ATTACHMENT C

210 GORGE ROAD
REZONING AND DEVELOPMENT PERMIT APPLICATION

LOT 5, Section 10, Victoria, Plan 389

PROJECT DATA

Zone (Existing)	[illegible]
Proposed Zone	[illegible]
Site Area (sq.m)	1,587.4 sq.m
Total Floor Area (sq.m)	3,700.1 sq.m
Floor Space Ratio	[illegible]
Site Coverage (%)	1015.8 sq.m / 1,587.4 sq.m = 64%
Open Site Space (%)	659.7 sq.m / 1,587.4 sq.m = 35%
Height of Building (m) from Grade	17.26m
Number of Storeys	[illegible]
No. of Parking Stalls	[illegible]
No. of Bike Parking	90 Class 2 and 12 Class 1
Front Yard Setback	7m
Rear Yard Setback	3m
Side Yard (East)	5m
Side Yard (West)	2.4m
Combined Side Yards	5.9m
Total Number of Units	62
No. of Studio	42
No. of 1 Bed	[illegible]
No. of 2 Bed	[illegible]
Minimum Unit Floor Area (sq.m)	[illegible]
Total Residential Floor Area (sq.m)	3,700.1 sq.m - [illegible] = 3,194 sq.m

LIST OF DRAWINGS

ARCHITECTURAL

A-00 - COVER SHEET, PROJECT DATA AND LIST OF DRAWINGS
A-01 - EXISTING SITE PLAN
A-02 - EXISTING SITE SURVEY AND CODE COMPLIANCE
A-03 - PROPOSED CONTEXT PLAN
A-04 - PROPOSED GRADING PLAN
A-05 - PROPOSED SITE PLAN
A-06 - PROPOSED MAIN FLOOR PLAN
A-07 - PROPOSED SECOND FLOOR PLAN
A-08 - PROPOSED THIRD FLOOR PLAN
A-09 - PROPOSED FOURTH FLOOR PLAN
A-10 - PROPOSED FIFTH FLOOR PLAN
A-11 - PROPOSED SIXTH FLOOR PLAN
A-12 - PROPOSED ELEVATIONS
A-13 - PROPOSED ELEVATIONS
A-14 - PROPOSED SECTIONS AND DETAILS
A-15 - 3D MODEL IMAGES
A-16 - SHADOW STUDIES
A-17 - EVOLUTION OF THE DESIGN PROCESS

LANDSCAPING

L-01 - LANDSCAPE CONCEPT PLAN
L-02 - PLANT LIST AND FENCE DETAIL

SITE SERVICING (CIVIL)

PRELIMINARY SITE PLAN

CITY OF VICTORIA
Revisions
Received Date: February 14, 2018

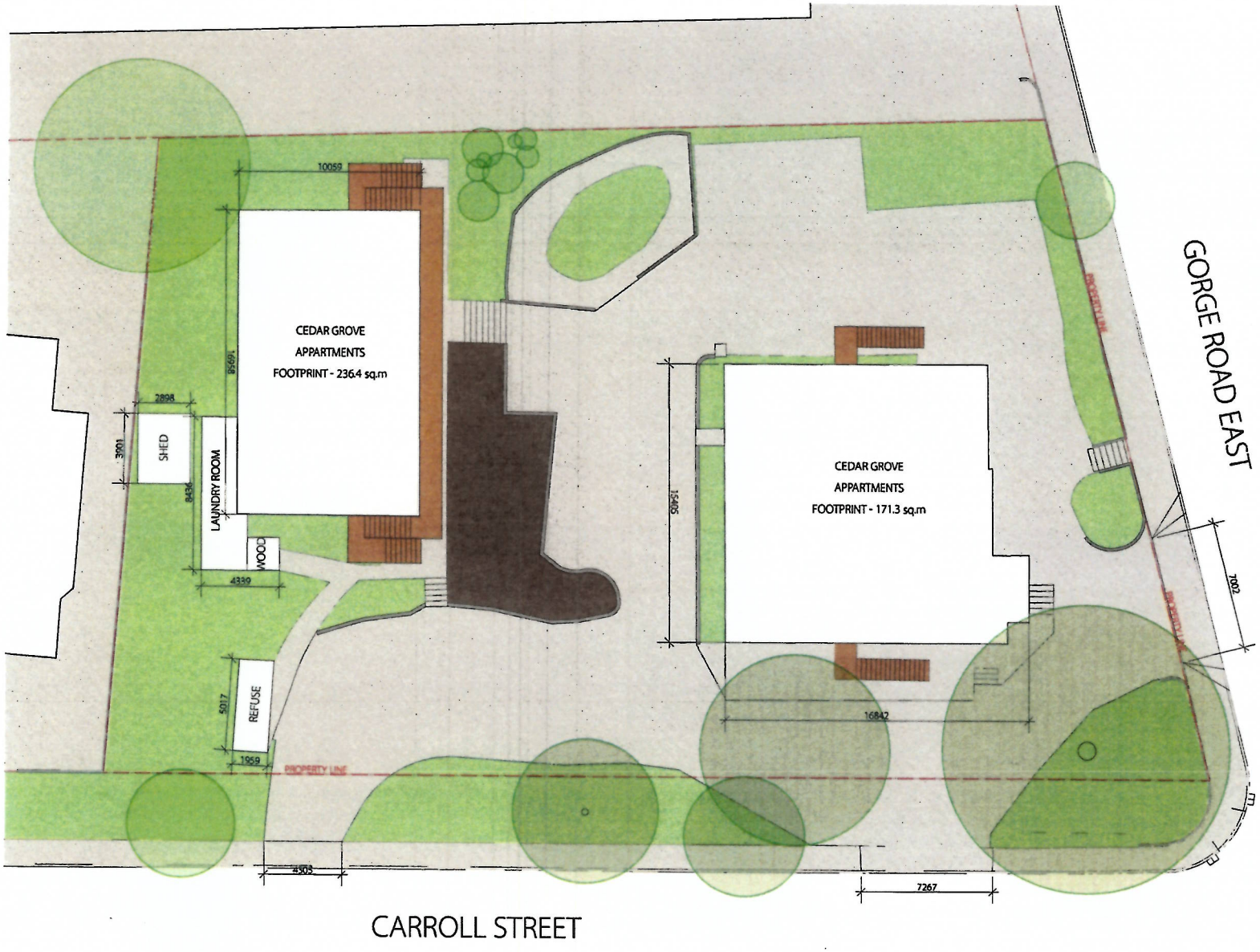
numberTEN
number 10

SCALE	NTS
DATE	2018-02-06

210 Gorge Road
Housing Project

Cover Sheet, Project Data, List of Drawings

DRAWN BY	SR,DS
DESIGNED BY	BC
CLIENT PROJECT NO.	XXXXX
SHEET NO.	A-00
TOTAL PROJECT NO.	2017526



1 Existing Site Plan
A-01 SCALE 1:100

numberTEN architecture + design
number 10

1:100
2018-02-05

210 Gorge Road
Housing Project

Existing Site Plan

SP, DS
BC
XXXXX
2017526
A-01

BC Land Surveyors Site Plan of
No.210 Gorge Road East
Legal - Lot 5, Section 10, Victoria District, Plan 389

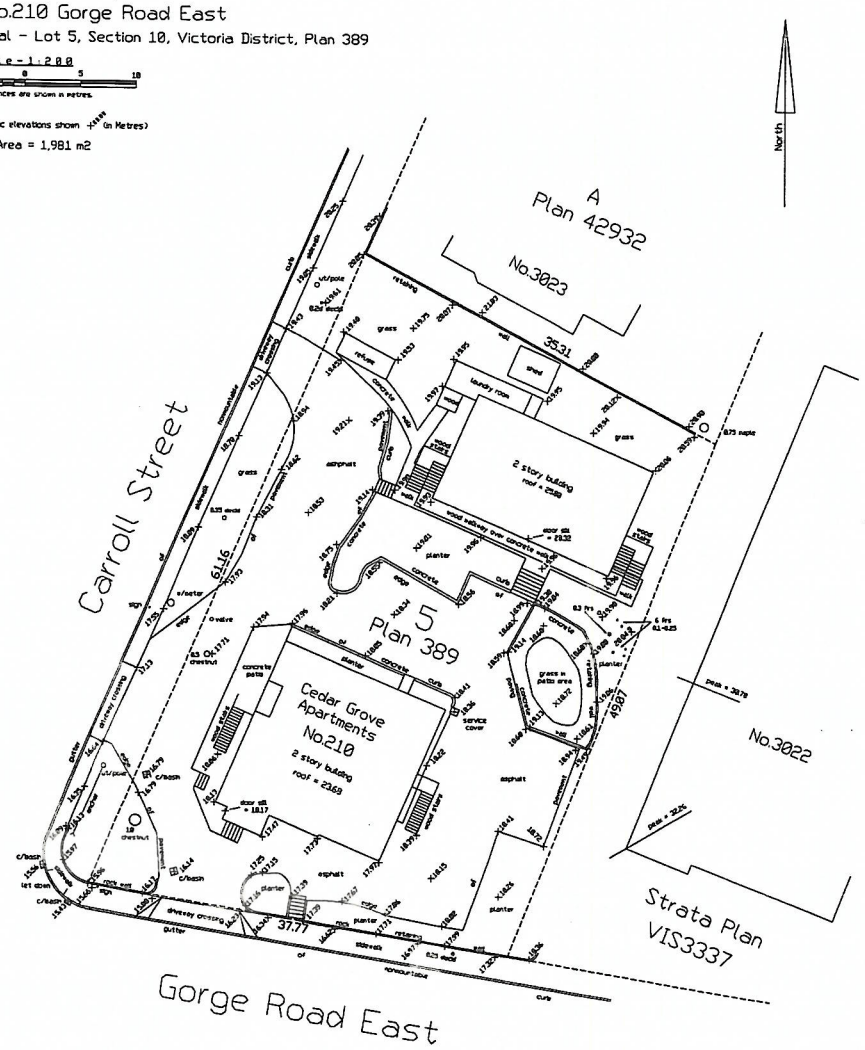
Scale - 1:200

5 0 5 10

All distances are shown in metres.

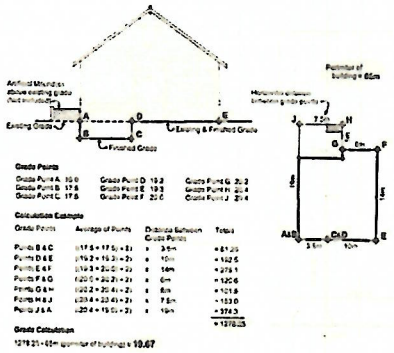
Geodetic elevations shown +15.00 (in Metres)

Site Area = 1,981 m2

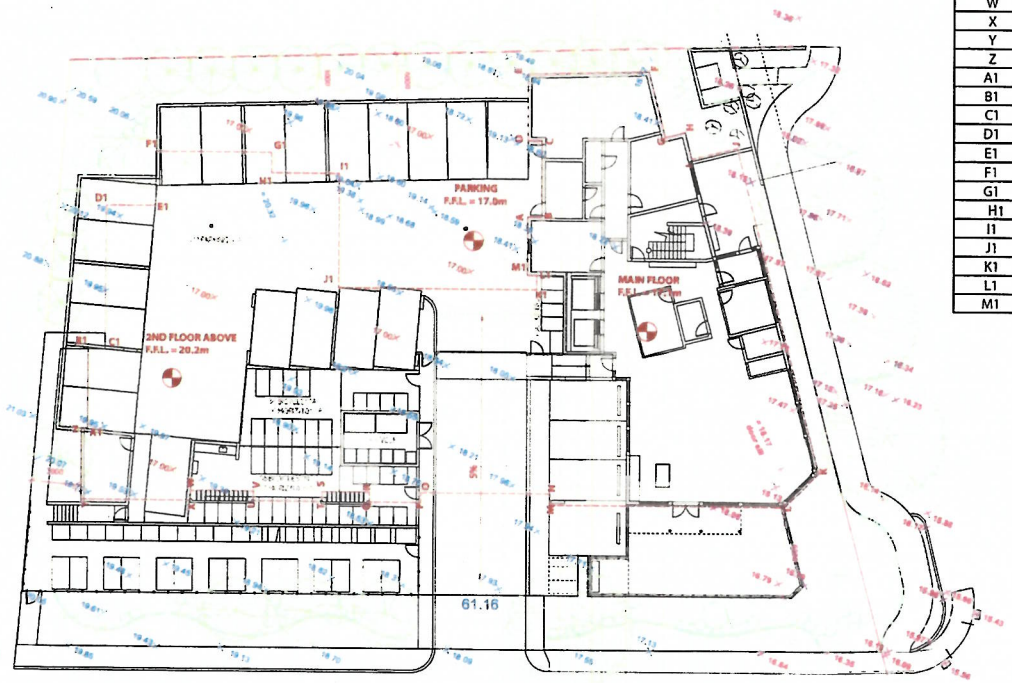

North
Carroll Street
Gorge Road East
A
Plan 42932
No.3023
No.3022
Strata Plan
VIS3337
5
Plan 389
Cedar Grove
Apartments
No.210
2 story building
roof = 23.69
2 story building
roof = 23.69
shed
laundry room
asphalt
grass
concrete
planter
concrete path
grass in patio area
service cover
35.31
37.77
61.16
49.67
61.425
0.75 maple
0.35 chestnut
0.35 cherry
0.35 maple
0.35 chestnut
0.35 c/bash
0.35 c/pine
0.35 c/bash
0.35 c/bash
0.35 c/bash

The definition of 'Grade' and it's calculation are found in the City of Victoria's 'Schedule A' and is as follows:

"Grade" means an elevation calculated as the average of the elevations of natural grade or finished grade level whichever is lower at any and all points at which any part of a building comes into contact with the surface of the lot, excluding any artificial mounds of earth or rocks placed at or near the wall of the building, and excluding the minimum window well width and depth as required by the *British Columbia Building Code*.



POINT	EXISTING GRADE POINT	FINISHED GRADE POINT	SUM OF POINTS	DISTANCE BETWEEN POINTS (M)	x AVERAGE OF POINTS	= TOTALS
A	18.3	17	34	0.914	17	15.538
B	18.29	17	34	4.983	17	84.711
C	18.6	17	34	0.914	17	15.538
D	19.05	17	36.1	4.4	18.05	79.42
E	19.1	19.2	37.82	8.027	18.91	151.79057
F	18.72	19.7	37.02	4.456	18.51	82.48056
G	18.3	18.4	36.5	1.348	18.25	24.601
H	18.2	18.2	35.2	1.783	17.6	31.3808
I	18.16	17	34.7	3.1	17.35	53.785
J	18.15	17.7	33.9	22.2	16.95	376.29
K	17.5	16.2	33.2	3.081	16.6	51.1446
L	18.1	17	34.8	15.74	17.4	273.876
M	17.9	17.8	35.4	0.76	17.7	13.452
N	17.6	17.75	35.45	8.53	17.725	151.19425
O	17.85	18.7	36.15	0.664	18.075	12.0018
P	18.7	18.3	36.83	3.399	18.415	62.592585
Q	18.6	18.53	37.03	0.664	18.515	12.29396
R	18.5	18.53	37.3	3.17	18.65	59.1205
S	18.8	18.9	37.5	0.664	18.75	12.45
T	19.05	18.7	37.6	4.162	18.8	78.2456
U	18.9	19.1	38	0.664	19	12.616
V	19.1	19.1	38.35	4.148	19.175	79.5379
W	19.25	19.5	38.69	0.664	19.345	12.84508
X	19.44	19.45	38.89	7.31	19.445	142.14295
Y	19.45	19.75	39.16	4.714	19.58	92.30012
Z	19.71	19.95	39.66	0.402	19.83	7.97166
A1	19.95	19.95	39.9	5.219	19.95	104.11905
B1	19.96	19.95	39.9	1.138	19.95	22.7031
C1	19.97	19.95	39.85	9.575	19.925	190.78875
D1	19.99	19.9	39.8	3.33	19.9	66.2869
E1	20.05	19.9	39.8	3.52	19.9	70.0679
F1	19.9	20	36.9	7.714	18.45	142.3233
G1	19.98	17	34	1.337	17	22.729
H1	19.96	17	34	4.542	17	77.214
I1	19.04	17	34	7.5	17	127.5
J1	19.4	17	34	13.124	17	223.108
K1	18.3	17	34	0.97	17	16.49
L1	18.36	17	34	0.605	17	10.285
M1	18.39	17	17	3.18	17	54.06



1 Plan Showing Grade Point Locations
A-01 SCALE 1:150

SUM OF TOTALS = 3,116.988

BUILDING PERMITER = 172.617

SUM OF TOTALS / BUILDING PERMITER = 3,116.988 / 172.617

GRADE = 18.0572485 m
OR - 18.06 m

LEGEND:

	BUILDING OUTLINE
BLUE TEXT	EXISTING ELEVATION
RED TEXT	FINISHED ELEVATION
BOLD RED TEXT	GRADE POINT

number TEN architecture group

1:150 | 2018-02-05

210 Gorge Road
Housing Project

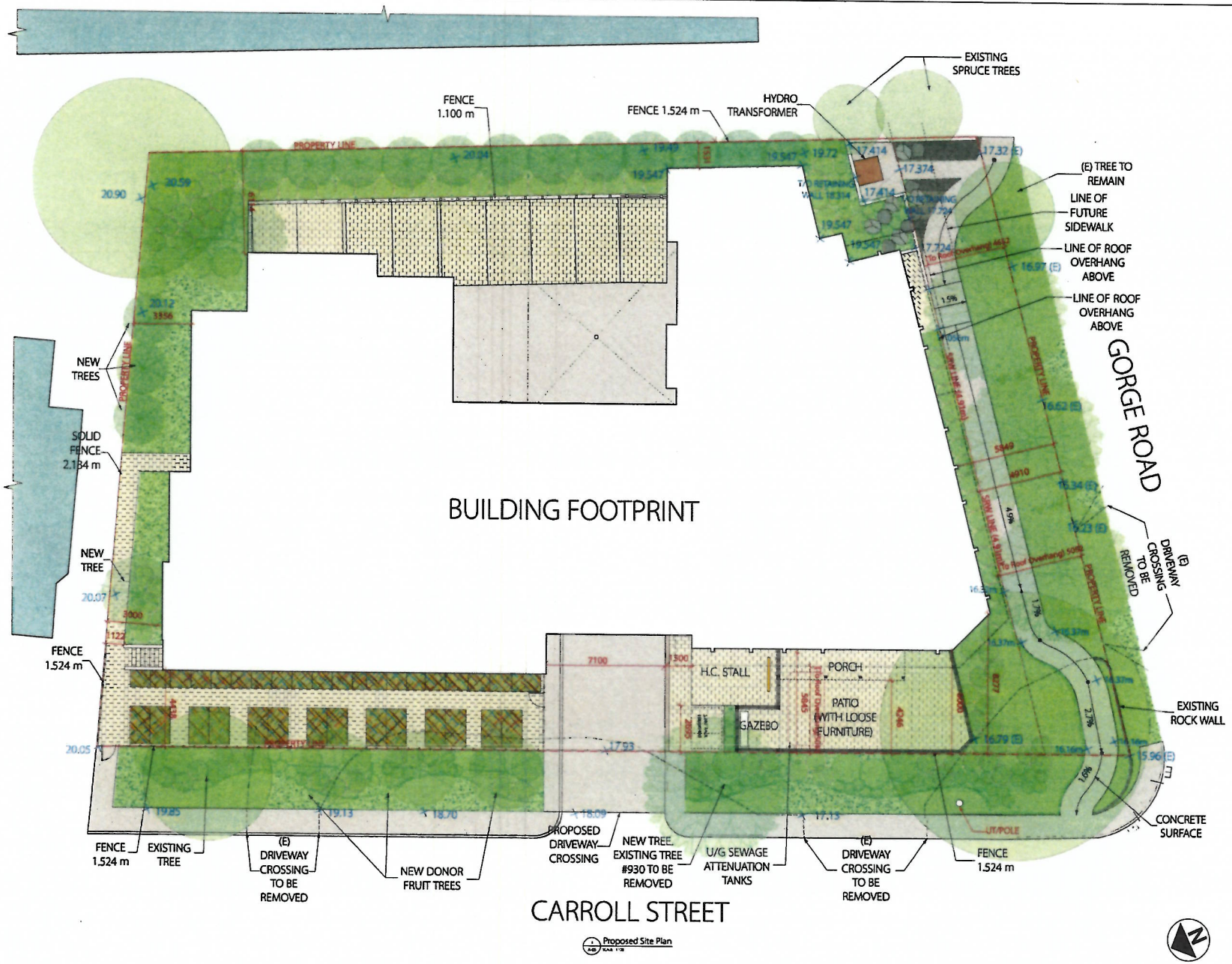
Proposed Grading Plan

SP, DS | BC

XXXXX

2017526

A-04



Proposed Site Plan

number TEN architectural group

number 10

1:100

2018-02-06

210 Gorge Road
Housing Project

Site Plan

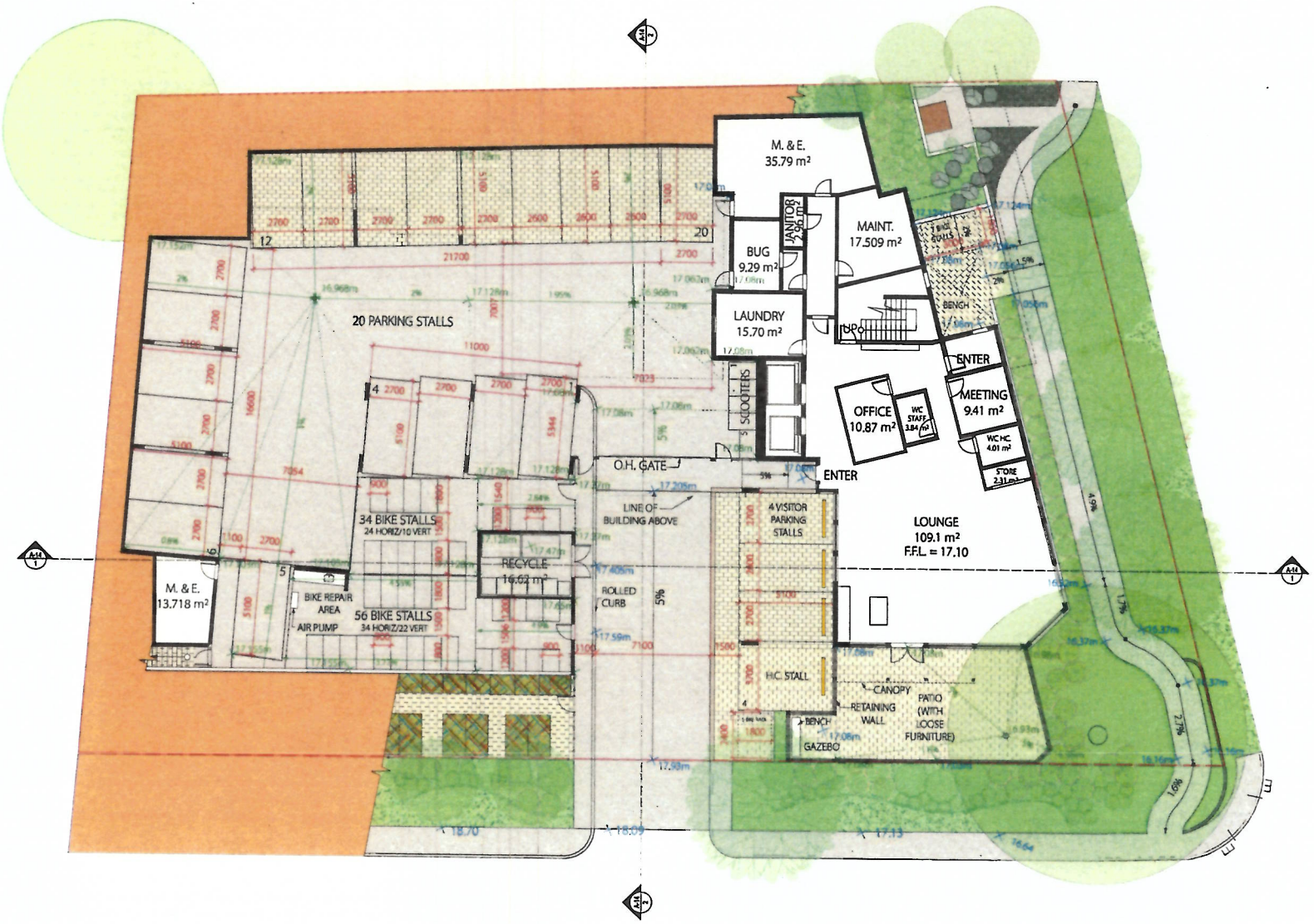
SP, DS

BC

XXXXX

2017526

A-05



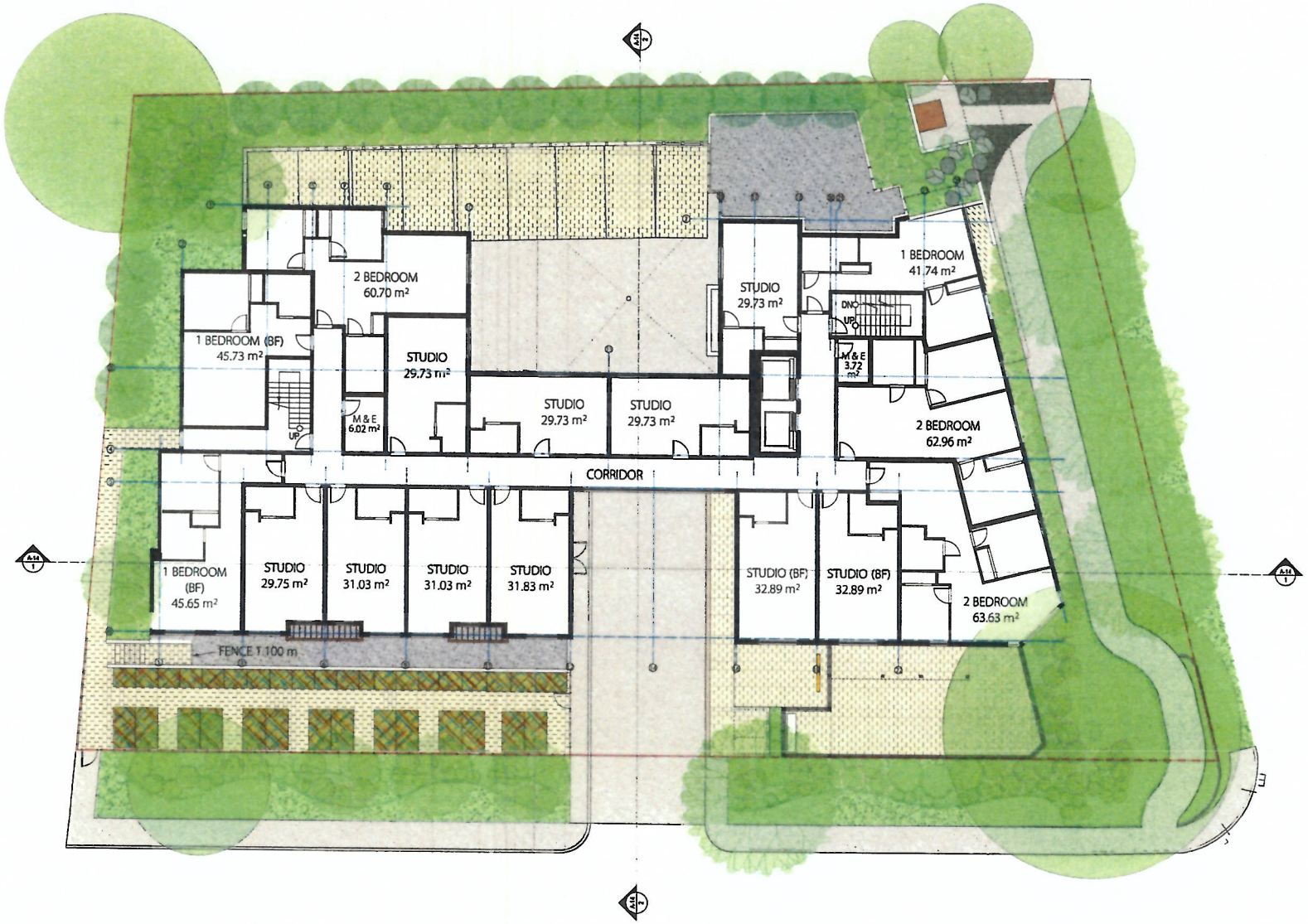
Proposed Main Floor Plan

SCALE	1:100
DATE	2018-02-06

210 Gorge Road
Housing Project

Proposed Main Floor Plan

DRAWN BY	SP, DS
CHECKED BY	BC
CLIENT PROJECT NO.	XXXXX
KONE PROJECT NO.	2017525
SHEET NO.	A-06



1 Proposed Second Floor Plan
SCALE 1:100

Unit Breakdown:

Studio - 10
1 Bedroom - 3
2 Bedroom - 3
TOTAL - 16

number TEN architecture group

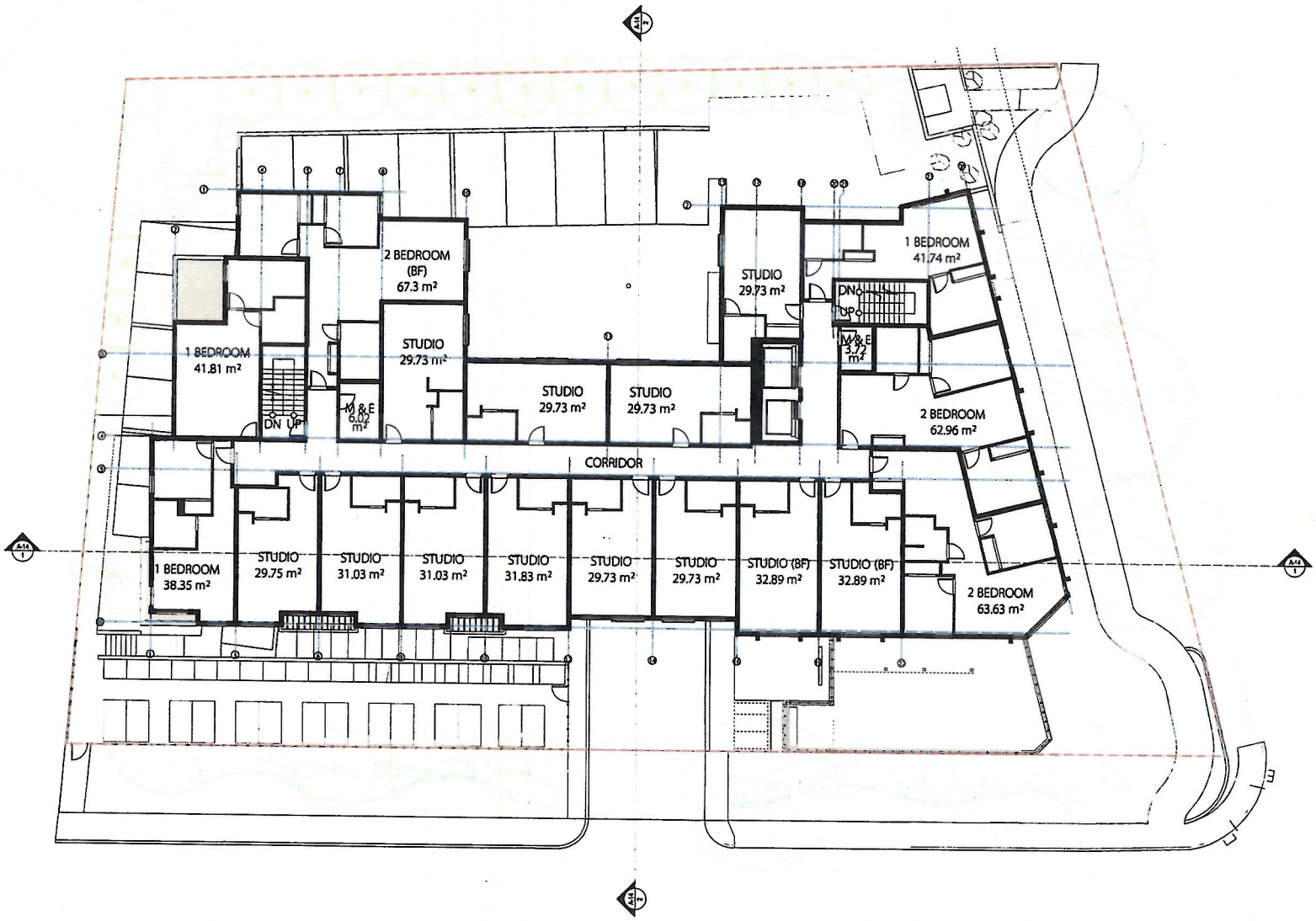
number 10

SCALE	1:100
DATE	2018-02-06

210 Gorge Road
Housing Project

Proposed Second Floor Plan

DRAWN BY	SP, DS
CHECKED BY	BC
CLIENT PROJECT NO.	XXXXX
HDA PROJECT NO.	2017526
SHEET NO.	A-07



1 A-08 Proposed Third Floor Plan
SCALE 1:100

Unit Breakdown:

Studio - 12
1 Bedroom - 3
2 Bedroom - 3
TOTAL - 18

number TEN architectural group

number 10

1:100

2018-02-06

210 Gorge Road
Housing Project

Proposed Third Floor Plan

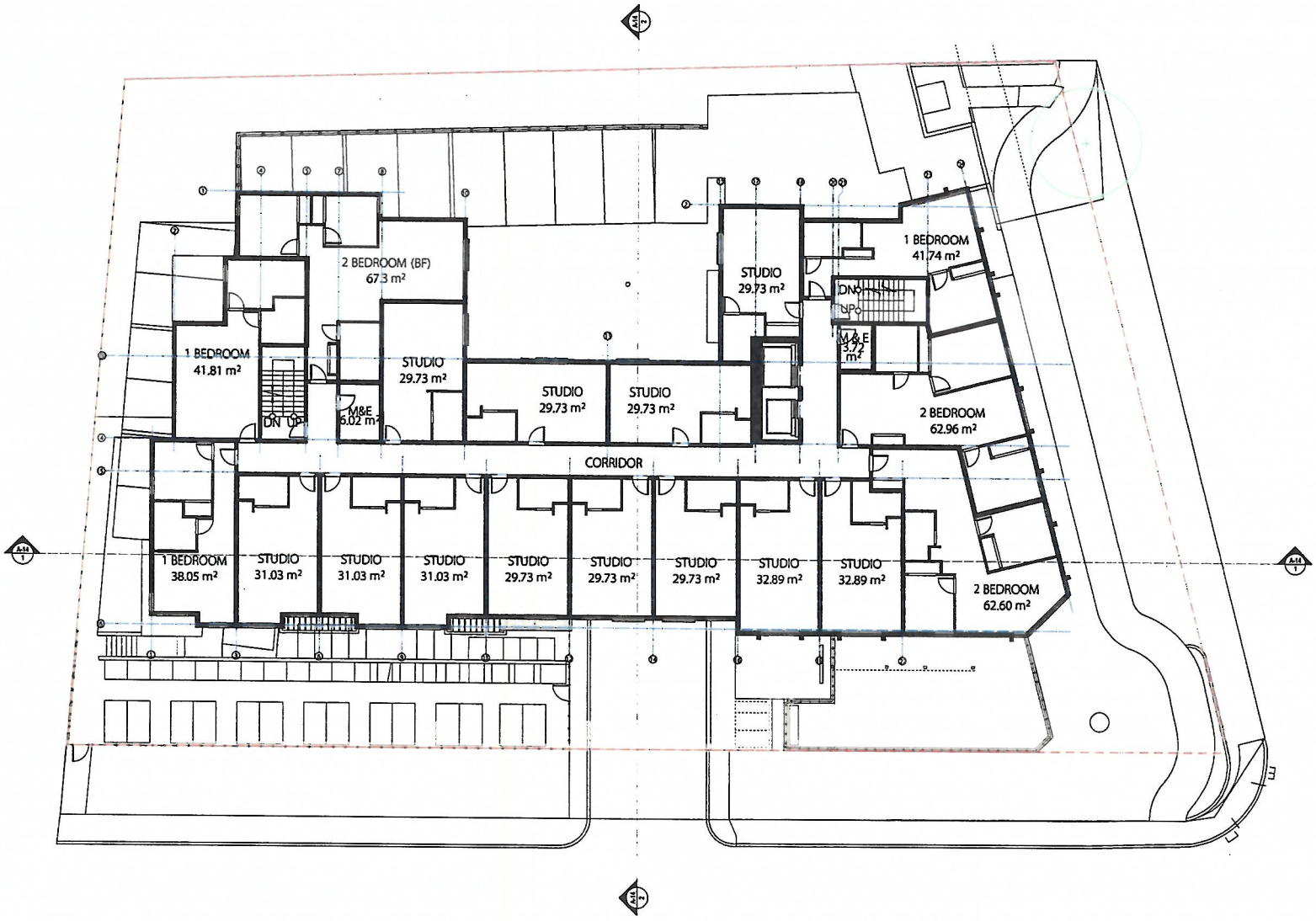
SP, DS

BC

XXXXX

2017526

A-08



1 Proposed Fourth Floor Plan
A-09 SCALE: 1:100

Unit Breakdown:

Studio - 12
1 Bedroom - 3
2 Bedroom - 3
TOTAL - 18

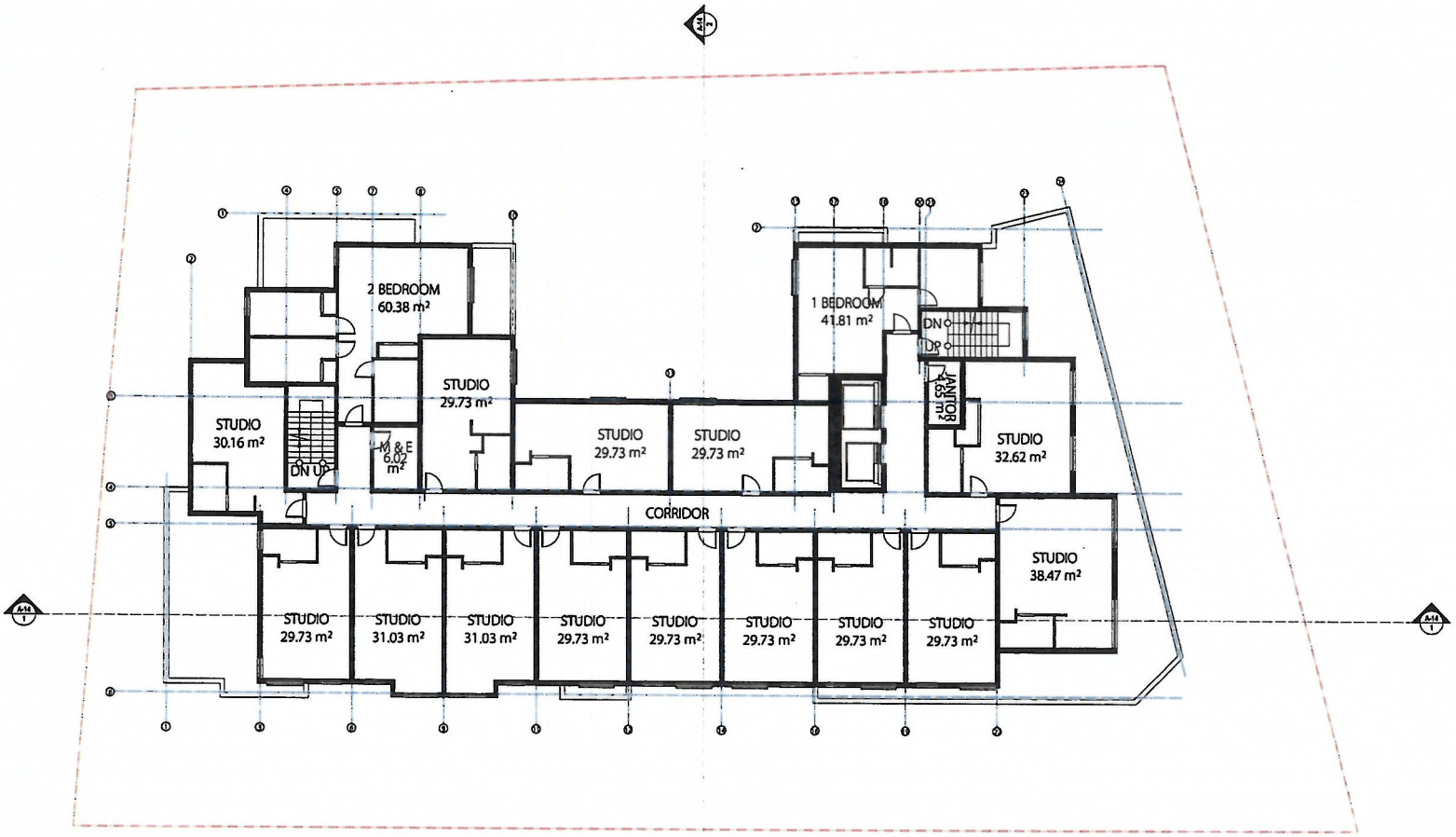
numberTEN architectural group
number 10

SCALE 1:100
DATE 2018-02-06

210 Gorge Road
Housing Project

Proposed Fourth Floor Plan

DRAWN BY SP, DS
CHECKED BY BC
CLIENT PROJECT NO. XXXXX
NDG PROJECT NO. 2017526
SHEET NO. A-09



1 Proposed Fifth Floor Plan
A-10 SCALE 1:100

Unit Breakdown:

Studio - 14
1 Bedroom - 1
2 Bedroom - 1
TOTAL - 16

numberTEN architecture + design

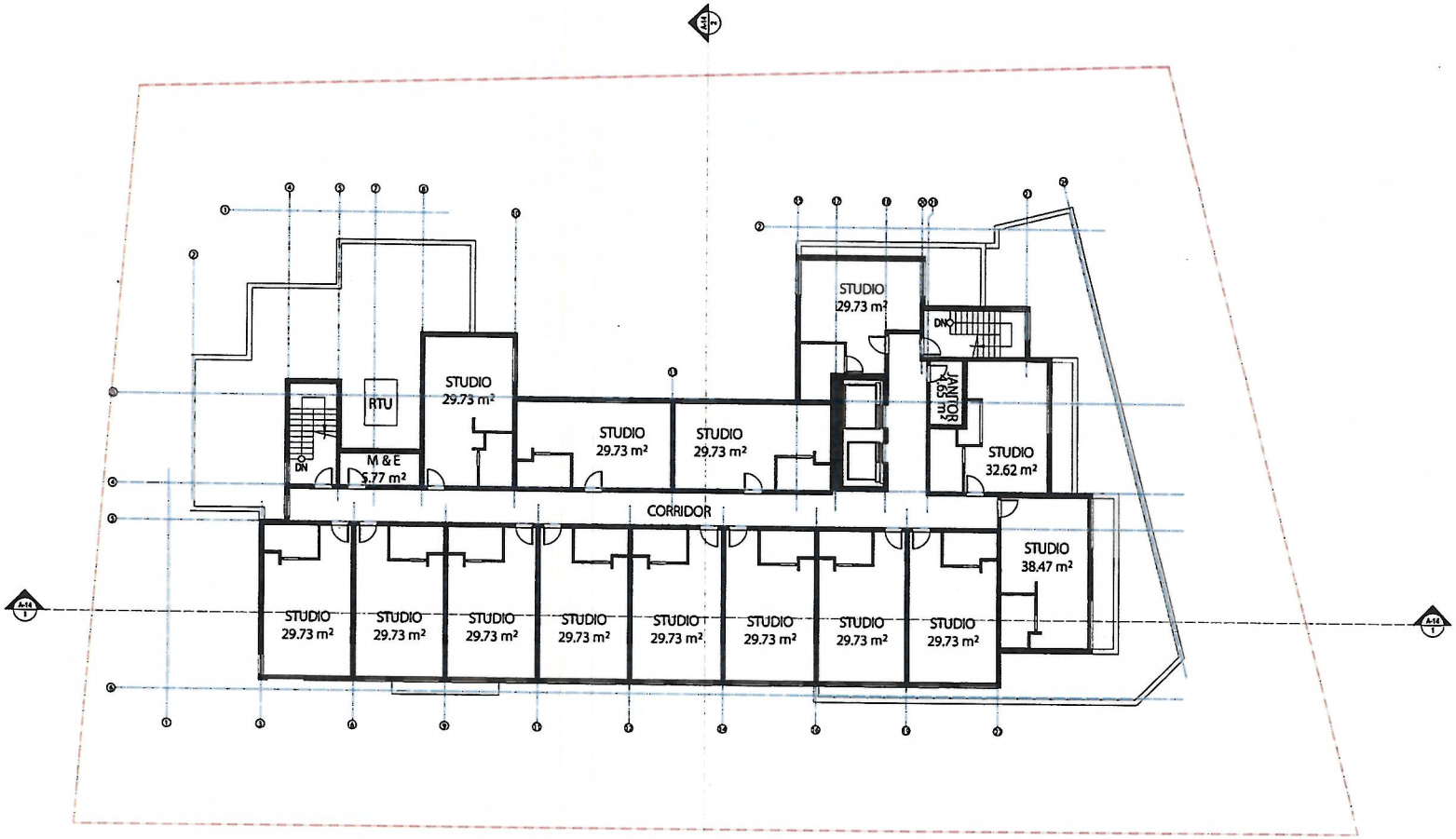
number 10

SCALE 1:100	DATE 2018-02-06

210 Gorge Road
Housing Project

Proposed Fifth Floor Plan

DRAWN BY SP, DS	CHECKED BY BC
CLIENT PROJECT NO. XXXXX	
INTERNAL PROJECT NO. 2017526	SHEET NO. A-10



1 Proposed Sixth Floor Plan
A-11 SCALE 1:100

Unit Breakdown:

Studio - 14
1 Bedroom - 0
2 Bedroom - 0
TOTAL - 14

number TEN architectural group

number 10

1:100

2018-02-06

210 Gorge Road
Housing Project

Proposed Sixth Floor Plan

SP, DS

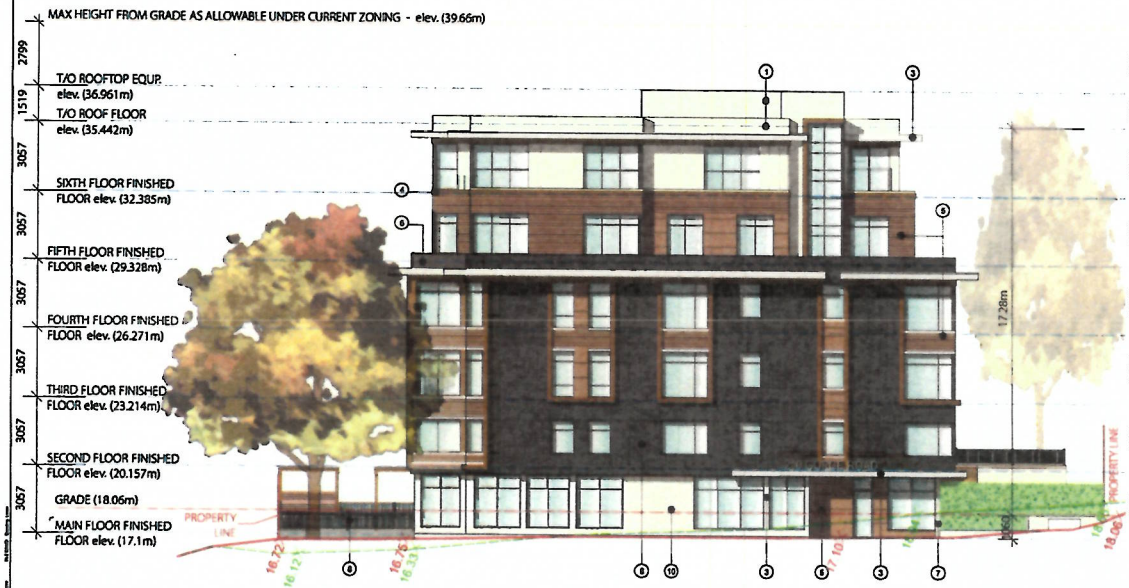
BC

XXXXX

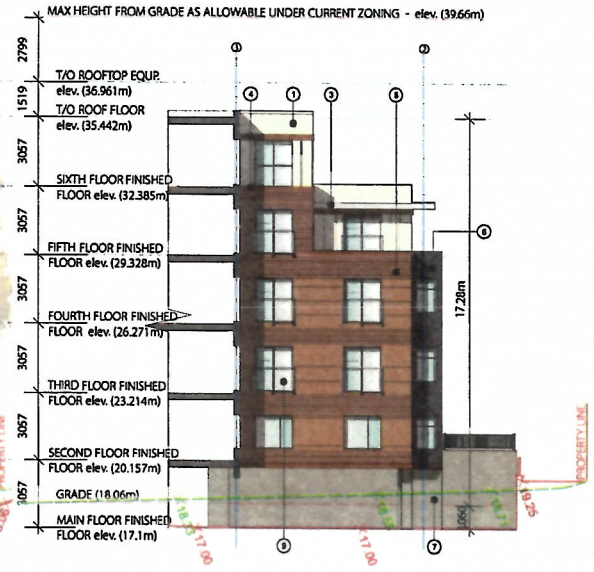
2017525

A-11

1 West Elevation
A-12 SCALE 1:100



2 South Elevation
A-12 SCALE 1:100



3 Interior South Elevation
A-12 SCALE 1:100

1. Cementitious Fibre Board 'Panel' - (Off White)
2. Cementitious Fibre Board w/ 'Board & Batten' - (Off White)
3. Metal Finish - (Light Grey)
4. Wood and/or Trim - (Brown Stain)
5. Cementitious Fibre Board 'Horizontal' - (Tan / Brown)
6. Cementitious Fibre Board 'Panel' - (Medium / Dark Grey)
7. Cast In Place Concrete- 'Unfinished'
8. Aluminium Fence - (Black)
9. Juliet Balcony Guard Rail (Aluminium & Glass)
10. Glant Brick - (Off White)

All Window Frames - (Dark Grey)

LEGEND:
FINISHED GRADE
EXISTING GRADE (AT PROP LINE)

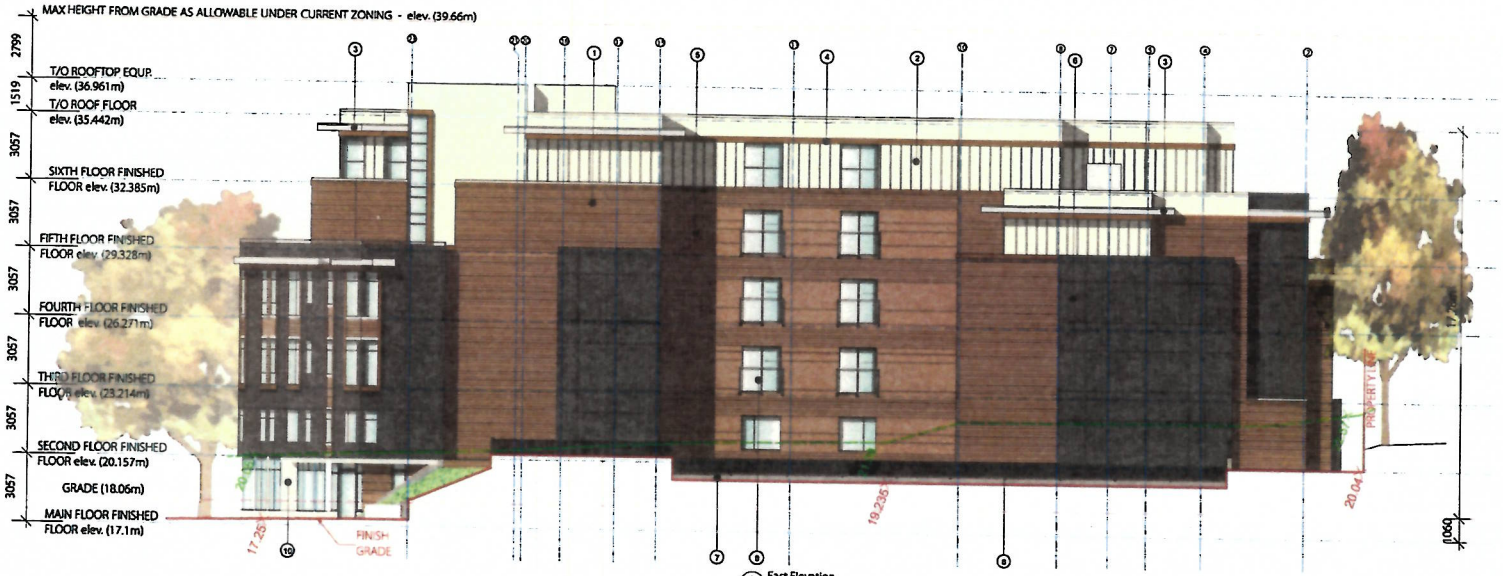
numberTEN
number 10

SCALE 1:100	DATE 2018-02-05

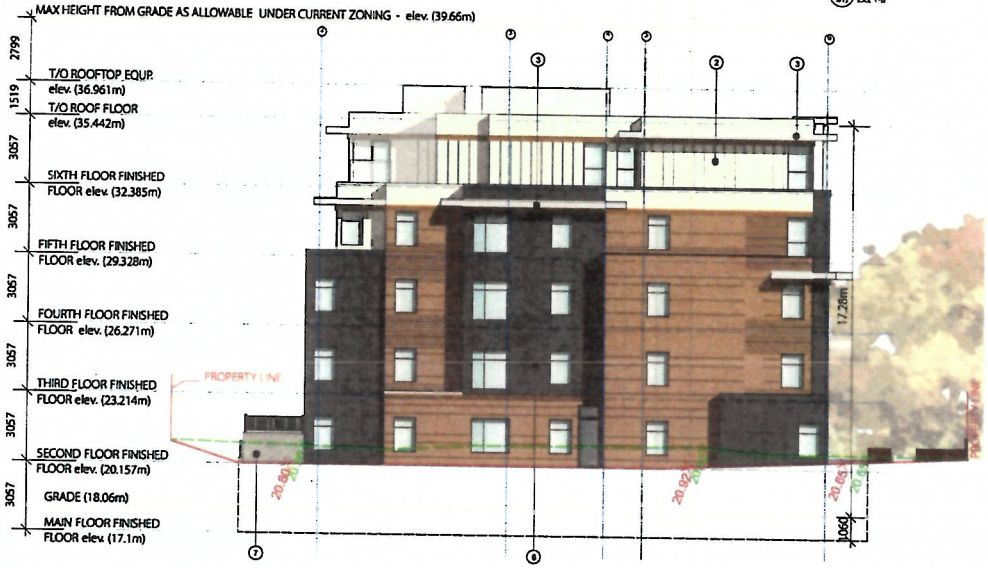
210 Gorge Road
Housing Project

Proposed Elevations

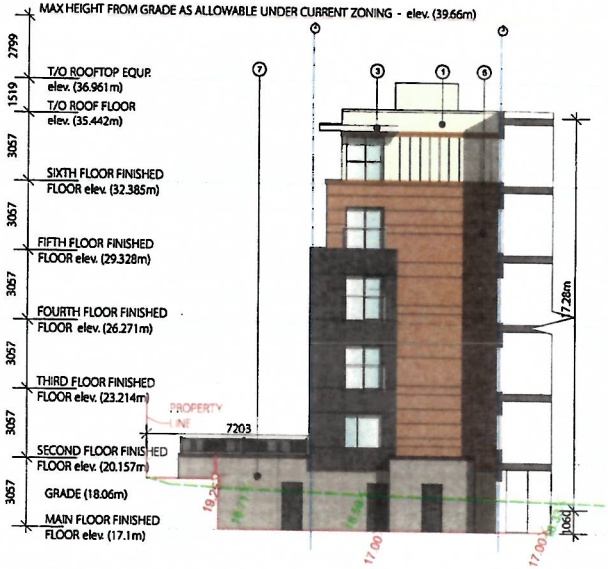
DRAWN BY SP, DS	CHECKED BY BC
CLIENT PROJECT NO. XXXXX	
KING PROJECT NO. 2017526	SHEET NO. A-12



1 East Elevation
A-13 SCALE 1:100



2 North Elevation
A-13 SCALE 1:100



3 Interior North Elevation
A-13 SCALE 1:100

1. Cementitious Fibre Board 'Panel' - (Off White)
2. Cementitious Fibre Board w/ 'Board & Batten' - (Off White)
3. Metal Finish - (Light Grey)
4. Wood and/or Trim - (Brown Stain)
5. Cementitious Fibre Board 'Horizontal' - (Tan / Brown)
6. Cementitious Fibre Board 'Panel' - (Medium / Dark Grey)
7. Cast In Place Concrete- 'Unfinished'
8. Aluminium Fence - (Black)
9. Juliet Balcony Guard Rail (Aluminium & Glass)
10. Glant Brick - (Off White)

All Window Frames - (Dark Grey)

LEGEND:
FINISHED GRADE
EXISTING GRADE (AT PROP LINE)

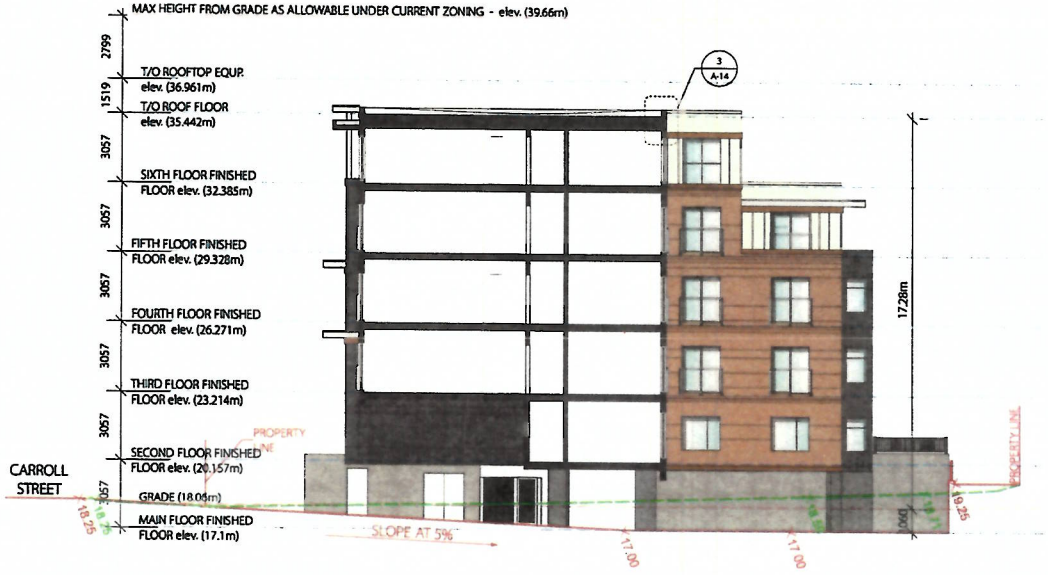
SCALE	1:100
DATE	2018-02-06

210 Gorge Road
Housing Project

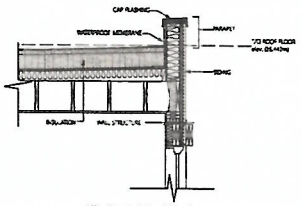
Proposed Elevations

DRAWN BY	SP, DS
CHECKED BY	BC
CLIENT PROJECT NO.	XXXXX
SHEET NO.	A-13
SENG PROJECT NO.	2017525

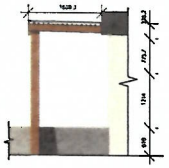
1 North-South Section
A-14 SCALE 1:100



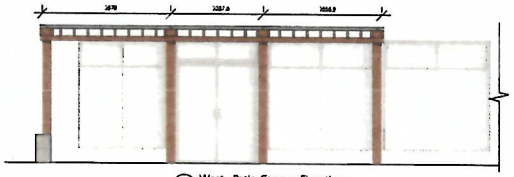
2 Section Through Parking Ramp
A-14 SCALE 1:100



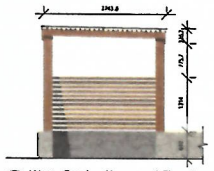
3 Typical Roof Section
A-14 SCALE 1:20



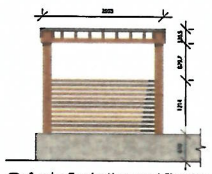
4 South - Patio Canopy Elevation
A-14 SCALE 1:20



5 West - Patio Canopy Elevation
A-14 SCALE 1:20



6 West - Gazebo (Accessory) Elevation
A-14 SCALE 1:20



7 South - Gazebo (Accessory) Elevation
A-14 SCALE 1:20

LEGEND:
FINISHED GRADE
EXISTING GRADE (AT PROP LINE)

number TEN
number 10

SCALE 1:100
DATE 2018-02-05

210 Gorge Road
Housing Project

Proposed Sections and Details

DRAWN BY SP, DS
CHECKED BY BC
CLIENT PROJECT NO. XXXXX
NZMG PROJECT NO. 2017526
SHEET NO. A-14

1 View from Across Carroll Street
A-15 SCALE NTS

2 View from Gorge Road at Carroll Street
A-15 SCALE NTS

3 View From Upper Carroll Street
A-15 SCALE NTS

numberTEN architecture group

number 10

SCALE	NTS
DATE	2018-02-06

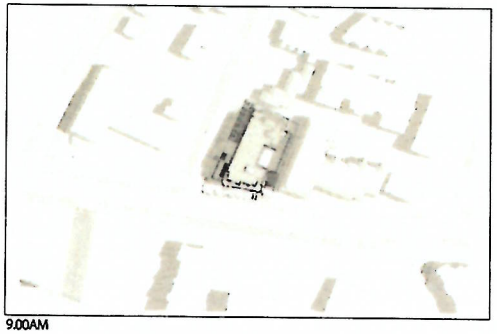
210 Gorge Road
Housing Project

3D Model Images

DRAWN BY	SP, DS
CHECKED BY	BC
CLIENT PROJECT NO.	XXXXX
NTA PROJECT NO.	2017526

A-15

Summer Solstice
June 21st, 2018



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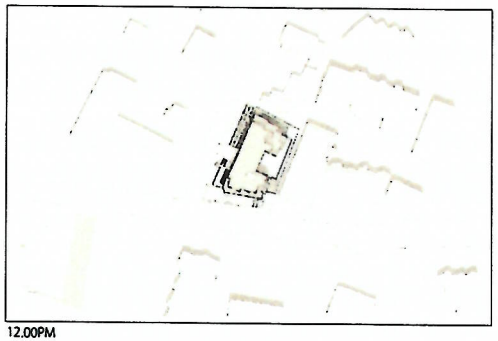
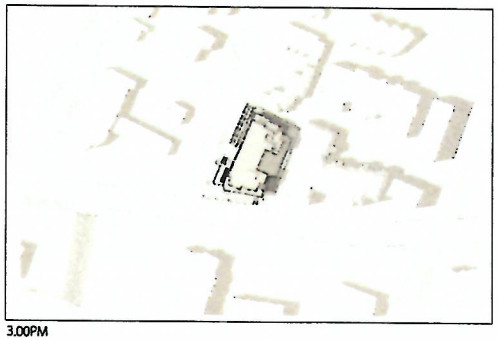


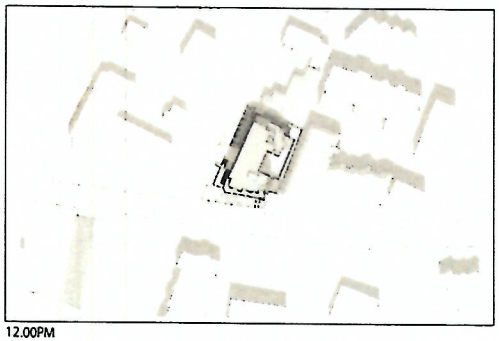
12.00PM



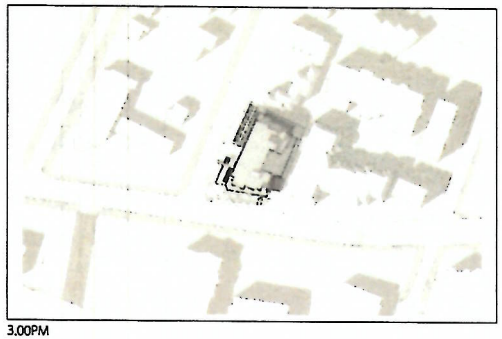
3.00PM

Fall Equinox
September 22nd, 2018

9.00AM

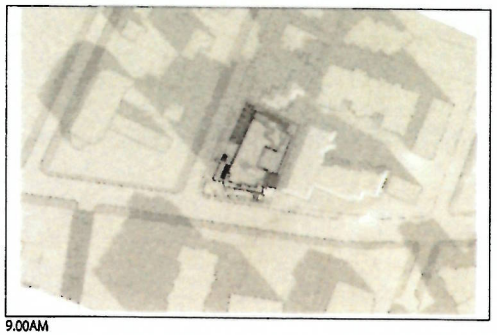


12.00PM



3.00PM

Winter Solstice
December 21st, 2018



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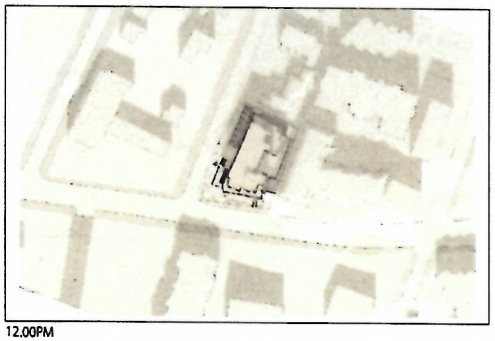

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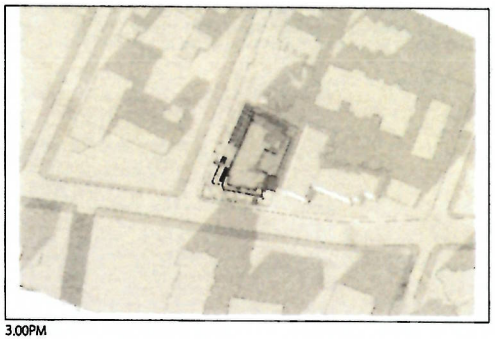


3.00PM

CLIENT

ISSUING NOTES

02	ISSUING AND OF APPLICATION TO SUBMISSION	2018-02-05
01	ISSUING AND OF APPLICATION	2017-10-18

numberTEN architectural group

ARCHITECTURAL

CONSULTANTS

ENG.	ENG.
SCALE NTS	DATE 2018-02-05

210 Gorge Road
Housing Project

PROJECT

Shadow Studies

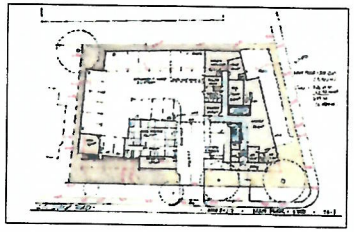
SHEET TITLE

DRAWN BY SP, DS	CHECKED BY BC
CLIENT PROJECT NO. XXXXX	
NTB PROJECT NO. 2017526	SHEET NO. A-16

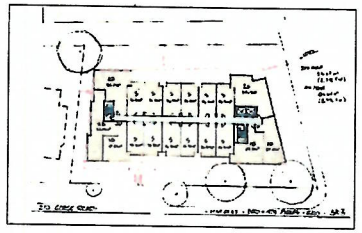
Evolution of the Design Process

From the preliminary design stages to the city planning and CALUC meeting, the scheme has changed significantly. The changes not only reflect the progression of the scheme to make the building more efficient, more usable and more appealing to users, but also the vast amount of input from the general public and the City of Victoria. This input was gathered over many months, from many different meetings. Each meeting with the public, the neighbours or the City had an impact on the deisgn of the building. There are three distinct design phases since the first meeting with the City in May 2017.

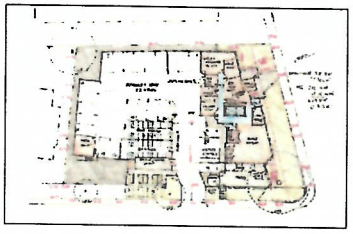
Schematic Design Phase One:



May 24th 2017
Preliminary scheme presented to the City. With U/G parking, and stacked floors above.

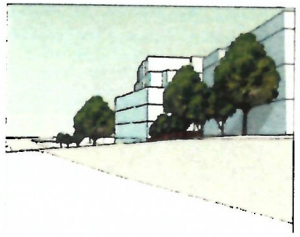


May 30th 2017
Meeting with City:
- Planning, Engineering, Traffic, Heritage and Parks Departments.



June 2nd 2017
Building entry and patio adapted per feedback from the City.

Schematic Design Phase Two:



June 13th 2017
Preliminary presentation to Burnside Gorge CALAC. Feedback recommended setting 5th and 6th floor back from Gorge Rd.

Context Site Plan
Also showing proposed setbacks.

Sun-shadow diagram September 3pm:
There are minimal to zero shadows cast onto neighbouring properties at peak times of the year.

5th 6th Floor set back per preliminary CALUC input: to reduce the on street view and massing of the building.

Schematic Design Phase Three:

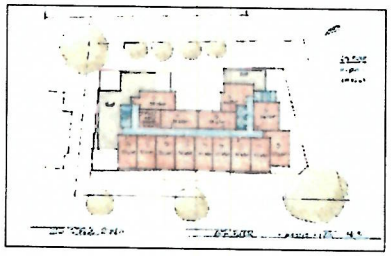
June 22nd 2017
Community Open House #1

July 4th 2017
Meeting with: Carrington Court Strata Council

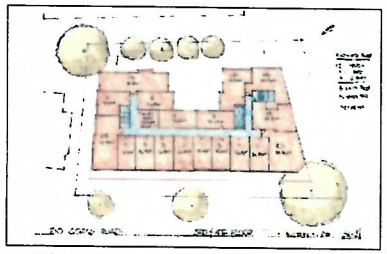
August 2nd 2017
Presentation to:
Carrington Court AGM

August 10th 2017
Community Open House #2

September 18th 2017
CALUC meeting



September 18th 2017
New 'U' Shaped plan presented to the CALUC for approval.



New 'U' Shaped plan as a result of public input:
This scheme orients east-facing units to face each other as opposed to facing the nieghbouring building. This vastly reduces overlook.

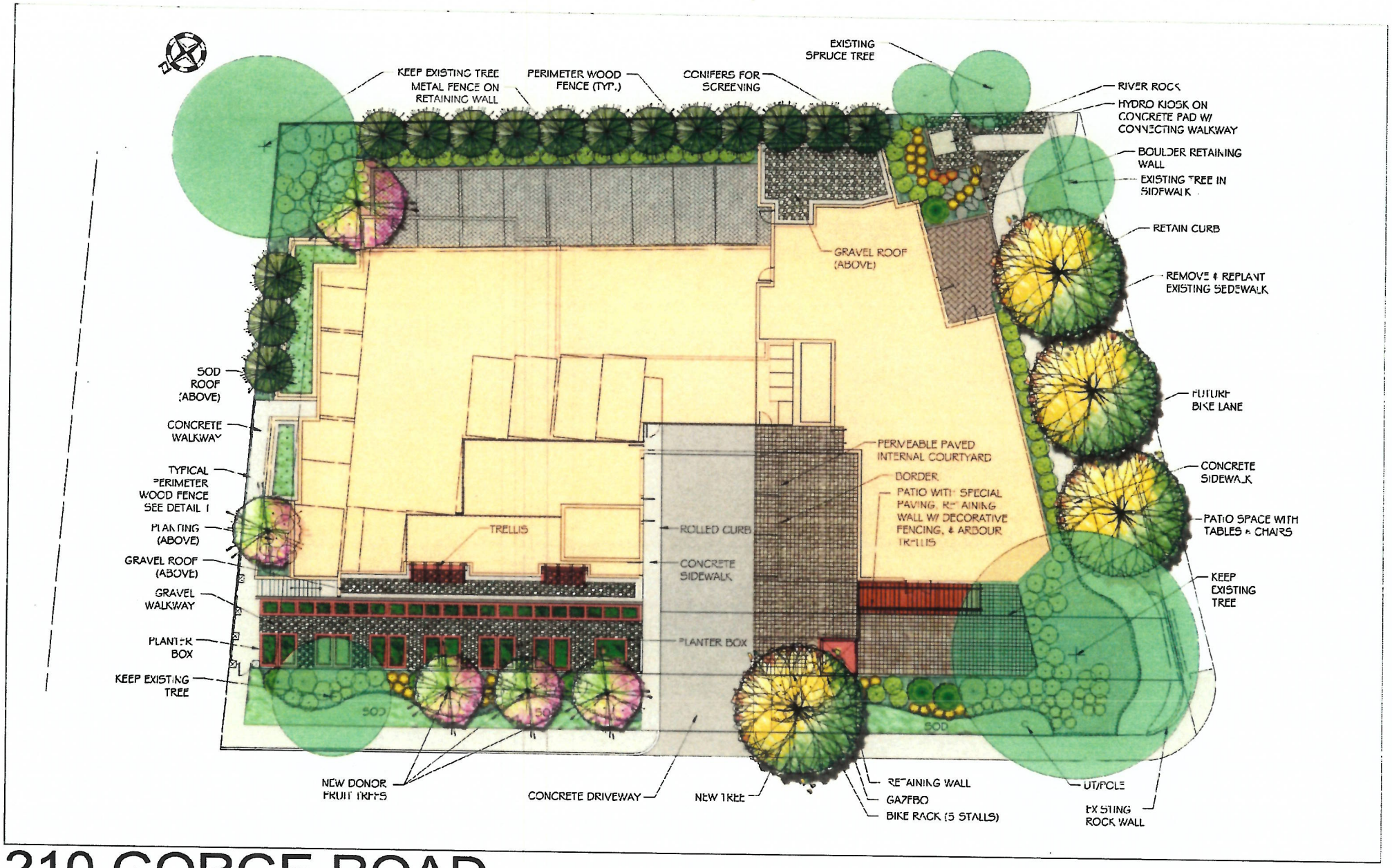
number TEN
number 10

SCALE	NTS
DATE	2018-02-05

210 Gorge Road
Housing Project

Evolution of the Design Process

DRAWN BY	SP, DS
CHECKED BY	BC
CLIENT PROJECT NO.	XXXXX
NTS PROJECT NO.	2017526
SHEET NO.	A-17



210 GORGE ROAD

LANDSCAPE CONCEPT PLAN

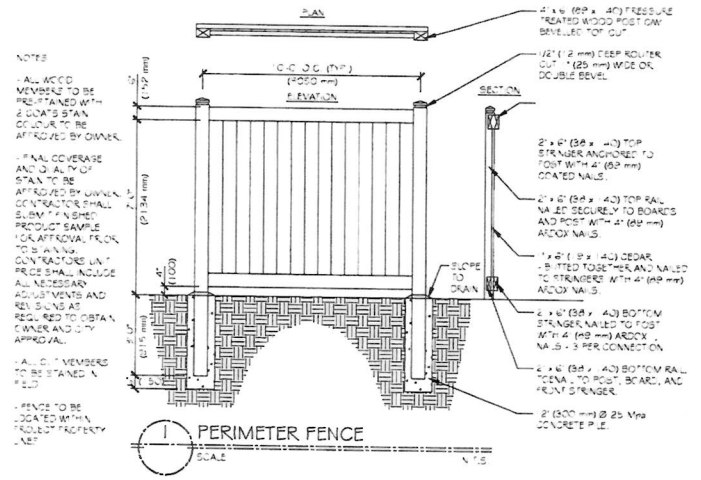
SCALE: 1:100

DATE: FEBRUARY 2, 2018

4☆SITE
LANDSCAPE ARCHITECTURE AND SITE PLANNING

210 GORGE RD. - SUGGESTED PLANT LIST

	Key	Common Name	Latin Name	Size
Trees	VMAP	Vine Maple	Acer circinatum	Gem Cal
	RMAP	Red Maple	Acer rubrum var. 'Northwest'	Gem Cal
	JMAP	Japanese Maple	Acer palmatum var. 'Bloodgood'	Gem Cal
	KAT	Katsura Tree	Cercidiphyllum japonicum	Gem Cal
	PDOG	Pacific Dogwood	Cornus nuttallii var. 'Eddie's White Wonder'	Gem Cal
	PRUN	Amelanchier Flowering Cherry	Prunus var. 'Snowfozam'	Gem Cal
	COAK	Garry Oak	Quercus garryana	Gem Cal
	SNOW	Japanese Snowbell	Styrax japonicus	Gem Cal
	WRC	Western Red Cedar	Thuja plicata var. 'Excelsa'	2.5m Ht.
	VAR	Variety Fruit Trees	Apple, Edible Cherry, Plum, Pear	#15 Pot
Large Shrubs	CEAN	California Lilac	Ceanothus var 'Various'	5m Ht.
	SMAG	Star Magnolia	Magnolia stellata var. 'Royal Star'	#5 Pot
	FER	Japanese Valley Fetterbush	Pieris japonica var. 'Forest Flame' & 'Valley Rose'	#5 Pot
	RHA	Rhododendron	Rhododendron var. 'Pink Walloper' & 'Summer Wonder'	#5 Pot
	THUJ	Japanese Cedar	Thuja occidentalis var. 'Smaragd'	5m Ht.
	NINE	Ninebark	Physocarpus capitatus var. 'Diablo'	#5 Pot
Medium Shrubs	ABE	Glossy Abelia	Abelia x grandiflora	#2 Pot
	VIBX	Mexican Orange 'Skansen'	Choisya ternata	#5 Pot
	SOUG	Variegated Dogwood	Cornus alba var. 'Ivory Halo'	#2 Pot
	SNOW	Snowberry		#2 Pot
	VAPG	Dwarf Oregon Grape	Berberis aquifolium var. 'Compacta'	#2 Pot
	OFLO	Olive Leaved Lilac	Syringa laciniata var. 'Obtusifolia'	#2 Pot
	VRHA	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 Pot
	RIBE	Red Flowering Currant	Ribes sanguineum var. 'King Edward'	#2 Pot
	WACH	Evergreen Huckleberry	Vaccinium ovatum	#2 Pot
	DVIB	Dwarf Viburnum	Viburnum davidii	#2 Pot
	ALAT	Dwarf Burning Bush	Euonymus alatus var. 'Compactus'	#3 Pot
Small Shrubs	AZAE	Evergreen Azalea	Azalea var. 'Gumpo Pink'	#2 Pot
	WHPA	Water Flowering Heather	Erica darleyensis var. 'Arthur Johnson'	#1 Pot
	BUXF	Creeping Strongbox	Sarcococca hookeriana var. 'humilis'	#1 Pot
	FIRC	Dwarf Flow Spirea	Spiraea prunifolia var. 'Gold Flame'	#1 Pot
	CADC	Cascade Helleborus	Helleborus niger	#1 Pot
	MOCK	Dwarf Mock Orange	Philadelphus lewisii var. 'Snowdwarf'	#1 Pot
	JAPH	Dwarf Lily of the Valley Shrub	Pieris japonica var. 'Debutante'	#1 Pot
	POLY	Dwarf Fern	Polystichum munitum	#1 Pot
	DWRH	Dwarf Rhododendron	Rhododendron var. 'Bow Bells' & 'Jack'	#2 Pot
	CARC	Sweetbox	Sarcococca hookeriana var. 'humilis'	#1 Pot
	BUDG	Dwarf Dogwood	Cornus sericea var. 'Kelseyi Dwarf'	#1 Pot
	NAN	Heavenly Bamboo	Nandina domestica var. 'Gulf Stream'	#2 Pot
Ground	BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	SPV
	HEKG	Hardy Ice Plant	Delosperma cooperi var. 'Mesembryanthemum' & 'Joy'	SPP
	VINC	Periwinkle	Vinca minor var. 'Double Blue' & 'Alba'	SPP
	VITI	Mountain Cranberry	Vitis idaea minus	SPM
	FRAG	Strawberry	Fragaria	SPM
	COTG	Creeping Cotoneaster	Cotoneaster dammeri	SPV
Vines	ARM	Evergreen Clematis	Clematis armandii	#5 Pot
	CLEM	Clematis	Clematis var. 'Elizabeth'	#2 Pot
	OJAS	Summer Jasmine	Jasminum officinale	#1 Pot
Perennials & Grasses	UDF	Dwarf Fountain Grass	Cortaderia selloana	SPB
	CAMX	Variegated Sedge	Carex morrowii var. 'Aureovariegata'	SPB
	HEMI	Dwarf Daylily	Hemerocallis var. 'Stella d'Oro'	SPB
	RUDC	Cone flower	Rudbeckia var. 'Goldsturm'	SPB
	RYE	Rye grass	Lolium perenne var. 'Pennfine'	SPB
	LAV	English Lavender	Lavandula angustifolia var. 'Hidcote'	SPB
	CALL	Calla Lily	Calla var. 'Crystal Sunset'	SPB
Wildflowers & Bulbs	CAMA	Common Camas	Camassia quamash	Bulb
	SHOO	Shooting Star	Dodecatheon hendersonii	Bulb
	TRIT	Easter Lily	Erythronium oregonum	Bulb
	NTI	Chocolate Lily	Fritillaria lanceolata	Bulb
Notes:		All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specifications.		
		- All areas to be irrigated with an automatic underground system.		



210 GORGE ROAD

PLANT LIST & FENCE DETAIL

SCALE: 1:100

DATE: FEBRUARY 2, 2018

210 GORGE RD E
PRELIMINARY SITE PLAN
VICTORIA COOL AID

Scale horiz. 1:250
Sheet 1 of 1
Eng. Project No. 30812

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE
PHONE: 250-727-2314 FAX: 250-727-2305

PRELIMINARY ONLY

Y:_Projects\30812 - Victoria Cool Aid - 210 Gorge\07 - Engineering\02 - Drawings & Sketches (Eng)\30812 Site.dwg Plot Date: October 18, 2017