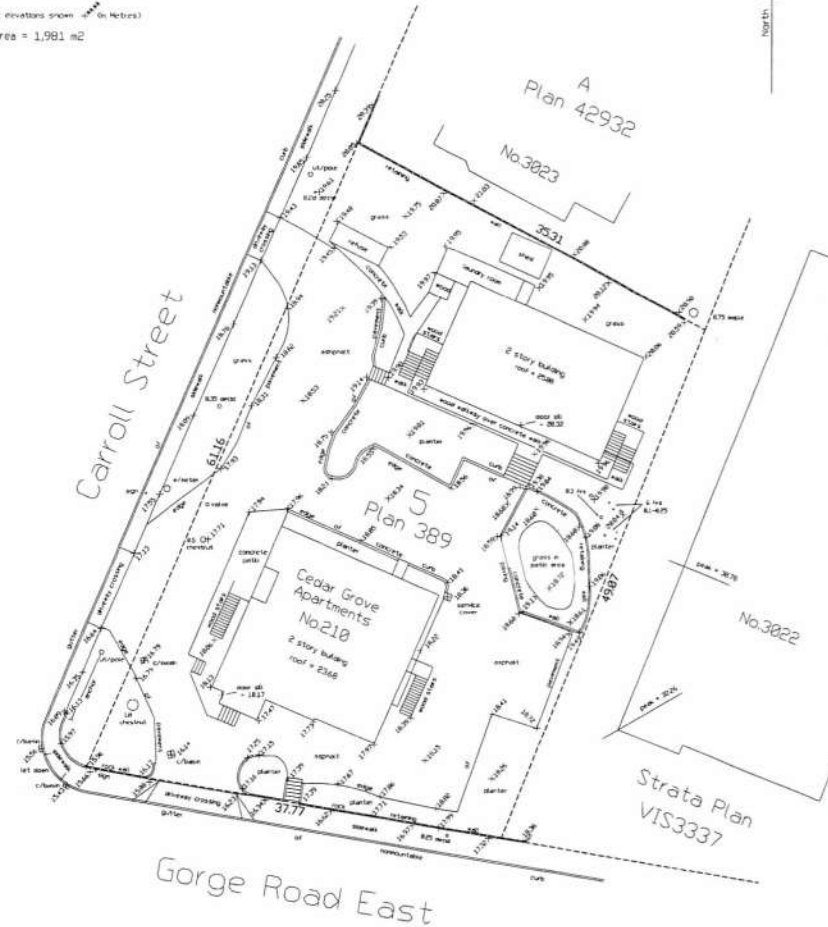


BC Land Surveyors Site Plan of
No 210 Gorge Road East
Legal - Lot 5, Section 10, Victoria District, Plan 389

Scale - 1:200
All distances are shown in metres

Geodetic elevations shown in metres
Site Area = 1,981 m²



July 19/07

File 10.119site (23)
POWELL & ASSOCIATES
BC Land Surveyors
94B View Street
Victoria, BC V8V 3L5
phone (250) 362-6055

Existing Site Survey
Scale 1:200

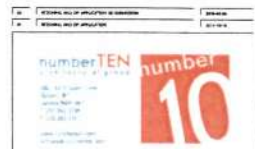
Name of Project: 210 Gorge Road East Location: Victoria, BC		2017-10-																																													
Item	BCBC 2012	Part 3 BCBC Reference																																													
1	Project Description: - <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation Demolition of 2 existing 2 storey buildings on site and construction of a new 6 storey residential multi dwelling building with amenity space on the Main floor and U/G parking off the Main floor (set into a sloped site)																																														
2	Major Occupancy(s): Group C - Residential	3.1.2.1 (1)																																													
3	New Total Building Area: 962.01 sq.m. (10,355.0 sf)	1.4.1.2(A)																																													
4	New Bldg Floor Area: 3,834.49 sq.m. (41,274.0 sf) U/G Parking Area: 714.00 sq.m. (7,685.0 sf)	1.4.1.2(A)																																													
5	Number of Storeys: 6	1.4.1.2(A); 3.2.1.1																																													
6	Height of Building (m): 17.10 m Max. (Average Grade to top of Roof level)	-																																													
7	Number of Streets/Acces Routes: 2 (Gorge Road East & Carroll Street)	3.2.2.10, 3.2.5.4																																													
8	Building Site, Construction, Occupancy: Group C, up to 6th Storey, Sprinklered	3.2.2.50																																													
9	Sprinkler System Proposed: <input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> No	3.2.2.50 1(a)																																													
10	Standpipe Required: <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.8																																													
11	Fire Alarm Required: <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4																																													
12	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes (assumed) <input type="checkbox"/> No	3.2.5.7																																													
13	High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6																																													
14	Permitted Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input type="checkbox"/> Both Actual Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input type="checkbox"/> Both Exterior Wall Cladding: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible	3.2.2.50 3.2.2.50 3(a)																																													
15	Mezzanine(s) Area: N/A	3.2.1.1																																													
16	Occupant Load Based On: <input type="checkbox"/> m ² /person <input type="checkbox"/> Sleeping Rooms Main floor Lounge (0.95 sq.m/person) 100 sq.m. = 105 persons Main floor Offices (0.30 sq.m/person) 20 sq.m. = 2 persons Number of sleeping rooms (2 persons/room) 52 rooms = 104 persons Total Occupant Load = 211 persons	3.1.17																																													
17	Barrier-Free Design: <input type="checkbox"/> Yes <input type="checkbox"/> No	3.8																																													
18	Hazardous Substances: <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	3.3.1.2																																													
19	Required Fire Resistance Rating (FRR) Horizontal Assemblies (FRR) 3.2.2.50 2(a) Roof not req'd Floors 1.0 h FRR of Supporting Floor over Crawl 45 min or NC N/A	Listed Design No. or Description See Assemblies (TBC) 3.2.2.50																																													
20	Spatial Separation - Construction of Exterior Walls:	3.2.3.1.D																																													
	<table><tr><th>Wall</th><th>Area of EBF (m²)</th><th>L/D (m)</th><th>L/H or H/L</th><th>Permitted % of Openings</th><th>FRR (hours)</th><th>Listed Design or Description</th><th>Construction</th><th>Cladding</th></tr><tr><td>South</td><td>N/A</td><td>over 9.0m</td><td>-</td><td>100%</td><td>N/A</td><td>N/A</td><td>Combustible or Noncombustible</td><td>Noncombustible</td></tr><tr><td>West</td><td>N/A</td><td>over 9.0m</td><td>-</td><td>100%</td><td>N/A</td><td>N/A</td><td>Combustible or Noncombustible</td><td>Noncombustible</td></tr><tr><td>North</td><td>345 sq.m.</td><td>3.3m</td><td>-</td><td>22%</td><td>N/A</td><td>N/A</td><td>Combustible or Noncombustible</td><td>Noncombustible</td></tr><tr><td>East</td><td>714 sq.m.</td><td>6.6m</td><td>-</td><td>52%</td><td>N/A</td><td>N/A</td><td>Combustible or Noncombustible</td><td>Noncombustible</td></tr></table>	Wall	Area of EBF (m ²)	L/D (m)	L/H or H/L	Permitted % of Openings	FRR (hours)	Listed Design or Description	Construction	Cladding	South	N/A	over 9.0m	-	100%	N/A	N/A	Combustible or Noncombustible	Noncombustible	West	N/A	over 9.0m	-	100%	N/A	N/A	Combustible or Noncombustible	Noncombustible	North	345 sq.m.	3.3m	-	22%	N/A	N/A	Combustible or Noncombustible	Noncombustible	East	714 sq.m.	6.6m	-	52%	N/A	N/A	Combustible or Noncombustible	Noncombustible	
Wall	Area of EBF (m ²)	L/D (m)	L/H or H/L	Permitted % of Openings	FRR (hours)	Listed Design or Description	Construction	Cladding																																							
South	N/A	over 9.0m	-	100%	N/A	N/A	Combustible or Noncombustible	Noncombustible																																							
West	N/A	over 9.0m	-	100%	N/A	N/A	Combustible or Noncombustible	Noncombustible																																							
North	345 sq.m.	3.3m	-	22%	N/A	N/A	Combustible or Noncombustible	Noncombustible																																							
East	714 sq.m.	6.6m	-	52%	N/A	N/A	Combustible or Noncombustible	Noncombustible																																							

Code Compliance Review

Received
City of Victoria

FEB 14 2018

Planning & Development Department
Development Services Division



1:200
2018-02-06

210 Gorge Road
Housing Project

Existing Site Survey
and Code Compliance

SP: DS
XXXXXX
2017526
A-02



Proposed Context Plan
A-03

CITY OF VICTORIA

RECEIVED

DEEMED

MAR 14 2018

FEB 14 2018

DATE	
APPROVAL	

1. REVIEWING AGENCY OF APPLICATION TRANSMISSION	APPROVAL
2. REVIEWING AGENCY OF APPLICATION TRANSMISSION	APPROVAL
3. REVIEWING AGENCY OF APPLICATION	APPROVAL



APPROVAL	
----------	--

COMMENTS	
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SCALE	1:200	DATE	2018-03-12
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210 Gorge Road
Housing Project

PROJECT
Proposed Context Plan

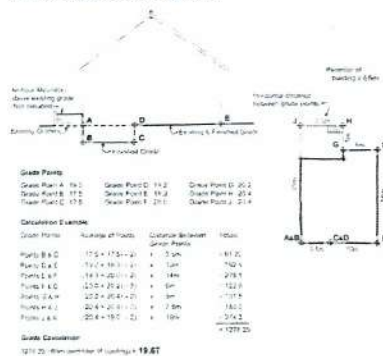
PROJECT NO.	
-------------	--

DESIGNED BY	SR DS	CHECKED BY	BC
CLIENT PROJECT NO.	XXXXXX		
PROJECT NO.	2017526		

A-03

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)	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	19.09	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	18.18	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	19.11	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	190.781875
D1	19.99	19.9	39.8	3.331	19.9	66.2869
E1	20.05	19.9	39.8	3.521	19.9	70.0679
F1	19.9	20	36.9	7.214	18.45	142.3233
G1	19.98	17	34	1.337	17	22.729
H1	19.95	17	34	4.542	17	77.214
I1	19.04	17	34	7.5	17	127.5
J1	19.41	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	18.29	17	17	3.18	17	54.06

SUM OF TOTALS = 3,116.988

BUILDING PERIMETER = 172.617

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

GRADE = 18.0572485 m
OR - 18.06 m

Received
City of Victoria
FEB 14 2018
Planning & Development Department
Development Services Division

LEGEND:	BUILDING OUTLINE
EXISTING GRADE	EXISTING ELEVATION
FINISHED GRADE	FINISHED ELEVATION
GRADE POINT	GRADE POINT



210 Gorge Road
Housing Project

Proposed Grading Plan

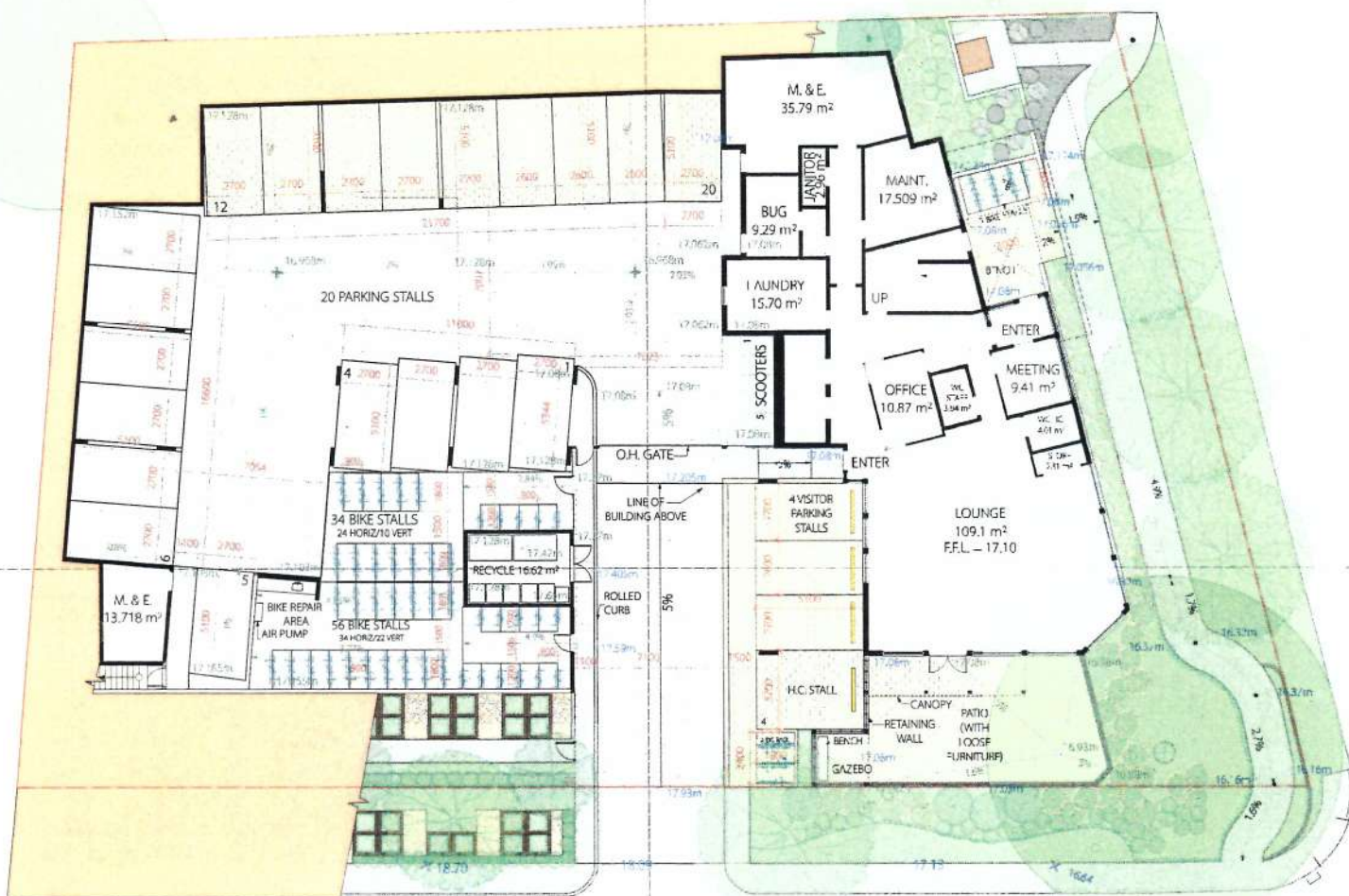
Scale: 1:150 Date: 2018-02-06

Sheet: 1 of 1

Drawn by: SR, DS
Checked by: XXXXX
Date: 2017526

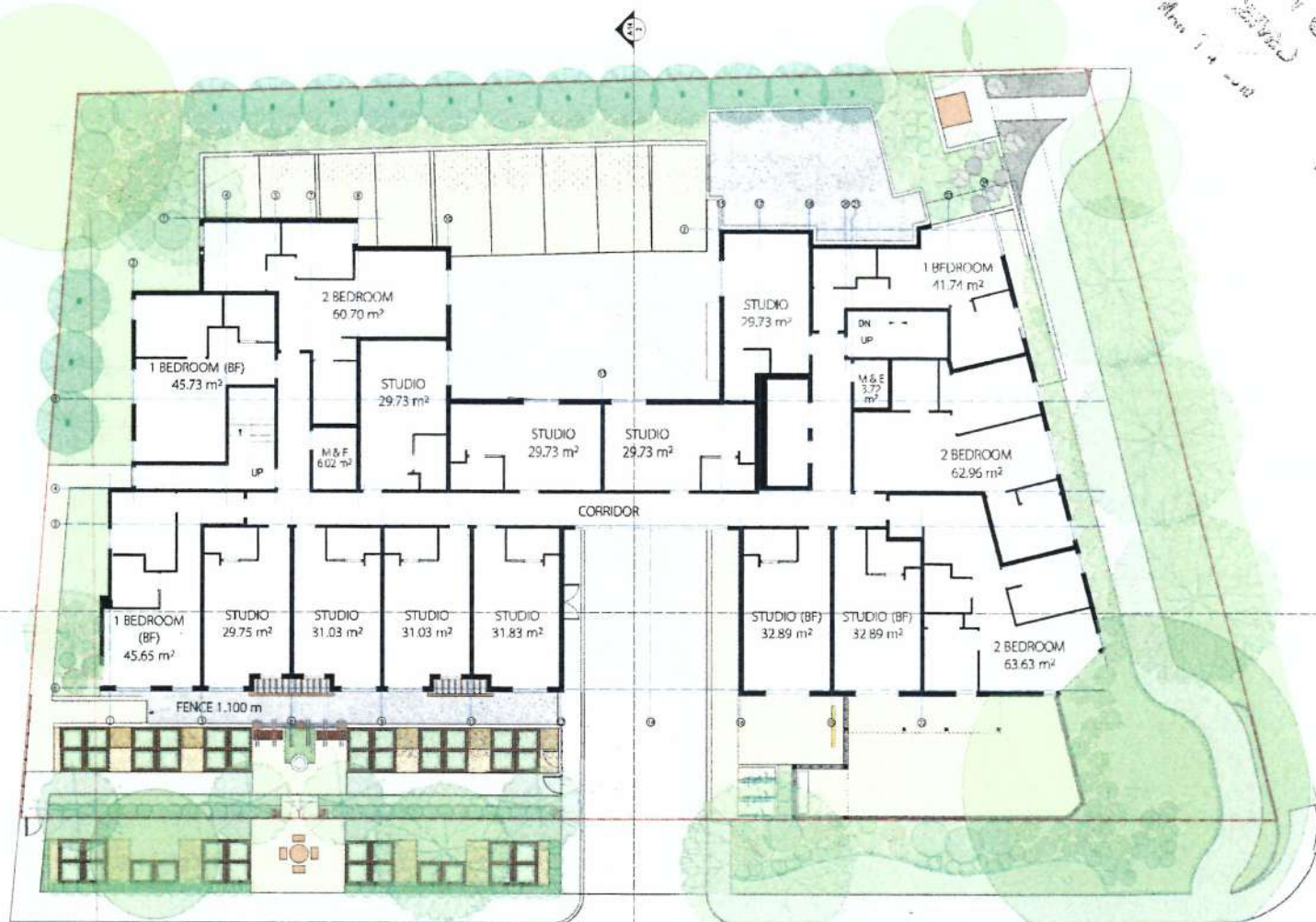
Project: A-04

210 GORGE RD
 VICTORIA
 DEEMED
 FEB 14 2018



REVISION	DATE	BY	CHKD BY
1	2018-03-12	SR	BC
numberTEN 10			
210 Gorge Road Housing Project			
Proposed Main Floor Plan			
DRAWN BY SR DS	CHECKED BY BC	DATE 2018-03-12	
PROJECT NO. 2017526		SHEET NO. A-06	

Proposed Main Floor Plan



RECEIVED
 210 GORGE ROAD
 FEB 14 2018
 DEEMED

Unit Breakdown:
 Studio - 10
 1 Bedroom - 3
 2 Bedroom - 3
 TOTAL - 16

1	RECEIVED	2	RECEIVED
3	RECEIVED	4	RECEIVED
5	RECEIVED	6	RECEIVED



1:100 2018-03-12

210 Gorge Road
 Housing Project

Proposed Second Floor Plan

SR 05	BC
100000	
2017526	

A-07



UNIT BREAKDOWN:

Unit Breakdown:
 Studio - 12
 1 Bedroom - 3
 2 Bedroom - 3
 TOTAL - 18

Received
 City of Victoria

FEB 14 2018

Planning & Development Department
 Development Services Division

numberTEN number 10

210 Gorge Road
 Housing Project

Proposed Third Floor Plan

DATE: 2018-02-06
 DRAWN BY: SR DS
 CHECKED BY: BC
 PROJECT NO: 2017526
 A-08



Unit Breakdown:

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

Received
 City of Victoria

FEB 14 2018

Planning & Development Department
 Development Services Division

numberTEN number 10	
210 Gorge Road Housing Project	
Proposed Fourth Floor Plan	
DATE: 2018-02-06 SCALE: 1:100	SHEET NO.: PROJECT NO.: 2017526
DRAWN BY: SP DS CHECKED BY: X0000X	DESIGNED BY: BC A-09



Unit Breakdown:

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

Received
City of Victoria

FEB 14 2018

Planning & Development Department
Development Services Division

numberTEN		number 10	
210 Gorge Road Housing Project			
Proposed Fifth Floor Plan			
Scale: 1:100		Date: 2018-02-06	
Drawn By: SR DS		Check By: BC	
Project No: XXXXX		Sheet No: A-10	
Drawing No: 2017526		Revision: 1	



- LEGEND
- 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 Aluminum Fence - (Black)
 - 9 Juliet Balcony Guard Rail (Aluminium & Glass)
 - 10 Dark Brick - (Off White)
 - 11 All Window Frames - (Dark Grey)

LEGEND

FINISHED GRADE

EXISTING GRADE (AT PROPOSED)



210 Gorge Road
Housing Project

Proposed Elevations

SCALE 1:100

DATE 2018-02-06

Received
City of Victoria

FEB 14 2018

Planning & Development Department

A-12



View from Across Carroll Street
DATE: 01/11/18



View from Gorge Road at Carroll Street
DATE: 01/11/18



View From Upper Carroll Street
DATE: 01/11/18

Received
City of Victoria

FEB 14 2018

Planning & Development Department
Development Services Division

1. APPROVED BY APPLICANT OR REPRESENTATIVE	SIGNATURE
2. APPROVED BY COUNCIL	SIGNATURE
numberTEN CITY OF VICTORIA 10	

PROJECT	
210 Gorge Road Housing Project	
3D Model Images	
DATE: 01/11/18	DATE: 2018-02-06

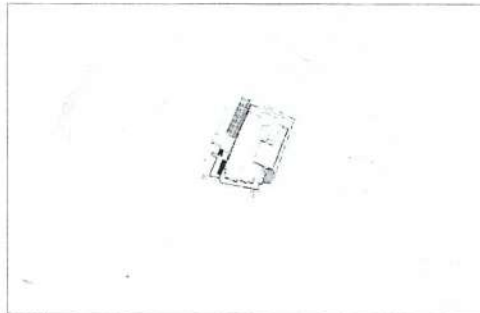
210 Gorge Road
Housing Project

3D Model Images

DATE: 01/11/18	DATE: 2018-02-06
DATE: 01/11/18	DATE: 2018-02-06
DATE: 01/11/18	DATE: 2018-02-06

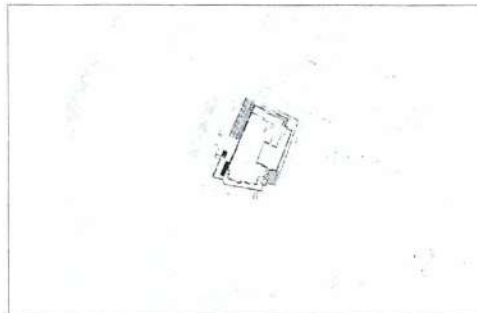
A-15

Summer Solstice
June 21st, 2018



9.00AM

Fall Equinox
September 22nd, 2018



9.00AM

Winter Solstice
December 21st, 2018



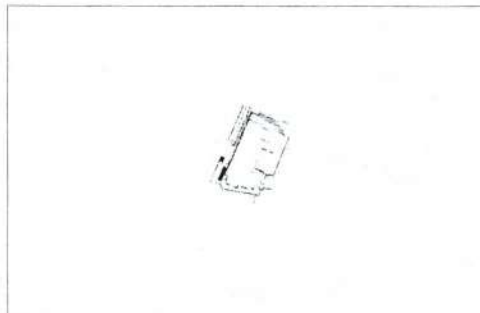
9.00AM

1:00 PM
1:00 PM

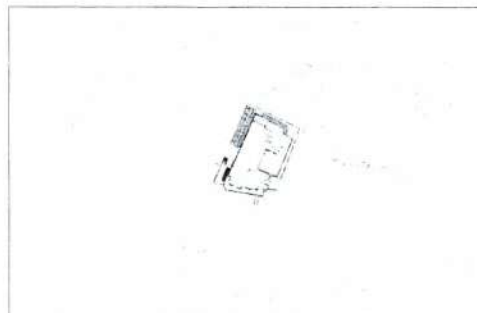
Received
City of Victoria

FEB 14 2018

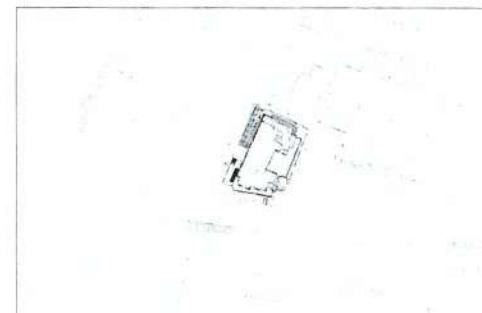
Planning & Development Department
Development Services Division



12.00PM

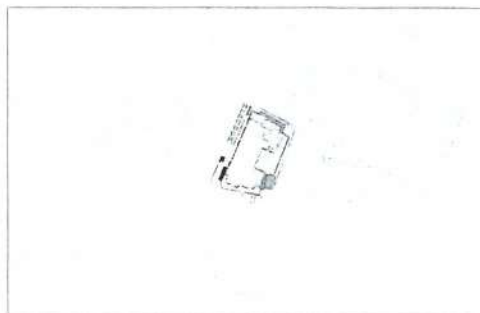


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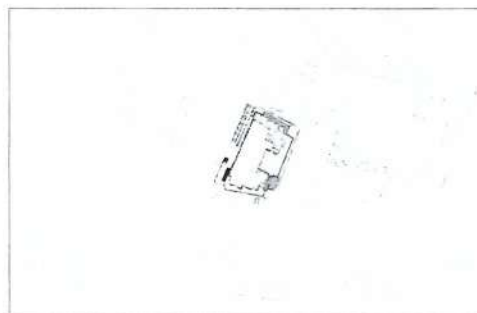


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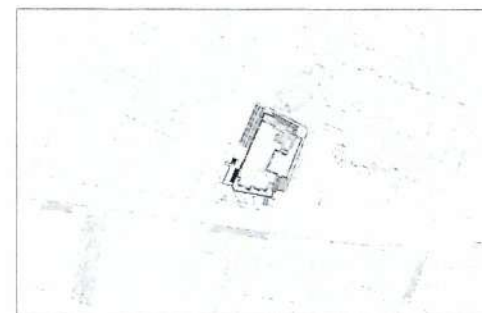
numberTEN number 10



3.00PM



3.00PM



3.00PM

210 Gorge Road
Housing Project

Shadow Studies

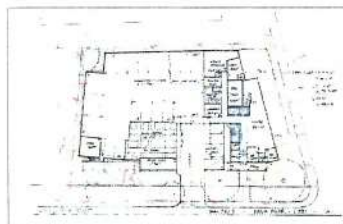
SP, DS
XXXXXX
2017526

BC
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 design 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.

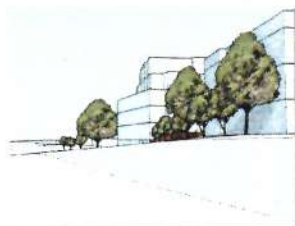


May 30th 2017
Meeting with City:
- Planning, Engineering, Traffic, Heritage and Parks Departments



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

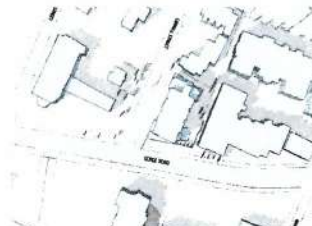
Schematic Design Phase Two:



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

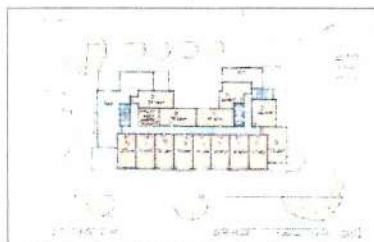
Schematic Design Phase Three:

June 22nd 2017
Community Open House #1
July 4th 2017
Meeting with: Carrington Court Strata Council

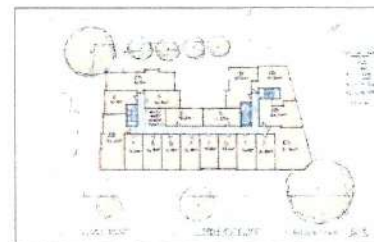
August 2nd 2017
Presentation to: Carrington Court AGM

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 neighbouring building. This vastly reduces overlook.

Received
City of Victoria

FEB 14 2018

Planning & Development Department
Development Services Division

210 GORGE ROAD HOUSING PROJECT

210 GORGE ROAD HOUSING PROJECT

numberTEN
number
10

210 GORGE ROAD HOUSING PROJECT

210 GORGE ROAD HOUSING PROJECT

210 GORGE ROAD HOUSING PROJECT

210 GORGE ROAD HOUSING PROJECT

210 GORGE ROAD HOUSING PROJECT

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210 GORGE ROAD HOUSING PROJECT

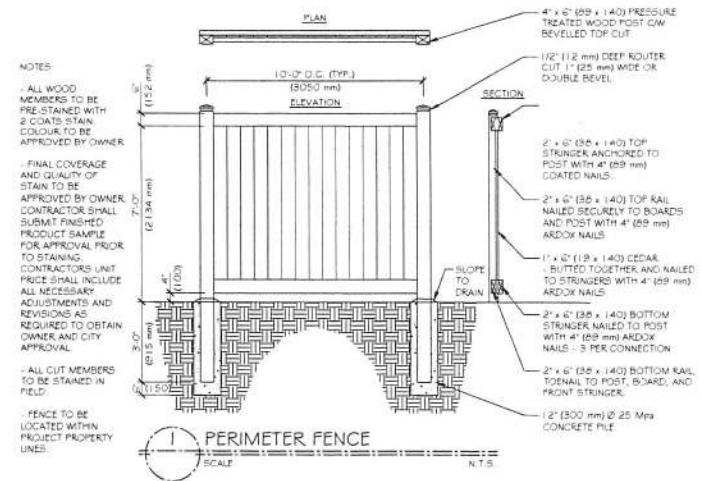
210 GORGE ROAD HOUSING PROJECT

210 GORGE ROAD HOUSING PROJECT

210 GORGE RD. - SUGGESTED PLANT LIST

	Abb.	Common Name	Latin Name	Size
Trees	YMAP	Yong Maple	Acer glabrum	10m tall
	YMAP	Yong Maple	Acer glabrum var. 'Nimbus'	10m tall
	YMAP	Yong Maple	Acer glabrum var. 'Nimbus'	10m tall
	KAT	Kat Tree	Conocarpus pauciflorus	10m tall
	PLUG	Plum Tree	Prunus lauro-cerasus	10m tall
	PLUG	Plum Tree	Prunus lauro-cerasus	10m tall
	PLUG	Plum Tree	Prunus lauro-cerasus	10m tall
	PLUG	Plum Tree	Prunus lauro-cerasus	10m tall
	PLUG	Plum Tree	Prunus lauro-cerasus	10m tall
	PLUG	Plum Tree	Prunus lauro-cerasus	10m tall
Large Shrubs	CEAN	Ceanothus	Ceanothus	1.5m tall
	CEAN	Ceanothus	Ceanothus	1.5m tall
	CEAN	Ceanothus	Ceanothus	1.5m tall
	CEAN	Ceanothus	Ceanothus	1.5m tall
	CEAN	Ceanothus	Ceanothus	1.5m tall
	CEAN	Ceanothus	Ceanothus	1.5m tall
	CEAN	Ceanothus	Ceanothus	1.5m tall
	CEAN	Ceanothus	Ceanothus	1.5m tall
	CEAN	Ceanothus	Ceanothus	1.5m tall
	CEAN	Ceanothus	Ceanothus	1.5m tall
Medium Shrubs	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
Small Shrubs	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
Ground	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
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	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
Vines	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
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	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
Perennials & Grasses	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
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	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
Wildflowers & Bulbs	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
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	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall
	ACE	Acacia	Acacia	1.5m tall

Notes: All landscape items to conform with B.C. O.L.A. / B.C. N.T.A. standard specifications.
All items to be installed with an automatic underground system.



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210 GORGE ROAD PLANT LIST & FENCE DETAIL

SCALE: 1:100

DATE: FEBRUARY 2, 2018



PRELIMINARY ONLY

\\Fs1\Projects\30612 - Victoria Cool Aid - 210 Gorge Rd - Engineering\22 - Design & Detailing\2018\2018_01\2018_01_18_2018.dwg Plot Date: October 18, 2017

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Planning & Development Department
Development Services Division

210 GORGE RD E
PRELIMINARY SITE PLAN
VICTORIA COOL AID

Scale 1:250

Title

Sheet 1 of 1

Eng. Project No. 30612

JEA J.E. ANDERSON &
ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO KASLO
PHONE 250-721-2214 FAX 250-721-2260



4★ SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING INC. 2008 7000