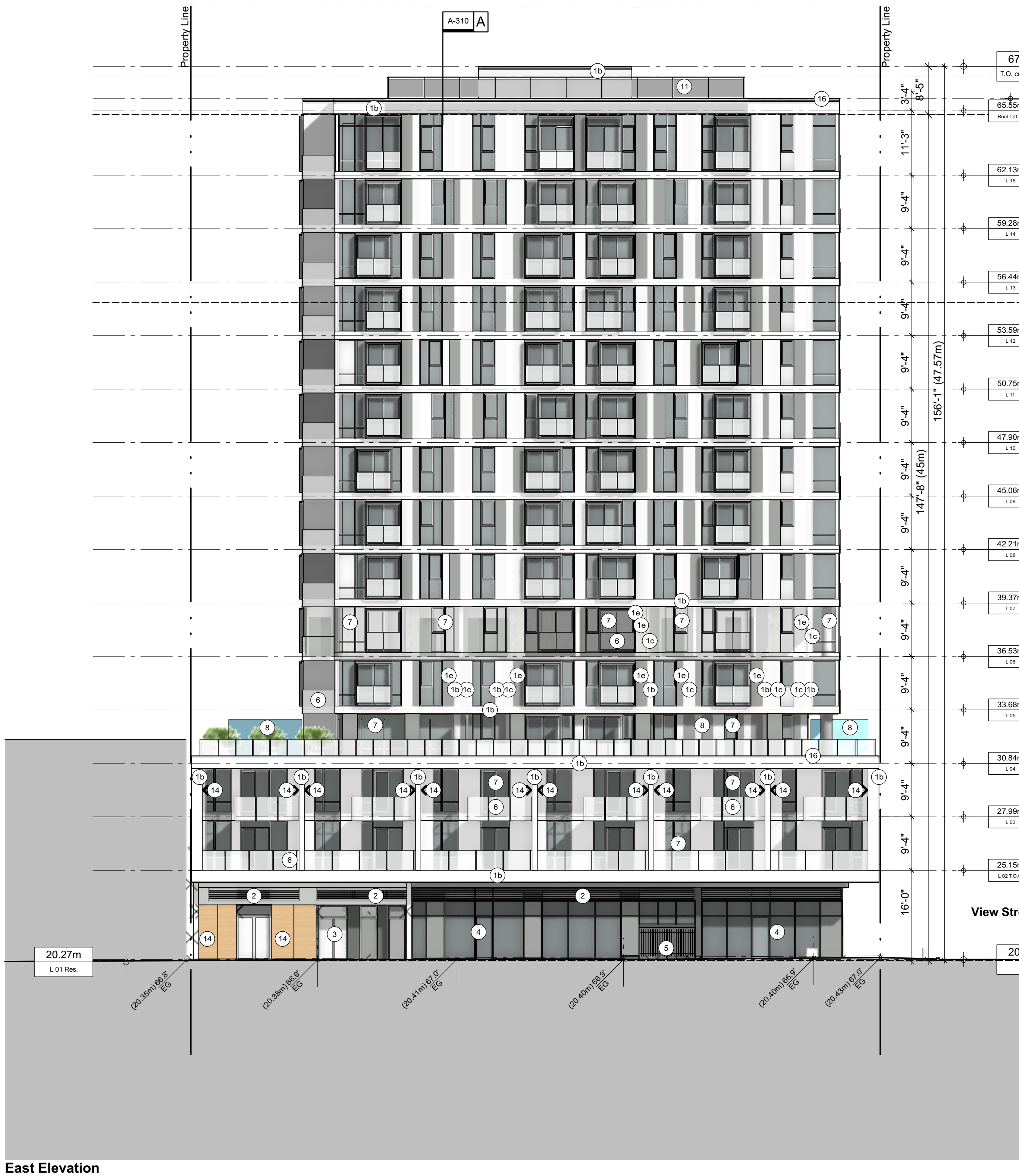
A-106

Materials & Finishes

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

Date
2020 May 4
2020 Sep 29

Issue / Revisions
DP resubmission
DP resubmission



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

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



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



Podium Base - Cook Street Elevation

Materials & Finishes

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

Seal



Podium Base - View Street Elevation

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

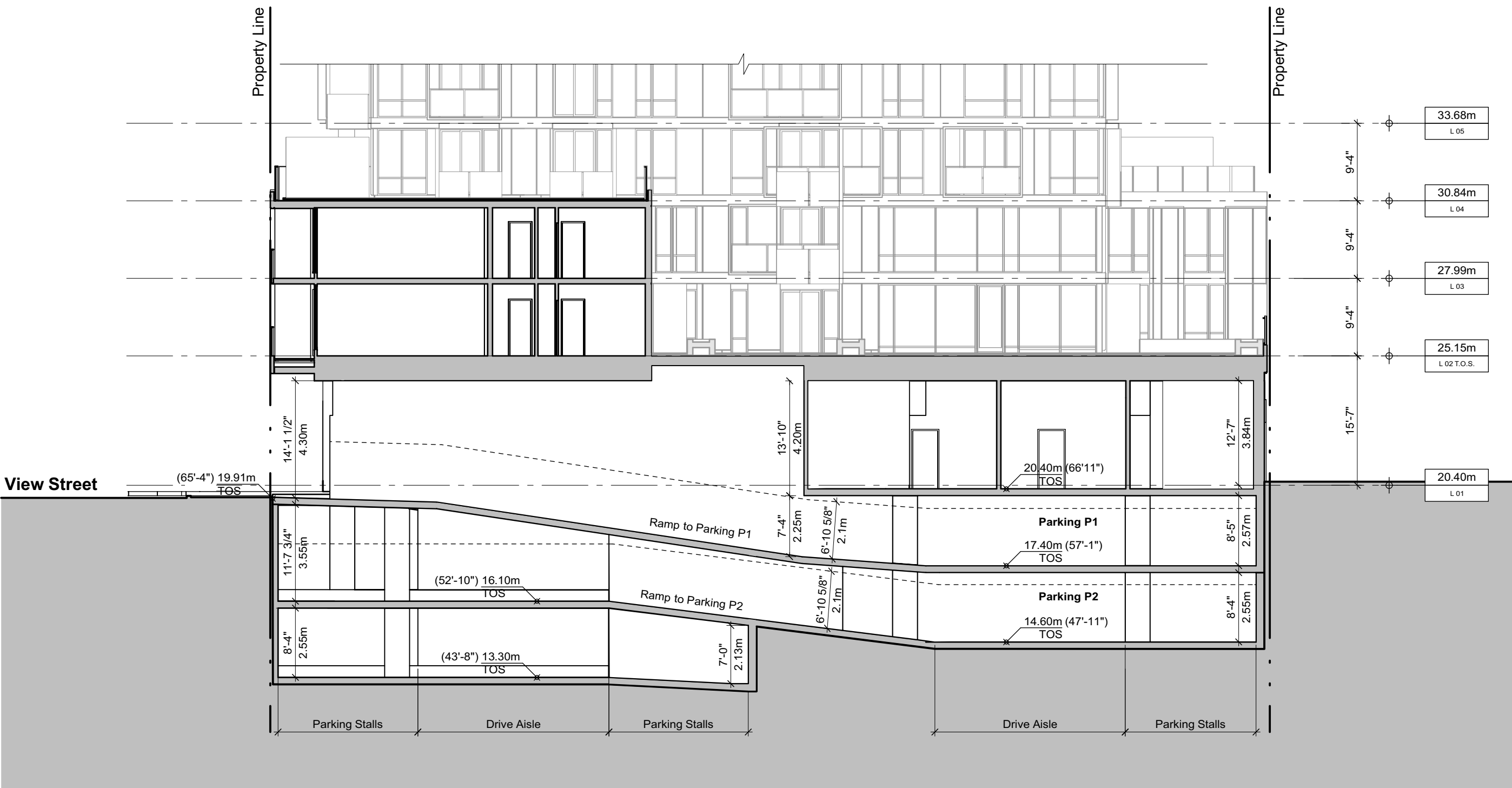
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Project Number
19004

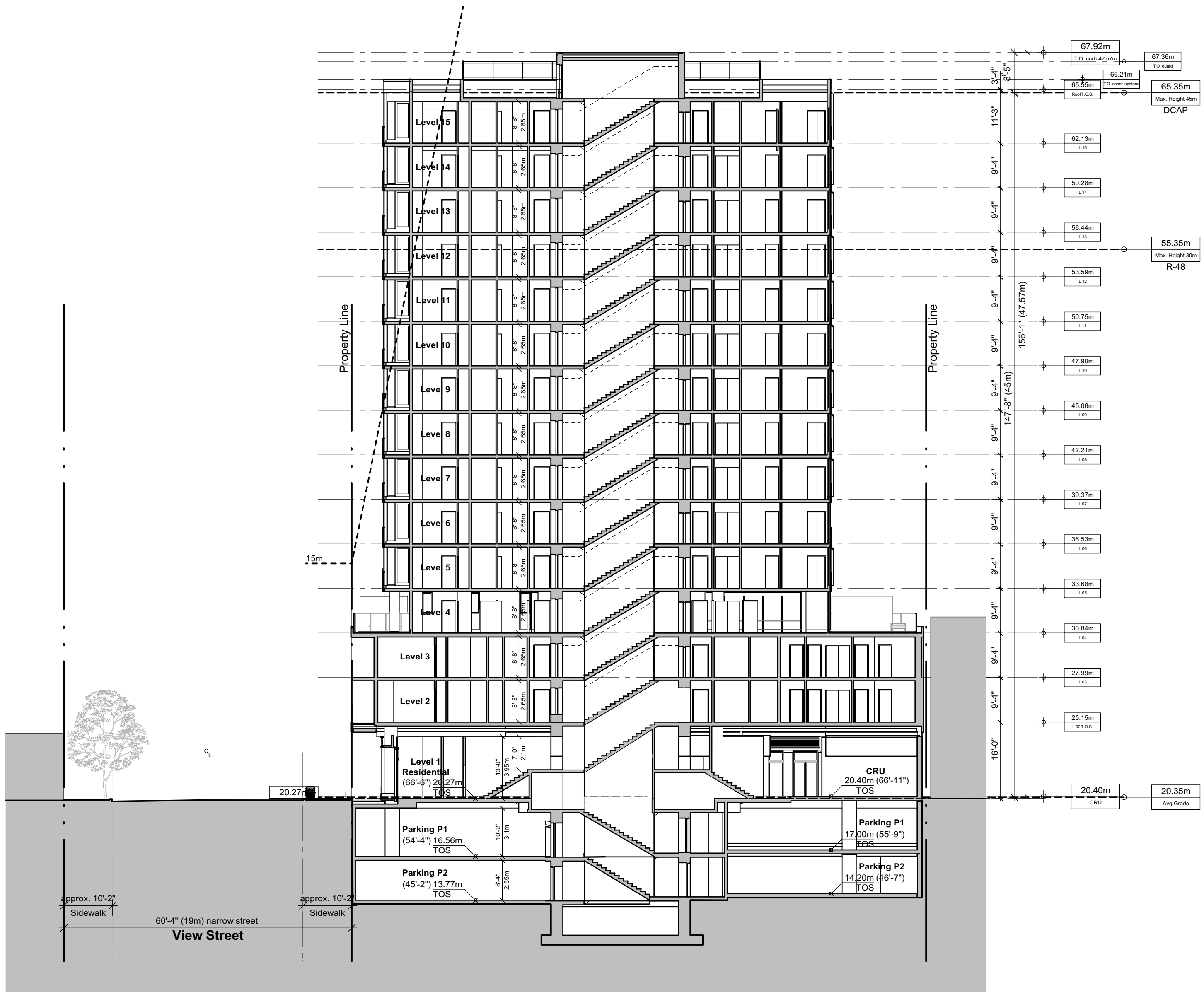
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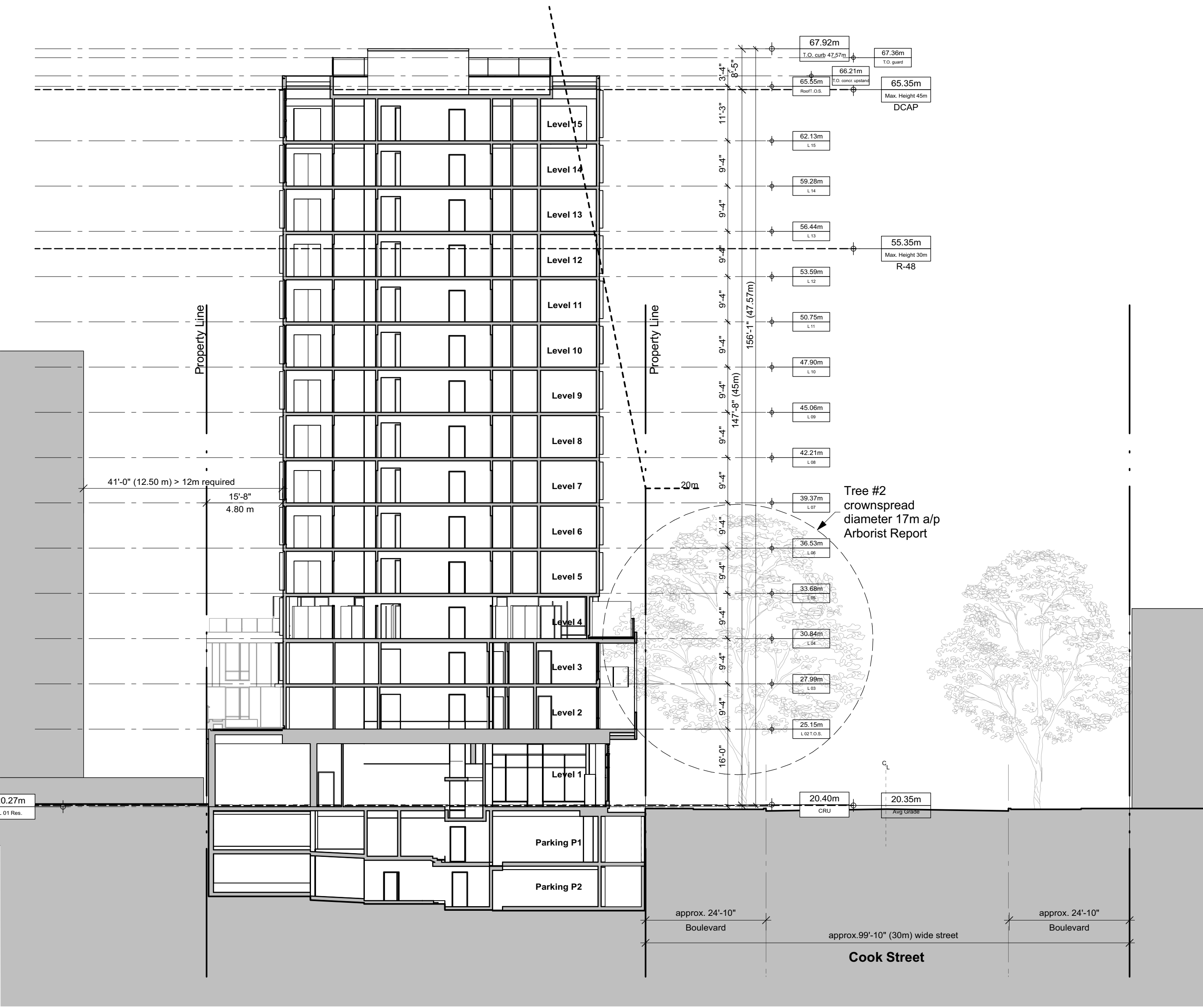
A-303



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



Section A - Sc.1:200



Section C - Sc.1:200

Seal

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

Sheet Title
Section A, B & C

Project Number
19004

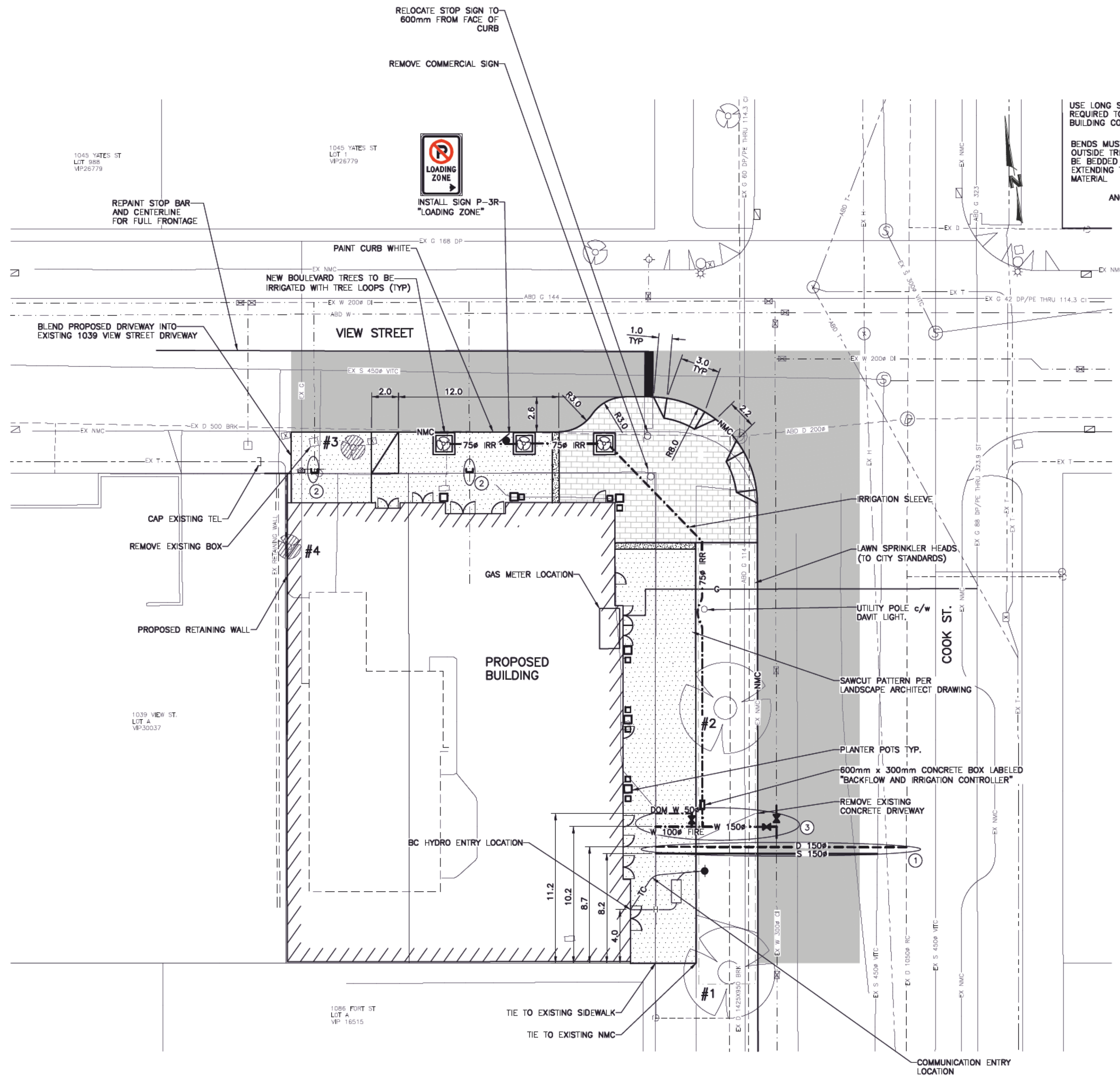
Scale
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Sheet Number

A-311

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-C7B.

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.

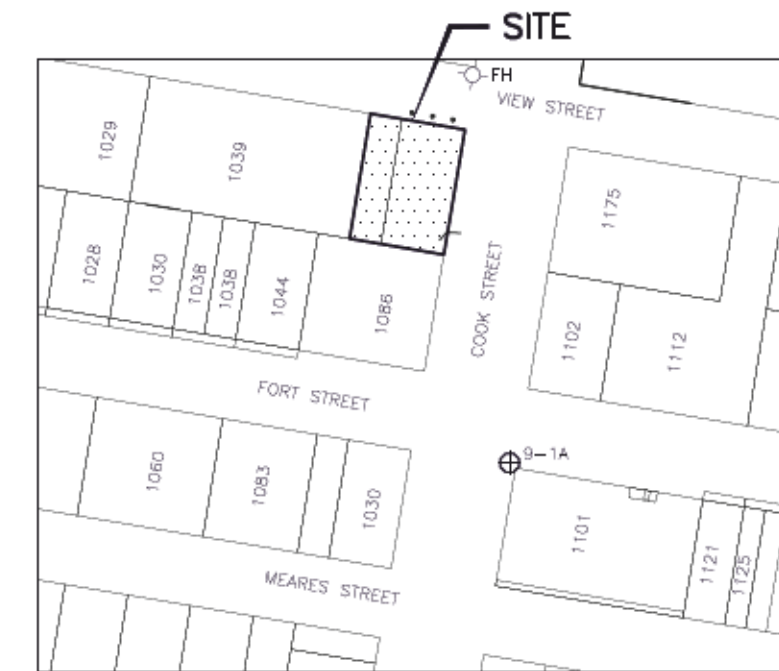
PARKS

- 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 DETAIL.
- 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			



LOCATION PLAN N.T.S.

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

1:200 0 4 12m

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

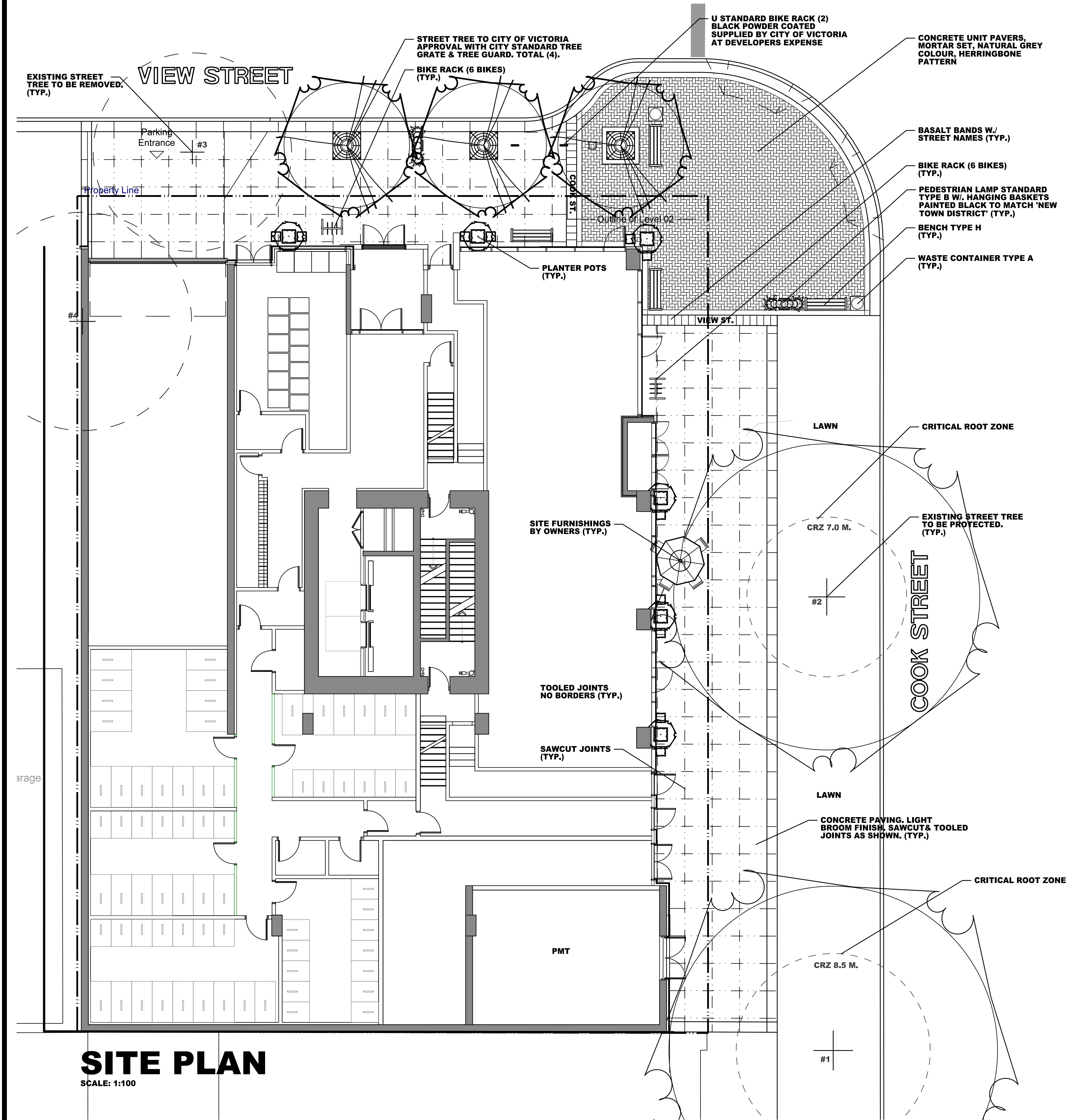
LEGEND			
WATER	W	GAS	G
SEWER	S	CURB	C
DRAIN	D	SIDEWALK	S/W
DITCH	D	EDGE PAVE.	E/P
CULVERT	C	BUSHLINE	B
HEADWALL	H	TREE	T
EXISTING U/G UTILITY		PROPOSED U/G UTILITY	
CLEANOUT	CO	LIGHT STANDARD	LS
CATCH-BASIN	CB	POWER POLE	PP
ROAD SIGN	RS	ANCHOR	A
MAN-HOLE	MH		
VALVE	V		
METER	M		
REDUCER	R		
LOT PIN	LP		
LEAD PLUG	LP		

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

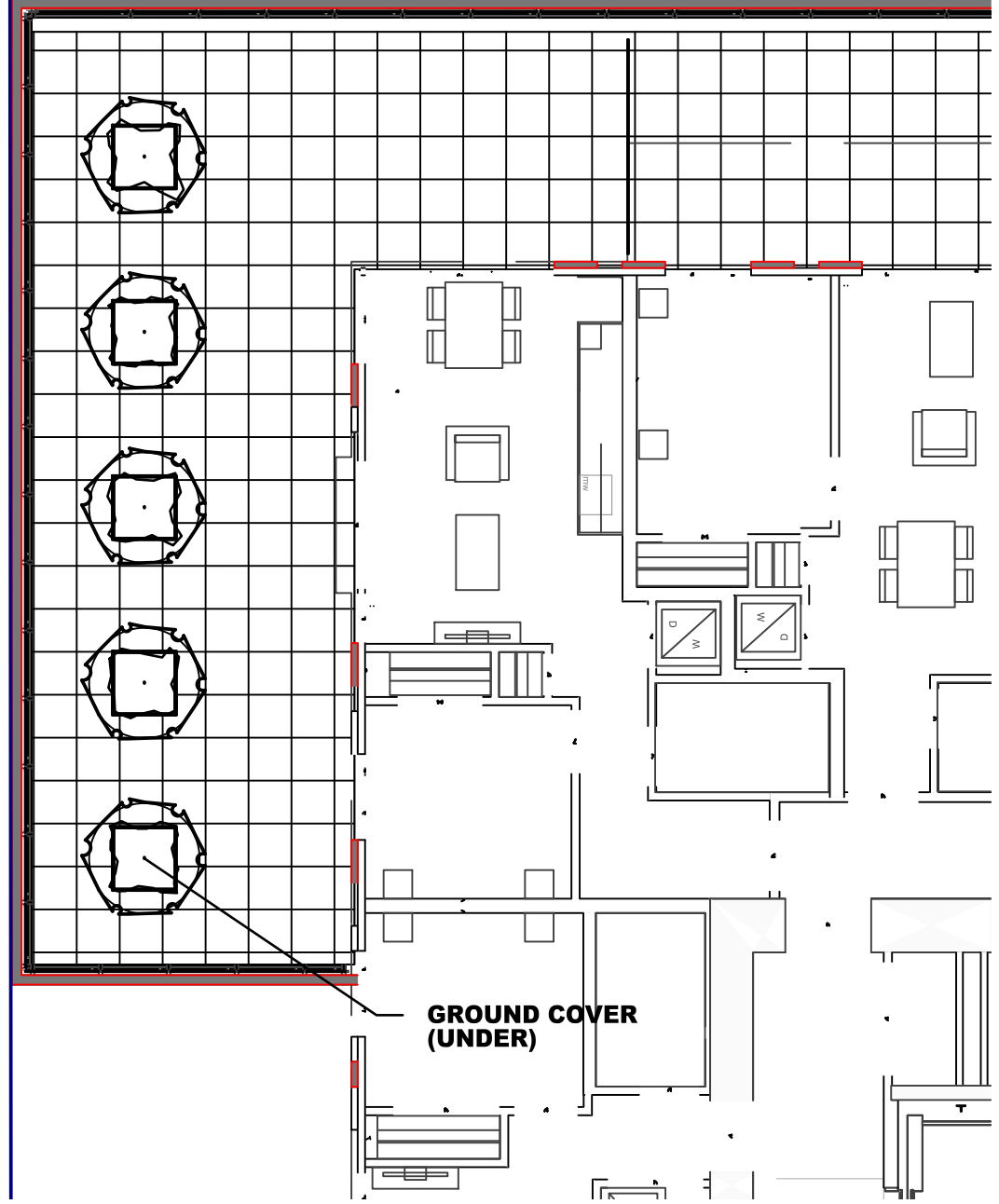
REVISONS				DESIGNED	BC
				DRAWN	Y
				CHECKED	
4	ISSUED FOR DEVELOPMENT PERMIT		20.05.11	Y	DATE AUGUST 2011
3	REVISED DRIVEWAY, TRAFFIC SIGNALS ARMS, H/I/C		20.04.22	Y	B.M. 9-1-A
2	REVISED DRIVEWAY, TRAFFIC SIGNALS ARMS		20.01.13	Y	ELEV. 20.534
1	REVISED DRIVEWAY		19.10.10	Y	SCALE Horiz. 1:250
No.	DESCRIPTION		DATE	SIGN	Vert.

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

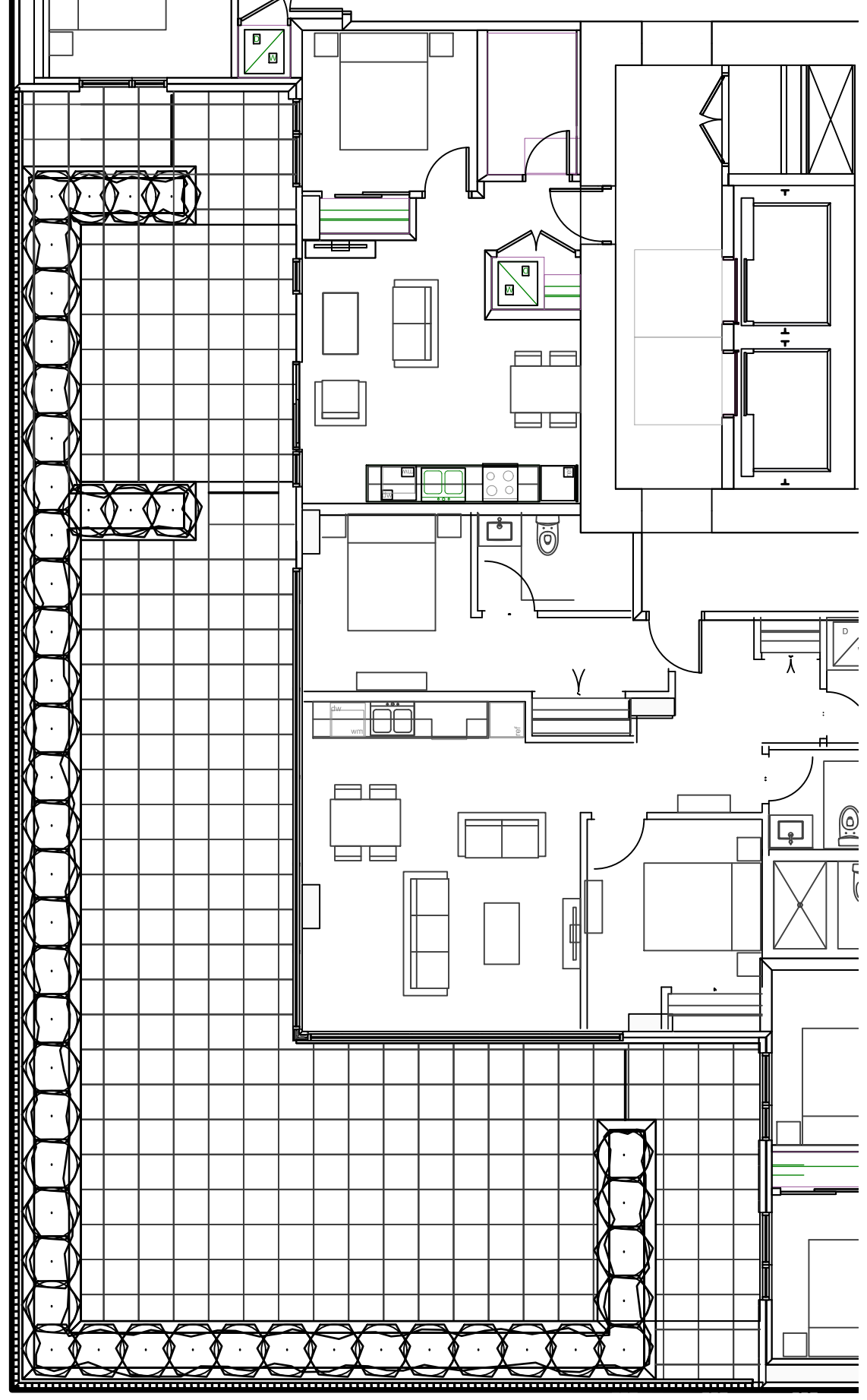
PROJECT			
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WESTBROOK PROJECT No. 3426			
GOVERNING AUTHORITY FILE No.			
SHEET 1	OF 1	REV. 4	
WESTBROOK DRAWING No. 3426-01			



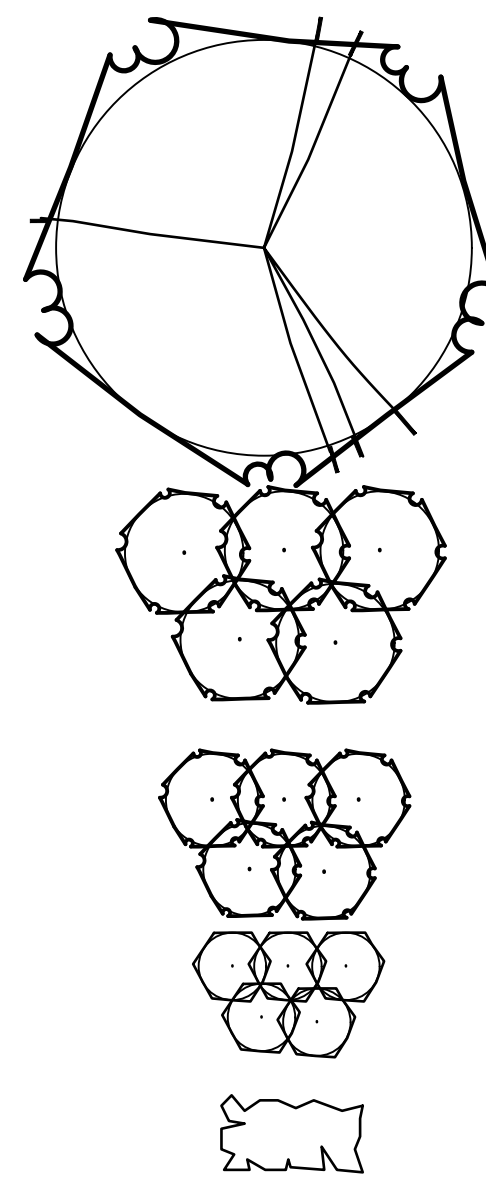
SITE PLAN
SCALE: 1:100



TERRACE PLAN L4
SCALE: 1:100

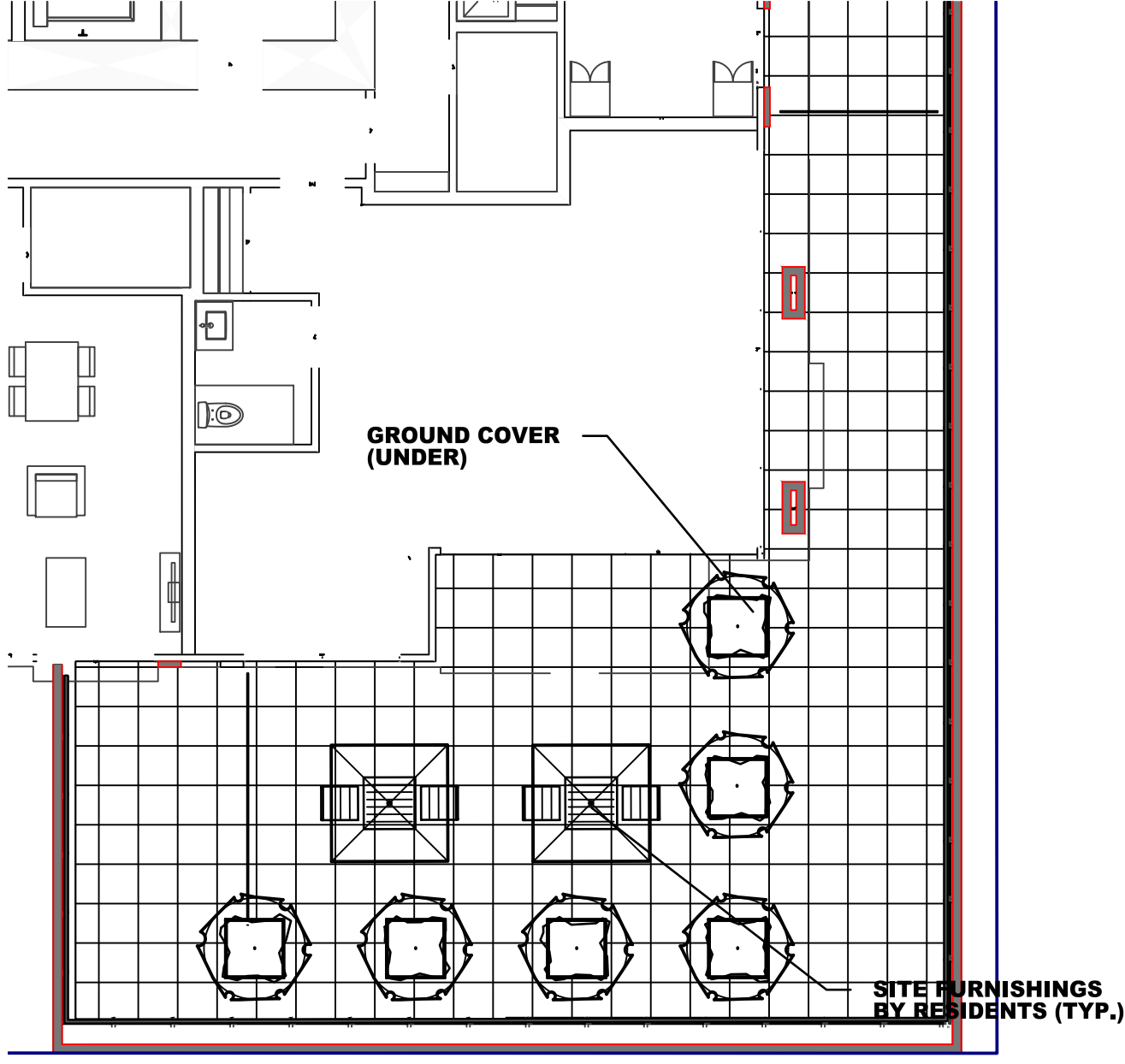


TERRACE PLAN L2
SCALE: 1:100



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

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



AMENITY PLAN L4
SCALE: 1:100

NO.	DATE	BY	REVISION
01	JAN. 17/ 20	S.P.	PUBLIC REALM
02	FEB. 19/ 20	S.P.	ARCHITECTURAL
03	APR. 29/ 20	S.P.	CITY COMMENTS
04	SEP. 28/ 20	S.P.	CITY COMMENTS
DRAWN: S.P.			
CHECKED: J.P.			
DATE: OCT. 23, 2019			
DRAWING: 1150 CS - L1R10R3			
FILE: 245 16 02			

Lombard North Group

Lombard North Group (BC) Inc.
819 COMMERCE STREET
VICTORIA, BRITISH COLUMBIA, V8W 1R1
TELEPHONE: (250) 386-1335
FAX: (250) 386-4132
EMAIL: lombard@lombard.ca

1150 COOK STREET

VICTORIA, B.C.

CONSULTANT

LANDSCAPE PLAN

PI