

992 GORGE - RESIDENTIAL DEVELOPMENT

OCTOBER 09, 2024 - ISSUED FOR REZONING AND DEVELOPMENT PERMIT



LIST OF CONTACTS

ARCHITECT

MGBA - MALLEN GOWING BERZINS ARCHITECTURE INC.
 c/o Aaron Urtion, Architect AIBC
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 VANCOUVER, B.C.
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 aurtion@mgsa.com

PROJECT CO.

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 c/o Matthew Vos
 #301 - 1106 COOK ST.
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LANDSCAPE

LADR LANDSCAPE ARCHITECTS.
 c/o Chris Windjack
 #3 - 864 QUEENS AVE
 VICTORIA, B.C.
 tel 250-598-0105
 cwindjack@ladra.ca

CIVIL

J.E. ANDERSON & ASSOCIATES.
 c/o Ross Tuck, P.Eng
 4212 Glenford Avenue
 VICTORIA, B.C.
 tel 250-727-2214
 cell 250-893-8770
 ruck@jeanderson.com

PROJECT LOCATION

LEGAL ADDRESS

Part of Lot 11, Section 21, Victoria District, Plan 4895
 Lots 17 to 22, Section 21, Victoria District, Plan 1609

CIVIL ADDRESS

#86, 988, 990 & 992 Gorge Road West, Victoria BC
 2808, 2812 & 2814 Rockwell Avenue, Victoria BC

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REV	DATE	DESCRIPTION	DR	RV
3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

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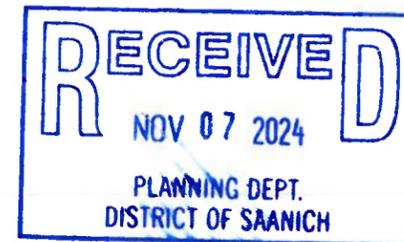


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PROJECT:
ABSTRACT
GORGE RESIDENTIAL
 992 GORGE ROAD W,
 VICTORIA, BC

PROJECT NO.	DATE	SCALE	REVISION
21067	OCTOBER 09, 2024	As Noted	3
DRAWING NO.	C-01		



PROJECT STATISTICS - DEVELOPMENT TOTAL

DATA SUMMARY

OWNER	992 Gorge Holdings Ltd.	ADDITIONAL CONSULTANTS	
ARCHITECT	MGBA - Mallen Gowing Berzina Architecture Inc.	LANDSCAPE	LADR Landscape Architects
CIVIC ADDRESS	986, 988, 990 & 992 Gorge Road West / 2808, 2812 & 2814 Rockwell Avenue, Victoria BC	CIVIL	J.E. Anderson & Associates
LEGAL ADDRESS	Part of Lot 11, Section 21, Victoria District, Plan 4895 [see survey] / Lots 17 to 22, Section 21, Victoria District, Plan 1609	GEOTECHNICAL	RYZUK Geotechnical
CURRENT ZONING	RA-1 (Apartment Zone), RS-6 (Single family dwelling)	STRUCTURAL	TBD
PROPOSED ZONING	REQUESTING CUSTOM ZONE	MECHANICAL	TBD
PROJECT DESCRIPTION	Proposed 58-Unit Residential Townhouse Development	ELECTRICAL	TBD

	SITE (COMBINED)	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E	BUILDING F	BUILDING G	BUILDING H	BUILDING I	BUILDING J	BUILDING K
SITE AREA	7079.00 m ² 76197.72 sf											
SETBACKS												
NORTH (REAR YARD)	REFER TO LOT A/B TABLES											
EAST (EXT. SIDE)	REFER TO LOT A/B TABLES											
SOUTH (FRONT YARD)	REFER TO LOT A/B TABLES											
WEST (INT. SIDE)	REFER TO LOT A/B TABLES											
AVG. GRADE	SEE PL. PLAN PGS FOR GRADE KEYS	3.78 m 12.40 ft	3.98 m 13.06 ft	3.55 m 11.65 ft	4.49 m 14.73 ft	4.83 m 15.85 ft	4.61 m 15.12 ft	4.96 m 16.27 ft	5.68 m 18.64 ft	6.03 m 19.78 ft	5.84 m 19.16 ft	6.86 m 22.51 ft
STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS
BUILDING HEIGHT		10.53 m 34.55 ft	10.33 m 33.89 ft	10.76 m 35.30 ft	10.38 m 34.06 ft	10.04 m 32.94 ft	10.31 m 33.83 ft	10.62 m 34.84 ft	10.46 m 34.32 ft	10.31 m 33.83 ft	9.91 m 32.51 ft	9.49 m 31.14 ft
FLOOR AREA												
FIRST FLOOR	1522.62 m ² 16389.34 sf	175.36 m ² 1887.51 sf	116.49 m ² 1253.90 sf	115.11 m ² 1238.99 sf	185.93 m ² 2001.34 sf	158.43 m ² 1705.36 sf	85.66 m ² 922.07 sf	184.79 m ² 1989.03 sf	161.19 m ² 1735.07 sf	114.25 m ² 1229.74 sf	225.41 m ² 2426.33 sf	106.78 m ² 1149.42 sf [EXCLUDED]
SECOND FLOOR	3235.46 m ² 34826.2 sf	352.99 m ² 3799.51 sf	235.67 m ² 2536.72 sf	235.32 m ² 2532.93 sf	359.52 m ² 3869.88 sf	295.87 m ² 3184.70 sf	179.63 m ² 1933.47 sf	337.37 m ² 3631.45 sf	314.92 m ² 3389.77 sf	232.08 m ² 2498.06 sf	316.41 m ² 3405.80 sf	375.69 m ² 4043.92 sf
THIRD FLOOR	3487.26 m ² 37536.54 sf	380.79 m ² 4098.84 sf	256.43 m ² 2760.18 sf	257.19 m ² 2768.41 sf	393.04 m ² 4230.68 sf	318.66 m ² 3430.02 sf	195.85 m ² 2108.16 sf	366.92 m ² 3949.46 sf	344.54 m ² 3708.59 sf	251.94 m ² 2711.82 sf	339.42 m ² 3653.53 sf	382.47 m ² 4116.86 sf
GARAGE (EXCLUDED)	1749.80 m ² 18834.69 sf	197.67 m ² 2127.70 sf	132.35 m ² 1424.60 sf	132.35 m ² 1424.60 sf	196.11 m ² 2110.91 sf	153.98 m ² 1657.43 sf	98.89 m ² 1064.44 sf	175.49 m ² 1888.96 sf	173.20 m ² 1864.31 sf	130.80 m ² 1407.92 sf	106.93 m ² 1150.98 sf	252.03 m ² 2712.83 sf
ELEC. ROOM	19.51 m ² 210.0 sf	2.79 m ² 30.00 sf	0 m ² 0 sf	0 m ² 0 sf	2.79 m ² 30.00 sf	2.79 m ² 30.00 sf	0 m ² 0 sf	2.79 m ² 30.00 sf	2.79 m ² 30.00 sf	0 m ² 0 sf	2.79 m ² 30.00 sf	2.79 m ² 30.00 sf
TOTAL FLOOR AREA	8264.85 m ² 88962.07 sf	911.9228 m ² 9815.854 sf	608.59 m ² 6550.80 sf	607.62 m ² 6540.33 sf	938.50 m ² 10101.90 sf	772.96 m ² 8320.09 sf	461.14 m ² 4963.70 sf	891.86 m ² 9599.93 sf	820.65 m ² 8833.43 sf	598.26 m ² 6439.62 sf	881.25 m ² 9485.66 sf	760.95 m ² 8190.78 sf
FLOOR SPACE RATIO	1.17											
SITE COVERAGE	49.26 % 3487.26 m ²											
PARKING AREA	49.10 % 3475.69 m ²											
PARKING	80 SPACES (INTERNAL)											
	1x ENERGIZED OUTLET PER GARAGE											
	9 VISITOR (INCL. 2 ACCESSIBLE)											
CLASS I - LONG-TERM	116 BICYCLE * 2 PER GARAGE											
CLASS II - SHORT-TERM	12 BICYCLE											
TOTAL NUMBER OF UNITS	58											
UNIT TYPE	3 & 4 BEDROOM											



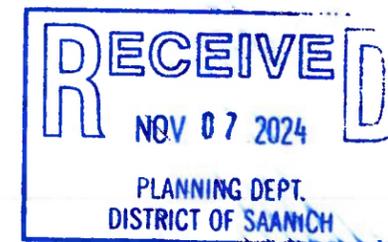
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REV	DATE	DESCRIPTION	DR	RV

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PROJECT
ABSTRACT
GORGE RESIDENTIAL
 992 GORGE ROAD W,
 VICTORIA, BC

SHEET TITLE
 DEVELOPMENT STATS -
 TOTAL

PROJECT NO.	21067	PILOT DATE	OCTOBER 09, 2024
DRAWING NO.	DP-01	SCALE	As Noted
REVISION	3		



PROJECT STATISTICS - LOT A

DATA SUMMARY

OWNER	992 Gorge Holdings Ltd.	ADDITIONAL CONSULTANTS	
ARCHITECT	MGBA - Mallen Gowing Barzins Architecture Inc.	LANDSCAPE	LADR Landscape Architects
CIVIC ADDRESS	986, 988, 990 & 992 Gorge Road West / 2808, 2812 & 2814 Rockwell Avenue, Victoria BC	CIVIL	J.E. Anderson & Associates
LEGAL ADDRESS	Part of Lot 11, Section 21, Victoria Distrc, Plan 4895 [see survey] / Lots 17 to 22, Section 21, Victoria District, Plan 1609	GEOTECHNICAL	RYZUK Geotechnical
CURRENT ZONING	RA-1 (Apartment Zone), RS-6 (Single family dwelling)	STRUCTURAL	TBD
PROPOSED ZONING	REQUESTING CUSTOM ZONE	MECHANICAL	TBD
PROJECT DESCRIPTION	Proposed 58-Unit Residential Townhouse Development	ELECTRICAL	TBD

	LOT A [COMBINED]		BUILDING G		BUILDING H		BUILDING I		BUILDING J		BUILDING K	
SITE AREA	3545.93 m2	38168.07 sf										
SETBACKS												
FRONT (EAST / ROOMMELL AVE)	0.96 m [3.15 ft]											
REAR (WEST)	2.00 m [6.56 ft]											
INTERIOR SIDE (NORTH)	2.57 m [8.43 ft]											
INTERIOR SIDE (SOUTH)	2.7 m [8.86 ft]											
AVG. GRADE	SEE FL. PLN. PGS. FOR GRADE KEYS		4.96 m	16.27 ft	5.68 m	18.64 ft	6.03 m	19.78 ft	5.84 m	19.16 ft	6.86 m	22.51 ft
STOREYS	3 STOREYS		3 STOREYS		3 STOREYS		3 STOREYS		3 STOREYS		3 STOREYS	
BUILDING HEIGHT			10.62 m	34.84 ft	10.46 m	34.32 ft	10.31 m	33.83 ft	9.91 m	32.51 ft	9.49 m	31.14 ft
FLOOR AREA												
FIRST FLOOR	685.64 m2	7380.17 sf	184.79 m2	1989.03 sf	161.19 m2	1735.07 sf	114.25 m2	1229.739 sf	225.41 m2	2426.33 sf	106.78 m2	1149.42 sf [EXCLUDED]
SECOND FLOOR	1576.47 m2	16968.99 sf	337.37 m2	3631.45 sf	314.92 m2	3389.77 sf	232.08 m2	2498.06 sf	316.41 m2	3405.80 sf	375.69 m2	4043.92 sf
THIRD FLOOR	1685.28 m2	18140.25 sf	366.92 m2	3949.46 sf	344.54 m2	3708.59 sf	251.94 m2	2711.82 sf	339.42 m2	3653.53 sf	382.47 m2	4116.86 sf
GARAGE [EXCLUDED]	838.45 m2	9025 sf	175.49 m2	1888.96 sf	173.20 m2	1864.31 sf	130.80 m2	1407.92 sf	106.93 m2	1150.98 sf	252.03 m2	2712.83 sf
ELEC. ROOM	11.15 m2	120.00 sf	2.79 m2	30.00 sf	2.79 m2	30.00 sf	0 m2	0 sf	2.79 m2	30.00 sf	2.79 m2	30.00 sf
TOTAL FLOOR AREA	3958.54 m2	42609.41 sf	891.86 m2	9599.93 sf	820.65 m2	8833.43 sf	598.26 m2	6439.62 sf	881.25 m2	9485.66 sf	760.95 m2	8190.78 sf
FLOOR SPACE RATIO	1.12											
SITE COVERAGE	47.53 %	1685.28 m2										
PARKING AREA	47.29 %	1676.89 m2										
PARKING	39 SPACES (INTERNAL)											
	1x ENERGIZED OUTLET PER GARAGE											
	4 VISITOR (INCL. 1 ACCESSIBLE)											
CLASS I - LONG-TERM	56 BICYCLE * 2 PER GARAGE											
CLASS II - SHORT-TERM	6 BICYCLE											
TOTAL NUMBER OF UNITS	28											
UNIT TYPE	3 & 4 BEDROOM											



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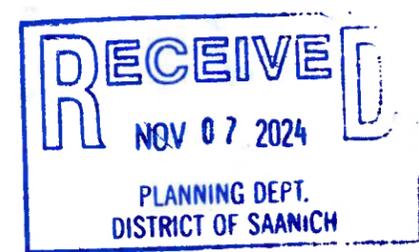
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PROJECT
ABSTRACT
GORGE RESIDENTIAL
 992 GORGE ROAD W,
 VICTORIA, BC

SHEET TITLE
 DEVELOPMENT STATS -
 LOT A

PROJECT NO	21067	PLOT DATE	OCTOBER 09, 2024
DRAWING NO	DP-02	SCALE	As Noted
REVISION NO	3		



PROJECT STATISTICS - LOT B

DATA SUMMARY

OWNER	992 Gorge Holdings Ltd.	ADDITIONAL CONSULTANTS	
ARCHITECT	MGBA - Mallen Gowing Berzins Architecture Inc.	LANDSCAPE	LADR Landscape Architects
CIVIC ADDRESS	986, 988, 990 & 992 Gorge Road West / 2808, 2812 & 2814 Rockwell Avenue, Victoria BC	CIVIL	J.E. Anderson & Associates
LEGAL ADDRESS	Part of Lot 11, Section 21, Victoria District, Plan 4895 [see survey] / Lots 17 to 22, Section 21, Victoria District, Plan 1609	GEOTECHNICAL	RYZUK Geotechnical
CURRENT ZONING	RA-1 (Apartment Zone), RS-6 (Single family dwelling)	STRUCTURAL	TBD
PROPOSED ZONING	REQUESTING CUSTOM ZONE	MECHANICAL	TBD
PROJECT DESCRIPTION	Proposed 58-Unit Residential Townhouse Development	ELECTRICAL	TBD

	LOT B (COMBINED)	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E	BUILDING F
SITE AREA	3533.07 m2 38029.65 sf						
SETBACKS							
FRONT (EAST / ROCKWELL AVE)	1.34 m [4.40 ft]						
REAR (WEST)	1.98 m [6.50 ft]						
INTERIOR SIDE (NORTH)	0.51 m [1.67 ft]						
EXTERIOR SIDE (SOUTH / GORGE RD)	1.24 m [4.07 ft]						
AVG. GRADE	SEE FL. PLN. PGS. FOR GRADE KEYS	3.78 m 12.40 ft	3.98 m 13.06 ft	3.55 m 11.65 ft	4.49 m 14.73 ft	4.83 m 15.85 ft	4.61 m 15.12 ft
STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS	3 STOREYS
BUILDING HEIGHT		10.53 m 34.55 ft	10.33 m 33.89 ft	10.76 m 35.30 ft	10.38 m 34.06 ft	10.04 m 32.94 ft	10.31 m 33.83 ft
FLOOR AREA							
FIRST FLOOR	836.98 m2 9009.17 sf	175.36 m2 1887.51 sf	116.49 m2 1253.90 sf	115.11 m2 1238.99 sf	185.93 m2 2001.34 sf	158.43 m2 1705.36 sf	85.66 m2 922.07 sf
SECOND FLOOR	1658.99 m2 17857.21 sf	352.99 m2 3799.51 sf	235.67 m2 2536.72 sf	235.32 m2 2532.93 sf	359.52 m2 3869.88 sf	295.87 m2 3184.70 sf	179.63 m2 1933.47 sf
THIRD FLOOR	1801.97 m2 19396.29 sf	380.79 m2 4098.84 sf	256.43 m2 2760.18 sf	257.19 m2 2768.41 sf	393.04 m2 4230.68 sf	318.66 m2 3430.02 sf	195.85 m2 2108.16 sf
GARAGE (EXCLUDED)	911.35 m2 9809.69 sf	197.67 m2 2127.70 sf	132.35 m2 1424.60 sf	132.35 m2 1424.60 sf	196.11 m2 2110.91 sf	153.98 m2 1657.43 sf	98.89 m2 1064.44 sf
ELEC. ROOM	8.36 m2 90.00 sf	2.79 m2 30.00 sf	0 m2 0 sf	0 m2 0 sf	2.787 m2 30.00 sf	2.787 m2 30.00 sf	0 m2 0 sf
TOTAL FLOOR AREA	4306.30 m2 46352.66 sf	911.92 m2 9815.85 sf	608.59 m2 6550.80 sf	607.62 m2 6540.33 sf	938.50 m2 10101.90 sf	772.96 m2 8320.09 sf	461.14 m2 4963.70 sf
FLOOR SPACE RATIO	1.22						
SITE COVERAGE	51.00 % 1801.97 m2						
PARKING AREA	50.91 % 1798.8 m2						
PARKING	41 SPACES (INTERNAL)						
	1x ENERGIZED OUTLET PER GARAGE						
	5 VISITOR (INCL. 1 ACCESSIBLE)						
CLASS I - LONG-TERM	60 BICYCLE * 2 PER GARAGE						
CLASS II - SHORT-TERM	6 BICYCLE						
TOTAL NUMBER OF UNITS	30						
UNIT TYPE	3 & 4 BEDROOM						



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REV	DATE	DESCRIPTION	DR	RV

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PROJECT
ABSTRACT
GORGE RESIDENTIAL
 992 GORGE ROAD W,
 VICTORIA, BC

SHEET TITLE:
 DEVELOPMENT STATS -
 LOT B

PROJECT NO	21067	PLOT DATE	OCTOBER 09, 2024	SCALE	As Noted
DRAWING NO	DP-03	REVISION	3		

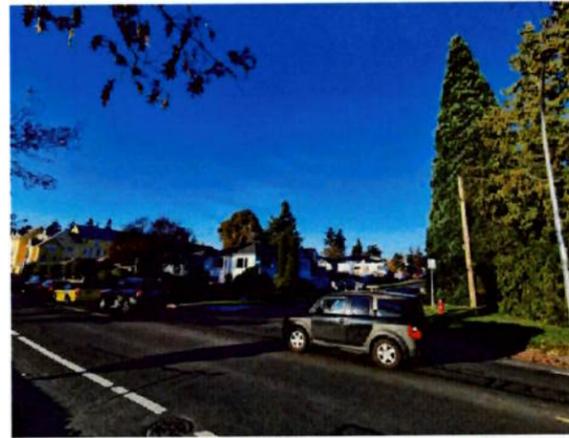




VIEW FROM THE SOUTHWEST TO SITE



VIEW FROM SOUTH TO SITE



VIEW SOUTHEAST OF ROCKWELL AVENUE TO SITE



PANORAMIC VIEW SOUTHEAST OF ROCKWELL AVENUE



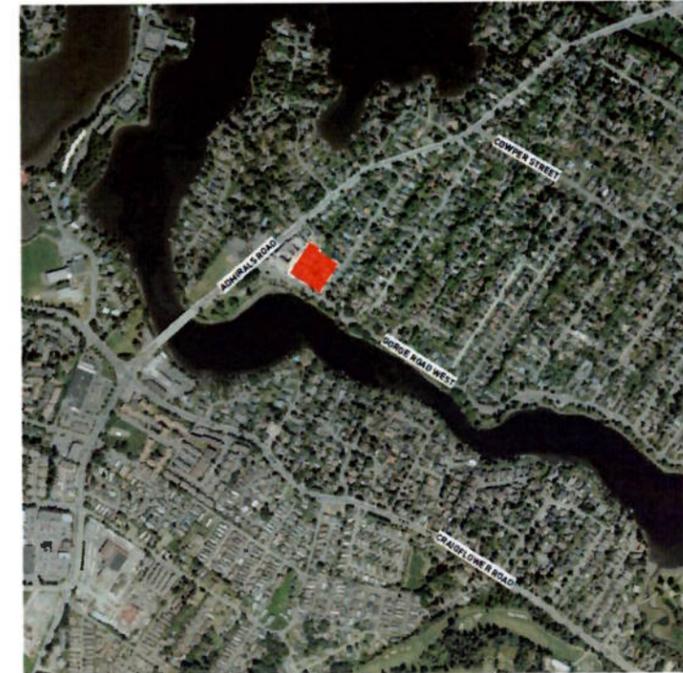
VIEW FROM WALKWAY ON GORGE LOOKING SOUTHEAST



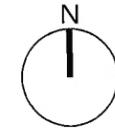
VIEW NORTH OF ROCKWELL AVENUE TO SITE



VIEW SOUTHEAST OF ROCKWELL AVENUE TO SITE



AERIAL VIEW
NTS



CONTEXT PHOTO
NTS

PHOTO CREDITS: LOWE HAMMOND ROWE ARCHITECTS



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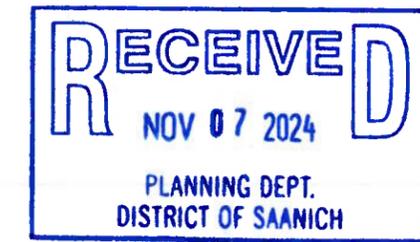
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PROJECT:
**ABSTRACT
GORGE RESIDENTIAL**
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE
CONTEXT PHOTOS

PROJECT NO:	21067	PLOT DATE:	OCTOBER 09, 2024
SCALE:	As Noted		

DRAWING NO:	DP-04	REVISION:	3
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BC LAND SURVEYORS SITE PLAN OF:

**Civic: 986, 988, 990 & 992 Gorge Road West
2808, 2812 & 2814 Rockwell Avenue**

That Part of Lot 11, Section 21, Victoria District,
Plan 4895, lying to the south east of a boundary
parallel to and perpendicularly distant 120 feet from
the south east boundary of said lot and to the south
west of a straight boundary extending at right angles
to said south east boundary from a point thereon
distant 280 feet from the most southerly corner of said lot

Lots 17 to 22, Section 21, Victoria District, Plan 1609

Scale 1:250 (Arch C Sheet)
0 2 10 20
All distances are shown in metres.

Prepared for: 992 Gorge Road Holdings Ltd.

- Part 11: 006-045-588
- Lot 17: 000-032-913
- Lot 18: 007-143-109
- Lot 19: 000-101-214
- Lot 20: 007-143-117
- Lot 21: 007-143-125
- Lot 22: 004-702-093

LEGEND
Elevations are to geodetic datum

- denotes — manhole — catch basin
- denotes — manhole — sanitary sewer
- denotes — manhole — storm drain
- denotes — utility pole
- denotes — water meter
- denotes — existing elevation

tree diameters are in centimeters.

- Part Lot 11 Area = 3131.4 m²
- Lot 17 = 731.9 m²
- Lot 18 = 732.1 m²
- Lot 19 = 732.3 m²
- Lot 20 = 583.4 m²
- Lot 21 = 583.5 m²
- Lot 22 = 591.5 m²

The following non-financial charges are shown on
the current title and may affect the property.
Restrictive Covenant — 95010G

Setbacks are derived from field survey.
Parcel dimensions shown hereon are
derived from Land Title Office records.
This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.

Updated: July 16, 2019

Date	October 25, 2017
Drawing	2663 SITE 990 GORGE
File	12.663-35
POWELL & ASSOCIATES B.C. Land Surveyors 250-2950 Douglas Street Victoria, BC V8T 4N4 phone (250) 382-8855	



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2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AS	AU
REV	DATE	DESCRIPTION	DR	RV
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<p>PROJECT ABSTRACT GORGE RESIDENTIAL 992 GORGE ROAD W, VICTORIA, BC</p>				
<p>SHEET TITLE SITE SURVEY</p>				
PROJECT NO	21067	PLOT DATE	OCTOBER 09, 2024	
DRAWING NO	DP-05	SCALE	As Noted	REVISION
				3



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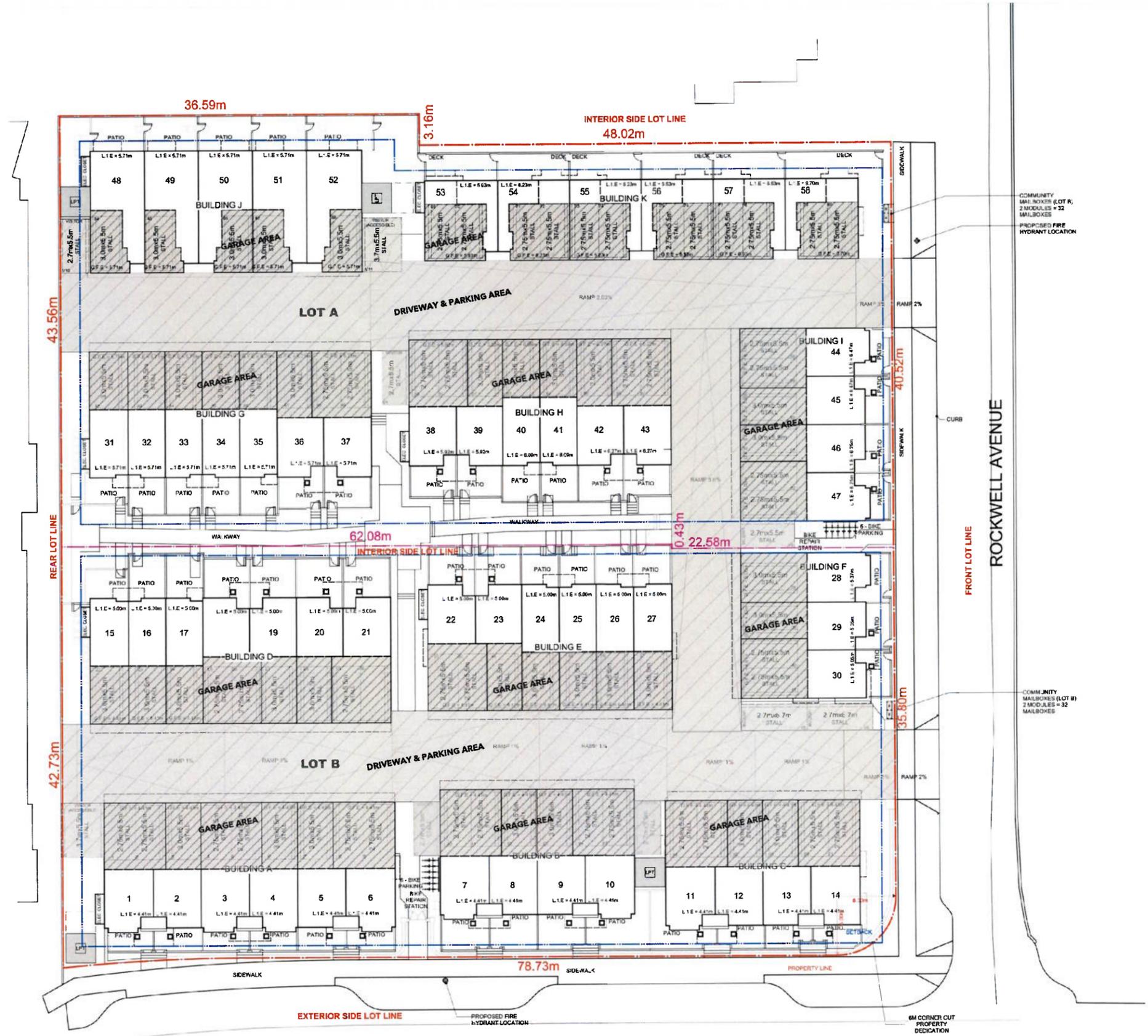
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3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

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PROJECT:
ABSTRACT GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE:
PARKING PLAN

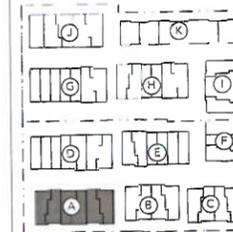
PROJECT NO.	PLOT DATE	SCALE	REVISION
21067	OCTOBER 09, 2024	As Noted	3



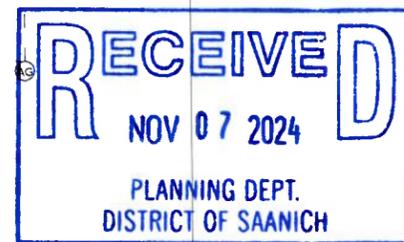
1 PARKING PLAN
DP-07 SCALE: 1:200

GORGE ROAD WEST





KEY BUILDING PLAN

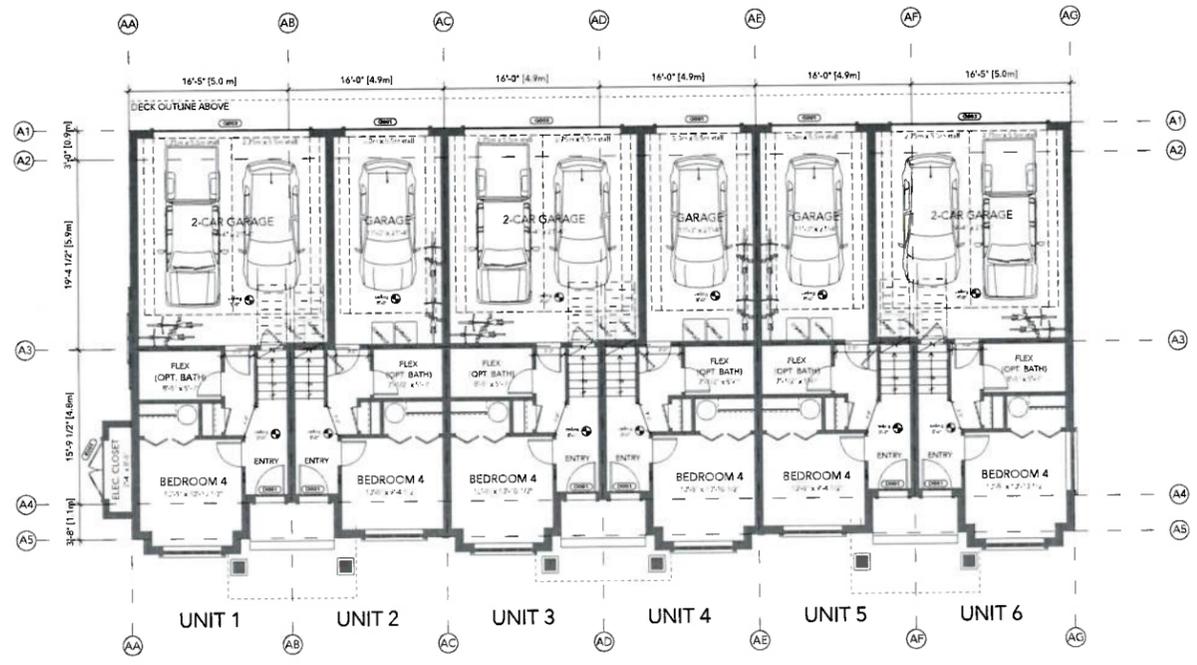


REV	DATE	DESCRIPTION	DR	RV
3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

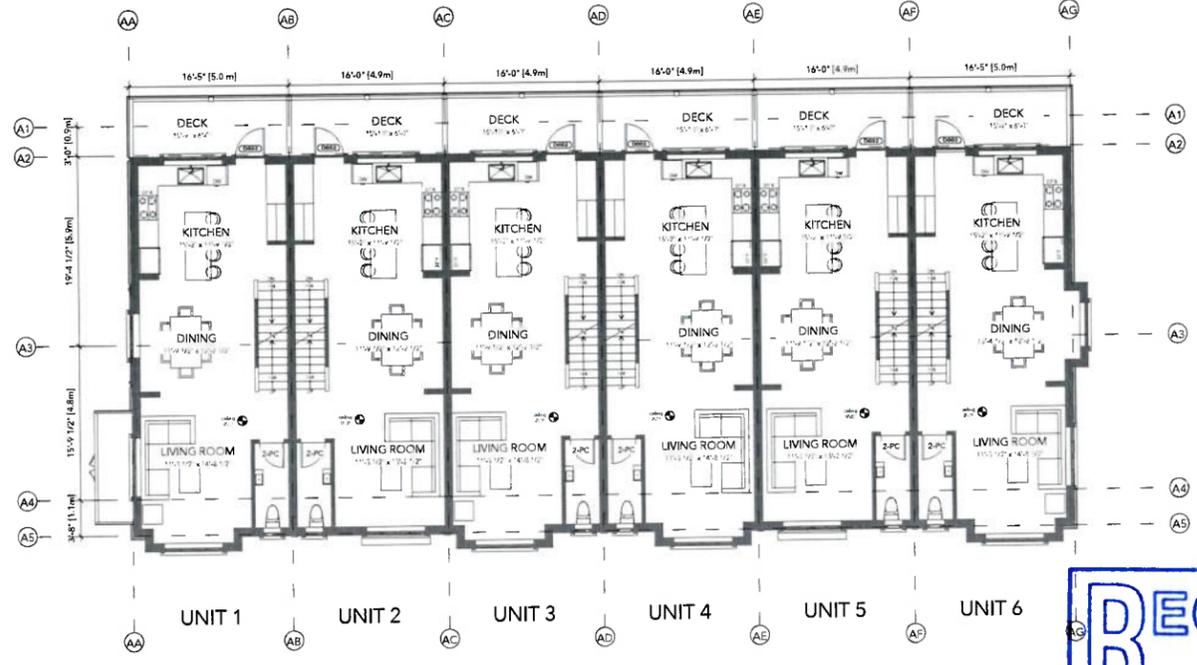
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**ABSTRACT
GORGE RESIDENTIAL**
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE:
FLOOR PLANS - BLDG A

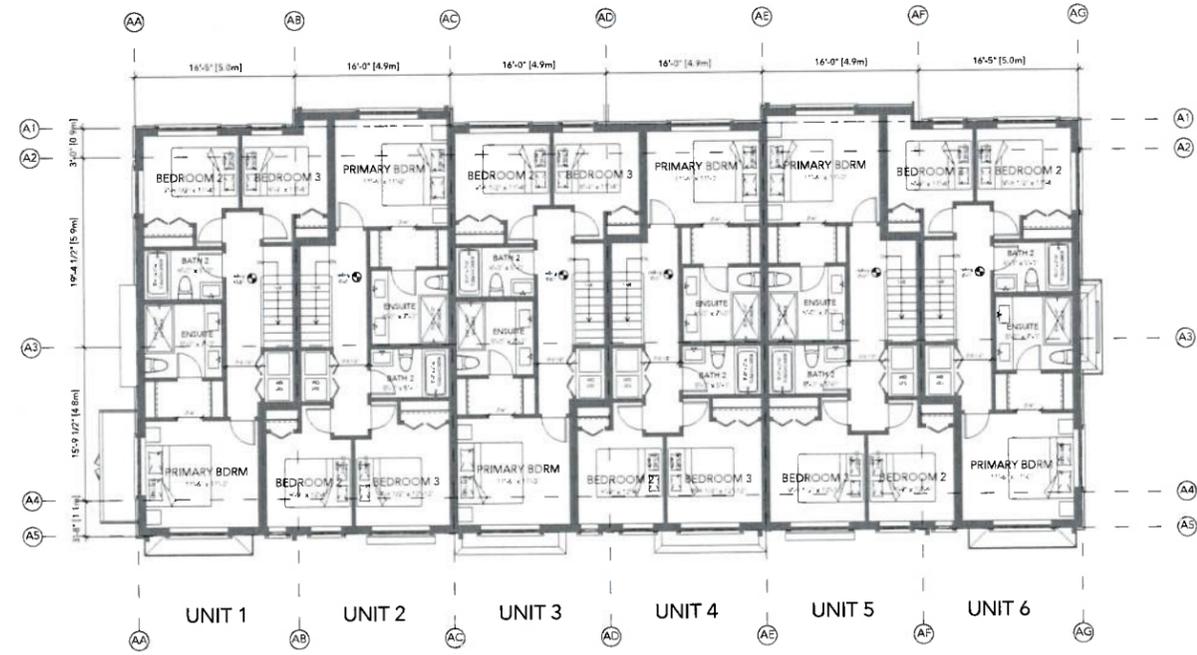
PROJECT NO.	21067	PLOT DATE	OCTOBER 09, 2024
DRAWING NO.	DP-08	SCALE	As Noted
REVISION	3		



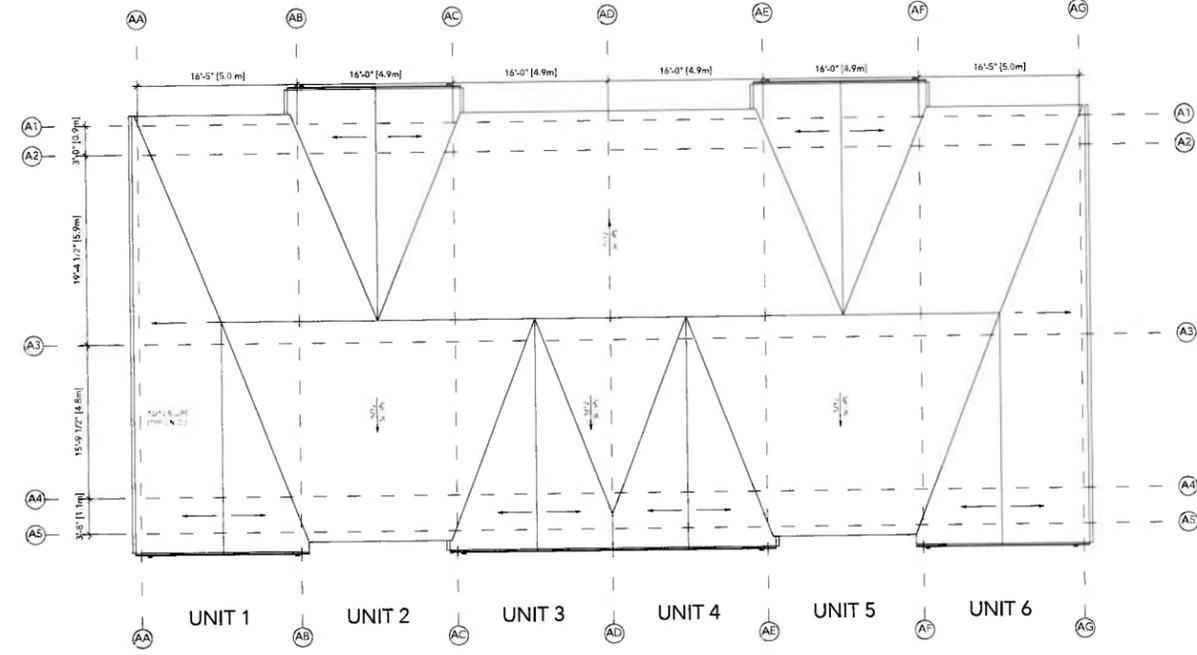
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DP-08 SCALE: 1:100



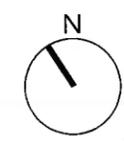
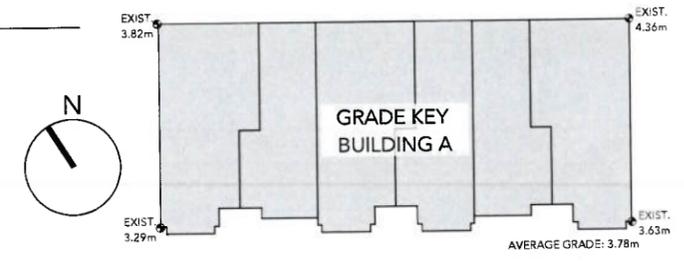
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DP-08 SCALE: 1:100

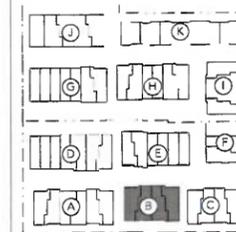


3 BUILDING A - LEVEL 3
DP-08 SCALE: 1:100



4 BUILDING A - ROOF PLAN
DP-08 SCALE: 1:100





KEY BUILDING PLAN



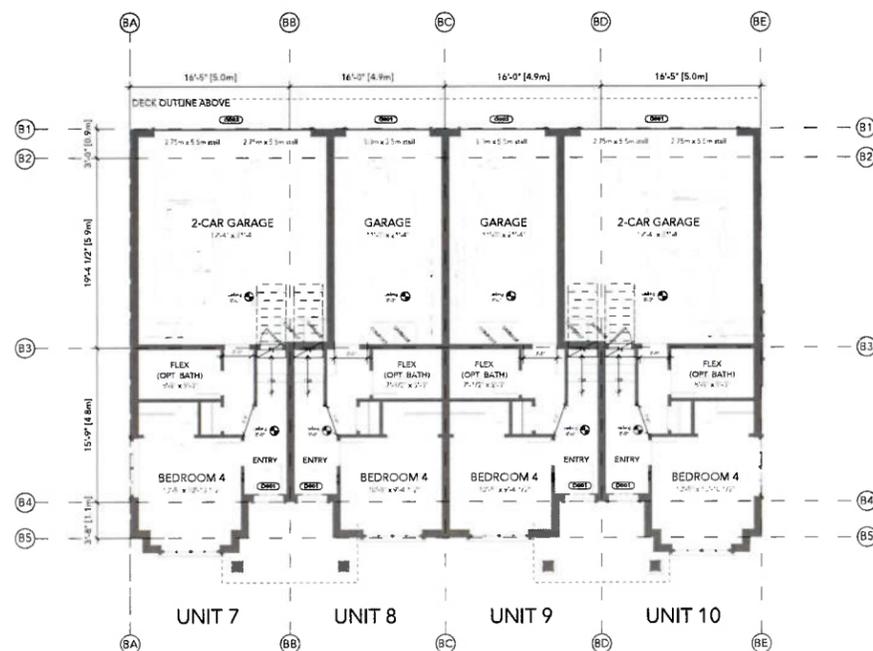
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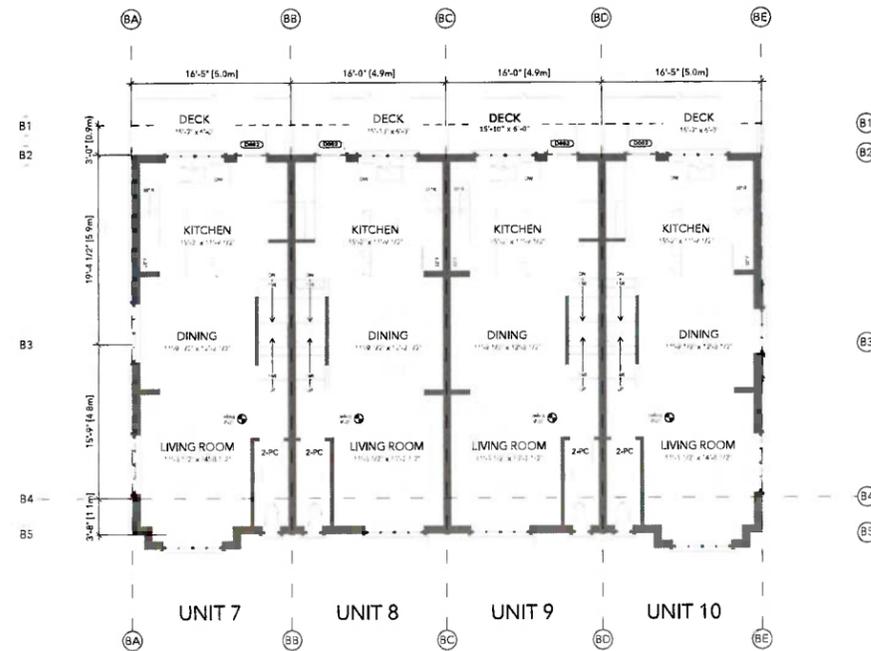
PROJECT
ABSTRACT GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE
FLOOR PLANS - BLDG B

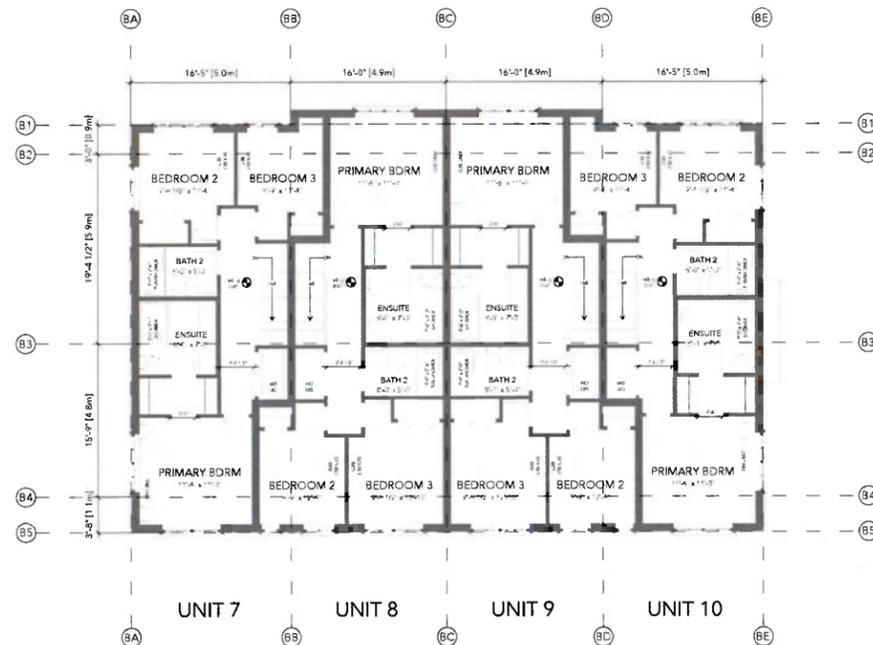
PROJECT NO.	21067	PLOT DATE	OCTOBER 09, 2024
DRAWING NO.	DP-09	SCALE	As Noted
REVISION	3		



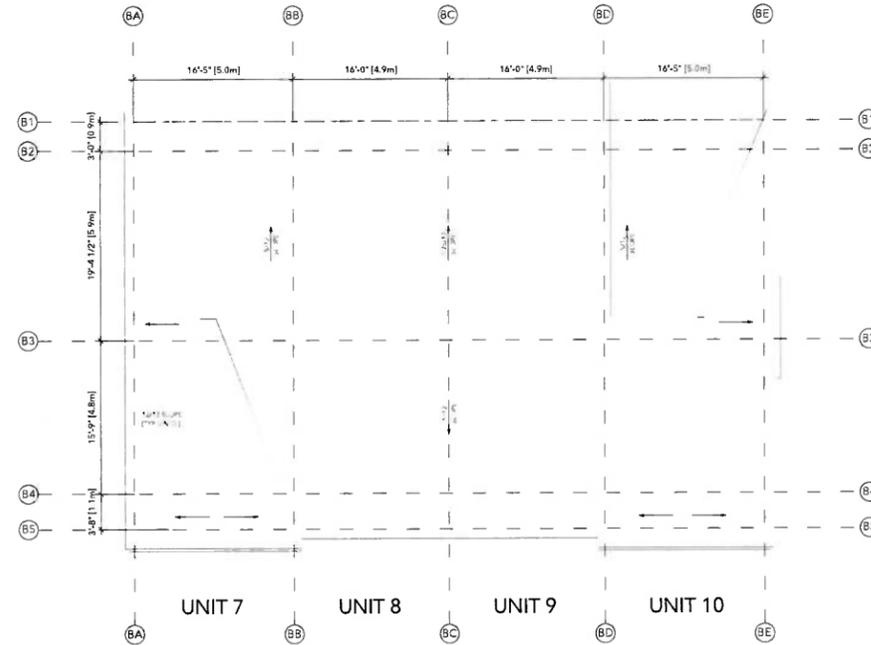
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DP-09 SCALE: 1:100



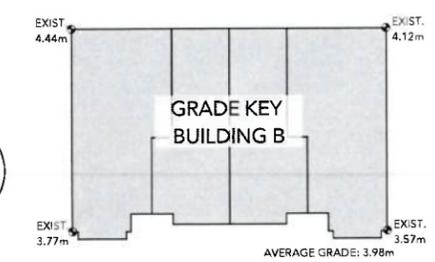
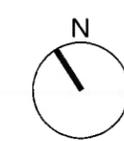
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DP-09 SCALE: 1:100

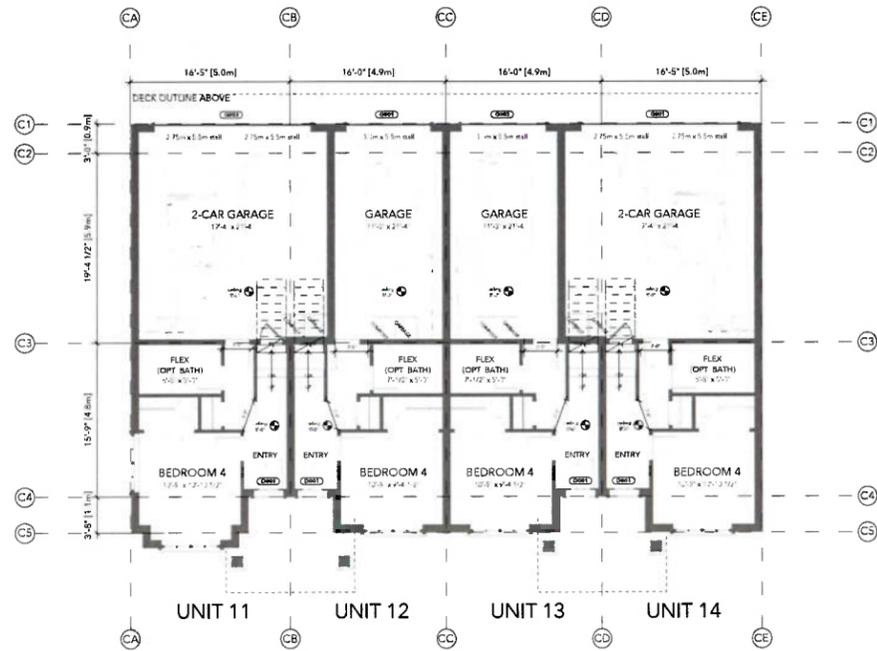


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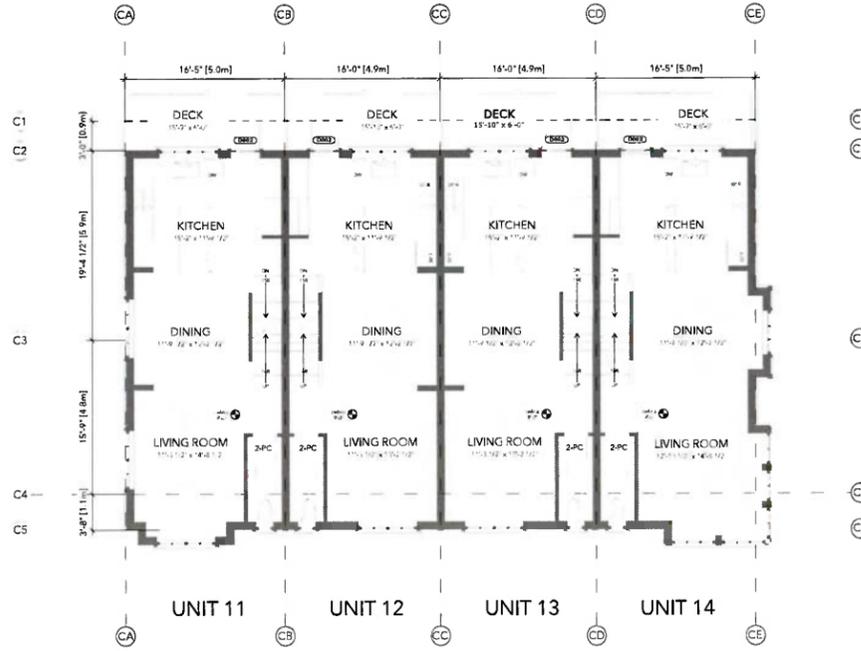


4 BUILDING B - ROOF PLAN
DP-09 SCALE: 1:100

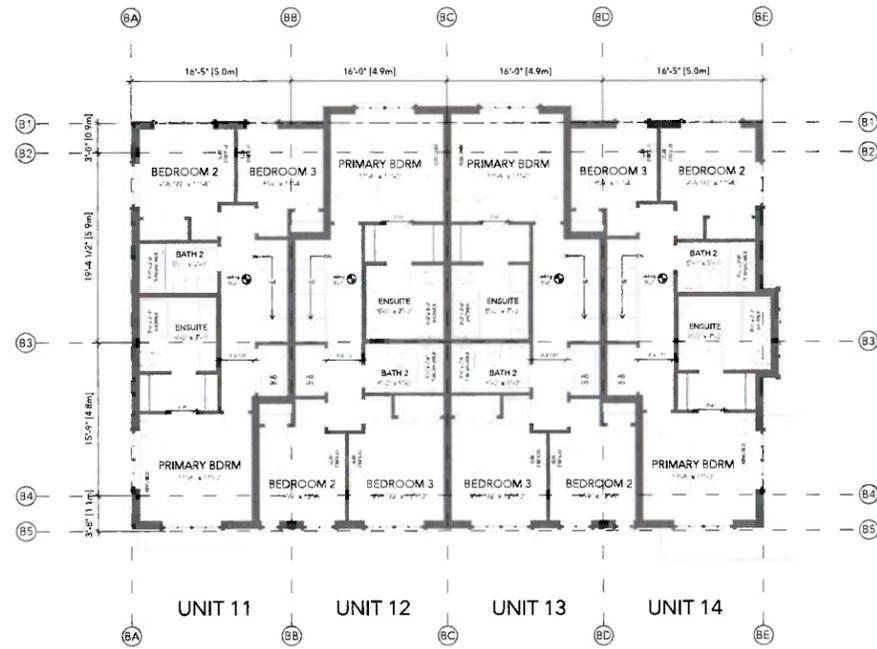




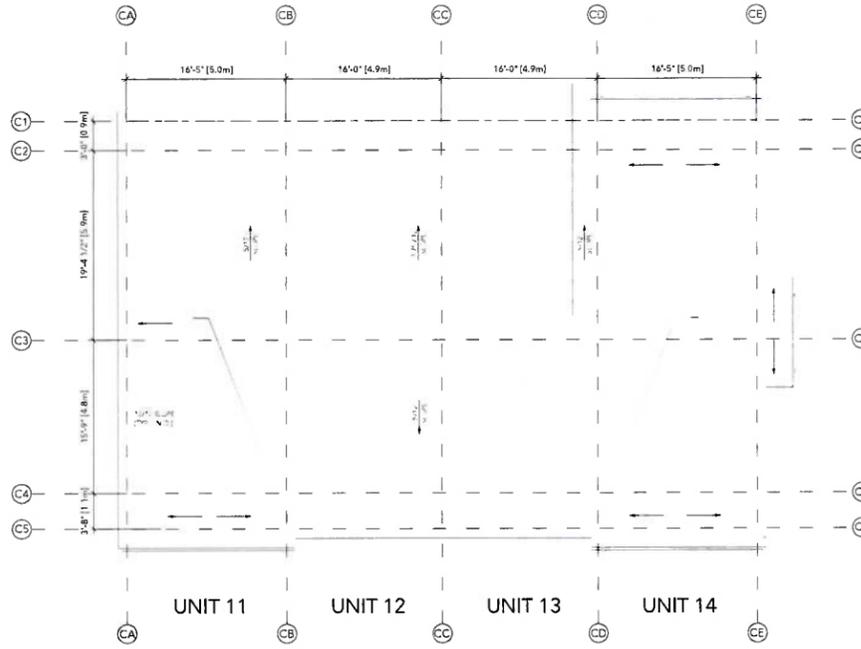
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DP-10 SCALE: 1:100



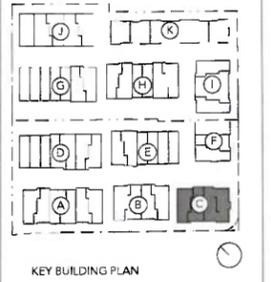
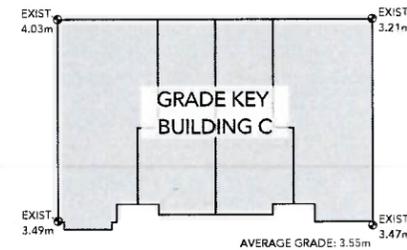
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DP-10 SCALE: 1:100



1 BUILDING C - LEVEL 3
DP-10 SCALE: 1:100



3 BUILDING C - ROOF PLAN
DP-10 SCALE: 1:100



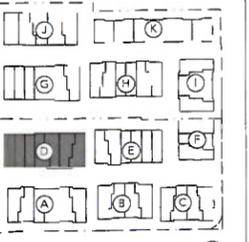
REV	DATE	DESCRIPTION	DR	RV
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1	MARCH 05, 2022	ISSUED FOR DP	AB	AU

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PROJECT:
ABSTRACT
GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE
FLOOR PLANS - BLDG C

PROJECT NO.	21067	PLOT DATE	OCTOBER 09, 2024
DRAWING NO.	DP-10	SCALE	As Noted
REVISION	3		



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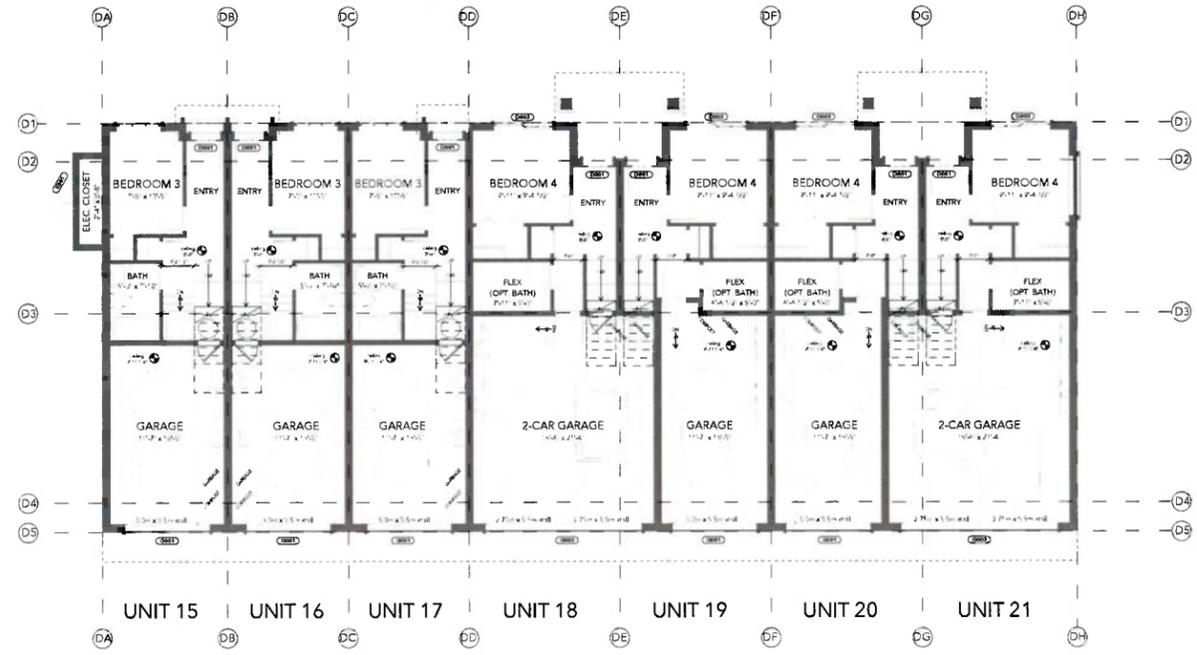
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3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
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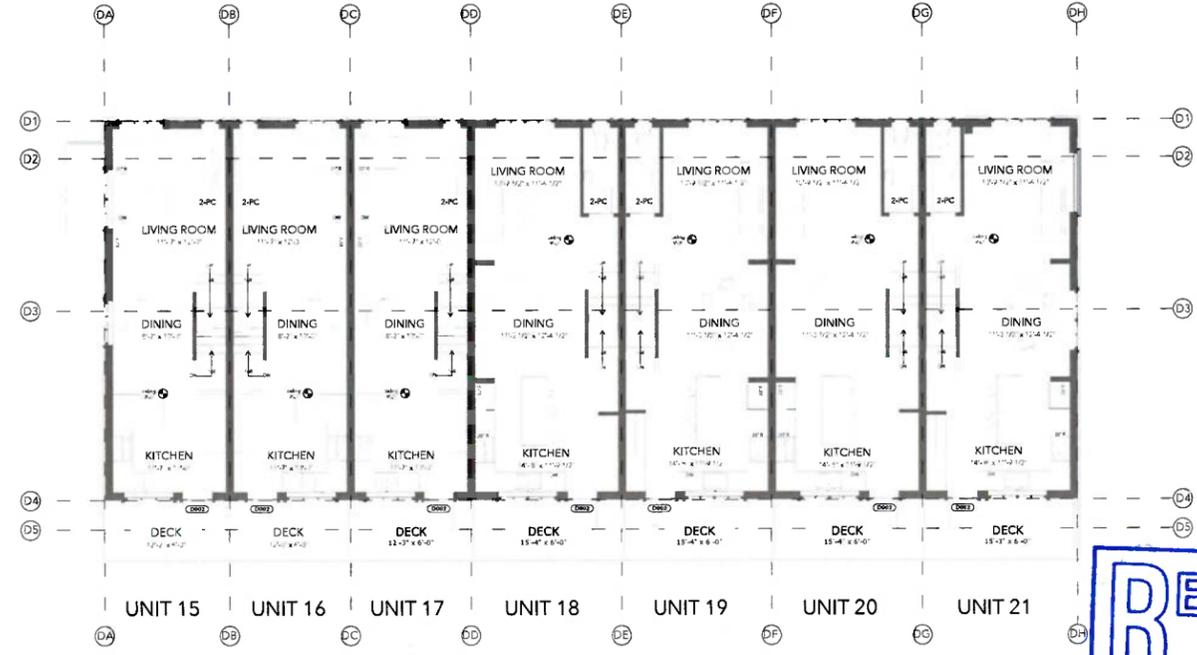
PROJECT
ABSTRACT GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE
FLOOR PLANS - BLDG D

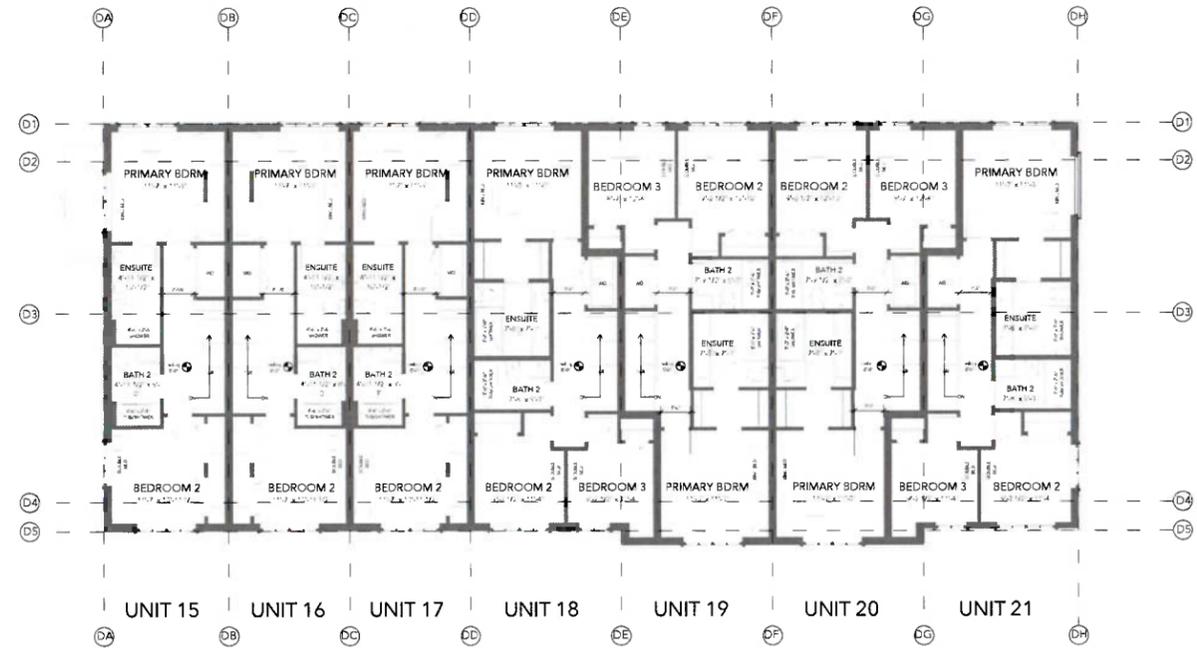
PROJECT NO.	21067	PLOT DATE	OCTOBER 09, 2024
DRAWING NO.	DP-11	SCALE	As Noted
REVISION	3		



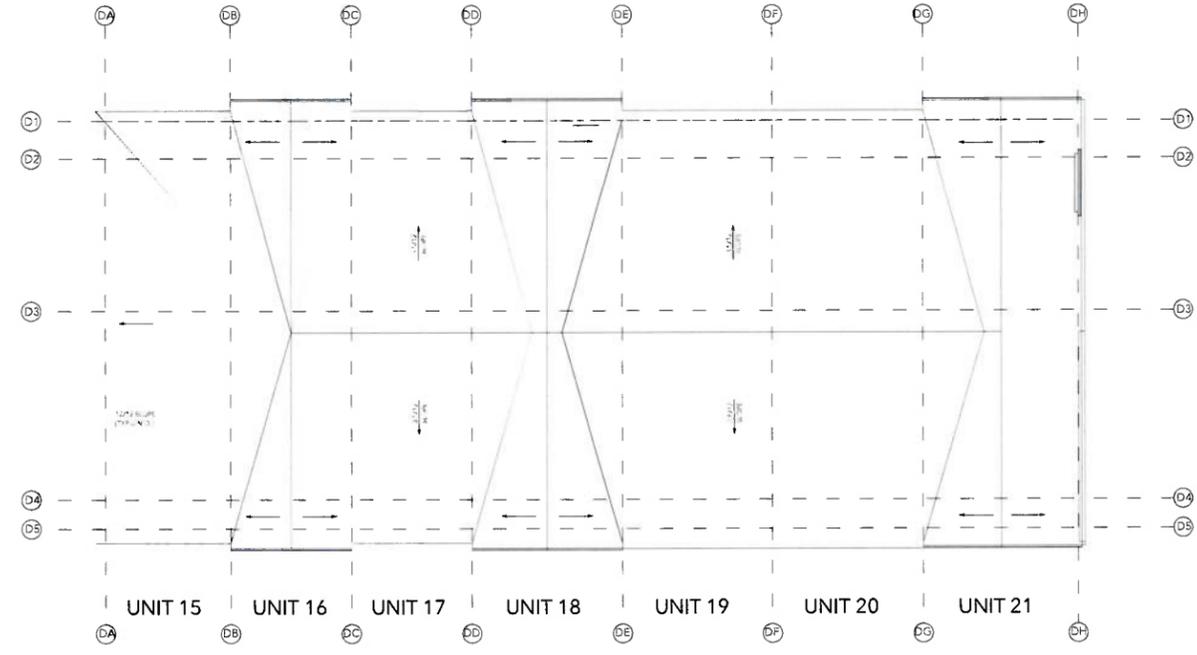
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DP-11 SCALE: 1:100



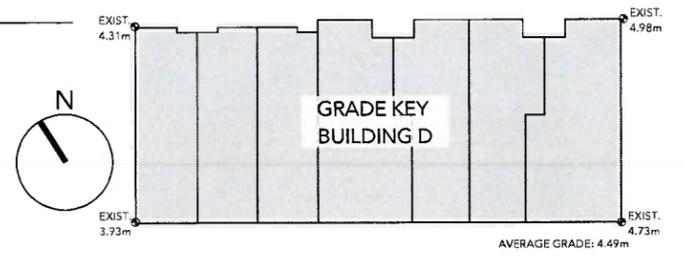
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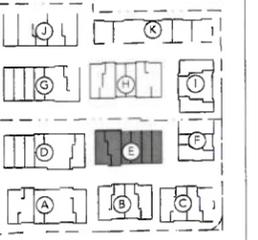


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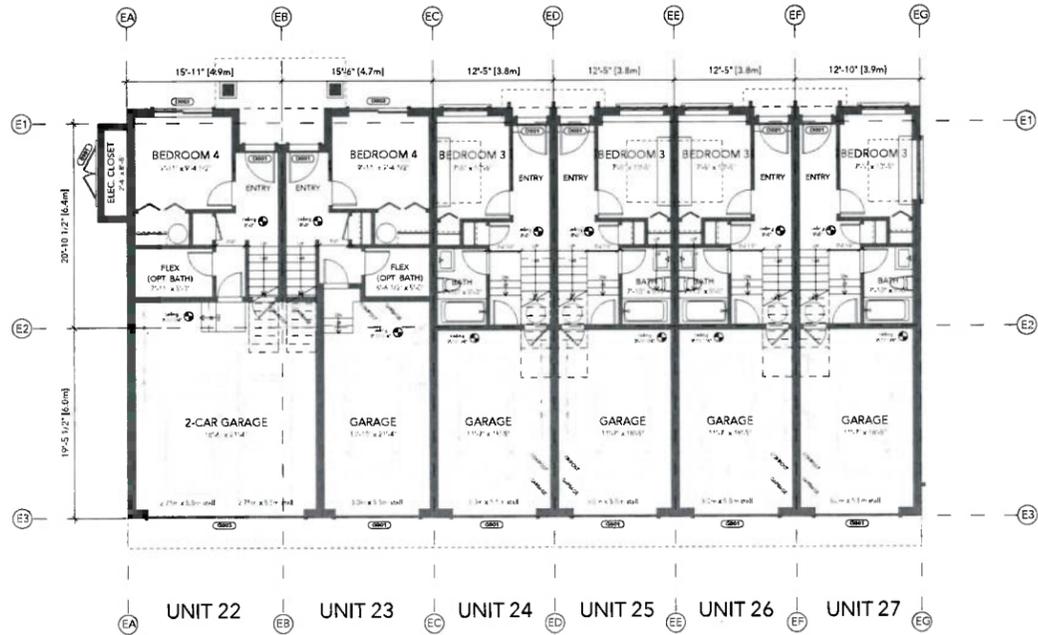


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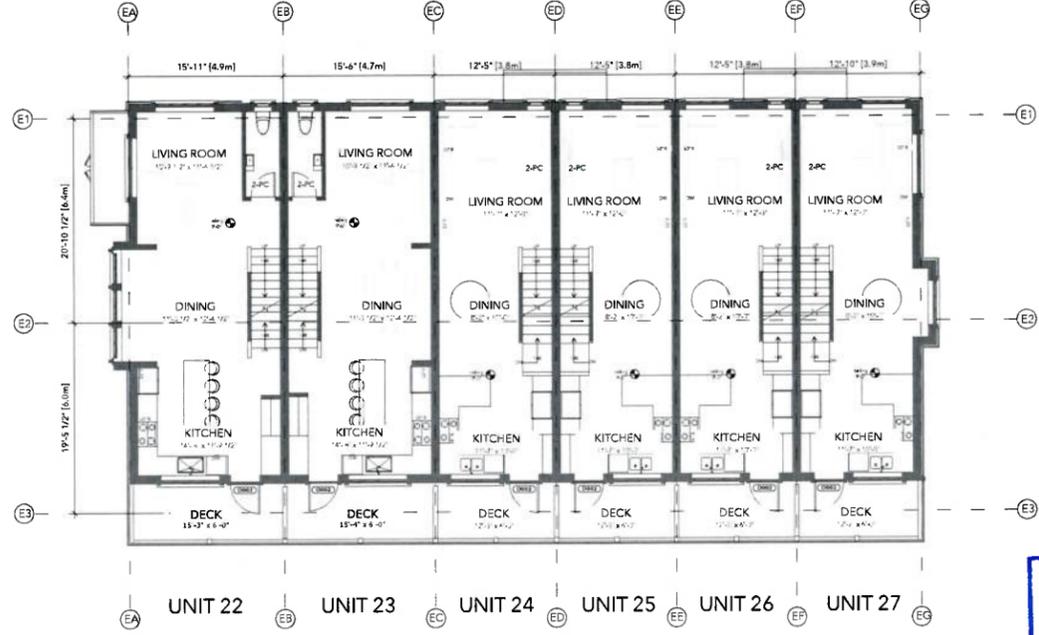




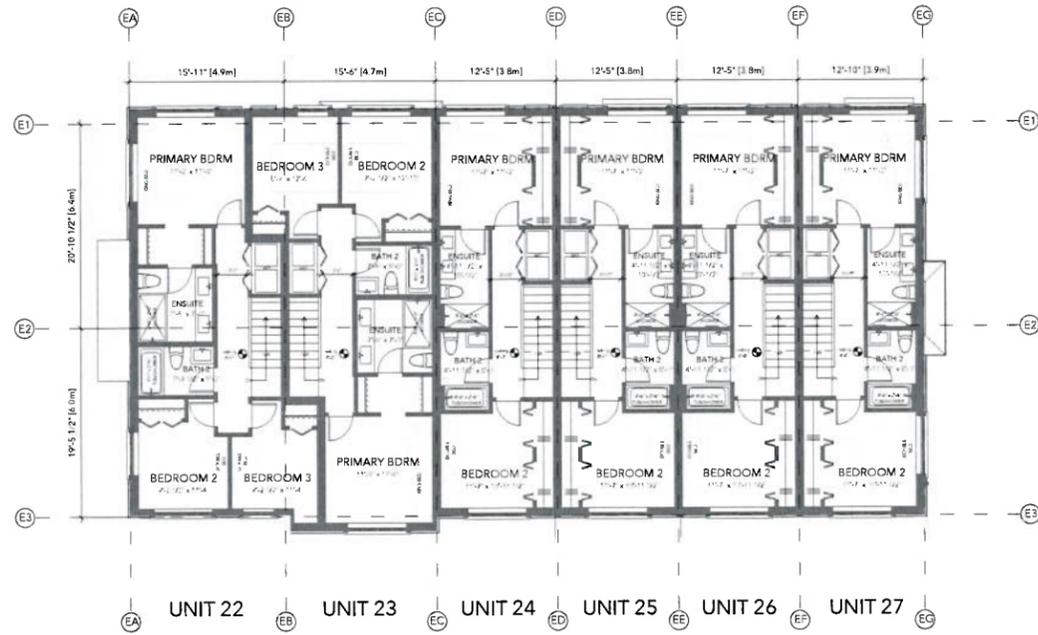
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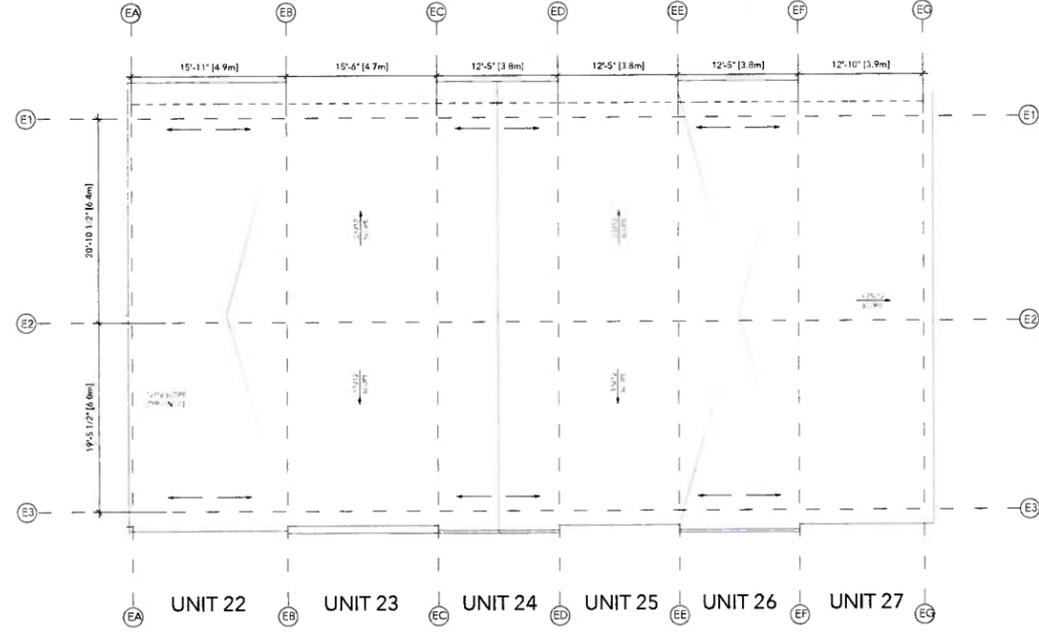
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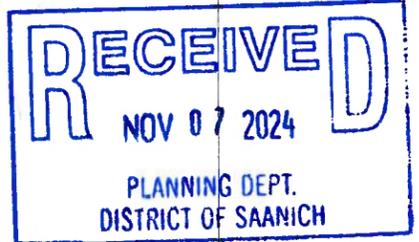
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3 BUILDING E - LEVEL 3
DP-12 SCALE: 1:100



3 BUILDING E - ROOF PLAN
DP-12 SCALE: 1:100



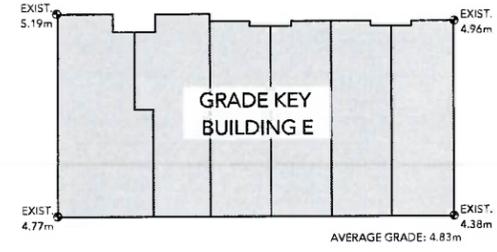
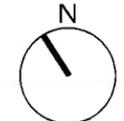
REV	DATE	DESCRIPTION	OR	RV
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1	MARCH 05, 2022	ISSUED FOR DP	AB	AU

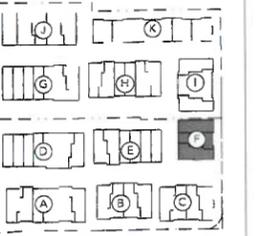
PROJECT:
ABSTRACT
GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE:
FLOOR PLANS - BLDG E

PROJECT NO: 21067
PLOT DATE: OCTOBER 09, 2024
SCALE: As Noted

DRAWING NO: DP-12
REVISION: 3

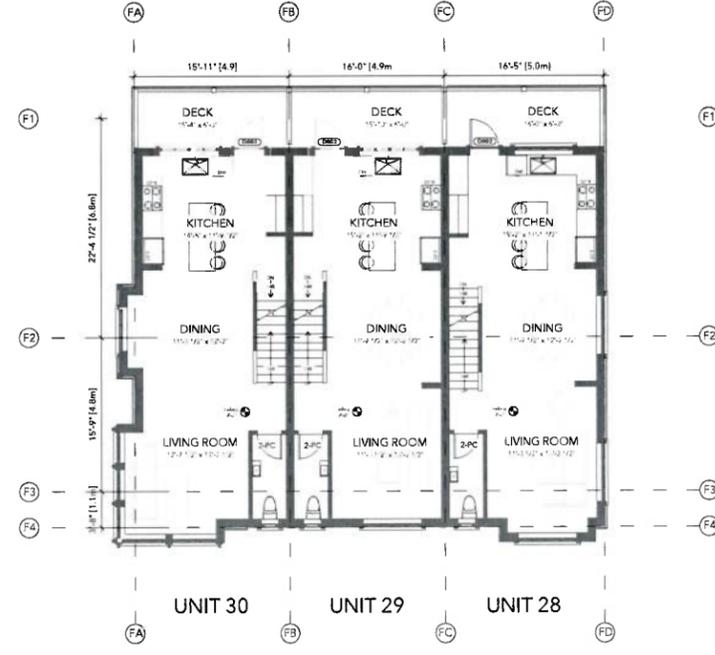




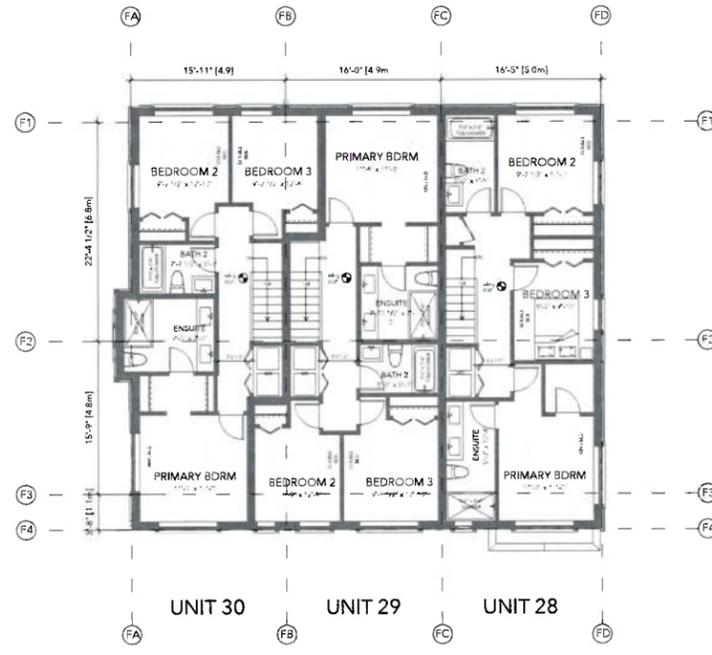
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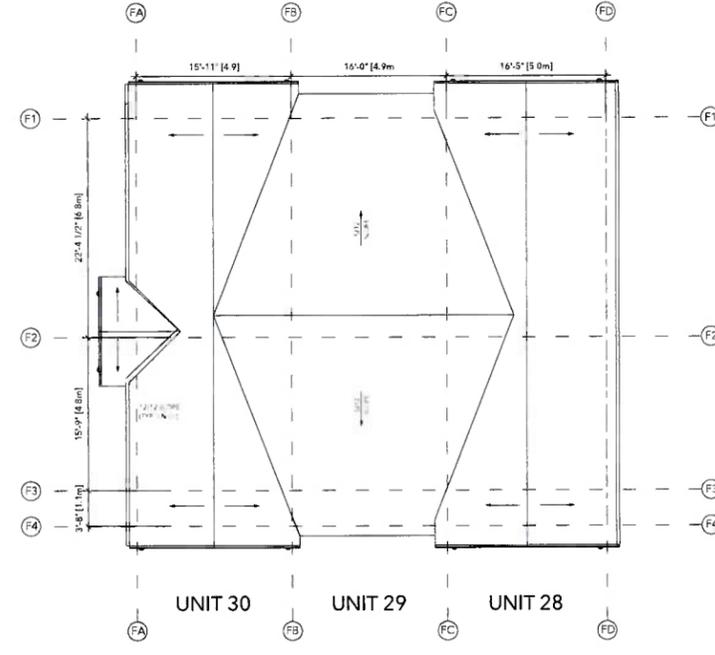
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DP-13 SCALE: 1:100



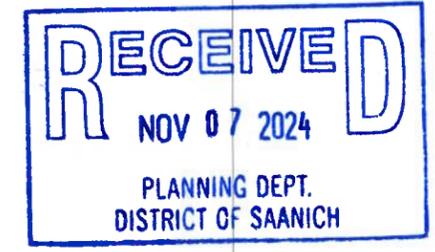
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DP-13 SCALE: 1:100



3 BUILDING F - LEVEL 3
DP-13 SCALE: 1:100



4 BUILDING F - ROOF PLAN
DP-13 SCALE: 1:100



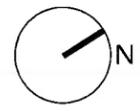
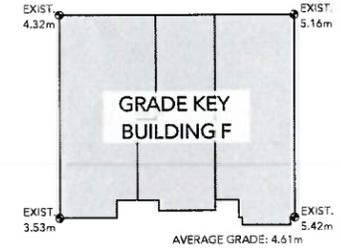
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2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

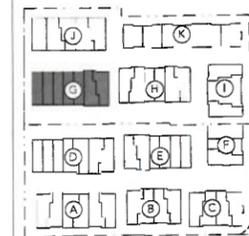
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PROJECT:
ABSTRACT
GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

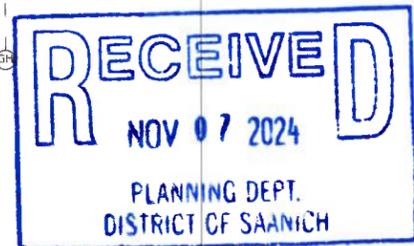
SHEET TITLE:
FLOOR PLANS - BLDG F

PROJECT NO:	21067	PLANT DATE:	OCTOBER 09, 2024
DRAWING NO:	DP-13	SCALE:	As Noted
REVISION:	3		





KEY BUILDING PLAN



REV	DATE	DESCRIPTION	DR	RV
3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

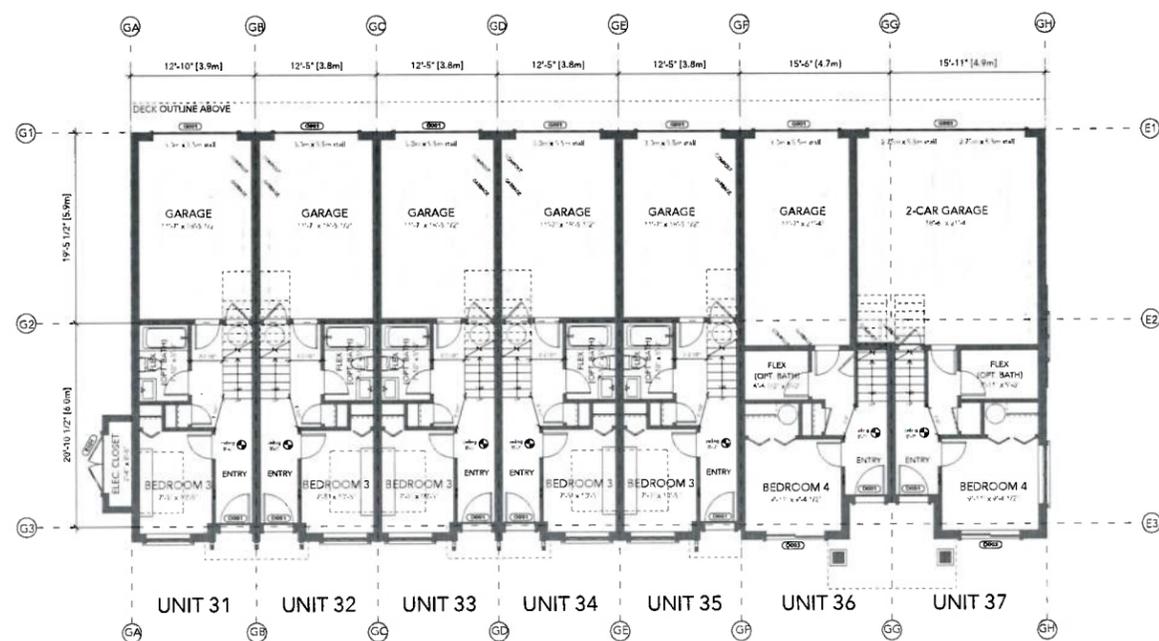
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PROJECT:
**ABSTRACT
GORGE RESIDENTIAL**
992 GORGE ROAD W,
VICTORIA, BC

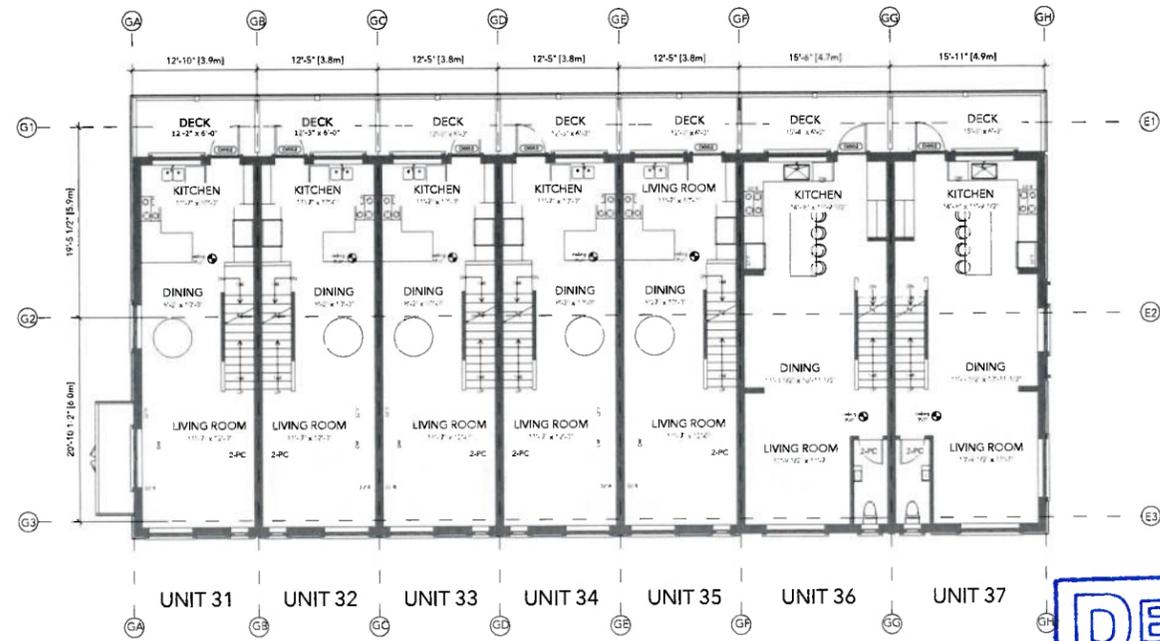
SHEET TITLE:
FLOOR PLANS - BLDG G

PROJECT NO: 21067
PLOT DATE: OCTOBER 09, 2024
SCALE: As Noted

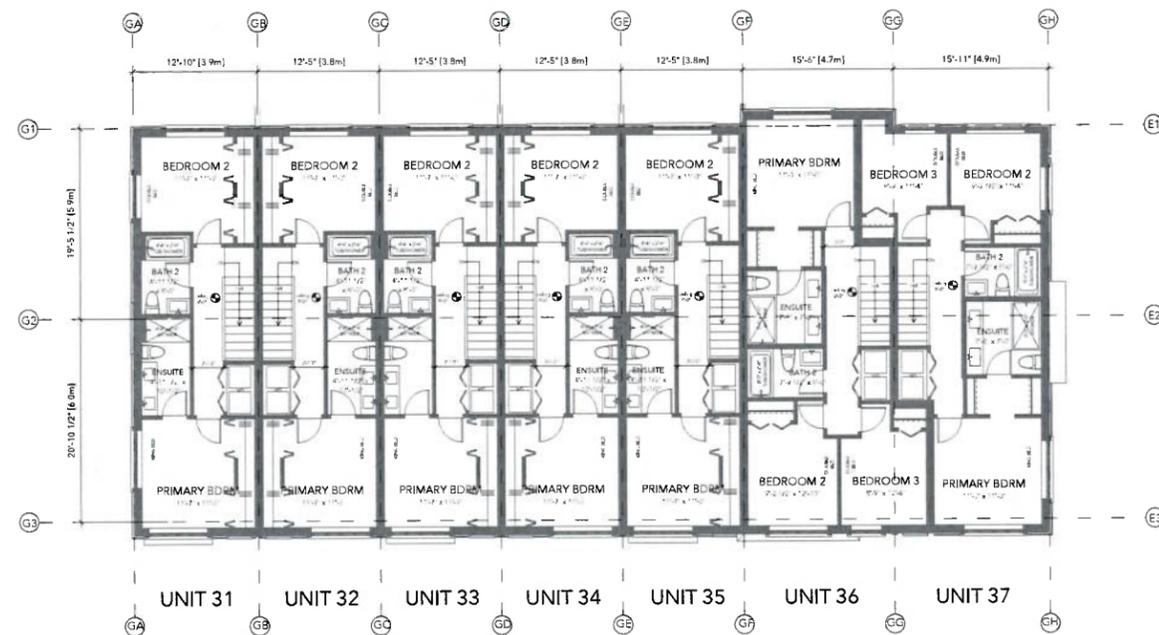
DRAWING NO	REVISION
DP-14	3



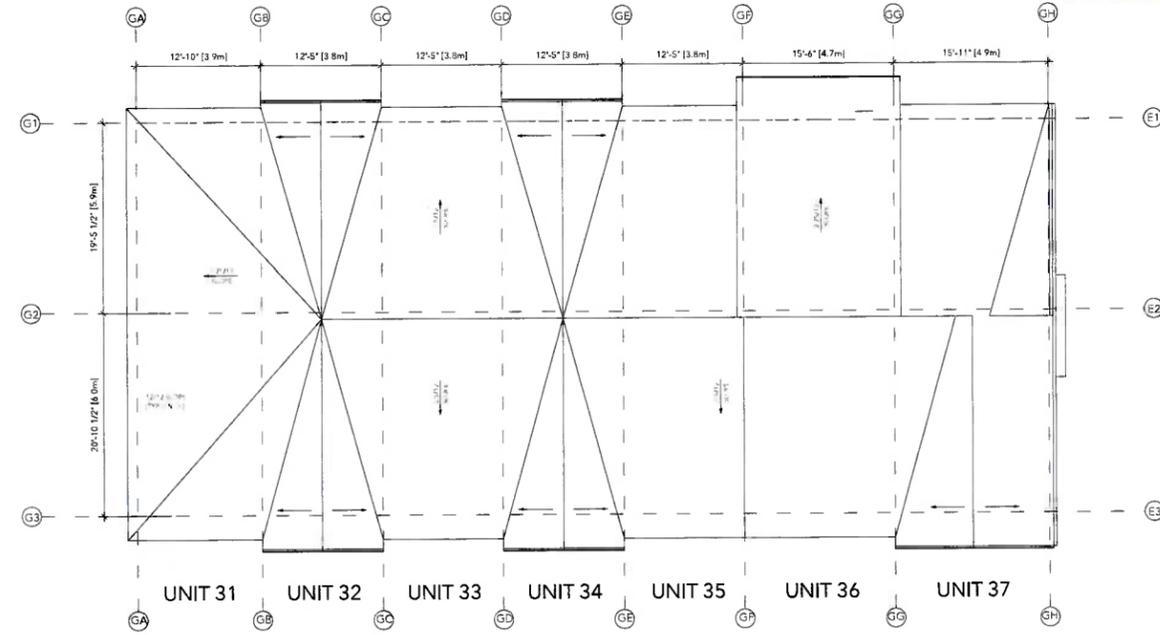
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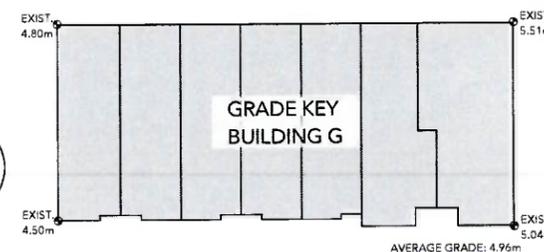
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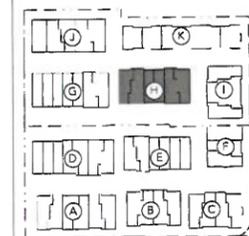
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4 BUILDING G - ROOF PLAN
DP-14 SCALE: 1:100



AVERAGE GRADE: 4.96m



KEY BUILDING PLAN



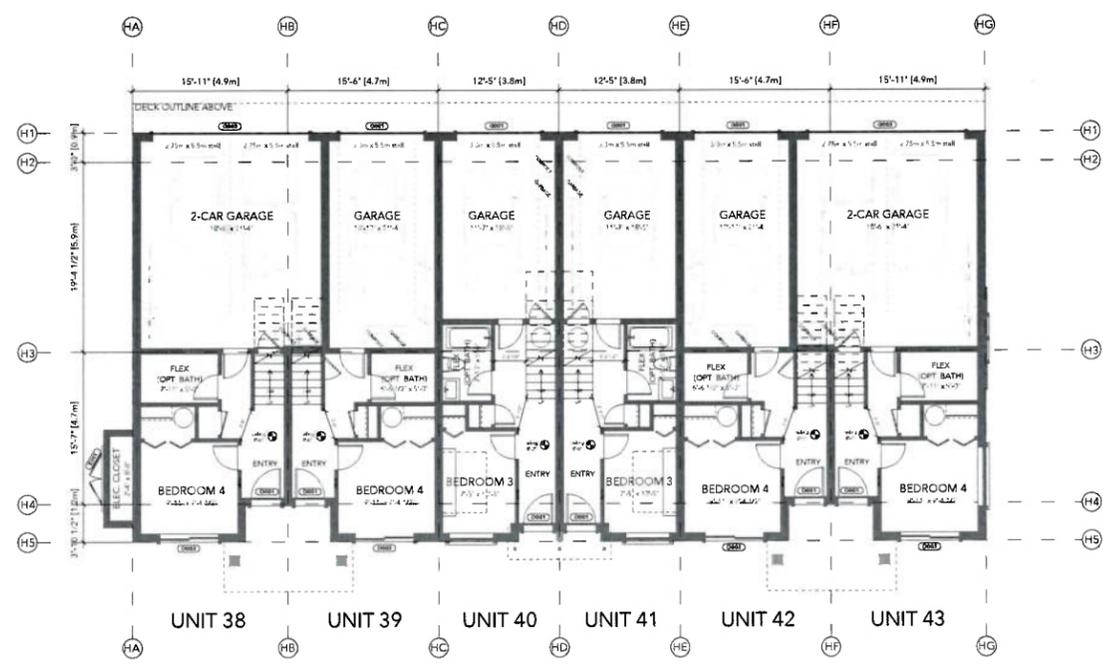
REV	DATE	DESCRIPTION	DR	RV
3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

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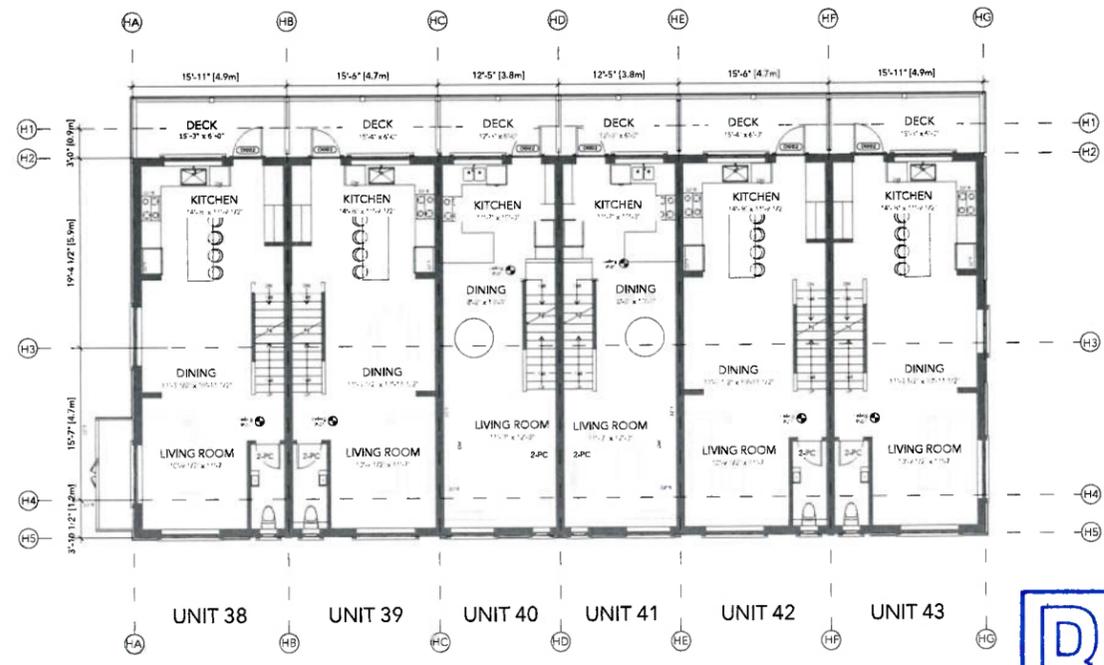
PROJECT:
ABSTRACT GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE:
FLOOR PLANS - BLDG H

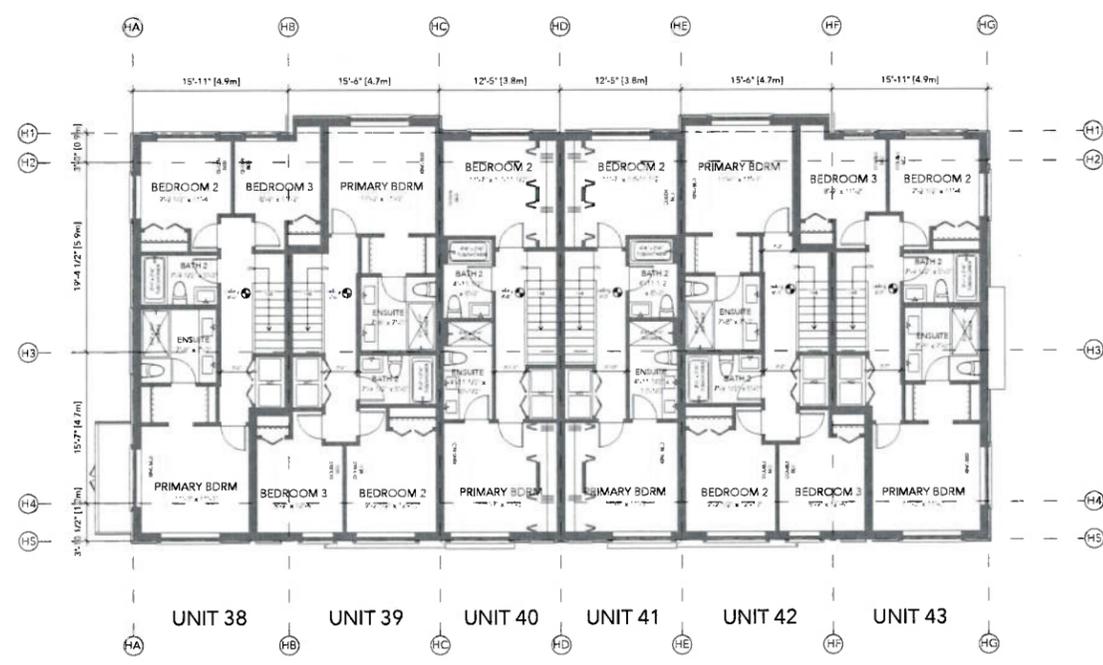
PROJECT NO. 21067	PLOT DATE OCTOBER 09, 2024
DRAWING NO. DP-15	SCALE As Noted
REVISION 3	



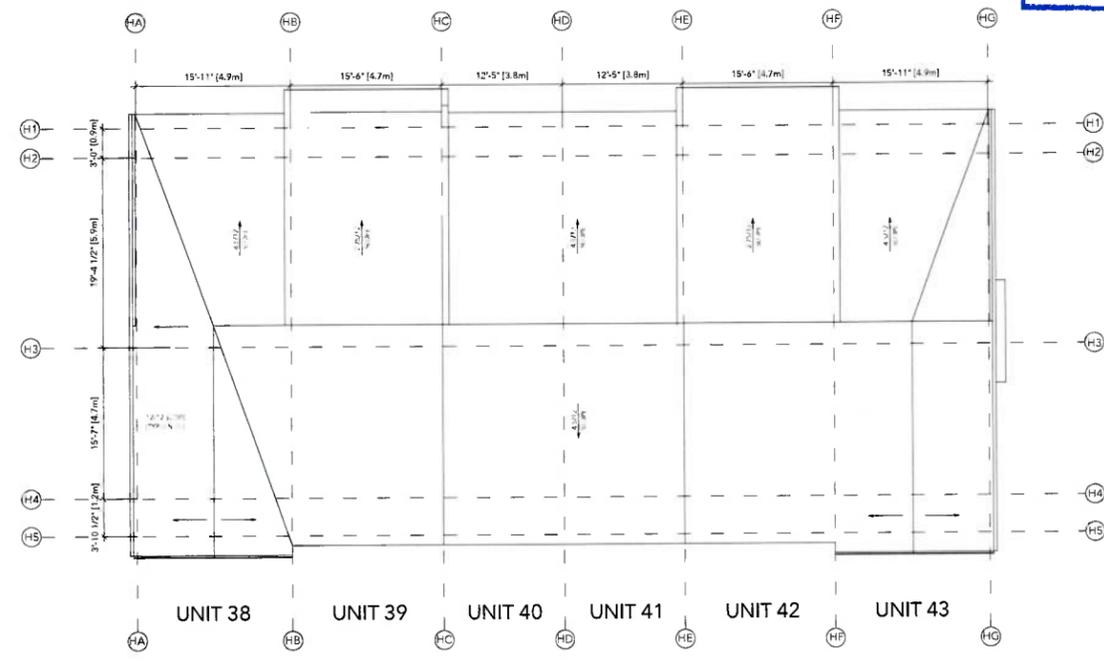
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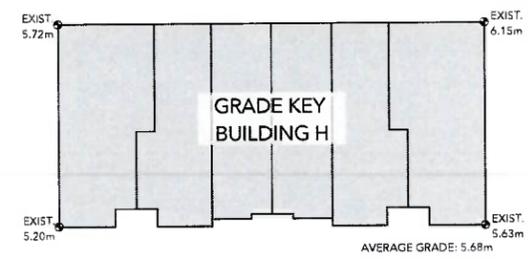
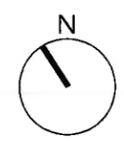
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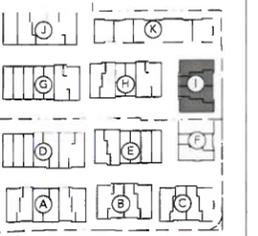
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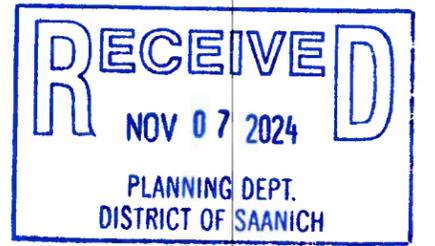
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DP-15 SCALE: 1:100



AVERAGE GRADE: 5.68m



KEY BUILDING PLAN



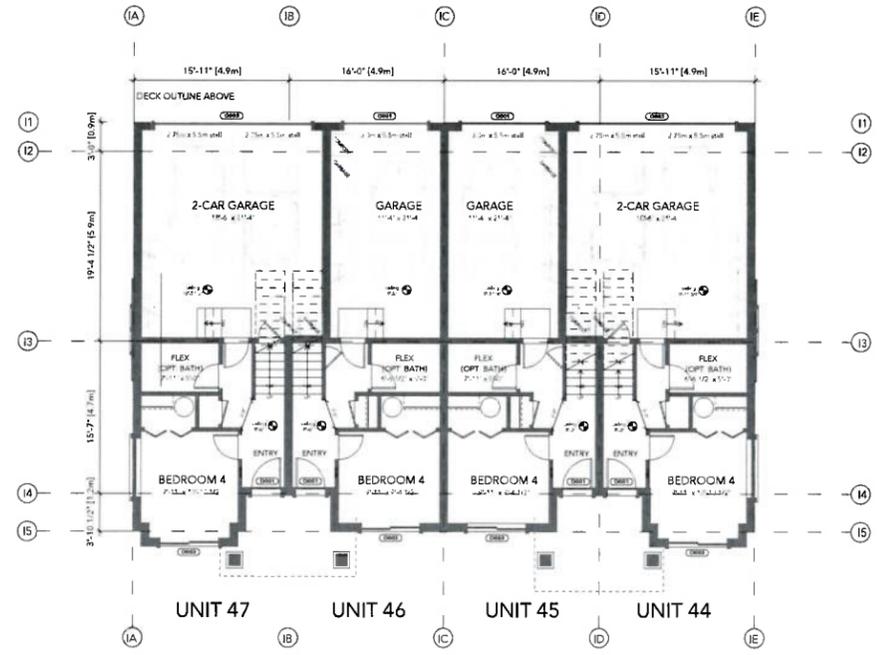
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1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

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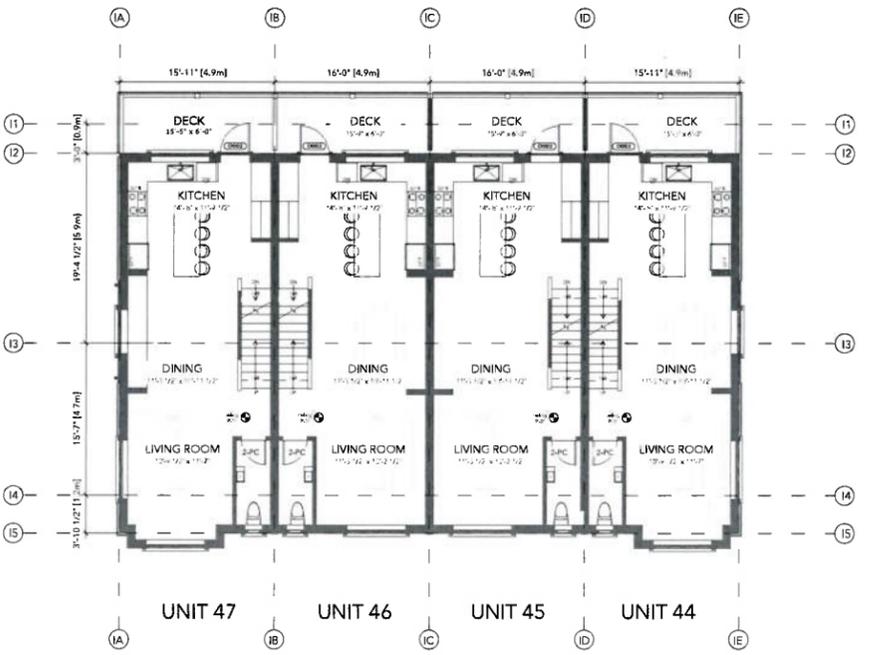
PROJECT:
ABSTRACT
GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE:
FLOOR PLANS - BLDG I

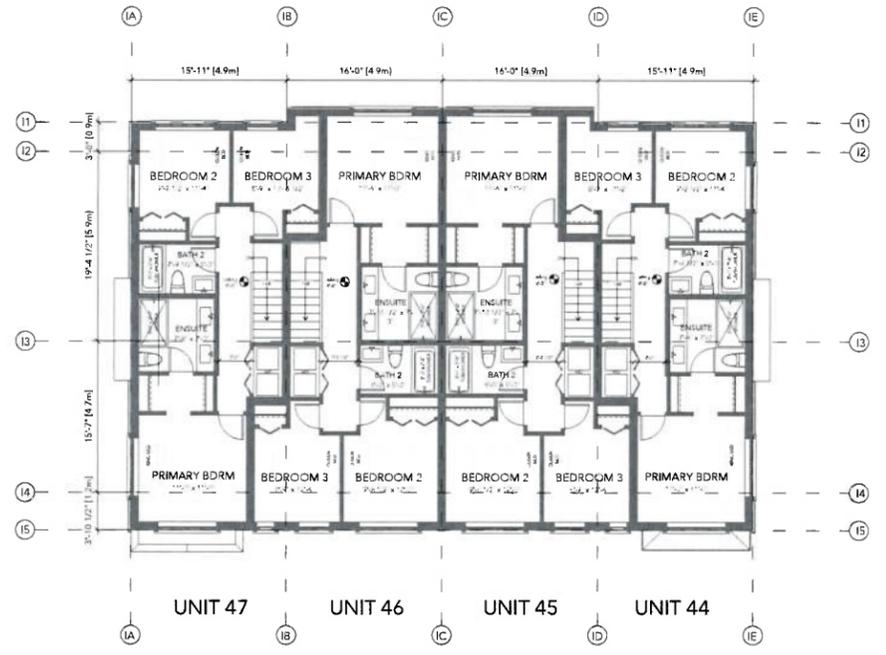
PROJECT NO.	21067	DATE	OCTOBER 09, 2024
SCALE	As Noted	REVISION	3
DRAWING NO.	DP-16		



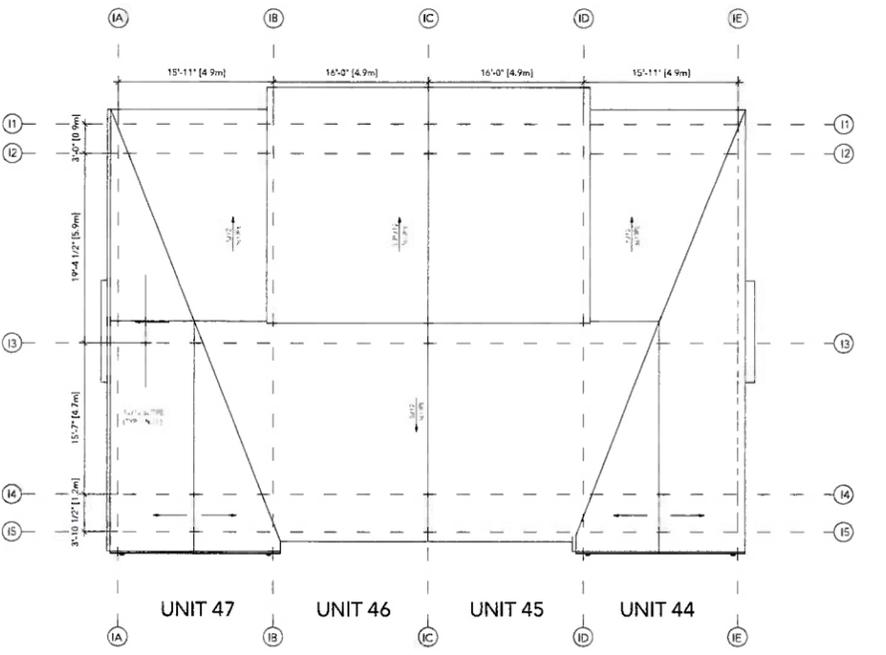
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DP-16 SCALE: 1:100



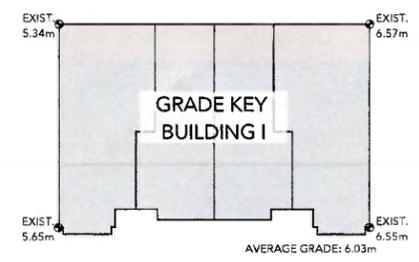
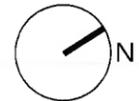
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DP-16 SCALE: 1:100



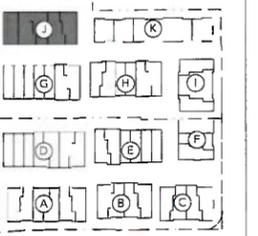
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DP-16 SCALE: 1:100



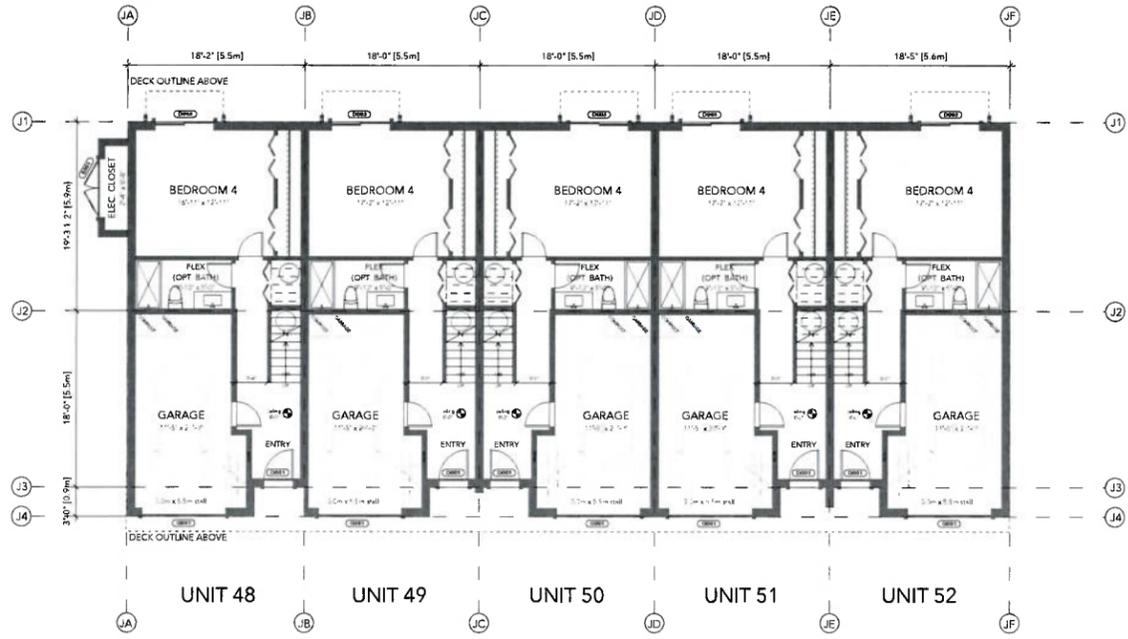
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DP-16 SCALE: 1:100



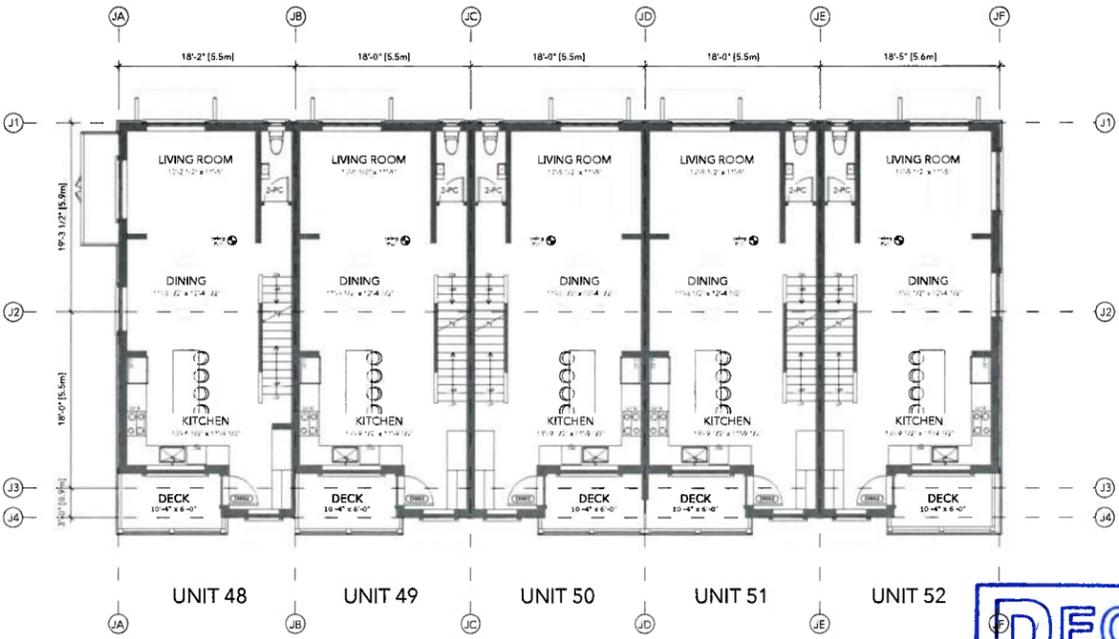
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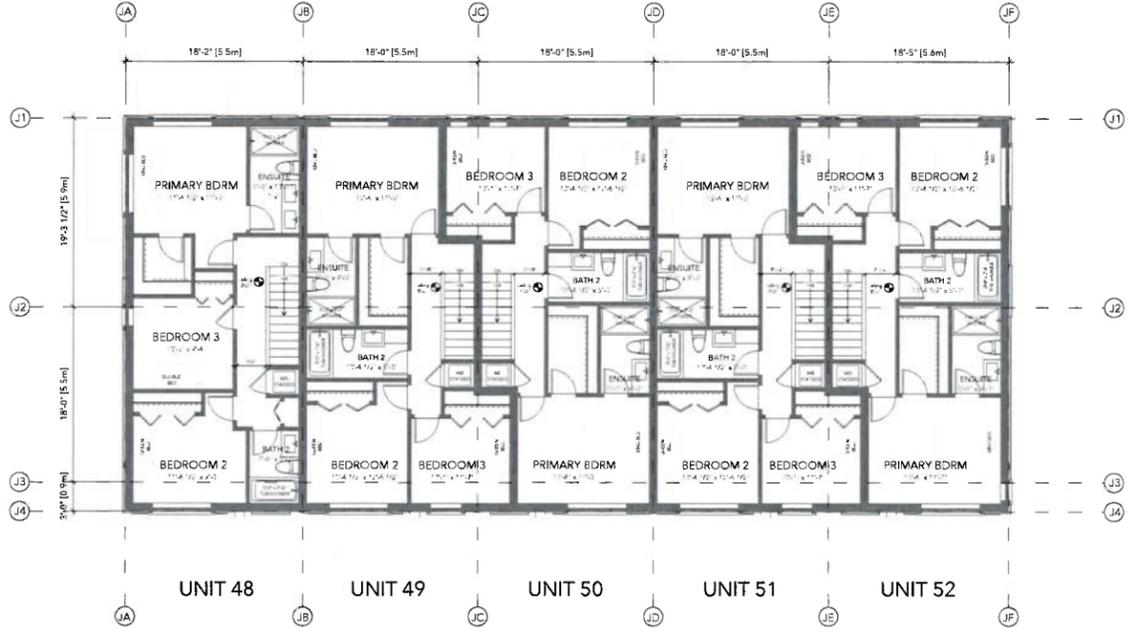
KEY BUILDING PLAN



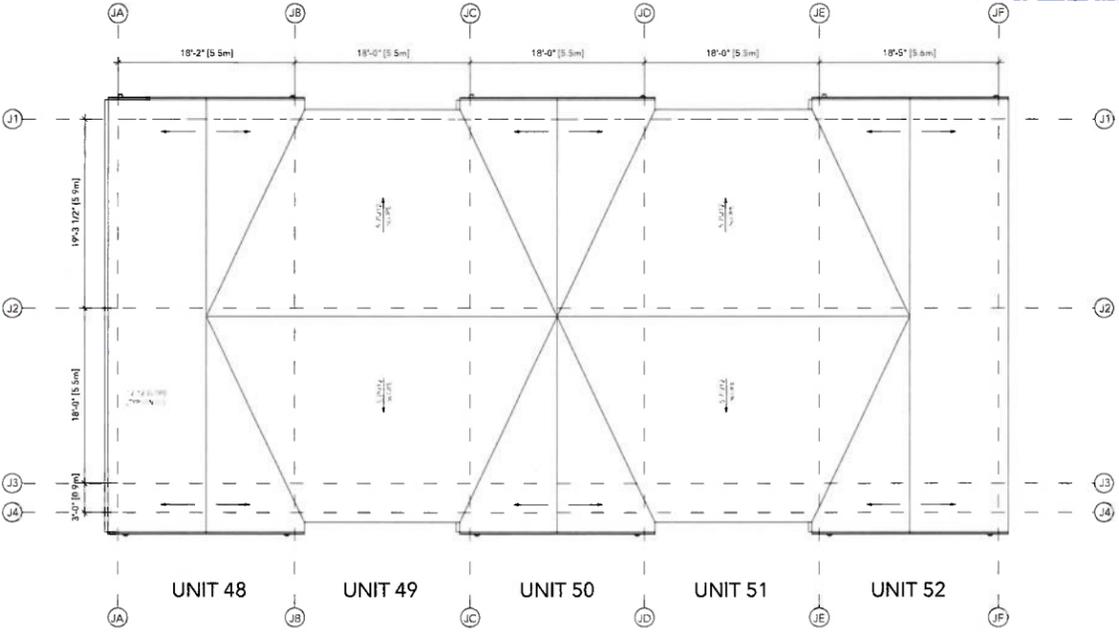
1 BUILDING J - LEVEL 1
DP-17 SCALE: 1:100



2 BUILDING J - LEVEL 2
DP-17 SCALE: 1:100



3 BUILDING J - LEVEL 3
DP-17 SCALE: 1:100



4 BUILDING J - ROOF PLAN
DP-17 SCALE: 1:100

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1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

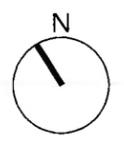
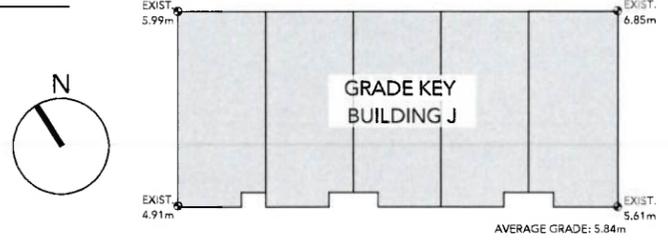
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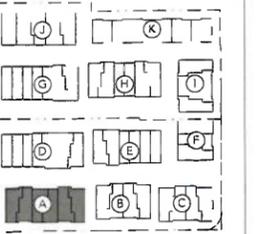
PROJECT
ABSTRACT GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE
FLOOR PLANS - BLDG J

PROJECT NO. 21067
PLOT DATE: OCTOBER 09, 2024
SCALE: As Noted

DRAWING NO. DP-17
REVISION 3





KEY BUILDING PLAN

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DISTRICT OF SAANICH

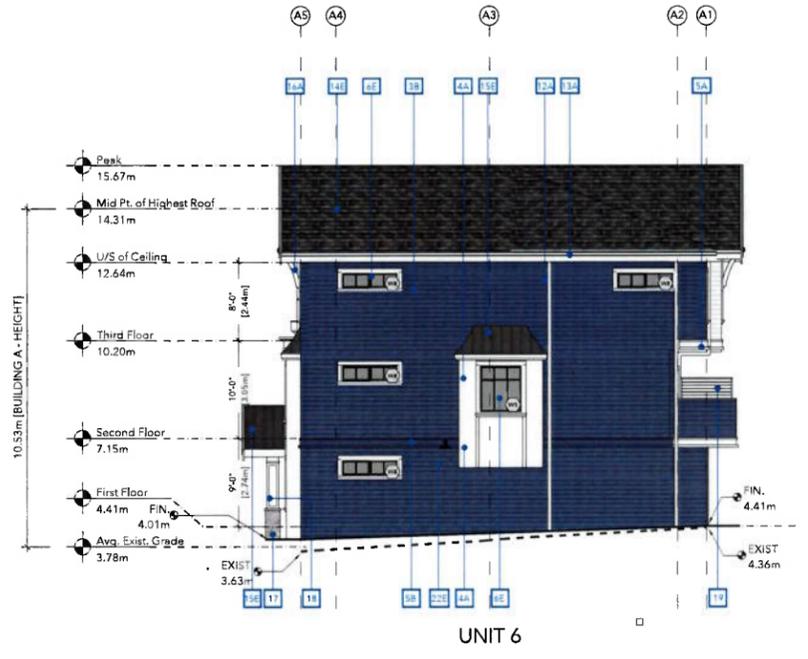


REV	DATE	DESCRIPTION	DR	RV
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2	SEPTEMBER 22 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08 2022	ISSUED FOR DP	AB	AU

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1 BUILDING A - NORTH ELEVATION
DP-19 SCALE: 1:100



2 BUILDING A - EAST ELEVATION
DP-19 SCALE: 1:100



3 BUILDING A - SOUTH ELEVATION
DP-19 SCALE: 1:100



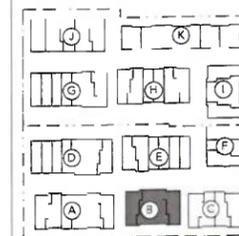
4 BUILDING A - WEST ELEVATION
DP-19 SCALE: 1:100

MATERIAL LEGEND	
MATERIAL / ITEM	
1	CONCRETE
2	FIBER CEMENT SIDING (PLANK)
3	FIBER CEMENT SIDING (SHINGLE)
4	FIBER CEMENT SIDING (BOARD AND BATTEN)
5	FIBER CEMENT SIDING (TRIM)
6	VINYL/LOW-E GLAZING SYSTEM
7	ALUMINIUM GUARDRAIL SYSTEM
8	PRE-FINISHED FIBERGLASS DOOR
9	PRE-FINISHED ALUMINUM GARAGE DOOR
10	VENYL/GLASS SLIDING DOOR
11	PRE-CAST CONCRETE STAIRS
12	RAIN WATER LEADER
13	RAIN WATER GUTTER SYSTEM
14	ASPHALT ROOF SHINGLE
15	STANDING SEAM METAL ROOF SYSTEM
16	KNEE BRACE
17	NATURAL STONE VENER
18	COLUMN
19	PRIVACY SCREEN
20	WINDOW BOX
22	WALL MOUNTED GOOSE NECK LAMP

PROJECT
ABSTRACT
GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE
ELEVATIONS - BUILDING
A

PROJECT NO.	PLOT DATE
21067	OCTOBER 09, 2024
DRAWING NO.	REVISION
DP-19	3



KEY BUILDING PLAN



REV	DATE	DESCRIPTION	DR	RV
3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
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1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

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PROJECT: **ABSTRACT GORGE RESIDENTIAL**
992 GORGE ROAD W,
VICTORIA, BC

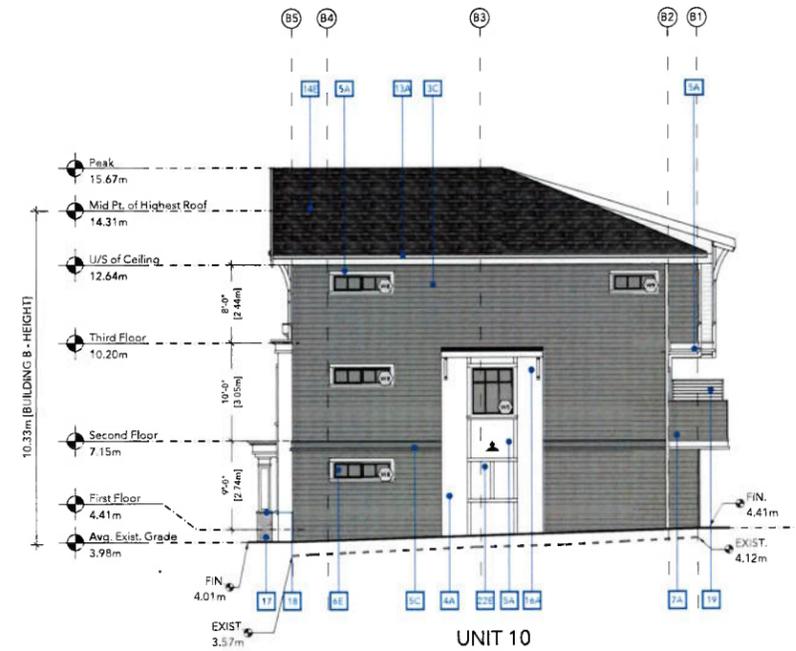
SHEET TITLE: **ELEVATIONS - BUILDING B**

PROJECT NO: 21067
PLOT DATE: OCTOBER 09, 2024
SCALE: As Noted

DRAWING NO: **DP-20**
REVISION: 3



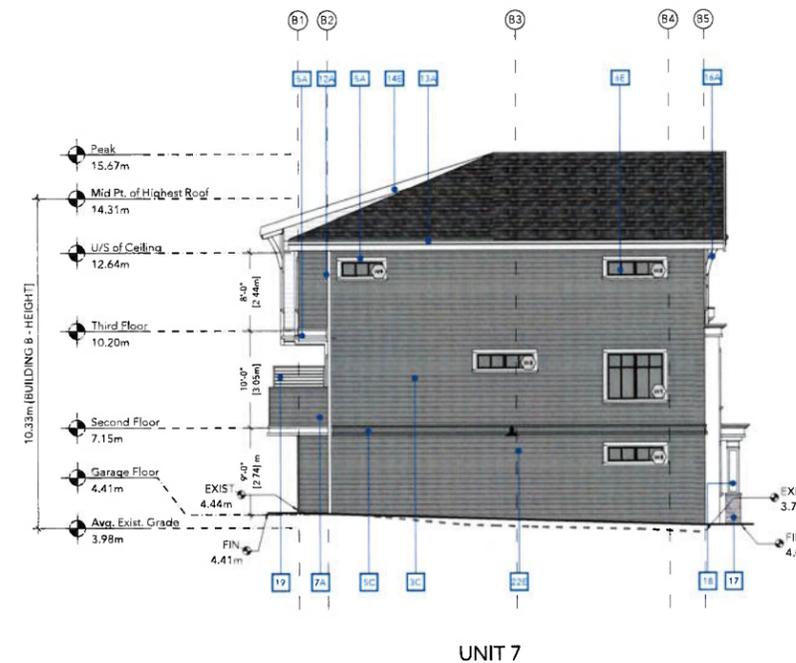
1 BUILDING B - NORTH ELEVATION
DP-20 SCALE: 1:100



2 BUILDING B - EAST ELEVATION
DP-20 SCALE: 1:100



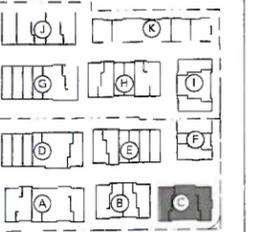
3 BUILDING B - SOUTH ELEVATION
DP-20 SCALE: 1:100



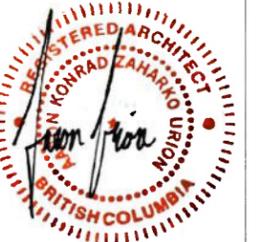
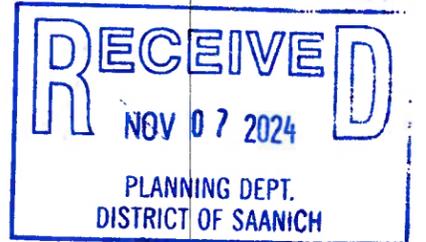
4 BUILDING B - WEST ELEVATION
DP-20 SCALE: 1:100

MATERIAL LEGEND	
MATERIAL / ITEM	
1	CONCRETE
2	FIBER CEMENT SIDING (PLANK)
3	FIBER CEMENT SIDING (SHINGLE)
4	FIBER CEMENT SIDING (BOARD AND BATTEN)
5	FIBER CEMENT SIDING (TRIM)
6	VINYL/LOW-E GLAZING SYSTEM
7	ALUMINIUM GUARDRAIL SYSTEM
8	PRE-FINISHED FIBERGLASS DOOR
9	PRE-FINISHED ALUMINIUM GARAGE DOOR
10	VINYL/GLASS SLIDING DOOR
11	PRE-CAST CONCRETE STAIRS
12	RAIN WATER LEADER
13	RAIN WATER GUTTER SYSTEM
14	ASPHALT ROOF SHINGLE
15	STANDING SEAM METAL ROOF SYSTEM
16	KNEE BRACE
17	NATURAL STONE VENEER
18	COLUMN
19	PRIVACY SCREEN
20	WINDOW BOX
22	WALL MOUNTED GOOSE NECK LAMP

COLOUR	
LETTER	COLOUR
A	ARCTIC WHITE
B	JET BLUE
C	TROUT GREY
D	BABY SEAL BLACK
E	MIDNIGHT BLACK



KEY BUILDING PLAN



3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AB	AU
REV	DATE	DESCRIPTION	DR	BY

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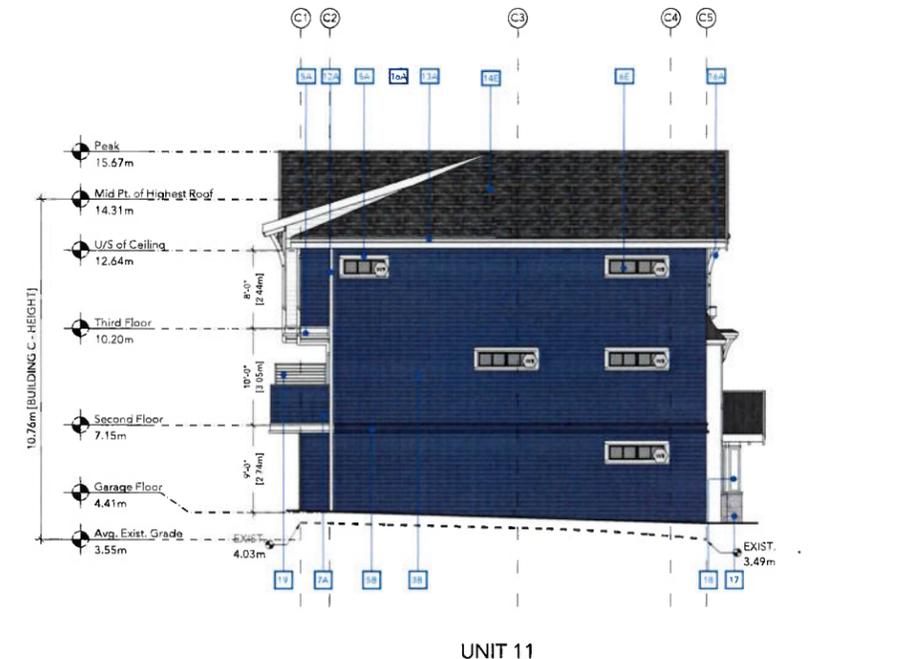
1 BUILDING C - NORTH ELEVATION
DP-21 SCALE: 1:100



2 BUILDING C - EAST ELEVATION
DP-21 SCALE: 1:100



3 BUILDING C - SOUTH ELEVATION
DP-21 SCALE: 1:100

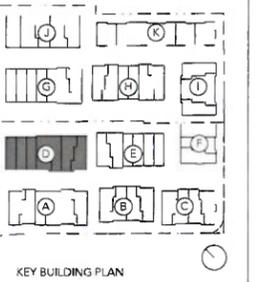


4 BUILDING C - WEST ELEVATION
DP-21 SCALE: 1:100

MATERIAL LEGEND	
MATERIAL / ITEM	
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2	FIBER CEMENT SIDING (PLANK)
3	FIBER CEMENT SIDING (SHINGLE)
4	FIBER CEMENT SIDING (BOARD AND BATTEN)
5	FIBER CEMENT SIDING (TRIM)
6	VINYL/LOW-E GLAZING SYSTEM
7	ALUMINUM GUARDRAIL SYSTEM
8	PRE-FINISHED FIBERGLASS DOOR
9	PRE-FINISHED ALUMINUM GARAGE DOOR
10	VINYL/GLASS SLIDING DOOR
11	PRE-CAST CONCRETE STAIRS
12	RAIN WATER LEADER
13	RAIN WATER GUTTER SYSTEM
14	ASPHALT ROOF SHINGLE
15	STANDING SEAM METAL ROOF SYSTEM
16	KNEE BRACE
17	NATURAL STONE VENEER
18	COLUMN
19	PRIVACY SCREEN
20	WINDOW BOX
22	WALL MOUNTED GOOSE NECK LAMP

COLOUR	
LETTER	COLOUR
A	ARCTIC WHITE
B	JET BLUE
C	TROUT GREY
D	BABY SEAL BLACK
E	MIDNIGHT BLACK

PROJECT		ABSTRACT	
		GORGE RESIDENTIAL	
		992 GORGE ROAD W, VICTORIA, BC	
SHEET TITLE			
ELEVATIONS - BUILDING C			
PROJECT NO	21067	PLOT DATE	OCTOBER 09, 2024
DRAWING NO	DP-21	SCALE	As Noted
REVISION	3		



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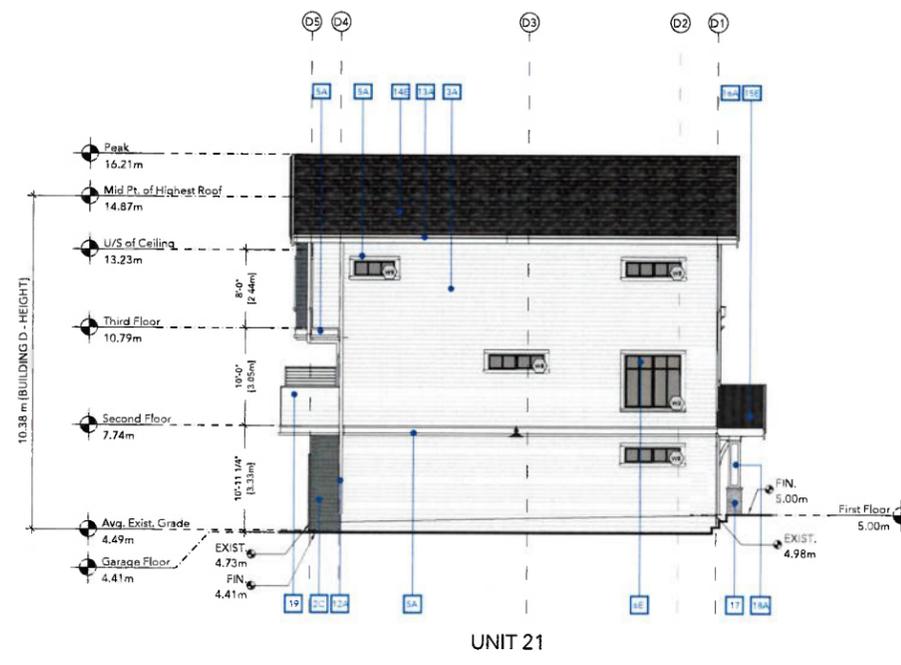
REV	DATE	DESCRIPTION	DR	RV
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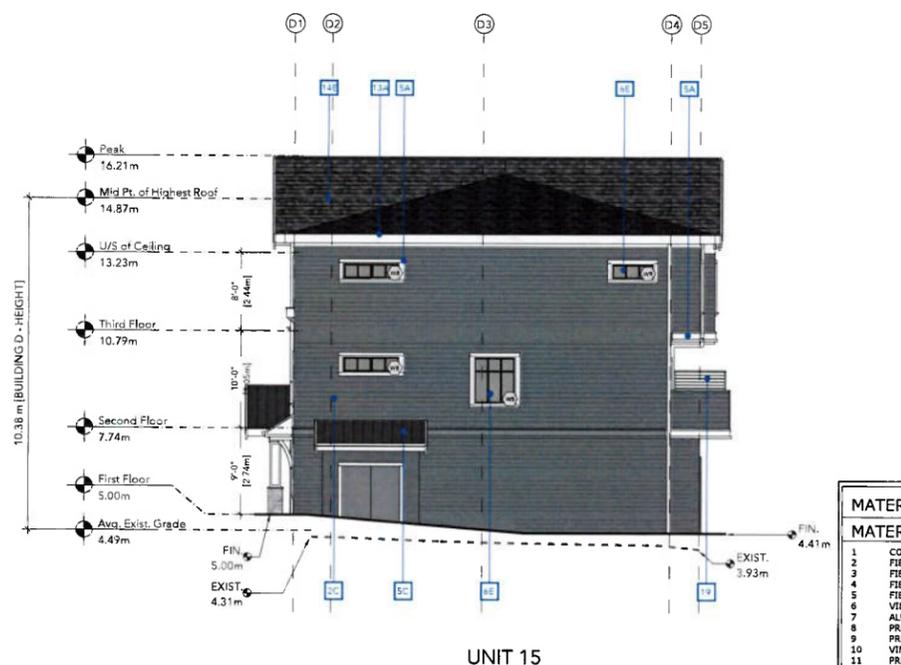
PROJECT
ABSTRACT
GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE
ELEVATIONS - BUILDING D

PROJECT NO.	PLOT DATE	REVISION
21067	OCTOBER 09, 2024	3
DRAWING NO.	SCALE	REVISION
DP-22	As Noted	3



2 BUILDING D - EAST ELEVATION
DP-22 SCALE: 1:100



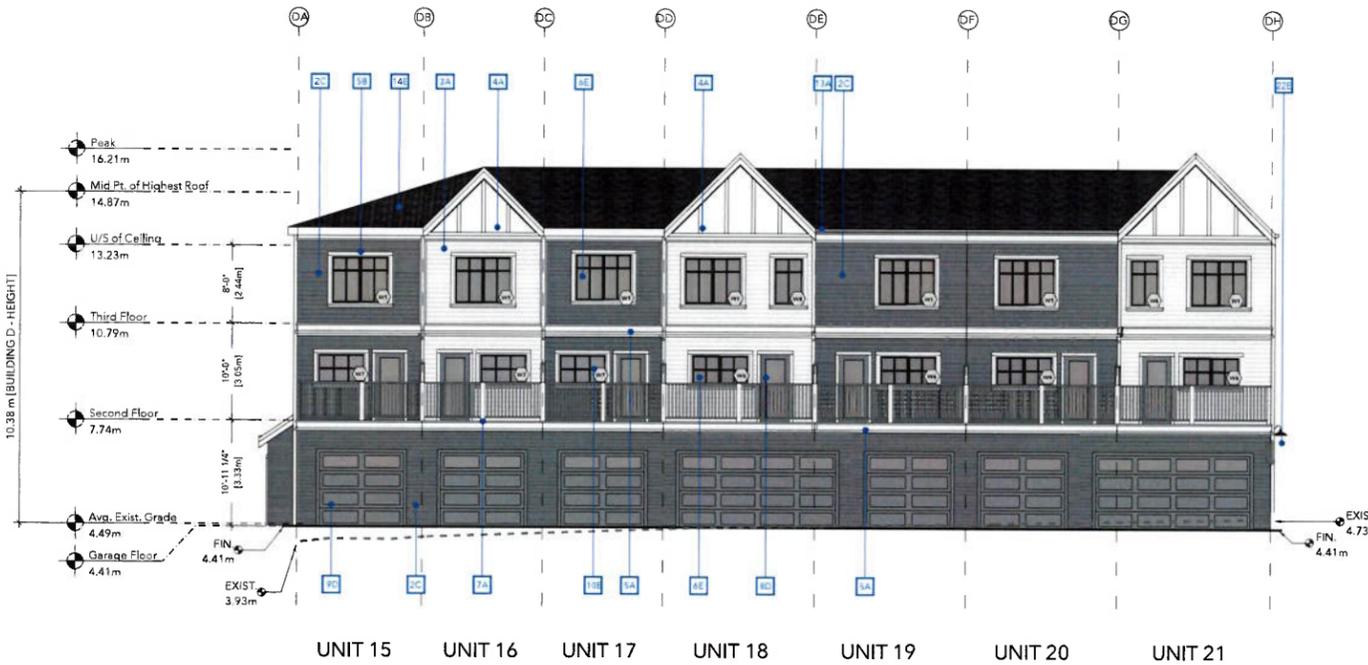
4 BUILDING D - WEST ELEVATION
DP-22 SCALE: 1:100

MATERIAL LEGEND	
MATERIAL / ITEM	
1	CONCRETE
2	FIBER CEMENT SIDING (PLANK)
3	FIBER CEMENT SIDING (SHINGLE)
4	FIBER CEMENT SIDING (BOARD AND BATTEN)
5	FIBER CEMENT SIDING (TRIM)
6	VINYL/LOW-E GLAZING SYSTEM
7	ALUMINIUM GUARDRAIL SYSTEM
8	PRE-FINISHED FIBERGLASS DOOR
9	PRE-FINISHED ALUMINIUM GARAGE DOOR
10	VINYL/GLASS SLIDING DOOR
11	PRE-CAST CONCRETE STAIRS
12	RAIN WATER LEADER
13	RAIN WATER GUTTER SYSTEM
14	ASPHALT ROOF SHINGLE
15	STANDING SEAM METAL ROOF SYSTEM
16	KNEE BRACE
17	NATURAL STONE VENEER
18	COLUMN
19	PRIVACY SCREEN
20	WINDOW BOX
22	WALL MOUNTED GOOSE NECK LAMP

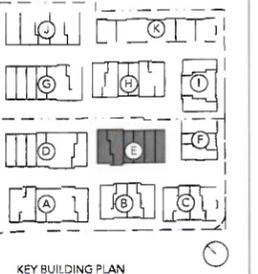
COLOUR	
LETTER	COLOUR
A	ARCTIC WHITE
B	JET BLUE
C	TROUT GREY
D	BABY SEAL BLACK
E	MIDNIGHT BLACK



1 BUILDING D - NORTH ELEVATION
DP-22 SCALE: 1:100



3 BUILDING D - SOUTH ELEVATION
DP-22 SCALE: 1:100



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DISTRICT OF SAANICH

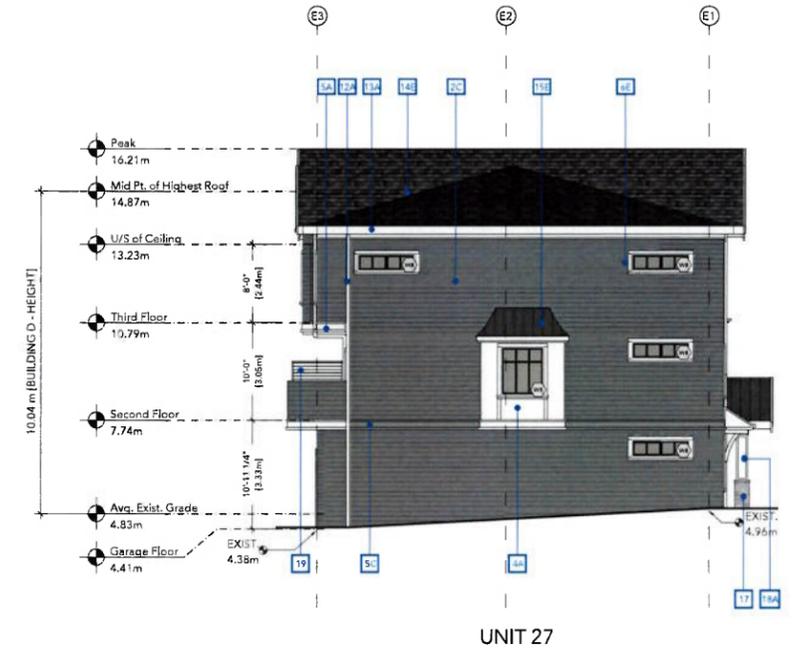


REV	DATE	DESCRIPTION	DR	RV
3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

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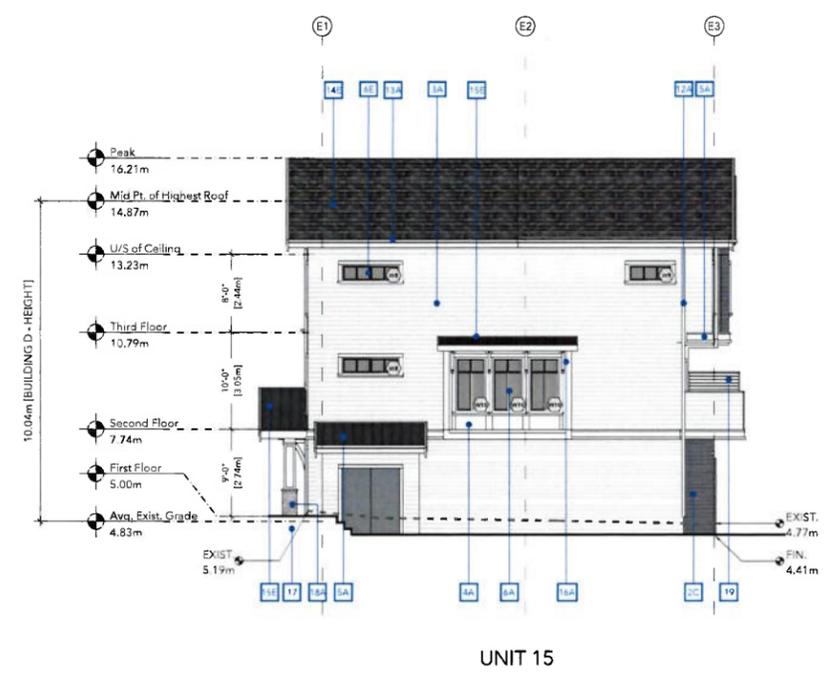
1 BUILDING E - NORTH ELEVATION
DP-23 SCALE: 1:100



2 BUILDING E - EAST ELEVATION
DP-23 SCALE: 1:100



3 BUILDING E - SOUTH ELEVATION
DP-23 SCALE: 1:100

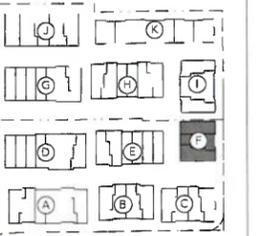


4 BUILDING E - WEST ELEVATION
DP-23 SCALE: 1:100

MATERIAL LEGEND	
MATERIAL / ITEM	
1	CONCRETE
2	FIBER CEMENT SIDING (PLANK)
3	FIBER CEMENT SIDING (SHINGLE)
4	FIBER CEMENT SIDING (BOARD AND BATTEN)
5	FIBER CEMENT SIDING (TRIM)
6	VINYL/LOW-E GLAZING SYSTEM
7	ALUMINUM GUARDRAIL SYSTEM
8	PRE-FINISHED FIBERGLASS DOOR
9	PRE-FINISHED ALUMINUM GARAGE DOOR
10	VINYL/GLASS SLIDING DOOR
11	PRE-CAST CONCRETE STAIRS
12	RAIN WATER LEADER
13	RAIN WATER GLITTER SYSTEM
14	ASPHALT ROOF SHINGLE
15	STANDING SEAM METAL ROOF SYSTEM
16	KNEE BRACE
17	NATURAL STONE VENEER
18	COLUMN
19	PRIVACY SCREEN
20	WINDOW BOX
22	WALL MOUNTED GOOSE NECK LAMP

COLOUR	
A	ARCTIC WHITE
B	JET BLUE
C	TROUT GREY
D	BABY SEAL BLACK
E	MIDNIGHT BLACK

PROJECT	
ABSTRACT	
GORGE RESIDENTIAL	
992 GORGE ROAD W,	
VICTORIA, BC	
SHEET TITLE	
ELEVATIONS - BUILDING E	
PROJECT NO.	DATE
21067	OCTOBER 09, 2024
DRAWING NO.	REVISION
DP-23	3



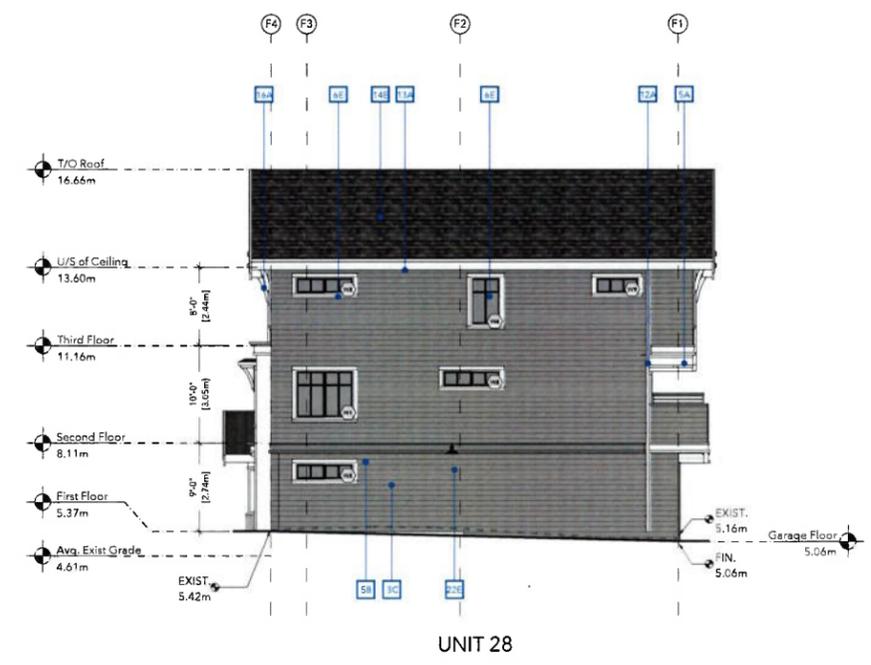
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2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AB	AU
REV	DATE	DESCRIPTION	DR	RV

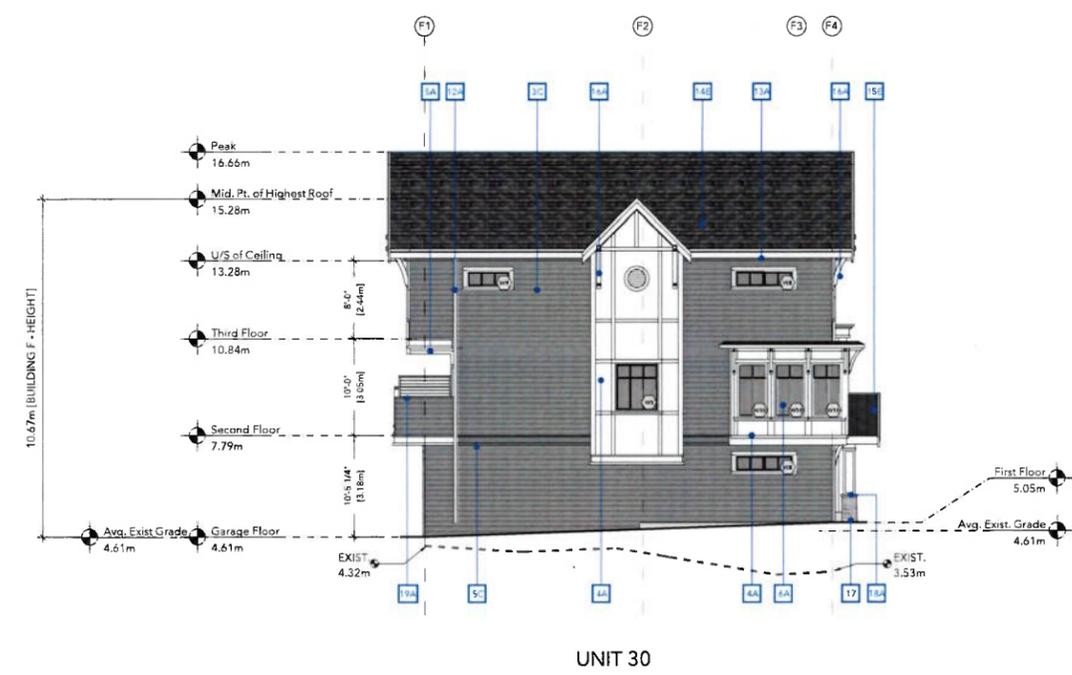
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1 BUILDING F - NORTH ELEVATION
DP-24 SCALE: 1:100



2 BUILDING F - EAST ELEVATION
DP-24 SCALE: 1:100



3 BUILDING F - SOUTH ELEVATION
DP-24 SCALE: 1:100

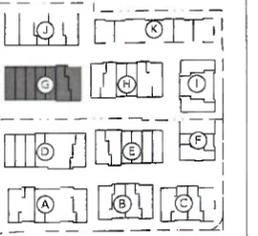


4 BUILDING F - WEST ELEVATION
DP-24 SCALE: 1:100

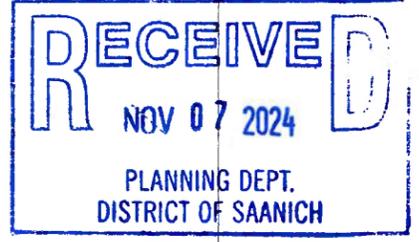
MATERIAL LEGEND	
MATERIAL / ITEM	
1	CONCRETE
2	FIBER CEMENT SIDING (PLANK)
3	FIBER CEMENT SIDING (SHINGLE)
4	FIBER CEMENT SIDING (BOARD AND BATTEN)
5	FIBER CEMENT SIDING (TRIM)
6	VINYL LOW-E GLAZING SYSTEM
7	ALUMINUM GUARDRAIL SYSTEM
8	PRE-FINISHED FIBERGLASS DOOR
9	PRE-FINISHED ALUMINUM GARAGE DOOR
10	VINYL GLASS SLIDING DOOR
11	PRE-CAST CONCRETE STAIRS
12	RAIN WATER LEADER
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17	NATURAL STONE VENEER
18	COLUMN
19	PRIVACY SCREEN
20	WINDOW BOX
22	WALL MOUNTED GOOSE NECK LAMP

COLOUR	
A	ARCTIC WHITE
B	JET BLUE
C	TROUT GREY
D	BABY SEAL BLACK
E	MIDNIGHT BLACK

PROJECT		ABSTRACT	
		GORGE RESIDENTIAL	
		992 GORGE ROAD W, VICTORIA, BC	
SHEET TITLE			
ELEVATIONS - BUILDING F			
PROJECT NO.	PLOT DATE		
21067	OCTOBER 09, 2024		
SCALE	As Noted		
DRAWING NO.	REVISION		
DP-24	3		

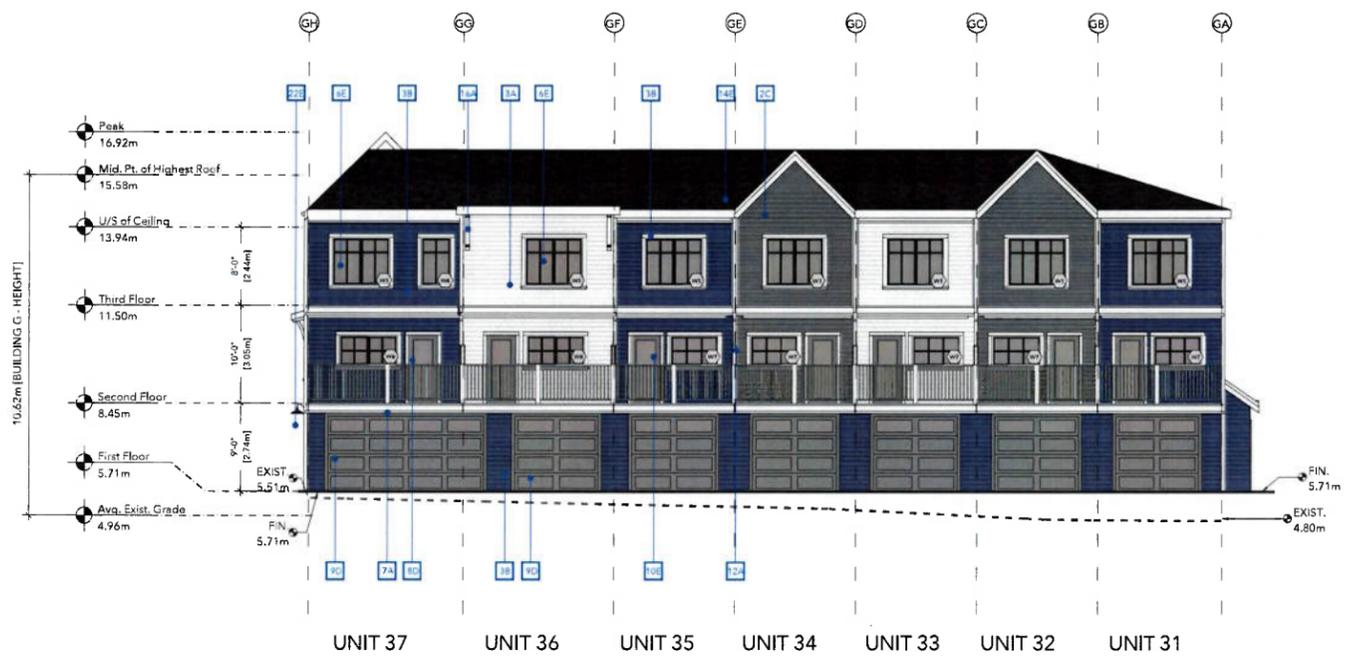


KEY BUILDING PLAN

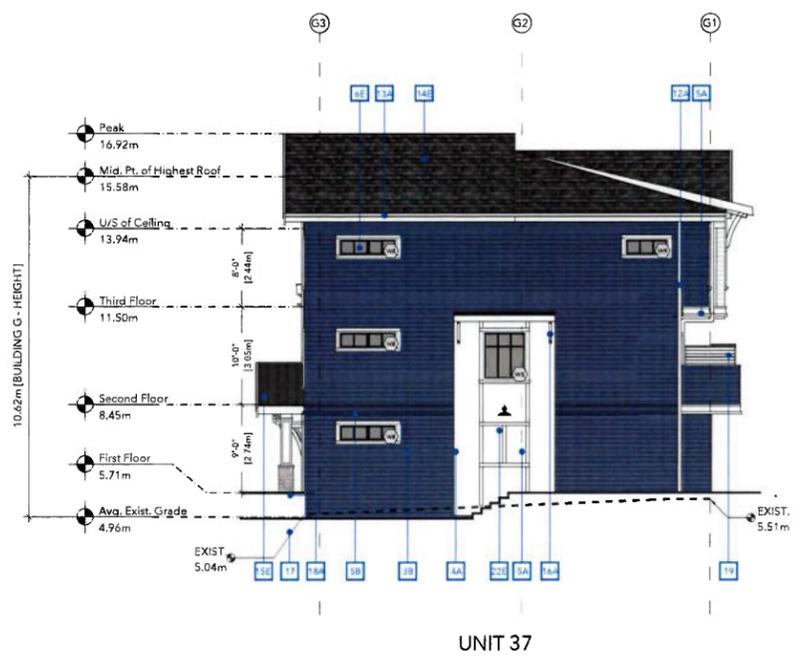


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1	MARCH 08, 2022	ISSUED FOR DP	AB	AU
REV	DATE	DESCRIPTION	DR	REV

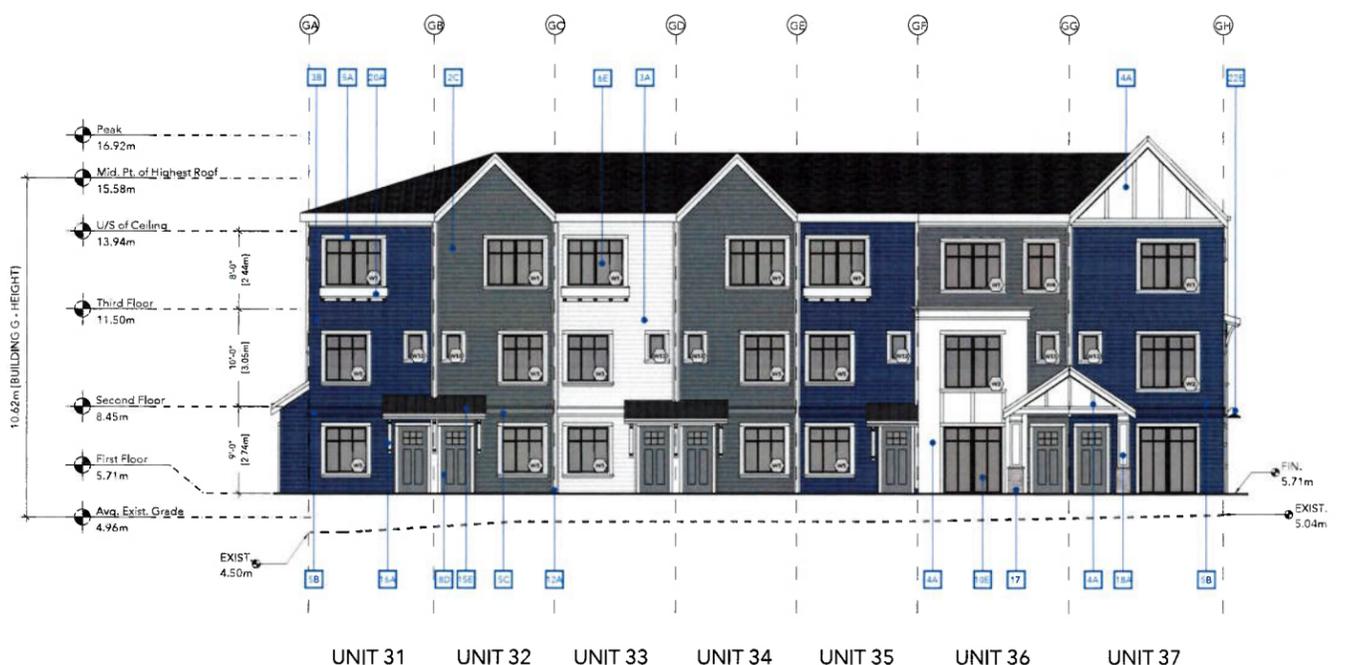
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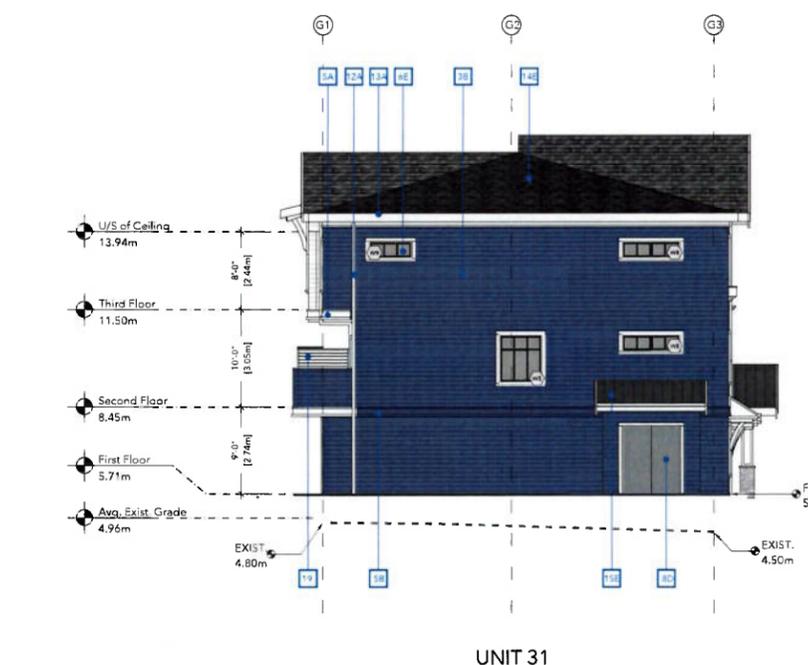
1 BUILDING G - NORTH ELEVATION
DP-25 SCALE: 1:100



2 BUILDING G - EAST ELEVATION
DP-25 SCALE: 1:100



3 BUILDING G - SOUTH ELEVATION
DP-25 SCALE: 1:100

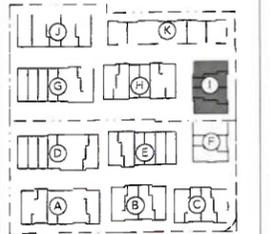


4 BUILDING G - WEST ELEVATION
DP-25 SCALE: 1:100

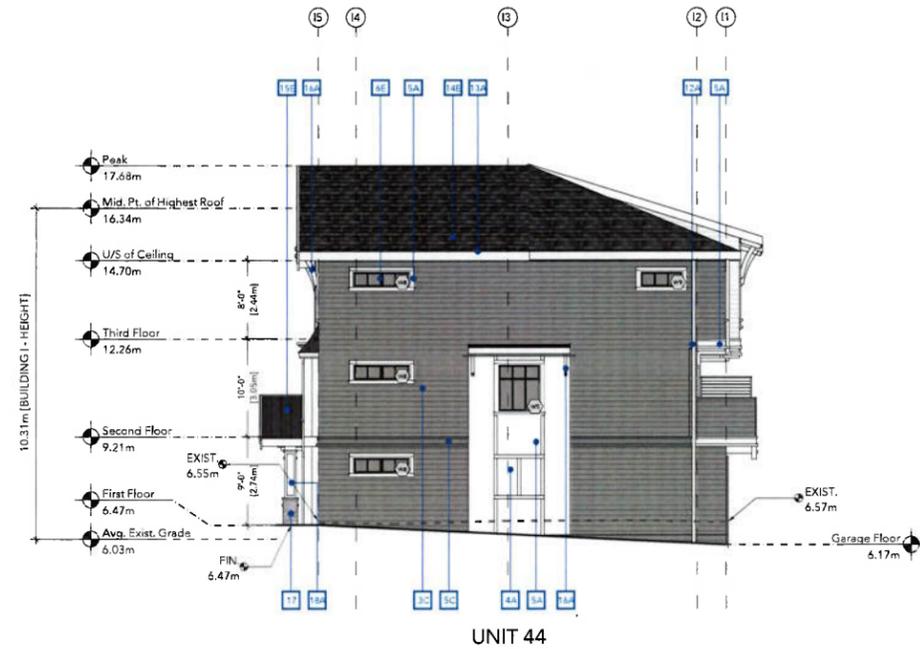
MATERIAL LEGEND	
MATERIAL / ITEM	
1	CONCRETE
2	FIBER CEMENT SIDING (PLANK)
3	FIBER CEMENT SIDING (SHINGLE)
4	FIBER CEMENT SIDING (BOARD AND BATTEN)
5	FIBER CEMENT SIDING (TRIM)
6	VINYL/Low-E GLAZING SYSTEM
7	ALUMINUM GUARDRAIL SYSTEM
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9	PRE-FINISHED ALUMINUM GARAGE DOOR
10	VINYL GLASS SLIDING DOOR
11	PRE-CAST CONCRETE STAIRS
12	RAIN WATER LEADER
13	RAIN WATER GUTTER SYSTEM
14	ASPHALT ROOF SHINGLE
15	STANDING SEAM METAL ROOF SYSTEM
16	KNEE BRACE
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18	COLUMN
19	PRIVACY SCREEN
20	WINDOW BOX
22	WALL MOUNTED GOOSE NECK LAMP

COLOUR	
LETTER	COLOUR
A	ARCTIC WHITE
B	JET BLUE
C	TROUT GREY
D	BABY SEAL BLACK
E	MIDNIGHT BLACK

PROJECT		ABSTRACT GORGE RESIDENTIAL	
		992 GORGE ROAD W, VICTORIA, BC	
SHEET TITLE			
ELEVATIONS - BUILDING G			
PROJECT NO.	21067	PLOT DATE	OCTOBER 09, 2024
DRAWING NO.	DP-25	SCALE	As Noted
REVISION	3		



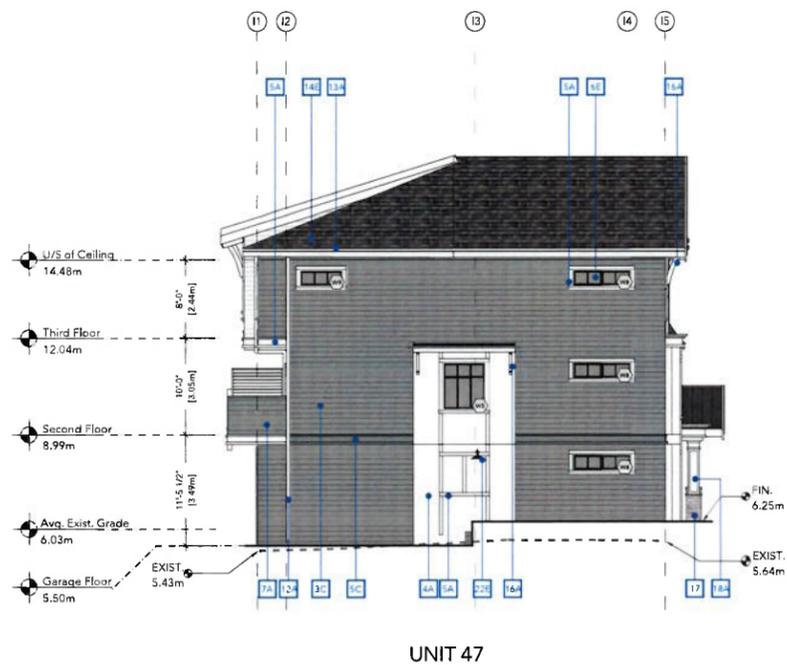
KEY BUILDING PLAN



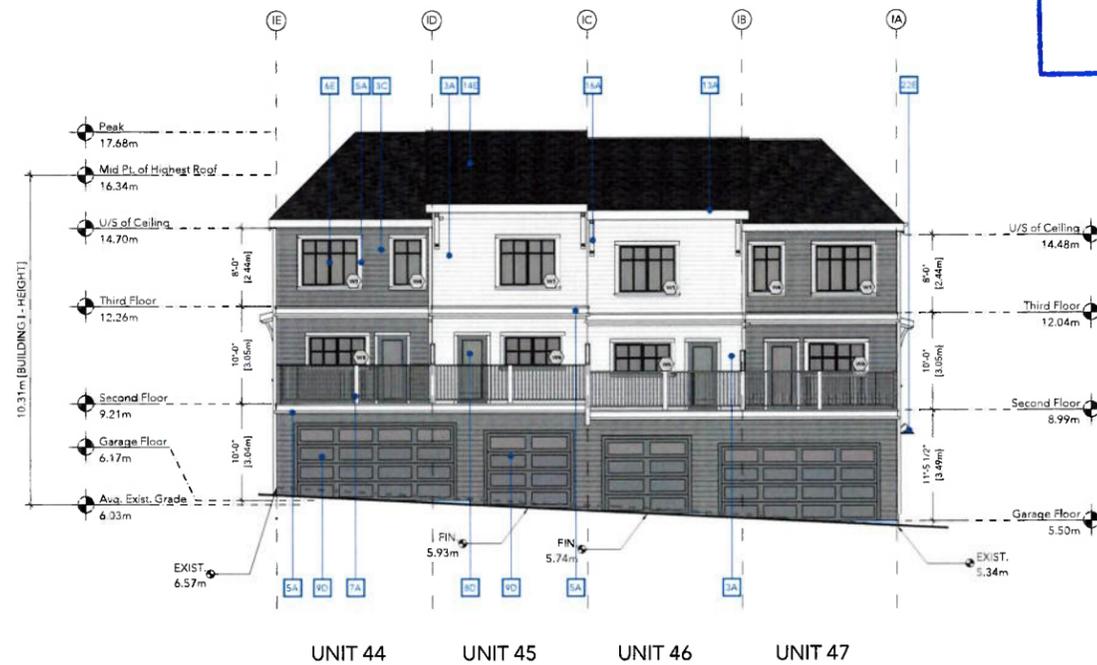
1 BUILDING I - NORTH ELEVATION
DP-27 SCALE: 1:100



2 BUILDING I - EAST ELEVATION
DP-27 SCALE: 1:100

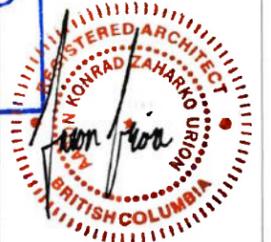


3 BUILDING I - SOUTH ELEVATION
DP-27 SCALE: 1:100



4 BUILDING I - WEST ELEVATION
DP-27 SCALE: 1:100

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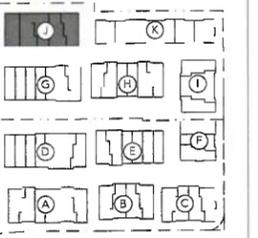
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3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
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1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

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MATERIAL LEGEND	
MATERIAL / ITEM	
1	CONCRETE
2	FIBER CEMENT SIDING (PLANK)
3	FIBER CEMENT SIDING (SHINGLE)
4	FIBER CEMENT SIDING (BOARD AND BATTEN)
5	FIBER CEMENT SIDING (TRIM)
6	VINYL/LOW-E GLAZING SYSTEM
7	ALUMINUM GUARDRAIL SYSTEM
8	PRE-FINISHED FIBERGLASS DOOR
9	PRE-FINISHED ALUMINUM GARAGE DOOR
10	VINYL GLASS SLIDING DOOR
11	PRE-CAST CONCRETE STAIRS
12	RAIN WATER LEADER
13	RAIN WATER GUTTER SYSTEM
14	ASPHALT ROOF SHINGLE
15	STANDING SEAM METAL ROOF SYSTEM
16	KNEE BRACE
17	NATURAL STONE VENEER
18	COLUMN
19	PRIVACY SCREEN
20	WINDOW BOX
21	WALL MOUNTED GOOSE NECK LAMP

PROJECT	
ABSTRACT GORGE RESIDENTIAL 992 GORGE ROAD W, VICTORIA, BC	
SHEET TITLE	
ELEVATIONS - BUILDING I	
PROJECT NO.	PILOT DATE
21067	OCTOBER 09, 2024
SCALE	As Noted
DRAWING NO.	REVISION
DP-27	3

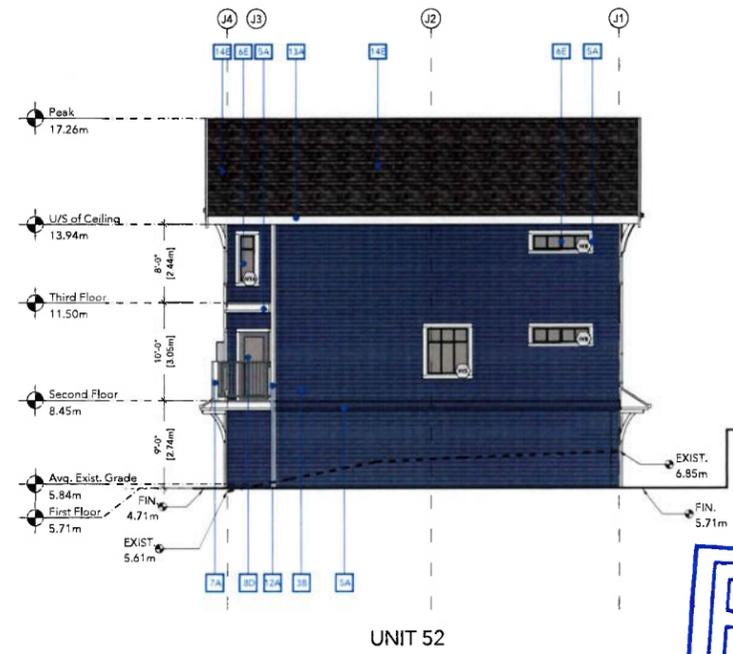
COLOUR	
A	ARCTIC WHITE
B	JET BLUE
C	TROUT GREY
D	BABY SEAL BLACK
E	MIDNIGHT BLACK



KEY BUILDING PLAN



1 BUILDING J - NORTH ELEVATION
DP-28 SCALE: 1:100

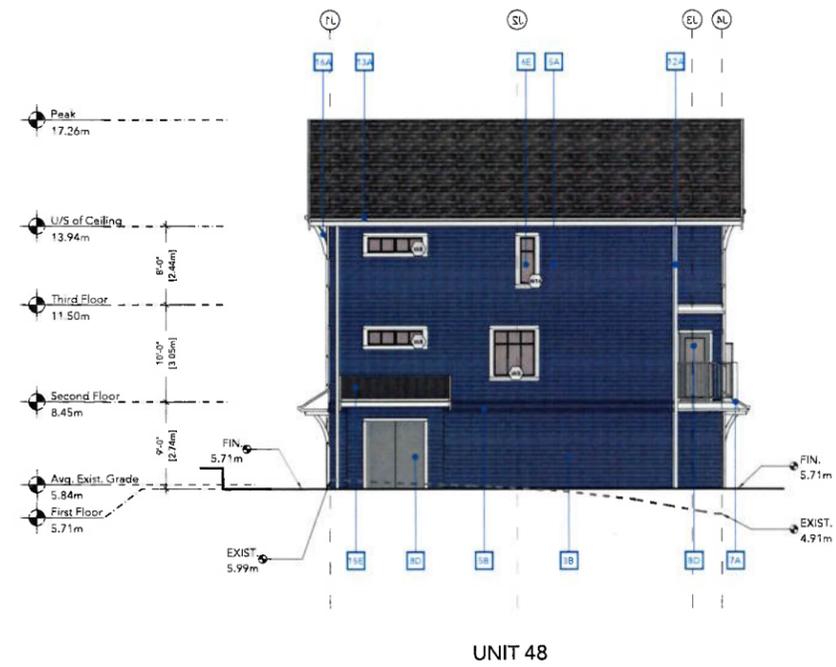


2 BUILDING J - EAST ELEVATION
DP-28 SCALE: 1:100

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3 BUILDING J - SOUTH ELEVATION
DP-28 SCALE: 1:100



4 BUILDING J - WEST ELEVATION
DP-28 SCALE: 1:100

MATERIAL LEGEND	
MATERIAL / ITEM	
1	CONCRETE
2	FIBER CEMENT SIDING (PLANK)
3	FIBER CEMENT SIDING (SHINGLE)
4	FIBER CEMENT SIDING (BOARD AND BATTEN)
5	FIBER CEMENT SIDING (TRIM)
6	VINYL/LOW-E GLAZING SYSTEM
7	ALUMINUM GUARDRAIL SYSTEM
8	PRE-FINISHED FIBERGLASS DOOR
9	PRE-FINISHED ALUMINUM GARAGE DOOR
10	VINYL GLASS SLIDING DOOR
11	PRE-CAST CONCRETE STAIRS
12	RAIN WATER LEADER
13	RAIN WATER GUTTER SYSTEM
14	ASPHALT ROOF SHINGLE
15	STANDING SEAM METAL ROOF SYSTEM
16	KNEE BRACE
17	NATURAL STONE VENEER
18	COLUMN
19	FRINJCT SCREEN
20	WINDOW BOX
22	WALL MOUNTED GOOSE NECK LAMP

COLOUR	
A	ARCTIC WHITE
B	JET BLUE
C	TROUT GREY
D	BABY SEAL BLACK
E	MIDNIGHT BLACK

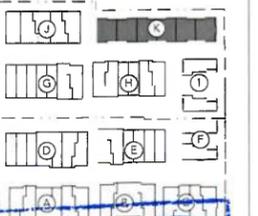
REV	DATE	DESCRIPTION	DR	RV
3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
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1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

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PROJECT:
ABSTRACT GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE:
ELEVATIONS - BUILDING J

PROJECT NO.	PLOT DATE
21067	OCTOBER 09, 2024
DRAWING NO.	REVISION
DP-28	3



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2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

PROJECT
ABSTRACT
GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE:
ELEVATIONS - BUILDING K

PROJECT NO	1020	PLANT DATE	OCTOBER 09, 2024
21067		SCALE	As Noted
DRAWING NO	DP-29	REVISION	3



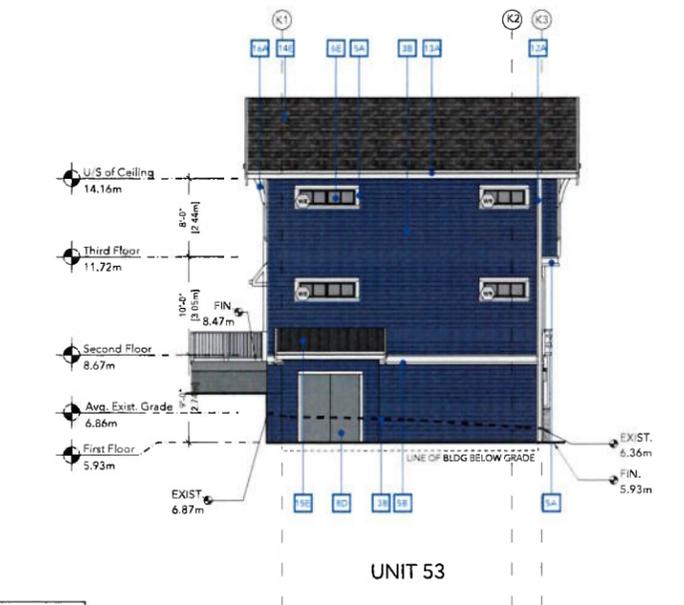
1 BUILDING K - NORTH ELEVATION
DP-29 SCALE: 1:100



2 BUILDING K - EAST ELEVATION
DP-29 SCALE: 1:100



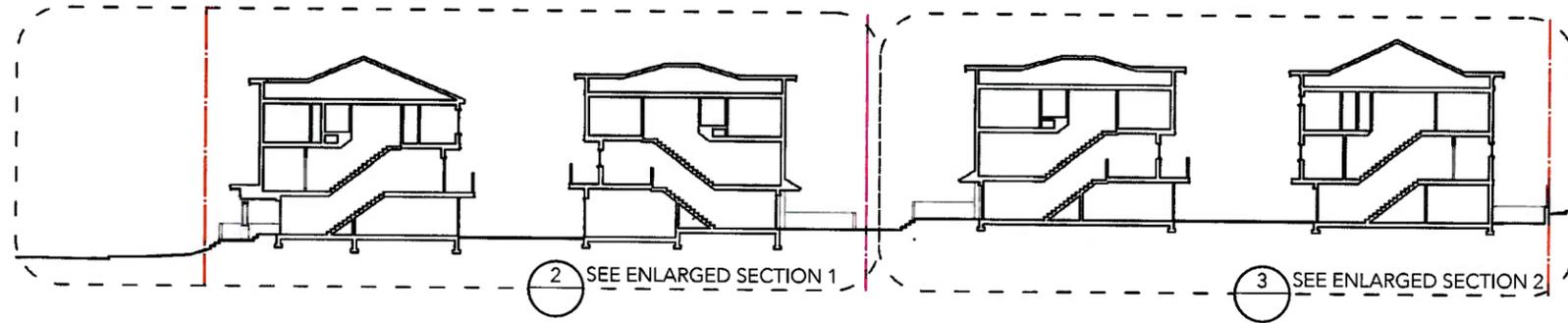
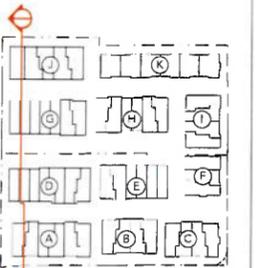
3 BUILDING K - SOUTH ELEVATION
DP-29 SCALE: 1:100



4 BUILDING K - WEST ELEVATION
DP-29 SCALE: 1:100

MATERIAL LEGEND	
MATERIAL / ITEM	
1	CONCRETE
2	FIBER CEMENT SIDING (PLANK)
3	FIBER CEMENT SIDING (SHINGLE)
4	FIBER CEMENT SIDING (BOARD AND BATTEN)
5	FIBER CEMENT SIDING (TRIM)
6	VINYL/LOW-E GLAZING SYSTEM
7	ALUMINUM GUARDRAIL SYSTEM
8	PRE-FINISHED FIBERGLASS DOOR
9	PRE-FINISHED ALUMINUM GARAGE DOOR
10	VINYL/GLASS SLIDING DOOR
11	PRE-CAST CONCRETE STAIRS
12	RAIN WATER LEADER
13	RAIN WATER GUTTER SYSTEM
14	ASPHALT ROOF SHINGLE
15	STANDING SEAM METAL ROOF SYSTEM
16	KNEE BRACE
17	NATURAL STONE VENEER
18	COLUMN
19	PRIVACY SCREEN
20	WINDOW BOX
22	WALL MOUNTED GOOSE NECK LAMP

COLOUR	
LETTER	COLOUR
A	ARCTIC WHITE
B	JET BLUE
C	TROUT GREY
D	BABY SEAL BLACK
E	MIDNIGHT BLACK



1 SITE SECTION [A-A]
DP-30 SCALE: 1:200



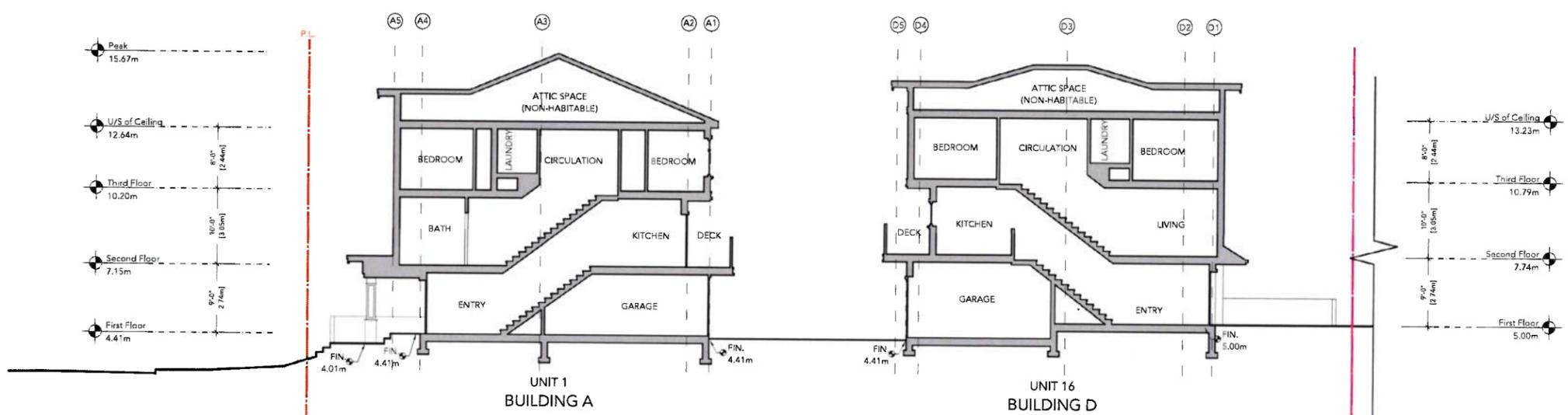
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1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

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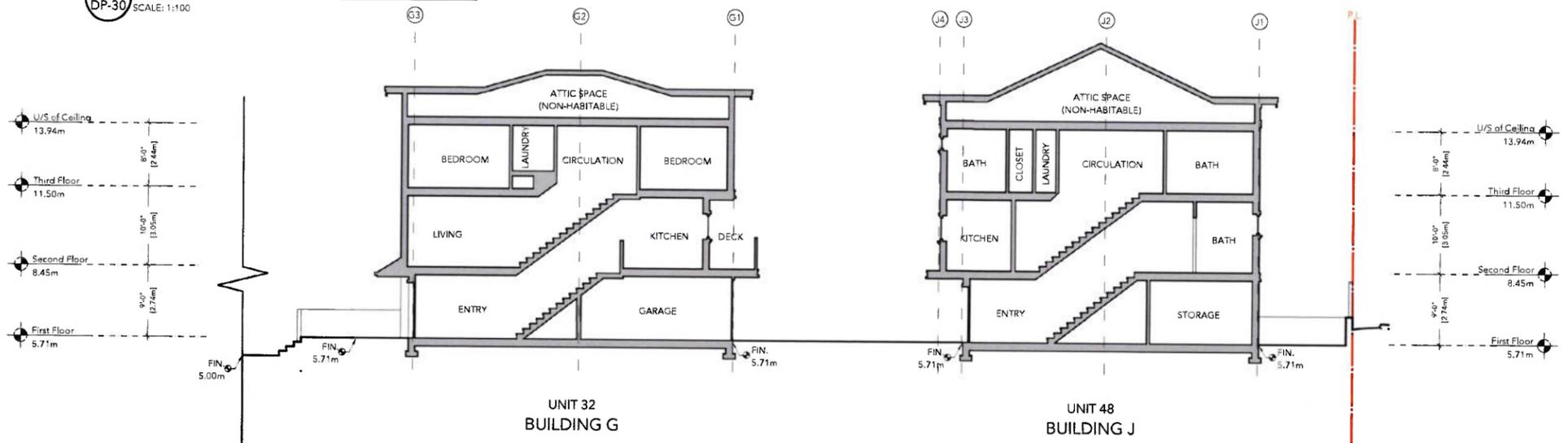
PROJECT:
**ABSTRACT
GORGE RESIDENTIAL**
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE:
SITE SECTION [A-A]

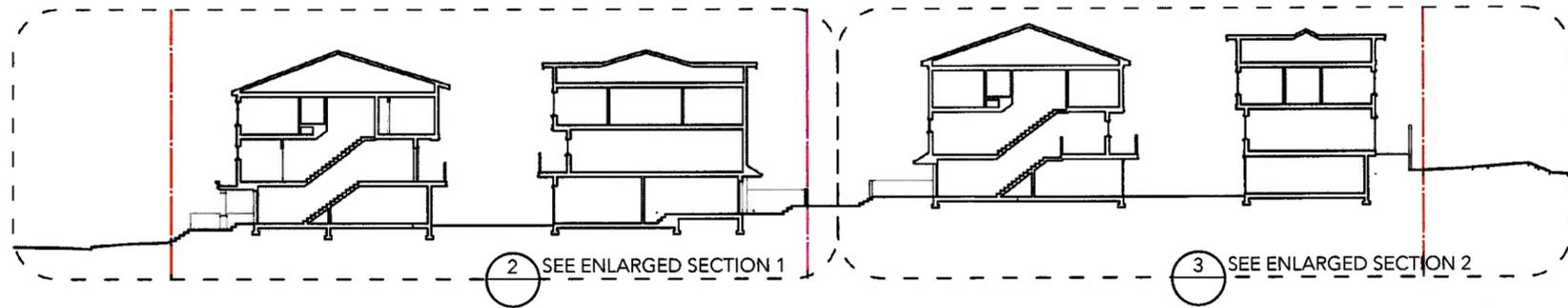
PROJECT NO.	DATE	SCALE	REVISION
21067	OCTOBER 09, 2024	As Noted	3
DP-30			



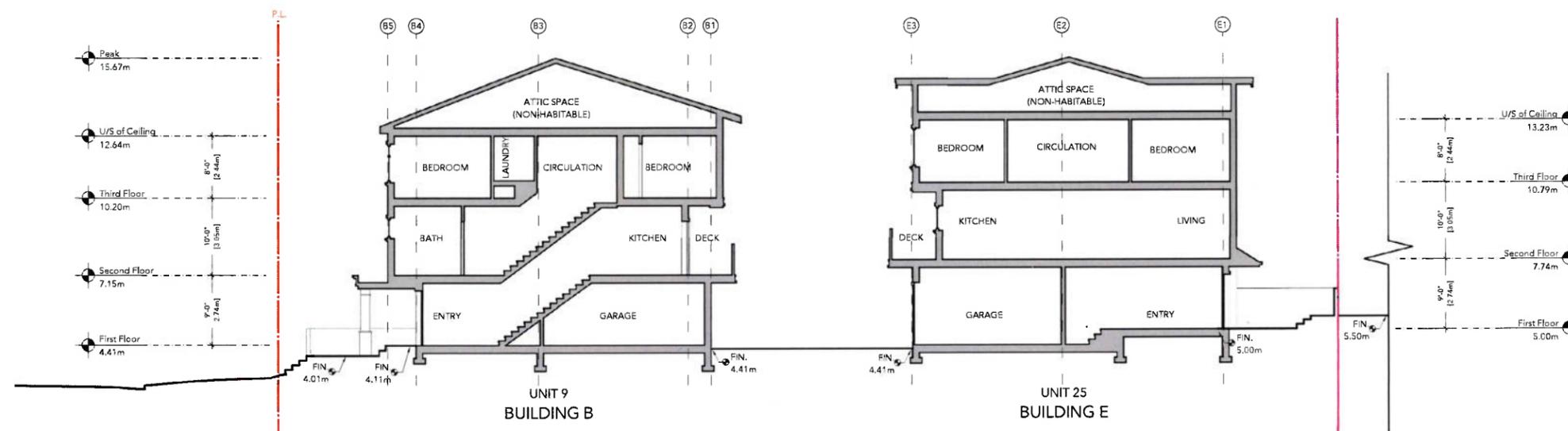
2 ENLARGED SECTION 1 [A-A]
DP-30 SCALE: 1:100



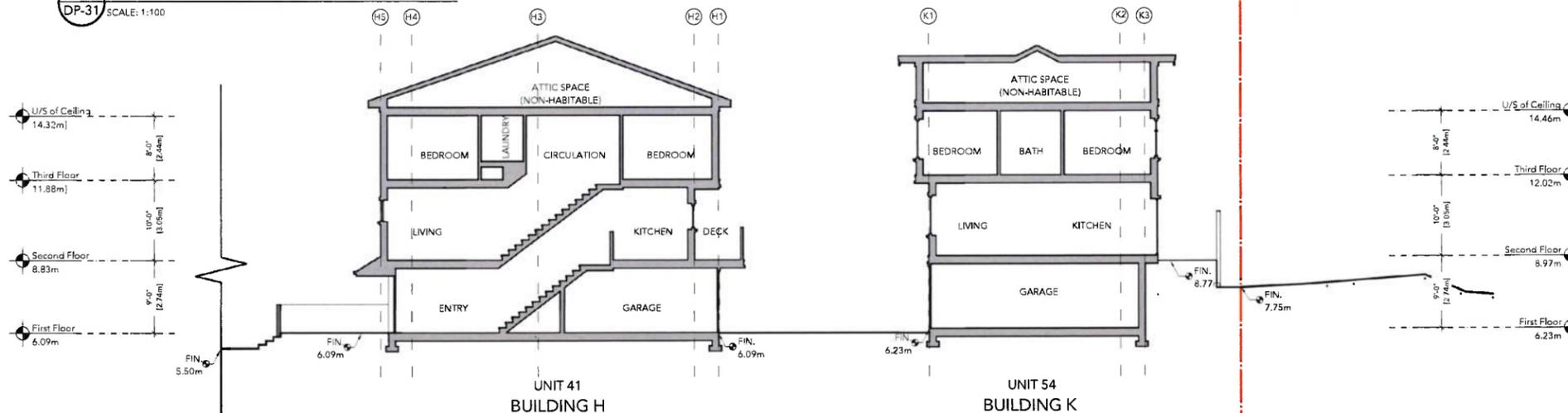
3 ENLARGED SECTION 2 [A-A]
DP-30 SCALE: 1:100



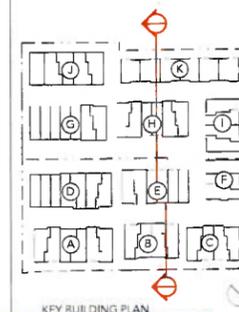
1 SITE SECTION [B-B]
DP-31 SCALE: 1:200



2 ENLARGED SECTION 1 [B-B]
DP-31 SCALE: 1:100



3 ENLARGED SECTION 2 [B-B]
DP-31 SCALE: 1:100



REV	DATE	DESCRIPTION	DR	RV
3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

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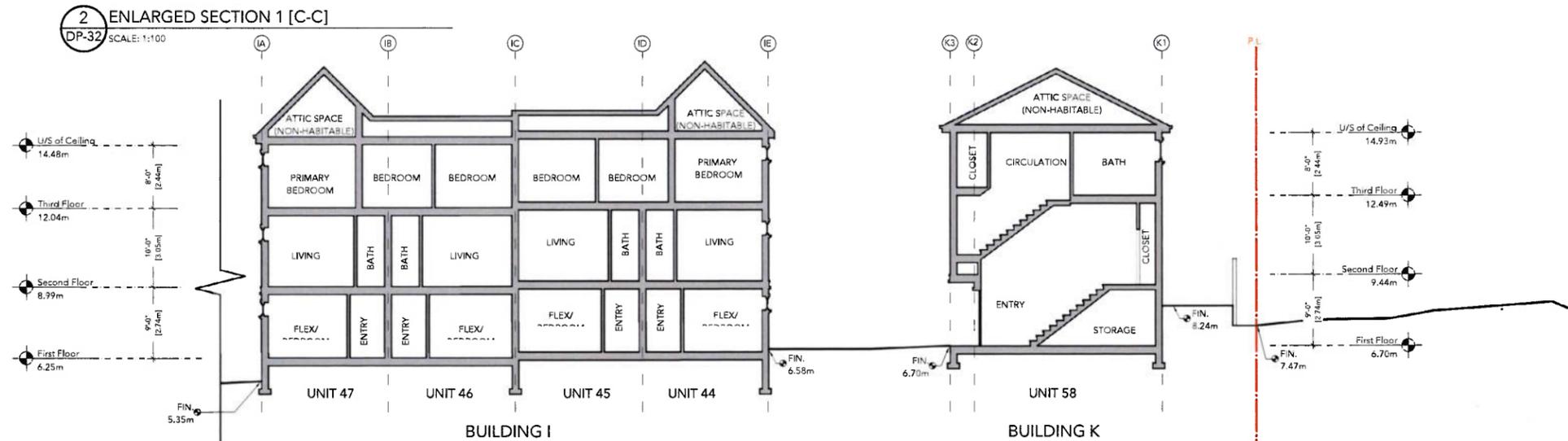
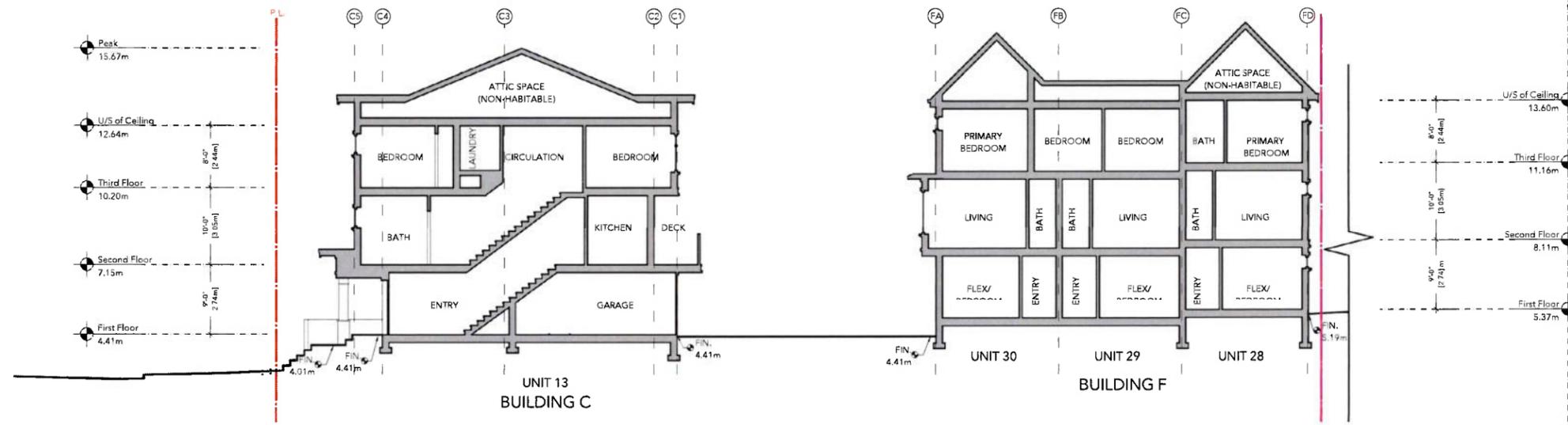
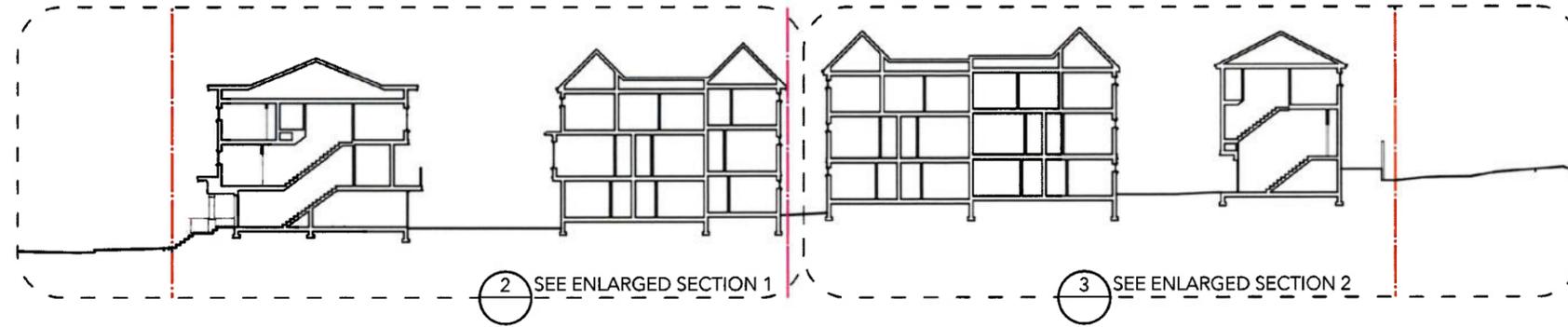
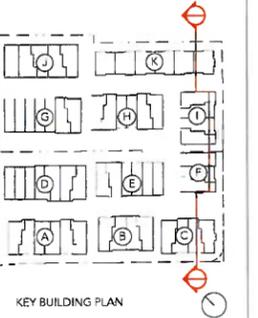
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PROJECT:
**ABSTRACT
GORGE RESIDENTIAL**
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE:
SITE SECTION [B-B]

PROJECT NO.	PLOT DATE
21067	OCTOBER 09, 2024
DRAWING NO.	REVISION
DP-31	3



REV	DATE	DESCRIPTION	DR	RV
3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

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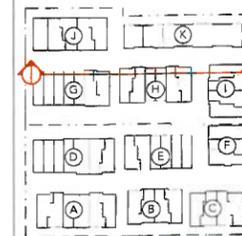
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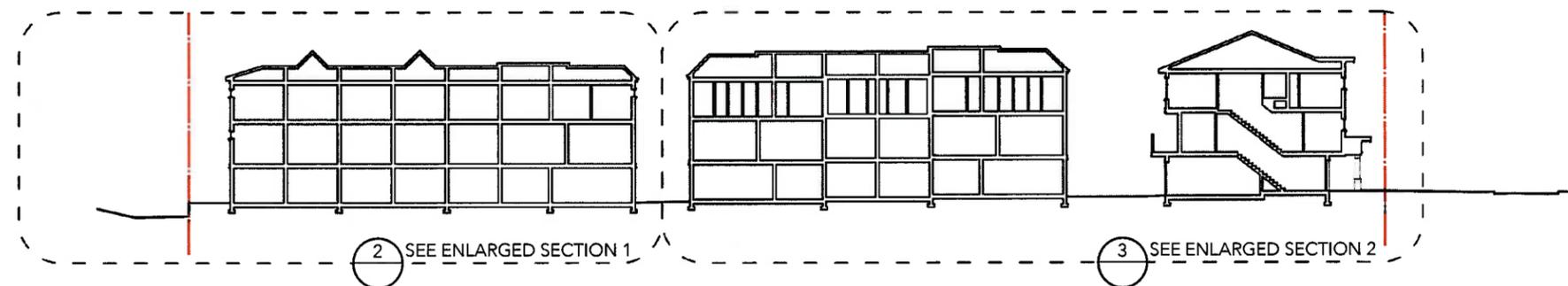
PROJECT:
ABSTRACT GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE:
SITE SECTION [C-C]

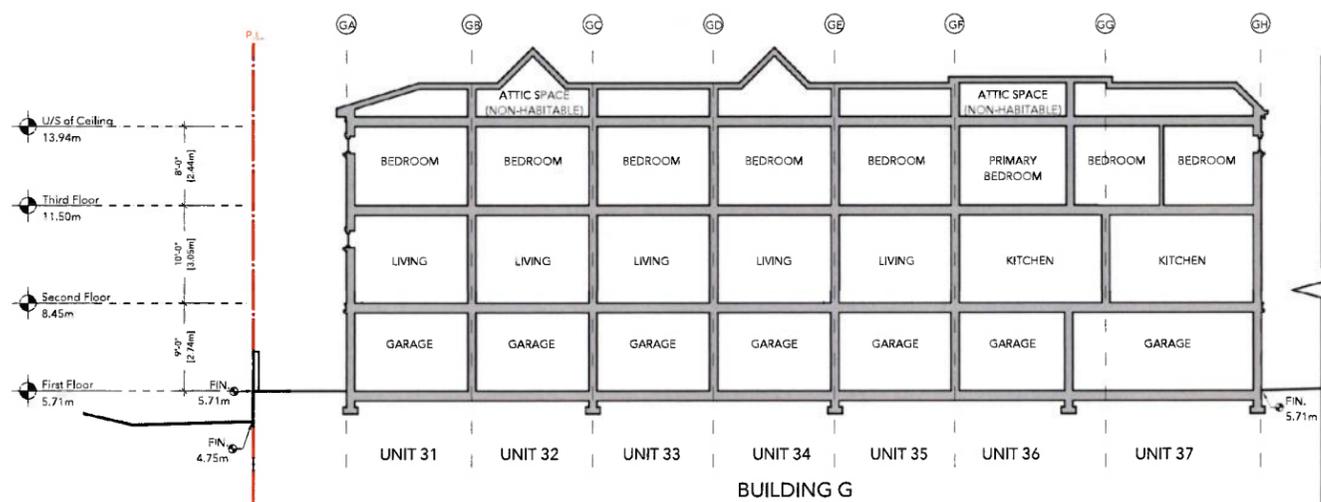
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DRAWING NO.	DP-32	SCALE	As Noted
REVISION	3		



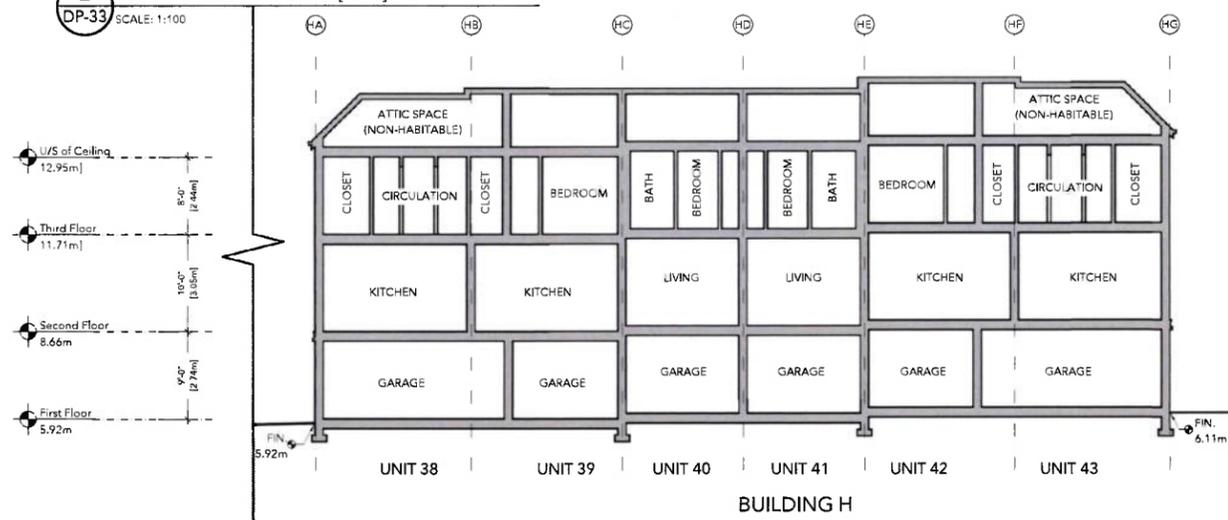
KEY BUILDING PLAN



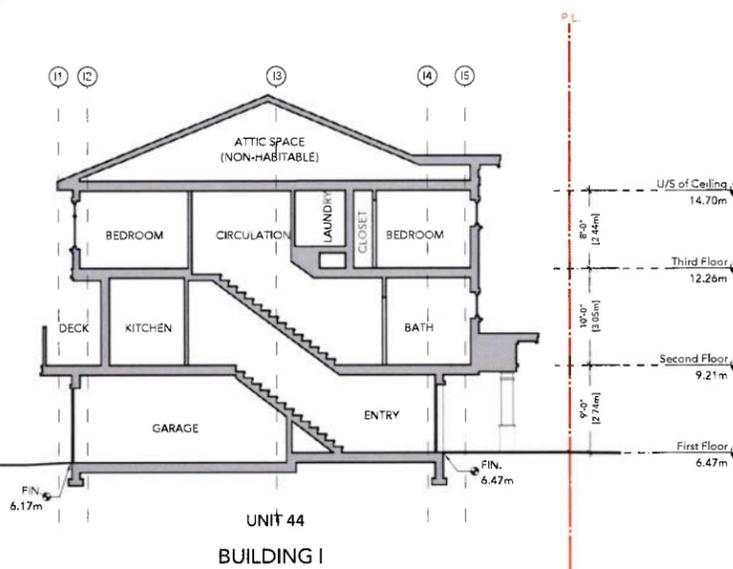
1 SITE SECTION [D-D]
DP-33 SCALE: 1:200



2 ENLARGED SECTION 1 [D-D]
DP-33 SCALE: 1:100



3 ENLARGED SECTION 2 [D-D]
DP-33 SCALE: 1:100



REV	DATE	DESCRIPTION	DR	RV
3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
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PROJECT:
ABSTRACT GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE:
SITE SECTION [D-D]

PROJECT NO.	PLOT DATE	SCALE	REVISION
21067	OCTOBER 09, 2024	As Noted	3
DRAWING NO.	DP-33		

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DISTRICT OF SAANICH



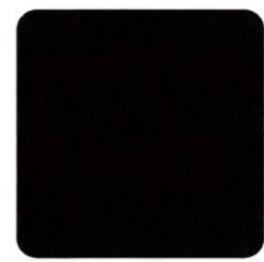
3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AB	AU
REV	DATE	DESCRIPTION	DR	BY

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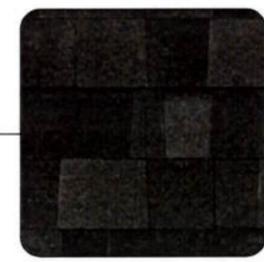
PROJECT:
ABSTRACT
GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE:
MATERIAL BOARD 1

PROJECT NO.	21067	PILOT DATE	OCTOBER 09, 2024
SCALE	As Noted	REVISION	3
DRAWING NO.	DP-34		



"MIDNIGHT BLACK"
STANDING SEAM METAL
ROOF SYSTEM



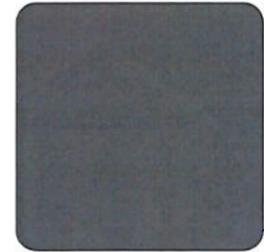
"MIDNIGHT BLACK"
FIBERGLASS SHINGLES



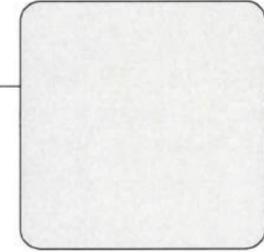
COLOUR MATCH PAINT
TO "ARCTIC WHITE"
WOOD FASCIA &
CEMENT BOARD
PANELS & TRIM



"ARCTIC WHITE"
CEMENT BOARD
SHINGLES



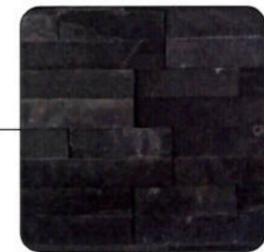
"BABY SEAL BLACK"
PAINTED ENTRY &
GARAGE DOORS



COLOUR MATCH PAINT
TO "ARCTIC WHITE"
WOOD FASCIA &
CEMENT BOARD
PANELS & TRIM



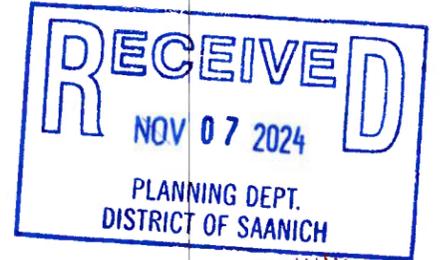
"JET BLUE"
CEMENT BOARD
SHINGLES



STACKED SLATE
NATURAL VENEER

1 MATERIAL BOARD
DP-34





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1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

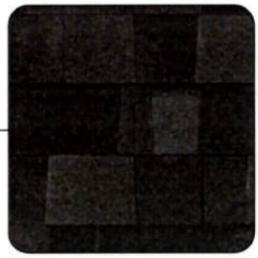
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PROJECT
ABSTRACT GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE
MATERIAL BOARD 2

PROJECT NO.	21067	PLOT DATE	OCTOBER 09, 2024
SCALE	As Noted		

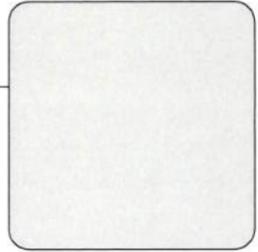
DRAWING NO.	DP-35	REVISION	3
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"MIDNIGHT BLACK"
FIBERGLASS SHINGLES



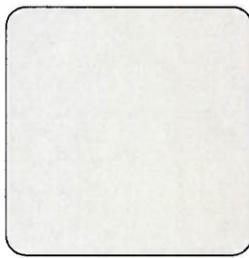
"ARCTIC WHITE"
CEMENT BOARD SHINGLES



COLOUR MATCH PAINT
TO "ARCTIC WHITE"
WOOD FASCIA &
CEMENT BOARD
PANELS & TRIM



STACKED SLATE
NATURAL VENEER



COLOUR MATCH PAINT
TO "ARCTIC WHITE"
WOOD FASCIA &
CEMENT BOARD
PANELS & TRIM



"BABY SEAL BLACK"
PAINTED ENTRY &
GARAGE DOORS



"TROUT GREY"
CEMENT BOARD
SHINGLES

1 MATERIAL BOARD
DP-35



PHOTO CREDIT: LOWE HAMMOND ROWE ARCHITECTS

1 SITE MASSING
DP-36



PHOTO CREDIT: LOWE HAMMOND ROWE ARCHITECTS

2 CONTEXT ELEVATION - GORGE ROAD W
DP-36



PHOTO CREDIT: LOWE HAMMOND ROWE ARCHITECTS

3 CONTEXT ELEVATION - ROCKWELL AVE
DP-36

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DISTRICT OF SAANICH



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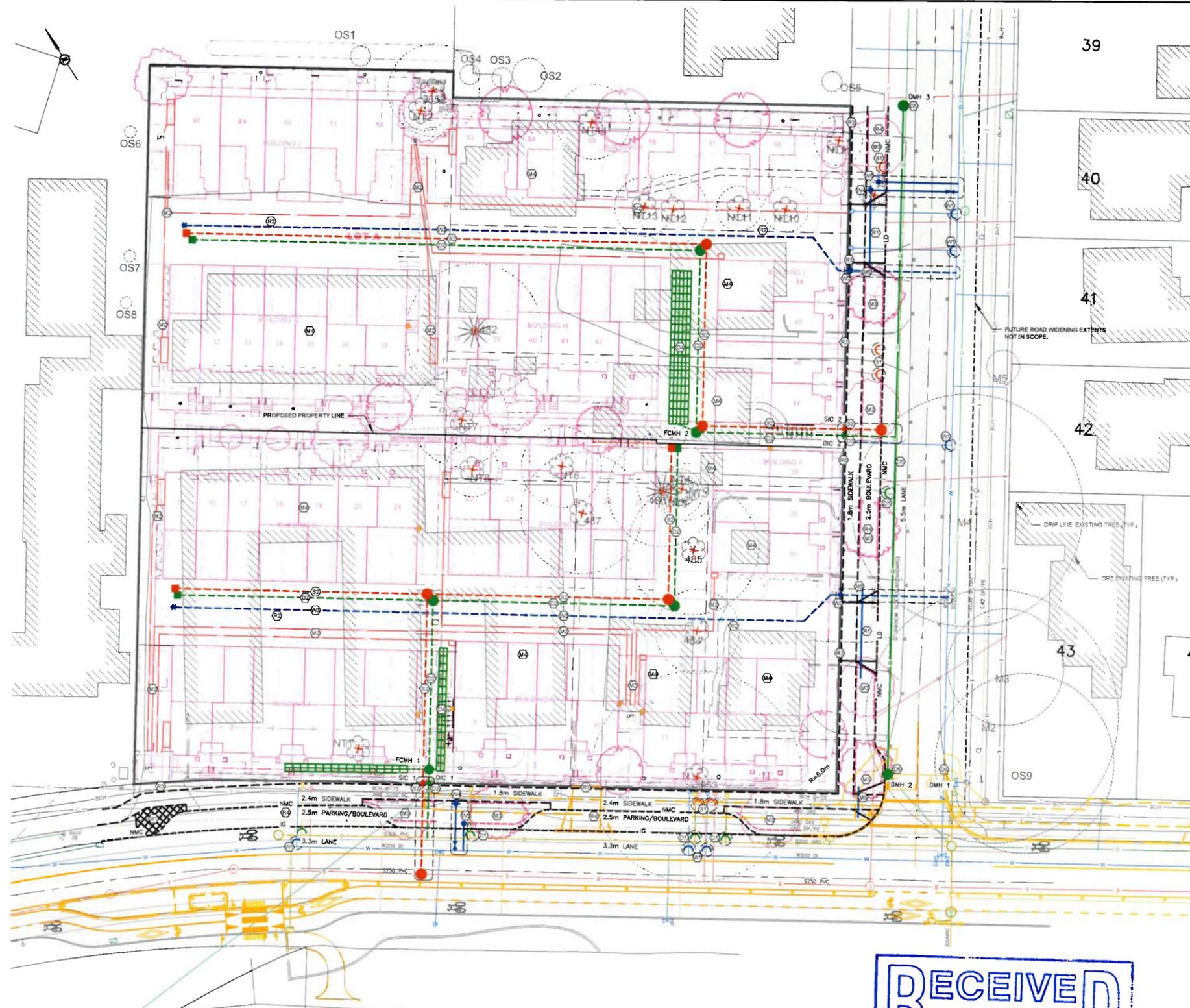
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PROJECT
**ABSTRACT
GORGE RESIDENTIAL**
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE
STREETScape PLAN

PROJECT NO.	21067	PLOT DATE	OCTOBER 09, 2024
SCALE	As Noted		

DRAWING NO.	DP-36	REVISION	3
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- SHEET NOTES:**
- DRAIN**
- ① DISTRICT OF SAANICH TO CAP AND ABANDON EXISTING DRAIN SERVICES AT DEVELOPERS EXPENSE.
 - ② CONTRACTOR TO INSTALL ONSITE DRAIN SERVICING COMPLETE WITH MANHOLES AND CLEANOUTS.
 - ③ DISTRICT OF SAANICH TO INSTALL DRAIN SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.
 - ④ CONTRACTOR TO INSTALL STORMWATER MANAGEMENT SYSTEM AND FLOW CONTROL MANHOLE IN ACCORDANCE WITH SAANICH "TYPE 1" WATERSHED.
 - ⑤ CONTRACTOR TO UPGRADE EXISTING SUBSTANDARD DRAIN MAIN FRONTING DEVELOPMENT TO 200mm COMPLETE WITH NEW MANHOLES, MANHOLE LID TO BE ROTATED OUT OF CURB LINE AS REQUIRED.
 - ⑥ DRAINAGE UPGRADES AS PER DISTRICT OF SAANICH PROJECT. NOT IN SCOPE.
- SANITARY**
- ⑦ DISTRICT OF SAANICH TO CAP AND ABANDON EXISTING SANITARY SERVICES AT DEVELOPERS EXPENSE.
 - ⑧ CONTRACTOR TO INSTALL ONSITE SANITARY SERVICING COMPLETE WITH MANHOLES AND CLEANOUTS.
 - ⑨ DISTRICT OF SAANICH TO INSTALL SEWER SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- WATER**
- ⑩ DISTRICT OF SAANICH TO CAP AND ABANDON EXISTING WATER SERVICES AT DEVELOPERS EXPENSE.
 - ⑪ DISTRICT OF SAANICH TO INSTALL WATER SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.
 - ⑫ CONTRACTOR TO INSTALL ONSITE WATER SERVICING COMPLETE WITH GATE VALVES AND FLUSH VALVES.
 - ⑬ DISTRICT OF SAANICH TO INSTALL NEW FIRE HYDRANT AT DEVELOPERS EXPENSE.
 - ⑭ DISTRICT OF SAANICH TO INSTALL NEW BOULEVARD IRRIGATION SERVICE COMPLETE WITH METER. DETAILS AT BP STAGE.
- ROAD**
- ⑮ CONTRACTOR TO INSTALL 7.0m WIDE DRIVEWAY COMPLETE WITH DROPS AND IRRIGATION SLEEVING TO DISTRICT OF SAANICH STANDARDS.
 - ⑯ CONTRACTOR TO INSTALL PERMEABLE ASPHALT COMPLETE WITH PERFORATED PVC UNDERDRAIN. SEE LANDSCAPE PLAN FOR MORE DETAILS.
 - ⑰ CONTRACTOR TO REMOVE EXISTING DRIVEWAY.
 - ⑱ CONTRACTOR TO CONSTRUCT CURB, BOULEVARD, SIDEWALK AND BIKE LANE TO SAANICH STANDARDS AS REQUIRED.
- MISCELLANEOUS**
- ⑲ CONTRACTOR TO CONSTRUCT HARDSCAPE FOR PMT ACCESS.
 - ⑳ PRELIMINARY ONSITE ELECTRICAL SERVICING. DETAILS AT BP STAGE.
 - ㉑ PROPOSED BOULEVARD TREE COMPLETE WITH ROOT BARRIERS. SEE LANDSCAPE PLAN FOR MORE DETAILS.
 - ㉒ EXISTING BUILDING TO BE REMOVED AS PART OF DEMOLITION PHASE.
 - ㉓ PROPOSED IRRIGATION SLEEVE. DETAILS AT BP STAGE.

PRELIMINARY STORMWATER MANAGEMENT NOTES AND CALCULATIONS

THE DEVELOPMENT IS WITHIN A DISTRICT OF SAANICH "TYPE 1" WATERSHED.

TREATMENT AND STORAGE

TREATMENT FOR THE LOT WILL BE PROVIDED BY PERMEABLE ASPHALT. THE STORM WATER WILL BE MANAGED WITH ST36 BRENTWOOD STORAGE TANKS. EACH ST36 BRENTWOOD TANK STORES 0.45m³ OF RUNOFF AND HAS A FOOTPRINT OF 0.42m². CONTRACTOR TO INSTALL BRENTWOOD TANKS AS PER MANUFACTURERS INSTRUCTIONS.

PROPOSED STORAGE - NORTH LOT

THE IMPERVIOUS AREA FOR THE NORTH LOT WAS CALCULATED AS 2150m², NOT INCLUDING THE PERMEABLE ASPHALT.

REQUIRED STORAGE FOR SITE = 200m³/ha x 0.2150ha
= 43m³

REQUIRED NUMBER OF TANKS = 43m³ / 0.45m³
= 96 TANKS

TOTAL REQUIRED STORAGE AREA = 96 x 0.42m²
= 40.3m²

PROPOSED STORAGE - SOUTH LOT

THE IMPERVIOUS AREA FOR THE SOUTH LOT WAS CALCULATED AS 2330m², NOT INCLUDING THE PERMEABLE ASPHALT.

REQUIRED STORAGE FOR SITE = 200m³/ha x 0.2330ha
= 46.6m³

REQUIRED NUMBER OF TANKS = 46.6m³ / 0.45m³
= 104 TANKS

TOTAL REQUIRED STORAGE AREA = 104 x 0.42m² (X 0.5 DUE TO 2 TANKS STACKED VERTICALLY)
= 21.9m²

OTHER STORAGE OPTIONS MAY BE USED, PROVIDED THAT MINIMUM STORAGE VOLUMES ARE ACHIEVED, AND THE SYSTEM IS APPROVED BY THE CONSULTING ENGINEER AND DISTRICT OF SAANICH. FINAL LOCATION AND ORIENTATION OF THE STORMTANKS TO BE DETERMINED IN THE FIELD BY THE OWNER AND CONTRACTOR.



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DISTRICT OF SAANICH

ISSUED FOR DEVELOPMENT PERMIT

NOTE: REFER TO TIA SUPPLIED BY BUNT & ASSOCIATES FOR GARBAGE AND RECYCLING DETAILS.



ABSTRACT
992 GORGE ROAD WEST
PRELIMINARY SERVICING

Scale: 1:250
Date: 2024-08-21
Eng. Project No.: 31109

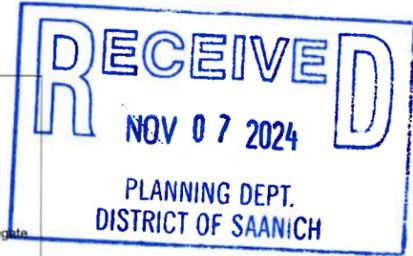
JEA

J E ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS



VICTORIA NANAIMO PARKSVILLE
PHONE: 250-727-2214 FAX: 250-727-3395



MATERIALS LEGEND

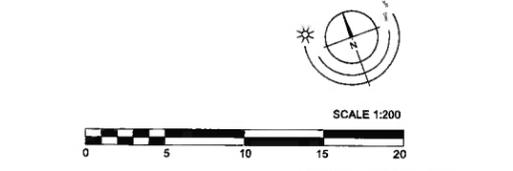
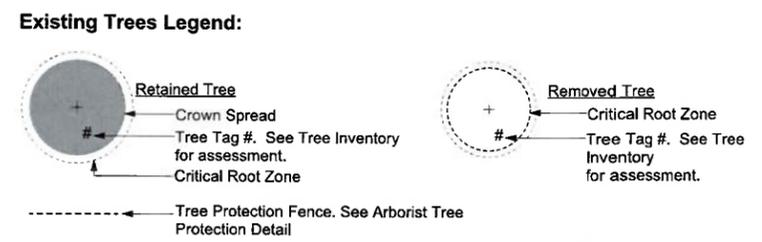
- Roadway - Permeable Asphalt
- Internal Pedestrian Connectors - Concrete
- Pedestrian pathways - Concrete Pavers
- Sidewalk - Broom finish concrete
- Patios - Decorative Pavers
- Maintenance access strips - River rock/clear aggregate
- Planting beds
- Grass lawn

RECOMMENDED PLANT SPECIES LIST

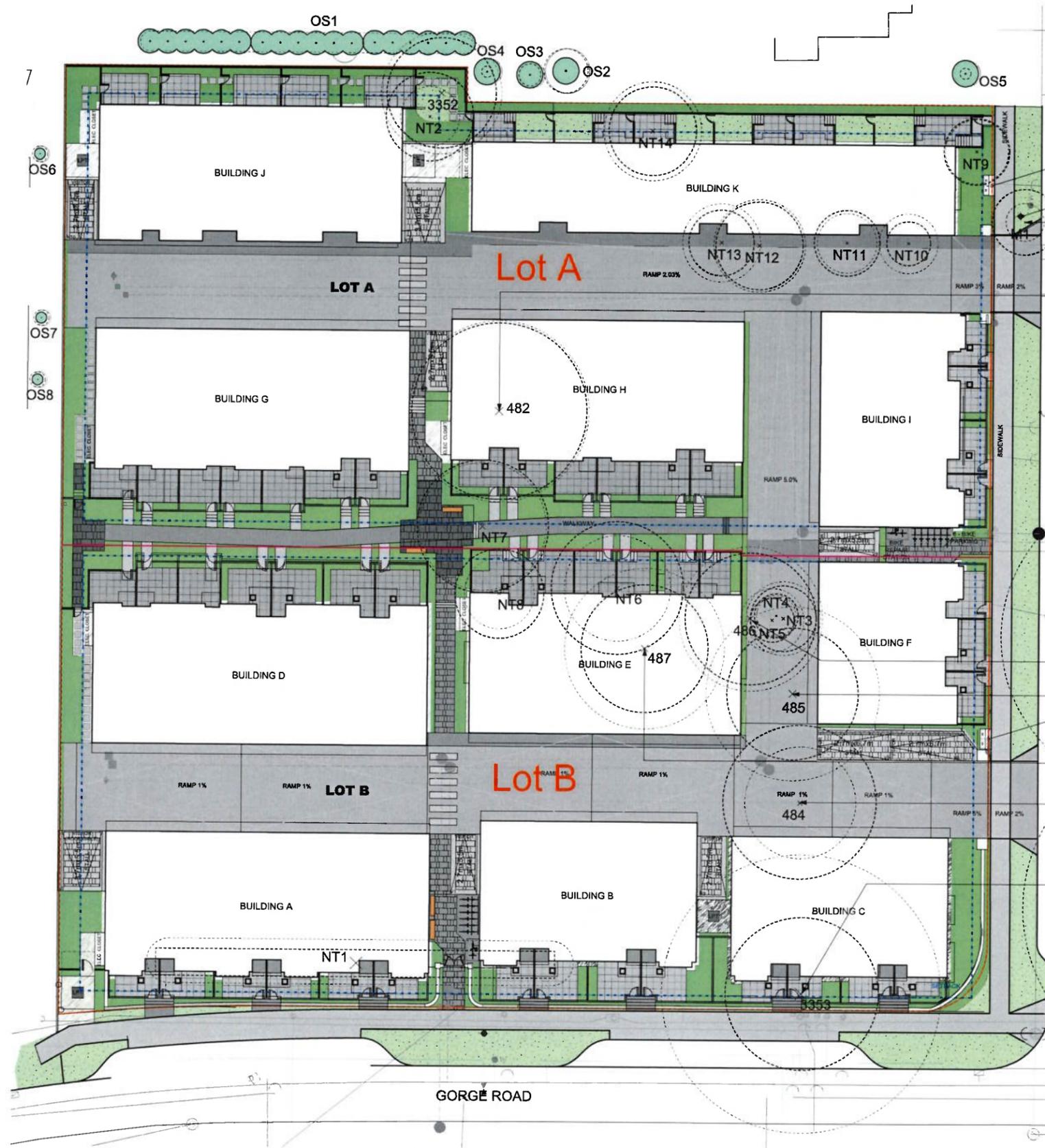
Category	Botanical Name	Common Name	Size	
Trees Total: 42	Acer platanoides	'Crimson King' Norway Maple	60m cal.	
	Cercis canadensis	Eastern Redbud	60m cal.	
	Magnolia grandiflora	'Victoria'	60m cal.	
	Parrotia persica	Persian Ironwood	60m cal.	
	Prunus sargentii	Columnar Sargent Cherry	60m cal.	
	Quercus garryana	Garry Oak	60m cal.	
	Stewartia pseudocamellia	Japanese Stewartia	60m cal.	
	Large Shrubs Total: 229	Caesalpinia thymiflora	'Victoria'	#5 pot
		Juniperus communis	Common Juniper	#5 pot
		Mahonia aquifolium	Tall Oregon Grape	#5 pot
Philadelphus 'Belle Etoile'		Belle Etoile Mock Orange	#5 pot	
Physocarpus opulifolius		'Center Glow'	#5 pot	
Pieris 'Forest Flame'		Forest Flame Pieris	#5 pot	
Pinus mugo 'Jakobsen'		Jakobsen Mugo Pine	#5 pot	
Rhododendron 'Rosa Mund'		Rosa Mund Rhododendron	#5 pot	
Ribes sanguineum		'King Edward VII'	#5 pot	
Vaccinium ovatum		Evergreen Huckleberry	#5 pot	
Medium Shrubs Total: 267		Asplenium 'Herbert'	Herbert Evergreen Azalea	#3 pot
		Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 pot
		Dora Amatae	Rhododendron	#3 pot
		Rhododendron macrophyllum	Pacific Rhododendron	#3 pot
		Ribes sanguineum	Red Flowering Currant	#3 pot
	Rosa nutkana	Noctika Rose	#3 pot	
	Symphoricarpos albus	Snowberry	#3 pot	
	Small Shrubs Total: 381	Cistus x argenteus 'Silver Pink'	Silver Pink Rock Rose	#1 pot
		Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
		Gaultheria shallon	Sall	#1 pot
Helictotrichon sempervirens		Blue Cat Grass	#1 pot	
Lavandula stoechas 'Oto Quasi'		Spanish Lavender	#1 pot	
Lavandula x intermedia 'Provence'		Provence French Lavender	#1 pot	
Mahonia nervosa		Low Oregon Grape	#1 pot	
Nandina domestica 'Fire Power'		Fire Power Heavenly Bamboo	#1 pot	
Perennials, Annuals and Ferns Total: 373		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
		Helictotrichon sempervirens	Blue Cat Grass	#1 pot
	Polystichum munulum	Sword Fern	#1 pot	
	Polystichum polyblepharum	Tassel Fern	#1 pot	
	Vines Total: 8	Hydrangea anomala petalalis	Climbing Hydrangea	#5 pot

Notes:

- All work to be completed to current CSLA Landscape Standards.
- All soft landscape to be irrigated with an automatic irrigation system.
- Applicant is to provide a separate irrigation system to the boulevard trees. Prior to a building permit detailed irrigation design drawings for the boulevard will be required.
- Irrigation to the boulevard trees shall be provided by a water meter that is separate from the building. The boulevard tree irrigation system shall be installed by the applicant's contractor to IABC and District of Saanich specifications using a double ring drip system with a double check valve. The boulevard tree irrigation system must be on its own timer which is readily accessible to Parks Staff at all times. Irrigation contractor to provide a drawing to Parks for review and approval that shows the proposed system. Irrigation contractor to arrange inspection of the boulevard tree irrigation system by Parks.
- After the boulevard tree irrigation system is inspected and approved by Parks it will become the District of Saanich's to maintain and operate.



992 Gorge Road | Landscape Concept Plan



Inventory of Existing Trees

Tag #	Species (Tree)	Location (On, Off, Street, City)	Tree Condition (Tree)	Health (Tree)	DBH (cm)	Crown Spread (m)	Crown Height (m)	Condition (Tree)	Notes (Tree)	General Field Observations/Remarks	Tree Management Recommendation	Retention Status
OS1	Red Oak	On	H	Good	30	10	15	Fair to good	Medium size tree along the northwestern property line.		Retain	Retain
OS2	Plum	On	V	Poor	18.25	10	3	Fair	Group of stems that likely share a root system. One to the northwestern enclosed bank at these attachments. Set in group of stems.		Unsuitable	Reason for Removal: 19H
OS3	Post Oak	On	H	Good	Multiple stems, 30m to 50m	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
OS4	Plum	On	H	Good	Multiple stems, 30m to 50m	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
OS5	Purple Leaf Plum	On	H	Good	100	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
OS6	Arbutus	On	V	Poor	30	10	15	Fair	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
OS7	Pear	On	V	Poor	30.45	10	15	Fair	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
OS8	Douglas fir	On	N	Good	20	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
OS9	Plum	On	H	Good	20	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
NT1	Post Oak	On	H	Good	Multiple stems, 30m to 50m	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
NT2	Plum	On	H	Good	Multiple stems, 30m to 50m	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
NT3	Purple Leaf Plum	On	H	Good	100	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
NT4	Arbutus	On	V	Poor	30	10	15	Fair	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
NT5	Pear	On	V	Poor	30.45	10	15	Fair	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
NT6	Douglas fir	On	N	Good	20	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
NT7	Plum	On	H	Good	20	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
NT8	Post Oak	On	H	Good	Multiple stems, 30m to 50m	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
NT9	Purple Leaf Plum	On	H	Good	100	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
NT10	Arbutus	On	V	Poor	30	10	15	Fair	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
NT11	Pear	On	V	Poor	30.45	10	15	Fair	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
NT12	Douglas fir	On	N	Good	20	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
NT13	Plum	On	H	Good	20	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
NT14	Post Oak	On	H	Good	Multiple stems, 30m to 50m	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
M1	Purple Leaf Plum	On	H	Good	100	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
M2	Arbutus	On	V	Poor	30	10	15	Fair	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
M3	Pear	On	V	Poor	30.45	10	15	Fair	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
M4	Douglas fir	On	N	Good	20	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H
M5	Plum	On	H	Good	20	10	15	Fair to good	Medium size tree along the southern property line. Longest stem: 15m. Cluster of stems around 100' x 100' area. These stems share a root system.		Unsuitable	Reason for Removal: 19H

Removed Purple Leaf Plum, (NT1) DBH: 10cm.

Removed Deodara Cedar, (#452) DBH: 78cm.

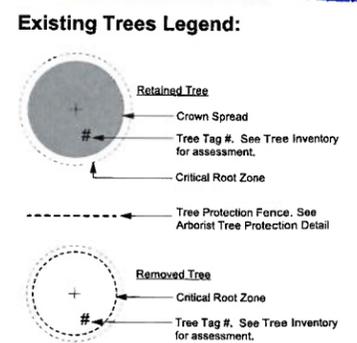
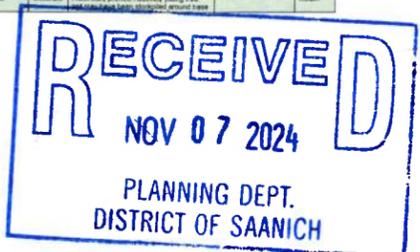
Removed Douglas-fir, (#486) DBH: 56cm.

Removed Pear, (#485) DBH: 30.27, 15cm.

Removed English Oak, (#487) DBH: 70cm.

Removed Arbutus, (#484) DBH: 34cm.

Removed Purple Leaf Plum, (#483) DBH: 79cm.



992 Gorge Road | Tree Management Plan



Trees

Symbol	ID	Quantity	Botanical Name	Common Name	Size
	CeCa	7	Cercis canadensis	Eastern Redbud	6cm cal
	MaGr	6	Magnolia grandiflora 'Victoria'	Victoria Magnolia	6cm cal
	PaPer	3	Parrotia persica	Persian Ironwood	6cm cal
	PruSa	6	Prunus sargenti	Columnar Sargent Cherry	6cm cal
	QeCa	8	Quercus garryana	Garry Oak	6cm cal
	AcPl	5	Acer platanoides	'Crimson King' Norway Maple	6cm cal
	StP	7	Stewartia pseudocamellia	Japanese Stewartia	6cm cal

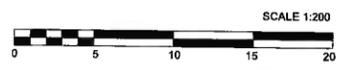
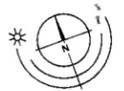
Tree Type	Minimum Soil Volume
Small Tree	8 Cubic Meters
Medium Tree	12 Cubic Meters
Large Tree	16 Cubic Meters



Recommended Nursery Stock

Trees
Total: 42

Botanical Name	Common Name	Size
Acer platanoides	'Crimson King' Norway Maple	6cm cal.
Cercis canadensis	Eastern Redbud	6cm cal.
Magnolia grandiflora 'Victoria'	Victoria Magnolia	6cm cal.
Parrotia persica	Persian Ironwood	6cm cal.
Prunus sargenti	Columnar Sargent Cherry	6cm cal.
Quercus garryana	Garry Oak	6cm cal.
Stewartia pseudocamellia	Japanese Stewartia	6cm cal.



992 Gorge Road | Soil Volume Plan



Feb 23-22	Mar 21-23	Apr 29-23	May 28-24
Jun 21-22	Jul 27-23	Aug 25-23	Sep 28-24
Oct 21-22	Nov 21-23	Dec 20-23	Jan 18-24
Feb 13-21	Mar 13-23	Apr 05-23	May 29-24



Legend

	Access to Unit 34	42.43m
	Access to Unit 35	39.67m
	Access to Unit 40	41m
	Access to Unit 41	41.58m
	Fire Truck Path	84.8m

ABBREVIATIONS

G.F.E.	GARAGE FLOOR ELEVATION
L1.E.	LEVEL ONE ELEVATION
D.E.	DESIGN ELEVATION

GENERAL NOTES

1) ALL RESIDENTIAL PARKING STALLS TO BE PROVIDED WITH ROUGH-IN FOR EV CHARGING (ALL ELECTRIC VEHICLE STALLS TO BE ENERGIZED WITH A MINIMUM CHARGING LEVEL OF L2M)

RECEIVED
 Nov 07, 2024
 PLANNING DEPT.
 DISTRICT OF SAANICH

REV	DATE	DESCRIPTION	DR	RV
3	OCTOBER 09, 2024	ISSUED FOR RZ AND DP	AB	AU
2	SEPTEMBER 22, 2023	ISSUED FOR RZ AND DP	JS	AU
1	MARCH 08, 2022	ISSUED FOR DP	AB	AU

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PROJECT:

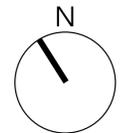
ABSTRACT GORGE RESIDENTIAL
 992 GORGE ROAD W,
 VICTORIA, BC

SHEET TITLE:

SITE PLAN

PROJECT NO.	21067	DATE	OCTOBER 09, 2024
DRAWING NO.	DP-06	SCALE	As Noted
REVISION	3		

1 SITE PLAN
 DP-06 SCALE: 1:200



Legend

	Access to Unit 17	39.54m
	Access to Unit 18	43.58m
	Access to Unit 23	34.65m
	Access to Unit 24	41.84m
	Fire Truck Path	84.69m

ABBREVIATIONS

G.F.E.	GARAGE FLOOR ELEVATION
L1.E.	LEVEL ONE ELEVATION
D.E.	DESIGN ELEVATION

GENERAL NOTES

1) ALL RESIDENTIAL PARKING STALLS TO BE PROVIDED WITH ROUGH-IN FOR EV CHARGING (ALL ELECTRIC VEHICLE STALLS TO BE ENERGIZED WITH A MINIMUM CHARGING LEVEL OF L2M)

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PROJECT:

ABSTRACT GORGE RESIDENTIAL
992 GORGE ROAD W,
VICTORIA, BC

SHEET TITLE:

SITE PLAN

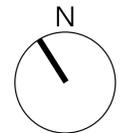
PROJECT NO.	21067	DATE	OCTOBER 09, 2024
DRAWING NO.	DP-06	SCALE	As Noted

REVISION

DP-06 **RECEIVED**
Nov 07, 2024
PLANNING DEPT.
DISTRICT OF SAANICH



1 SITE PLAN
DP-06 SCALE: 1:200



39

40

41

42

43

Gorge GORGE ROAD WEST

ROCKWELL AVENUE

A DP28

B DP29

C DP30

D DP31

D DP31

A DP28

B DP29

C DP30



TRANSIT STOP