LEGEND

PROPERTY LINE	COMMERCIAL PATIO
SETBACK LINE	ROADWAY
EASEMENT LINE	TREE
ELEVATION IN m	SHRUB
DRAWING MATCHLINE	POWER POLE
HARDSCAPE	TREES FOR REMOVAL
SOFTSCAPE	
PATIO	VISIBILITY TRIANGLE

NOTES

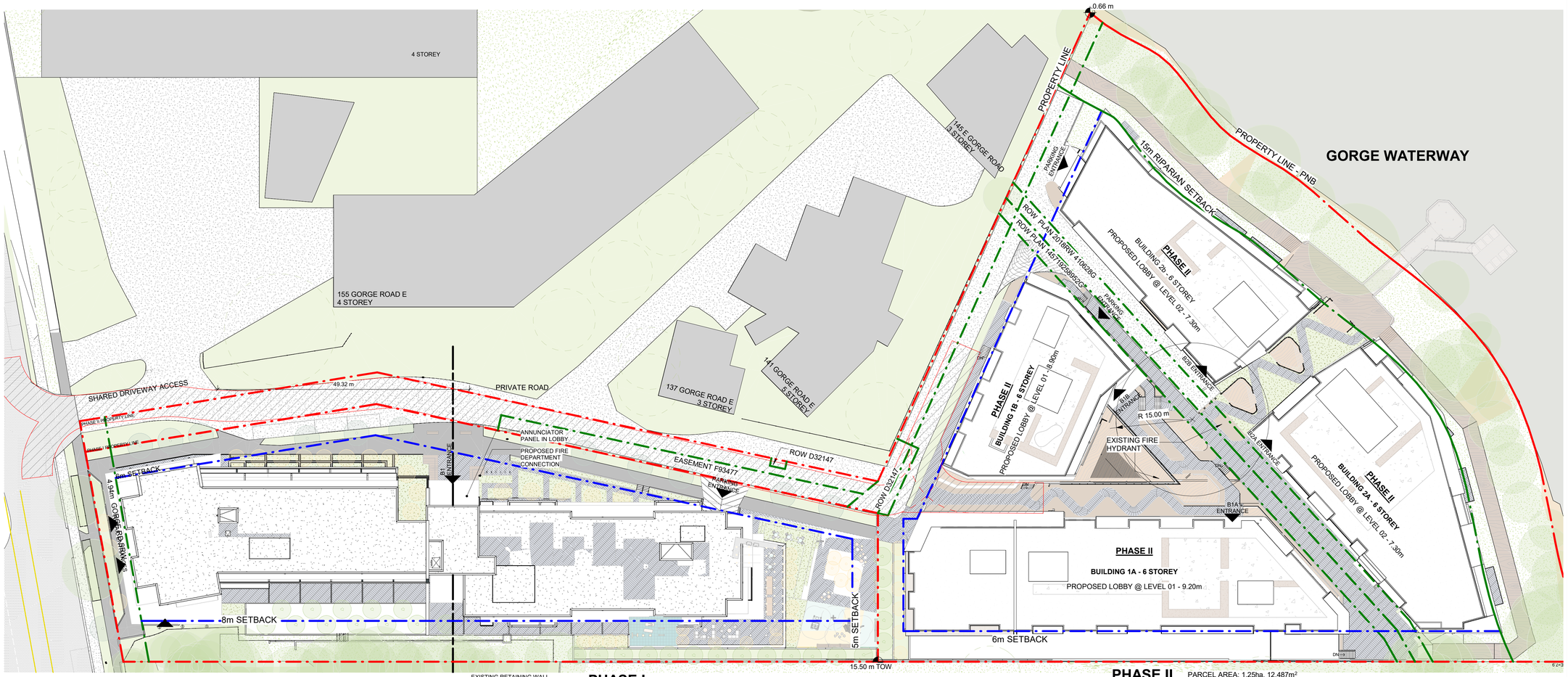
1. SIGNAGE TO BE LOCATED ON ELEVATIONS.

2. FOR UNDERGROUND UTILITIES SITE SERVICES AND ADDITIONAL SITE INFORMATION, REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS.

3. FINISHED GRADE TO SLOPE AWAY MINIMUM 2% AWAY FROM BUILDING. SLOPES AT PATH OF TRAVEL NOT TO EXCEED MAXIMUM 5%.

4. FOR DESIGN OF SOFTSCAPE REFER TO LANDSCAPE DRAWINGS.

5. FOR ADDITIONAL GRADES REFER TO SHEETS DP0.10.04, DP0.10.06, LANDSCAPE AND CIVIL DRAWINGS.



1 DP0.12.01 FIRE ACCESS PLAN PHASE I + II
SCALE: 1 : 400

0 10m 20m 40m 60m
1:500

True North Project North

2024-11-28 2:02:05 PM

CLIENT
INTRACORP HOMES
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Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28

CONSULTANTS

SEAL
REGISTERED ARCHITECT LAUREN MACAULAY BRITISH COLUMBIA
2024-11-28

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www.arcadis.com

PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914
DRAWN BY: ARCADIS
CHECKED BY: ARCADIS
PROJECT MGR: ARCADIS
APPROVED BY: ARCADIS

SHEET TITLE
FIRE ACCESS PLAN PHASE I + II

SHEET NUMBER DP0.12.01
ISSUE A

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

SCALE CHECK 1 in 10mm

2 DP0.13.01 OVERALL SITE SECTION
SCALE: 1" = 20'-0"

1 DP0.13.01 OVERALL SITE SECTION
SCALE: 1" = 20'-0"

0 8' 16' 32' 64'
1"=20'-0"

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BRITISH COLUMBIA
2024-11-28

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PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

DRAWN BY:	CHECKED BY:
ARCADIS	ARCADIS
PROJECT MGR:	APPROVED BY:
ARCADIS	ARCADIS

SHEET TITLE
SITE SECTIONS

SHEET NUMBER DP0.13.01
ISSUE A

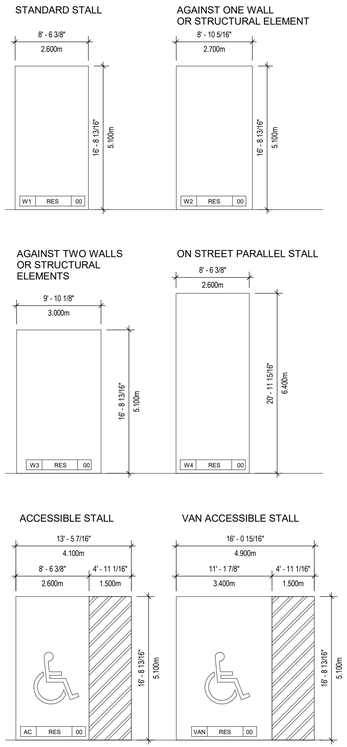
SCALE CHECK 1 m 100mm

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

2024-11-28 2:02:25 PM

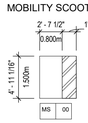
PARKING LEGEND

STALL SIZING AND REQUIREMENTS PER CITY OF VICTORIA
ZONING BYLAW NO. 80-159 - SCHEDULE C



22' - 11 1/2" (7.00m) MIN. DRIVE AISLE CLEARANCE.
TYP. ALL STALLS.

MOBILITY SCOOTER STALL



NOTE: ALL BELOW GRADE PARKING STALLS WILL PROVIDE
AN ENERGIZED E.V. OUTLET

PARKING ABBREVIATION LEGEND

AC - STANDARD ACCESSIBLE STALL
COMM - COMMERCIAL STALL
L - LOADING STALL
RES - RESIDENTIAL STALL
VAN - VAN ACCESSIBLE STALL
VIS - VISITOR STALL
W1 - STANDARD STALL WIDTH
W2 - AGAINST ONE STRUCTURAL ELEMENT STALL WIDTH
W3 - AGAINST TWO STRUCTURAL ELEMENTS STALL WIDTH
W4 - ON STREET PARALLEL PARKING STALL WIDTH

VEHICLE PARKING STALLS PROVIDED - BUILDING 01

LEVEL	PARKING TYPE	STALL TYPE	TOTAL
B01 - LEVEL 01	RESIDENTIAL	RESIDENTIAL	54
			54
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL	69
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	4
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE VAN	2
B01 - LEVEL P1	VISITOR	VISITOR	19
B01 - LEVEL P1	VISITOR	VISITOR - ACCESSIBLE VAN	1
			95
B01 - LEVEL P2	RESIDENTIAL	RESIDENTIAL	7
B01 - LEVEL P2	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	2
			9
Grand total: 158			158

1 DP1.20.00 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL P2
SCALE: 1/16" = 1'-0"

2024-11-28 14:38:39

CLIENT
INTRACORP HOMES
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ISSUES

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BRITISH COLUMBIA

2024-11-28

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PROJECT
BURNSIDE PHASE II

133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

DRAWN BY:	CHECKED BY:
ARCADIS	**ARCADIS**
PROJECT MGR:	APPROVED BY:
ARCADIS	**ARCADIS**

SHEET TITLE
OVERALL FLOOR PLAN BLDG
1A/1B - LEVEL P2

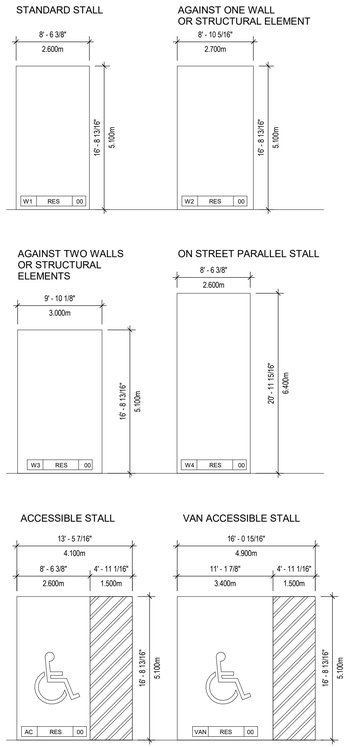
SHEET NUMBER DP1.20.00
ISSUE A

Autodesk Docs://138914-133E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

SCALE CHECK 10mm 1 in

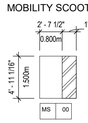
PARKING LEGEND

STALL SIZING AND REQUIREMENTS PER CITY OF VICTORIA
ZONING BYLAW NO. 80-159 - SCHEDULE C



22' - 11 1/2" (7.00m) MIN. DRIVE AISLE CLEARANCE.
TYP. ALL STALLS.

MOBILITY SCOOTER STALL



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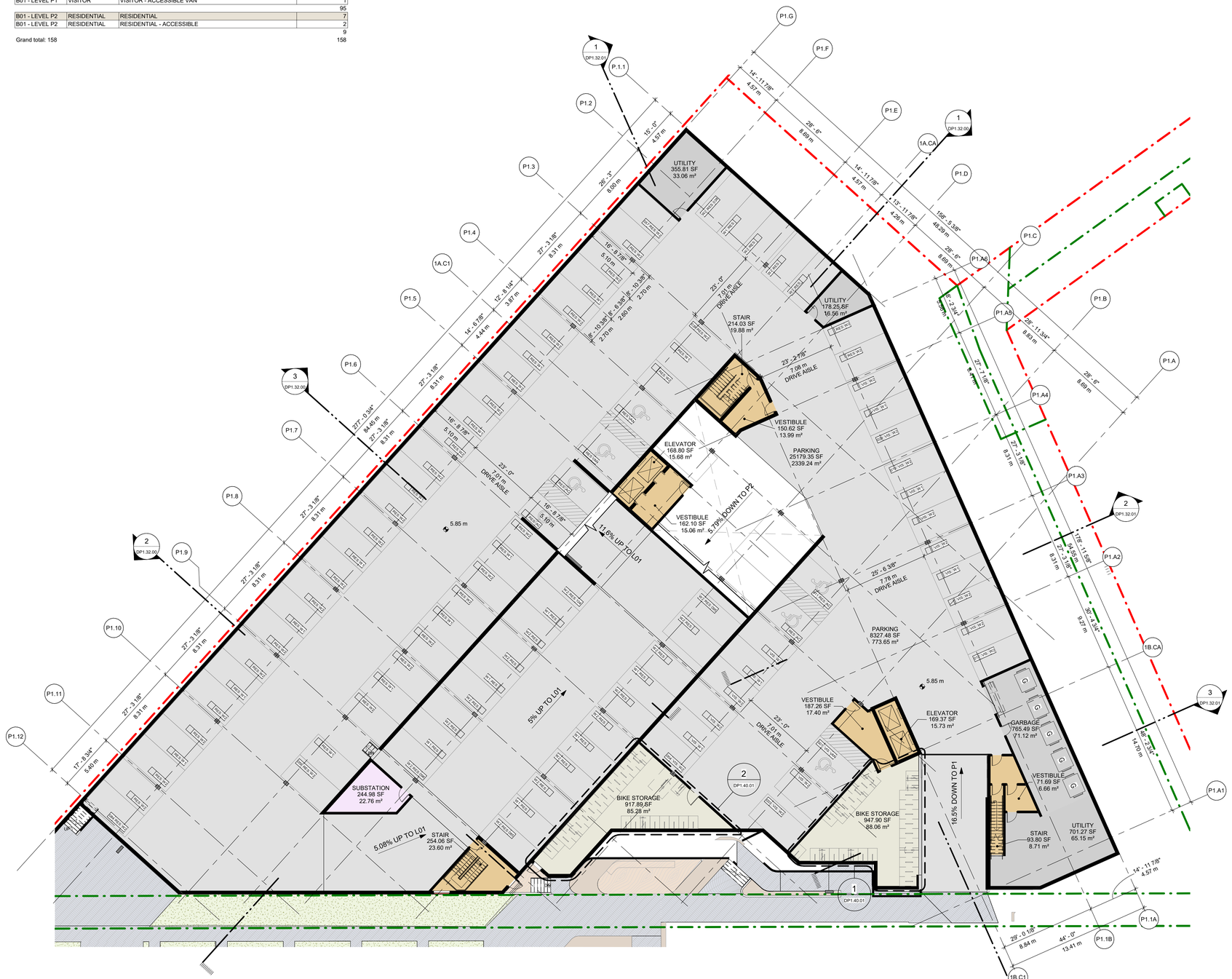
W4 - ON STREET PARALLEL PARKING STALL WIDTH

VEHICLE PARKING STALLS PROVIDED - BUILDING 01

LEVEL	PARKING TYPE	STALL TYPE	TOTAL
B01 - LEVEL 01	RESIDENTIAL	RESIDENTIAL	54
			54
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL	69
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	4
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE VAN	2
B01 - LEVEL P1	VISITOR	VISITOR	19
B01 - LEVEL P1	VISITOR	VISITOR - ACCESSIBLE VAN	1
			95
B01 - LEVEL P2	RESIDENTIAL	RESIDENTIAL	7
B01 - LEVEL P2	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	2
			9
Grand total: 158			158



1 DP1.20.01 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL P1
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'
1/16"=1'

True North Project North

2024-11-28 14:38:43

CLIENT
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Arcadis Architects (Canada) Inc.
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ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28

CONSULTANTS

SEAL

2024-11-28

Arcadis Architects (Canada) Inc.
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PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914
DRAWN BY: ARCADIS
CHECKED BY: ARCADIS
PROJECT MGR: ARCADIS
APPROVED BY: ARCADIS

SHEET TITLE
OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL P1

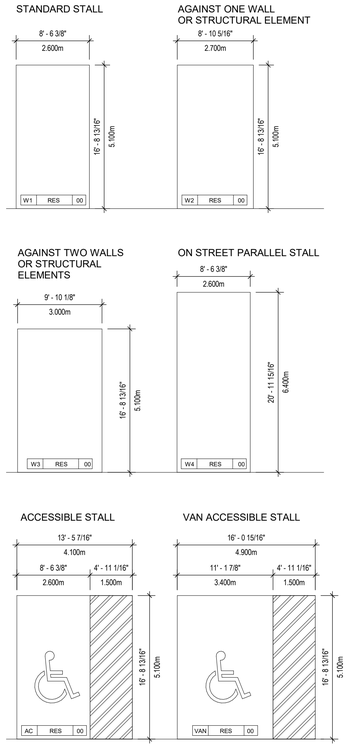
SHEET NUMBER DP1.20.01
ISSUE A

SCALE CHECK 10mm 1 in

Autodesk Docs://138914-133E-GorgeRoad_R2022/138914_GorgeRoad-PH_IU-Podium-R2022.rvt

PARKING LEGEND

STALL SIZING AND REQUIREMENTS PER CITY OF VICTORIA
ZONING BYLAW NO. 80-159 - SCHEDULE C



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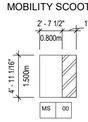
TYP. ALL STALLS.**

MOBILITY SCOOTER STALL



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W3	- AGAINST TWO STRUCTURAL ELEMENTS STALL WIDTH
W4	- ON STREET PARALLEL PARKING STALL WIDTH

VEHICLE PARKING STALLS PROVIDED - BUILDING 01

LEVEL	PARKING TYPE	STALL TYPE	TOTAL
B01 - LEVEL 01	RESIDENTIAL	RESIDENTIAL	54
			54
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL	69
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	4
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE VAN	2
B01 - LEVEL P1	VISITOR	VISITOR	19
B01 - LEVEL P1	VISITOR	VISITOR - ACCESSIBLE VAN	1
			95
B01 - LEVEL P2	RESIDENTIAL	RESIDENTIAL	7
B01 - LEVEL P2	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	2
			9
Grand total: 158			158

1 DP1.20.02 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 01
SCALE: 1/16" = 1'-0"

2024-11-28 14:39:26

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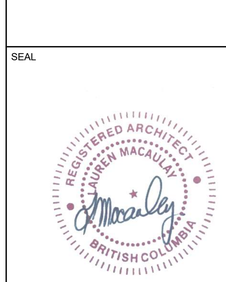
ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28

CONSULTANTS

SEAL



2024-11-28

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PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914	
DRAWN BY: ARCADIS	CHECKED BY: ARCADIS
PROJECT MGR: ARCADIS	APPROVED BY: ARCADIS

SHEET TITLE
OVERALL FLOOR PLAN BLDG
1A/1B - LEVEL 01

SHEET NUMBER DP1.20.02
ISSUE A

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

SCALE CHECK 10mm 1 in

1 DP1.20.03 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 02

SCALE: 1/16" = 1'-0"

2024-11-28 2:04:00 PM

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ISSUES

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A	DEVELOPMENT PERMIT	2024-11-28

CONSULTANTS

SEAL

REGISTERED ARCHITECT
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BRITISH COLUMBIA

2024-11-28

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PROJECT

BURNSIDE PHASE II

133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914	
DRAWN BY: **ARCADIS**	CHECKED BY: **ARCADIS**
PROJECT MGR: **ARCADIS**	APPROVED BY: **ARCADIS**

SHEET TITLE

OVERALL FLOOR PLAN BLDG
1A/1B - LEVEL 02

SHEET NUMBER DP1.20.03

ISSUE A

Autodesk Docs://138914-135E-GorgeRd_PD2022/138914_GorgeRoad-PH_IUPodium-R2022.rvt

SCALE CHECK 1 in 10mm

1 DP1.20.04 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 03
SCALE: 1/16" = 1'-0"

2024-11-28 2:04:45 PM

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SEAL
REGISTERED ARCHITECT LAUREN MACAULAY BRITISH COLUMBIA
2024-11-28

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PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914
DRAWN BY: ARCADIS
CHECKED BY: ARCADIS
PROJECT MGR: ARCADIS
APPROVED BY: ARCADIS

SHEET TITLE
OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 03

SHEET NUMBER DP1.20.04
ISSUE A

Autodesk Docs://138914-135E-GorgeRd_PD2022/138914_GorgeRoad-PH_IUPodium-R2022.rvt

SCALE CHECK 1 in 10mm

1 DP1.20.05 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 04

SCALE: 1/16" = 1'-0"

2024-11-28 2:05:31 PM

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BRITISH COLUMBIA

2024-11-28

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PROJECT

BURNSIDE PHASE II

133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

DRAWN BY:	CHECKED BY:
ARCADIS	ARCADIS
PROJECT MGR:	APPROVED BY:
ARCADIS	ARCADIS

SHEET TITLE

OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 04

SHEET NUMBER DP1.20.05

ISSUE A

Autodesk Docs://138914-135E-GorgeRd_PD2022/138914_GorgeRoad-PH_IUPodium-R2022.rvt

SCALE CHECK 10mm 1 in

1 DP1.20.06 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 05
SCALE: 1/16" = 1'-0"

2024-11-28 2:06:17 PM

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Vancouver, Canada, V6C 2B5

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ISSUES

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A	DEVELOPMENT PERMIT	2024-11-28

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SEAL
REGISTERED ARCHITECT LAUREN MACAULAY BRITISH COLUMBIA
2024-11-28

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PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

DRAWN BY:	CHECKED BY:
ARCADIS	ARCADIS
PROJECT MGR:	APPROVED BY:
ARCADIS	ARCADIS

SHEET TITLE
OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 05

SHEET NUMBER DP1.20.06
ISSUE A

SCALE CHECK 1 in 10mm

Autodesk Docs://138914-135E-GorgeRd_PD2022/138914_GorgeRoad-PH_IUPodium-R2022.rvt

1 DP1.20.07 OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 06

SCALE: 1/16" = 1'-0"

2024-11-28 2:07:02 PM

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PROJECT

BURNSIDE PHASE II

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PROJECT NO: 138914

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ARCADIS	ARCADIS
PROJECT MGR:	APPROVED BY:
ARCADIS	ARCADIS

SHEET TITLE

OVERALL FLOOR PLAN BLDG 1A/1B - LEVEL 06

SHEET NUMBER DP1.20.07

ISSUE A

SCALE CHECK 1 in 10mm

Autodesk Docs://138914-135E-GorgeRd_PD2022/138914_GorgeRoad-PH_IUPodium-R22022.rvt

1 DP1.20.08 OVERALL FLOOR PLAN BLDG 1A/1B - ROOF
SCALE: 1/16" = 1'-0"

2024-11-28 2:17:55 PM

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133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

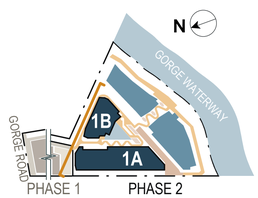
DRAWN BY:	CHECKED BY:
ARCADIS	ARCADIS
PROJECT MGR:	APPROVED BY:
ARCADIS	ARCADIS

SHEET TITLE
OVERALL FLOOR PLAN BLDG
1A/1B - ROOF

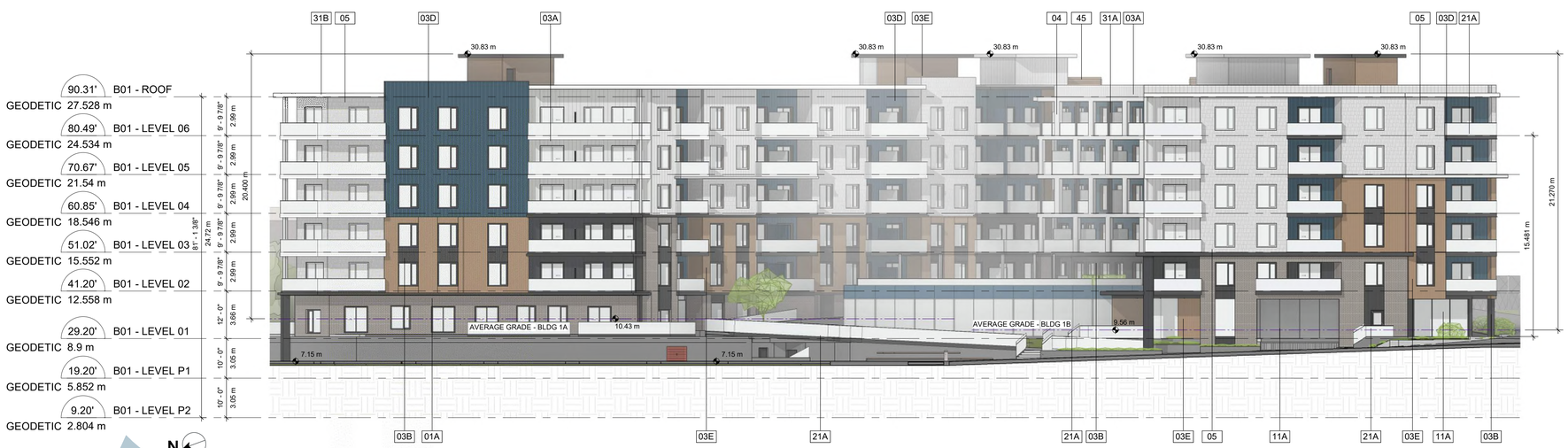
SHEET NUMBER DP1.20.08
ISSUE A

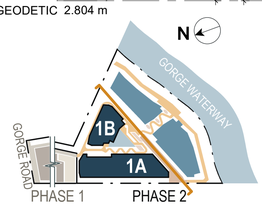
SCALE CHECK 10mm 1 in

Autodesk Docs://138914-135E-GorgeRoad_P2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt



2 DP1.30.01 BLDG 1A/1B NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"





1 DP1.30.01 BLDG 1A/1B SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

MARK	DESCRIPTION	FINISH	COLOUR
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
02B	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03D	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DEEP OCEAN
03E	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DESERT BEACH
04	FIBRE CEMENT PANEL	SMOOTH	ARCTIC WHITE
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	WOOD	
10. OPENING FINISHES			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	SILVER W. CLEAR GLAZING
13A	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	BLACK W. CLEAR GLAZING
13B	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	WHITE W. CLEAR GLAZING
14A	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W. 1 FIXED GLAZING PANEL	BLACK W. CLEAR GLAZING
14B	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W. 1 FIXED GLAZING PANEL	WHITE W. CLEAR GLAZING
15	INSULATED METAL EXIT DOOR W GLAZING	PRE-FINISHED METAL EXIT DOOR W. GLAZING	BLACK W. CLEAR GLAZING
16	INSULATED METAL MAN DOOR	PRE-FINISHED METAL MAN DOOR	TO MATCH ADJACENT
20. RAILING + GATE FINISHES			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
21B	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	WHITE W. CLEAR GLAZING
30. METAL FINISHES			
31A	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
31B	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
35	FASCIA	ANODIZED ALUMINUM POWDER COAT	BLACK
40. MISC. SITE FINISHES			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOODEN MECH SCREENING	CEDAR	NATURAL CEDAR

0 8' 16' 32' 64'
1/16"=1'

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formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28

CONSULTANTS

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PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914
DRAWN BY: **ARCADIS**
CHECKED BY: **ARCADIS**
PROJECT MGR: **ARCADIS**
APPROVED BY: **ARCADIS**

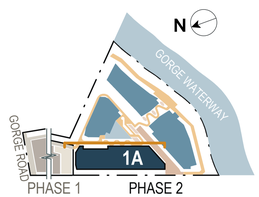
SHEET TITLE
BLDG 1A/1B NORTHEAST + SOUTHEAST ELEVATIONS

SHEET NUMBER DP1.30.01
ISSUE A

2024-11-28 2:57:22 PM

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

SCALE CHECK 10mm 1 in



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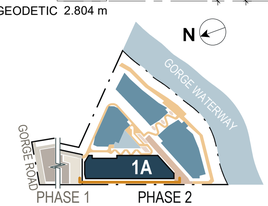

1 DP1.30.02 BLDG 1A WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

MARK	DESCRIPTION	FINISH	COLOUR
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
02B	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03D	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DEEP OCEAN
03E	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DESERT BEACH
04	FIBRE CEMENT PANEL	SMOOTH	ARCTIC WHITE
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	WOOD	
10. OPENING FINISHES			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	SILVER W. CLEAR GLAZING
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40. MISC. SITE FINISHES			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOODEN MECH SCREENING	CEDAR	NATURAL CEDAR

0 8' 16' 32' 64'
1/16"=1'

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ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28

CONSULTANTS

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PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914
DRAWN BY: ARCADIS
CHECKED BY: ARCADIS
PROJECT MGR: ARCADIS
APPROVED BY: ARCADIS

SHEET TITLE
BLDG 1A EAST + WEST ELEVATIONS

SHEET NUMBER DP1.30.02
ISSUE A

SCALE CHECK 10mm 1 in

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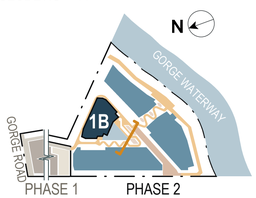

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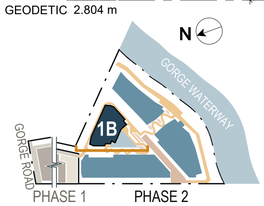

1 DP1.30.03 BLDG 1B WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

MARK	DESCRIPTION	FINISH	COLOUR
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
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04	FIBRE CEMENT PANEL	SMOOTH	ARCTIC WHITE
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44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOODEN MECH SCREENING	CEDAR	NATURAL CEDAR

0 8' 16' 32' 64'
1/16"=1'

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ISSUES

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CONSULTANTS

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PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914
DRAWN BY: ARCADIS
CHECKED BY: ARCADIS
PROJECT MGR: ARCADIS
APPROVED BY: ARCADIS

SHEET TITLE
BLDG 1B SOUTHWEST + WEST ELEVATIONS

SHEET NUMBER DP1.30.03
ISSUE A

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

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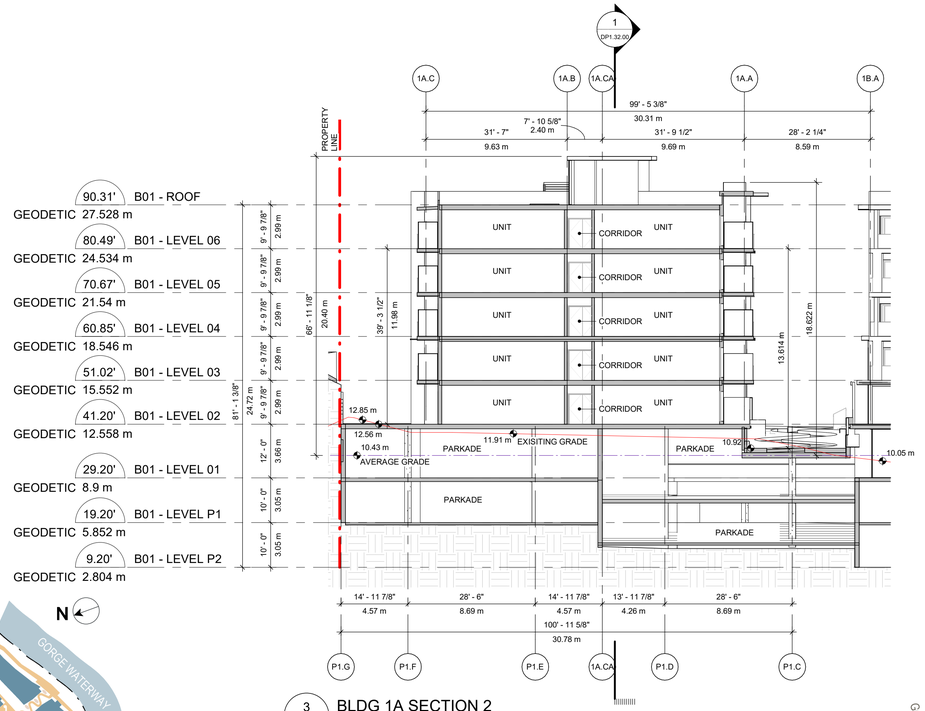

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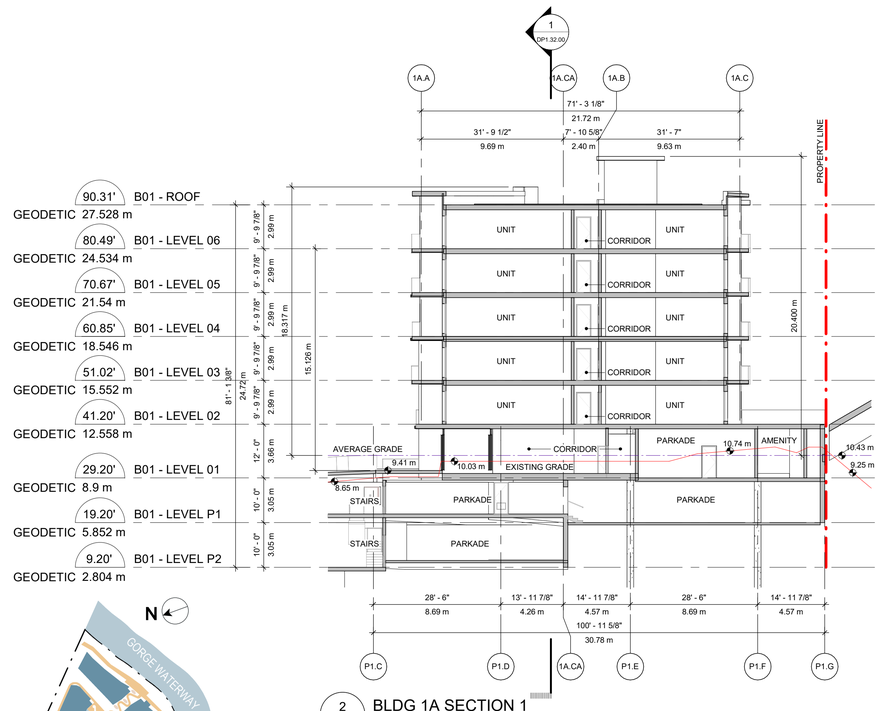

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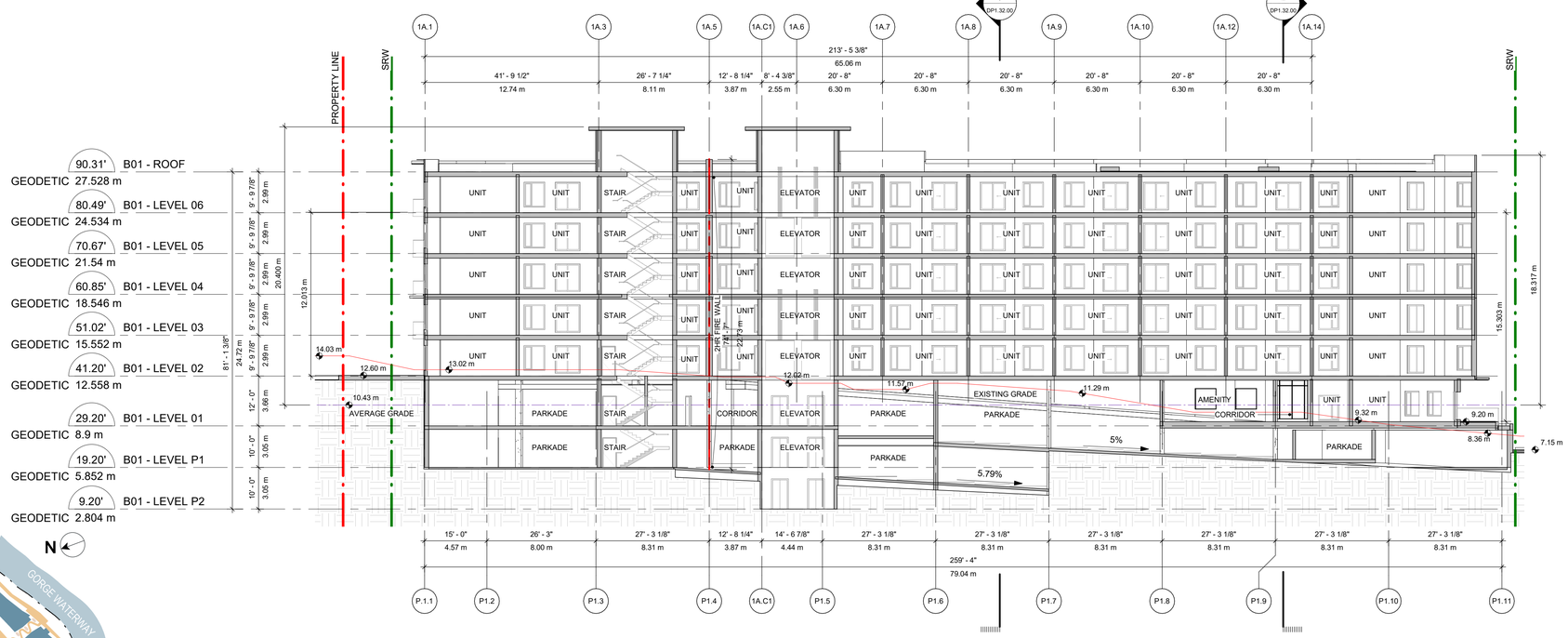

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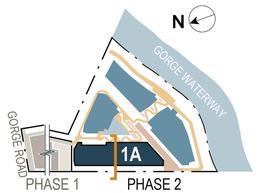

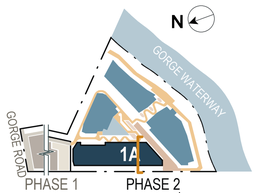

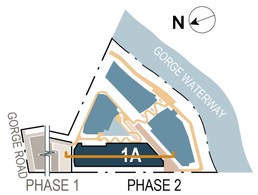

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CONSULTANTS

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REGISTERED ARCHITECT LAUREN MACAULAY BRITISH COLUMBIA
2024-11-28

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PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914
DRAWN BY: ARCADIS
CHECKED BY: ARCADIS
PROJECT MGR: ARCADIS
APPROVED BY: ARCADIS

SHEET TITLE
BLDG 1A SECTIONS

SHEET NUMBER DP1.32.00
ISSUE A

SCALE CHECK 10mm 1 in

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

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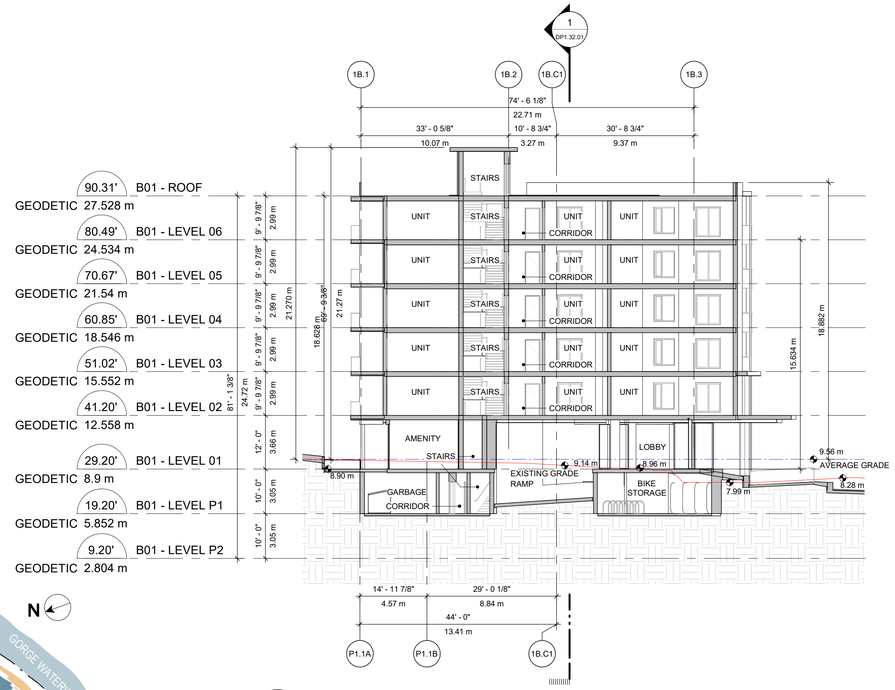

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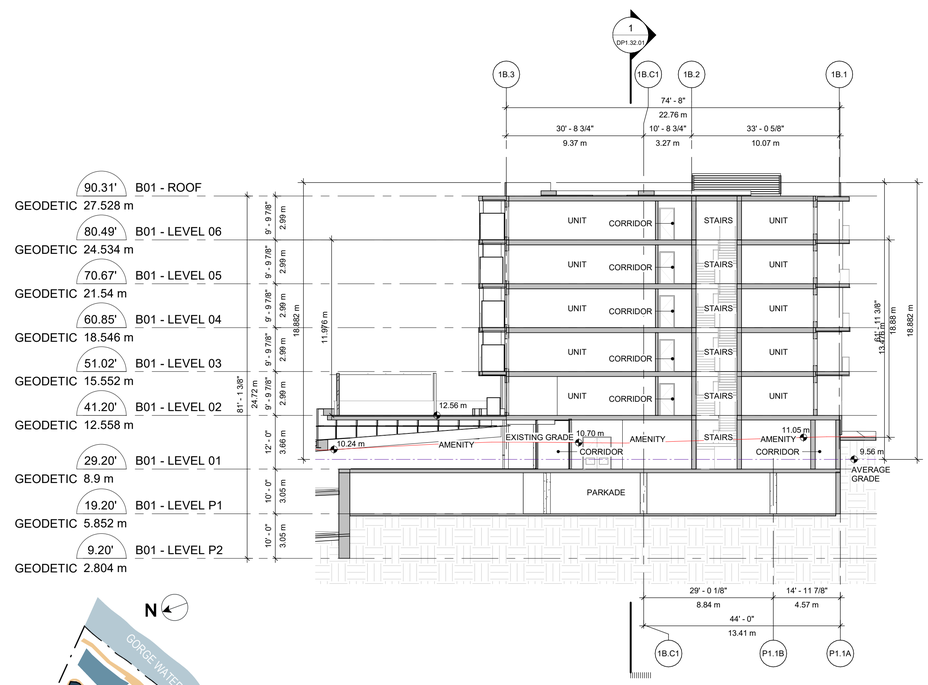

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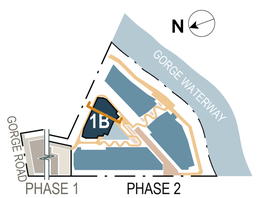

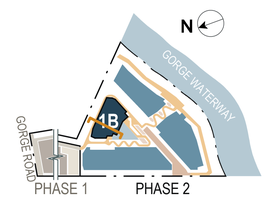

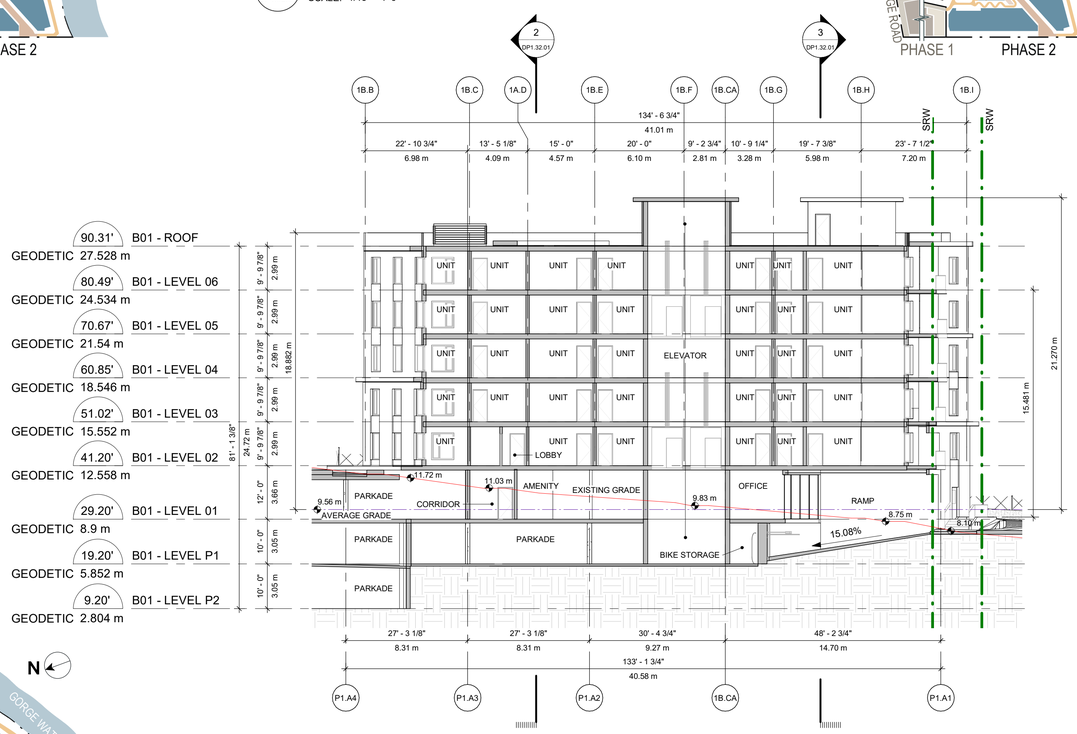

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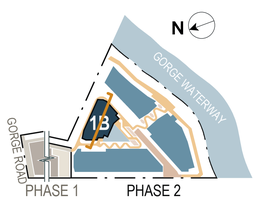

0 8' 16' 32' 64'
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133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914
DRAWN BY: ARCADIS
CHECKED BY: ARCADIS
PROJECT MGR: ARCADIS
APPROVED BY: ARCADIS

SHEET TITLE
BLDG 1B SECTIONS

SHEET NUMBER DP1.32.01
ISSUE A

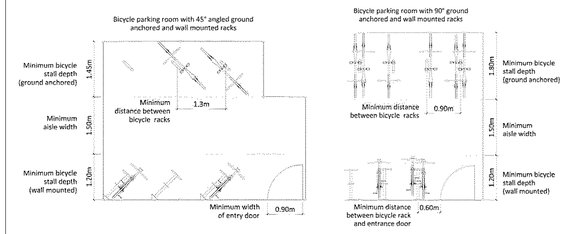
Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

10mm
SCALE CHECK
1 m

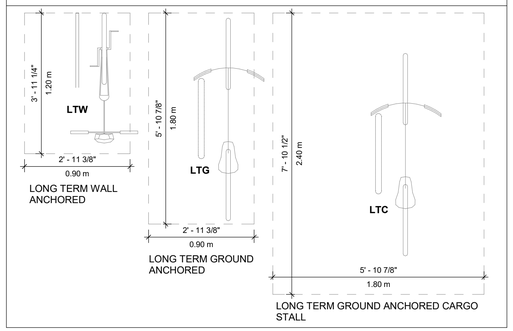
BICYCLE PARKING STALLS PROVIDED - BUILDING 01

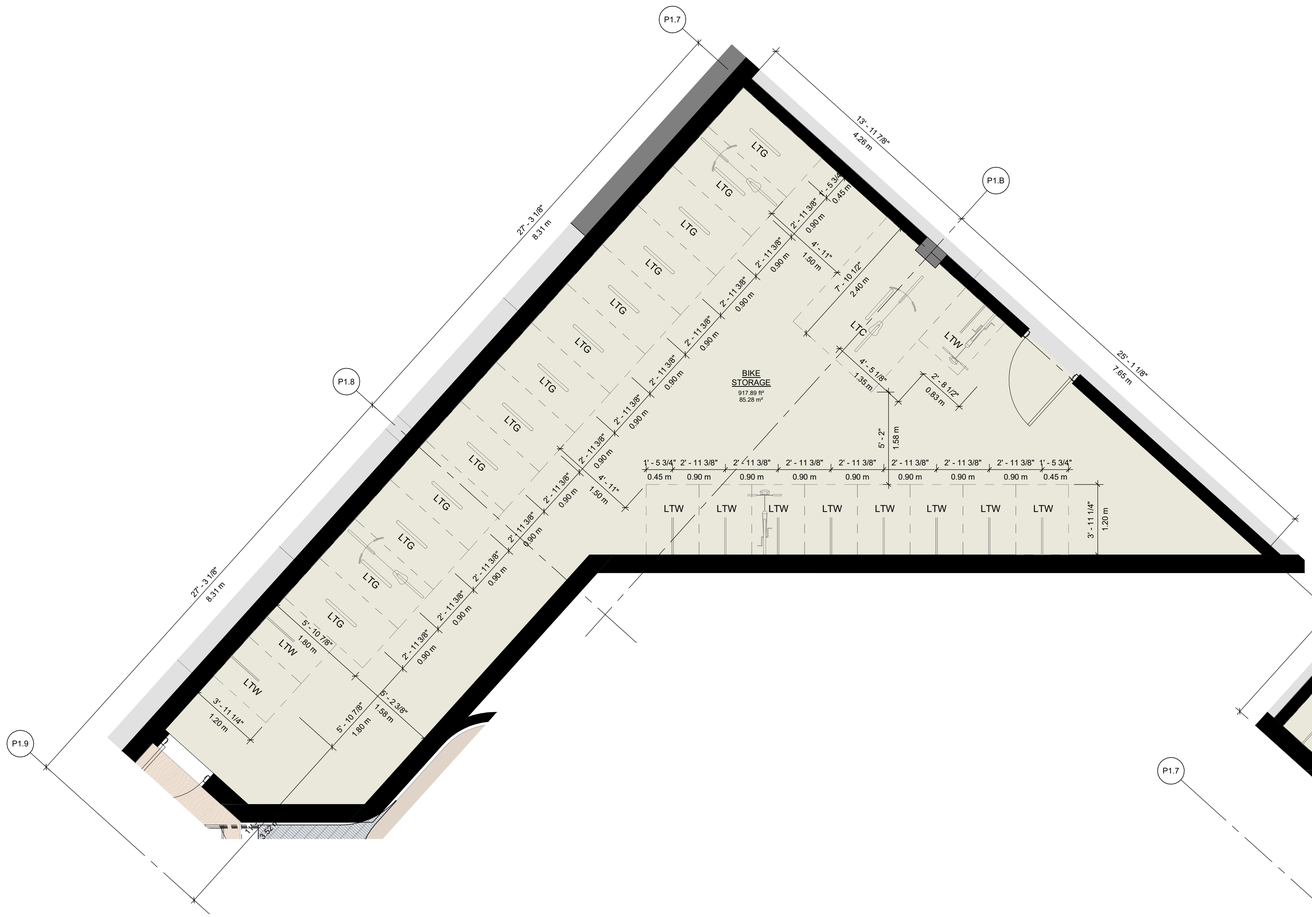
LEVEL	PARKING TYPE	STALL TYPE	TOTAL	% MIX
B01 - LEVEL P1	CLASS A	LONG TERM WALL ANCHORED	44	42%
B01 - LEVEL P1	CLASS A	LONG TERM GROUND ANCHORED	58	56%
B01 - LEVEL P1	CLASS A	LONG TERM CARGO GROUND ANCHORED	2	2%
			104	100%

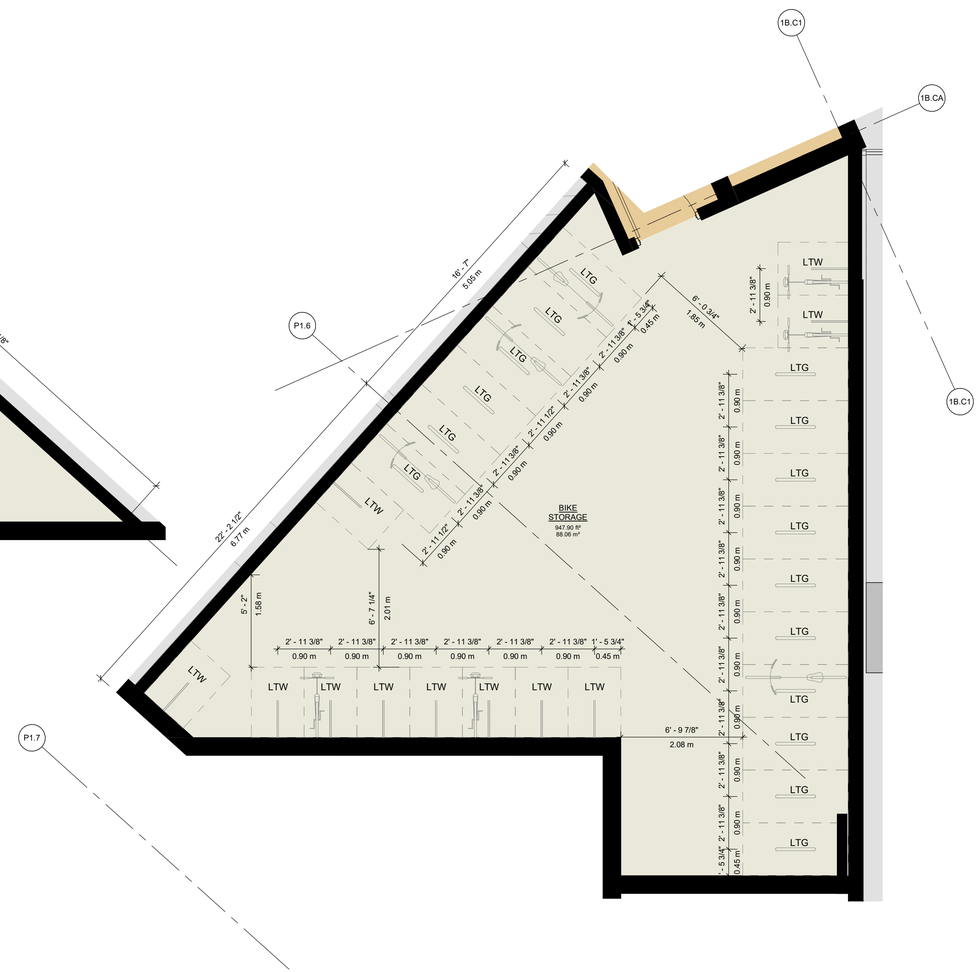
VICTORIA ZONING BYLAW DIAGRAMS



BIKE ABBREVIATION LEGEND







2 DP1.40.01 ENLARGED BIKE PLAN BLDG 1A/1B - LEVEL P1
SCALE: 1/4" = 1'-0"

1 DP1.40.01 ENLARGED BIKE PLAN BLDG 1A/1B - LEVEL P1
SCALE: 1/4" = 1'-0"

0 2' 4' 8' 16'
1/4"=1'

True North Project North

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Vancouver, Canada, V6C 2B5

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28

CONSULTANTS

SEAL

REGISTERED ARCHITECT LAUREN MACAULAY BRITISH COLUMBIA

2024-11-28

Arcadis Architects (Canada) Inc.
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PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

DRAWN BY:	CHECKED BY:
ARCADIS	ARCADIS
PROJECT MGR:	APPROVED BY:
ARCADIS	ARCADIS

SHEET TITLE
ENLARGED BIKE PLANS BLDG 1A/1B

SHEET NUMBER DP1.40.01
ISSUE A

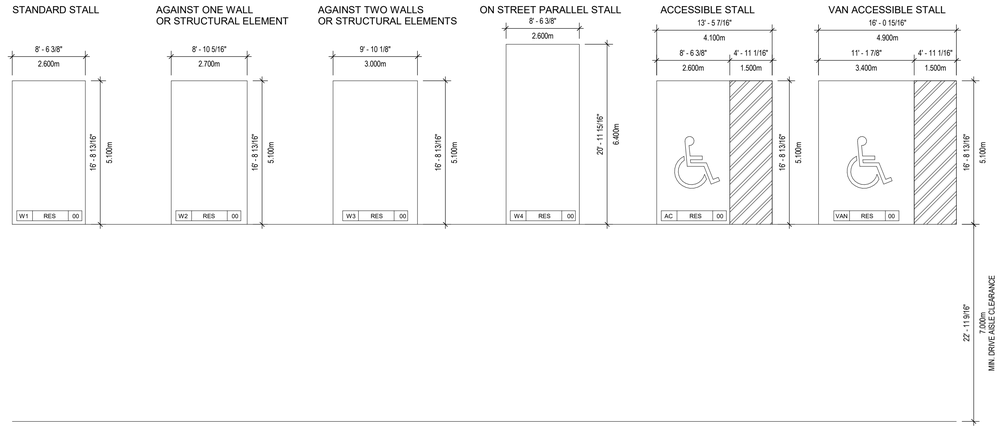
SCALE CHECK 10mm 1 in

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

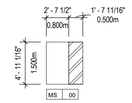
2024-11-28 2:08:24 PM

PARKING LEGEND

STALL SIZING AND REQUIREMENTS PER CITY OF VICTORIA ZONING BYLAW NO. 80-159 - SCHEDULE C



MOBILITY SCOOTER STALL



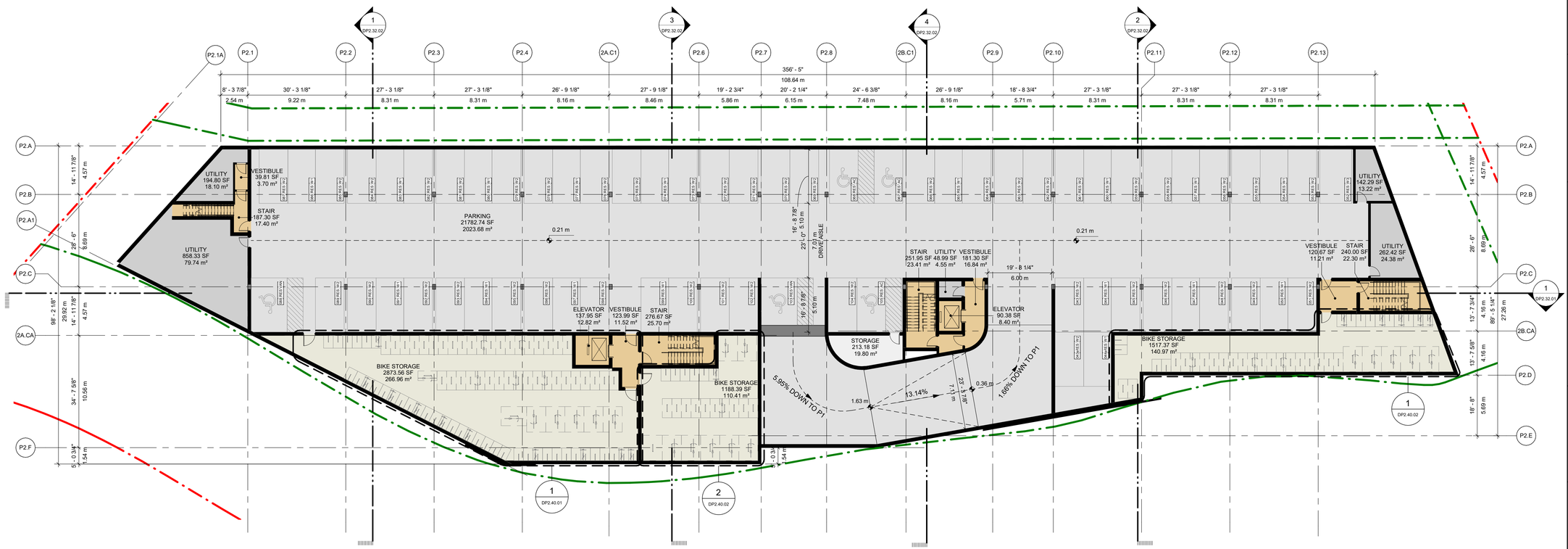
NOTE: ALL BELOW GRADE PARKING STALLS WILL PROVIDE AN ENERGIZED E.V. OUTLET

PARKING ABBREVIATION LEGEND

AC - STANDARD ACCESSIBLE STALL
COMM - COMMERCIAL STALL
L - LOADING STALL
RES - RESIDENTIAL STALL
VAN - VAN ACCESSIBLE STALL
VIS - VISITOR STALL
W1 - STANDARD STALL WIDTH
W2 - AGAINST ONE STRUCTURAL ELEMENT STALL WIDTH
W3 - AGAINST TWO STRUCTURAL ELEMENTS STALL WIDTH
W4 - ON STREET PARALLEL PARKING STALL WIDTH

VEHICLE PARKING STALLS PROVIDED - BUILDING 02

LEVEL	PARKING TYPE	STALL TYPE	TOTAL
B02 - LEVEL 01	RESIDENTIAL	RESIDENTIAL	23
B02 - LEVEL 01	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	4
B02 - LEVEL 01	VISITOR	VISITOR	14
B02 - LEVEL 01	VISITOR	VISITOR - ACCESSIBLE VAN	1
			42
B02 - LEVEL P1	RESIDENTIAL	RESIDENTIAL	60
B02 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	3
B02 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE VAN	2
			65
Grand total: 107			107



1 DP2.20.00 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL P1
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'
1/16"=1'

True North
Project North

2024-11-28 2:08:29 PM

CLIENT
INTRACORP HOMES
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Arcadis Architects (Canada) Inc.
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ISSUES

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A	DEVELOPMENT PERMIT	2024-11-28

CONSULTANTS

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PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

DRAWN BY:	CHECKED BY:
ARCADIS	ARCADIS
PROJECT MGR:	APPROVED BY:
ARCADIS	ARCADIS

SHEET TITLE
OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL P1

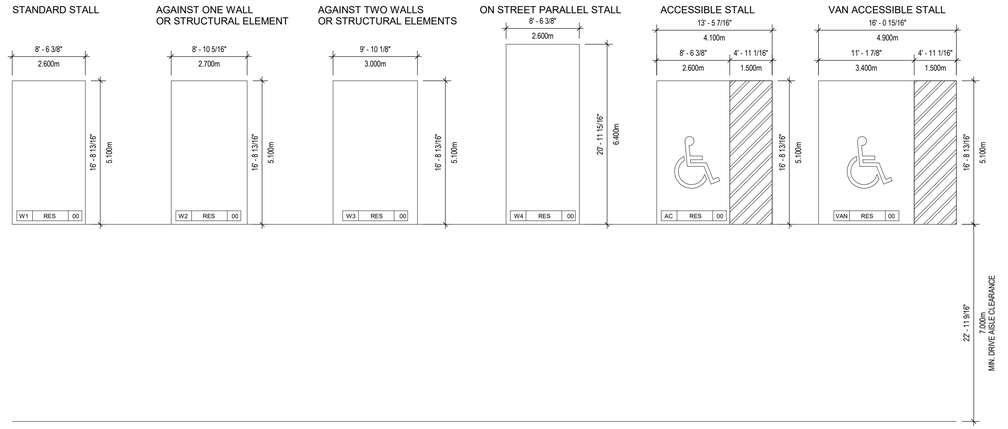
SHEET NUMBER DP2.20.00
ISSUE A

Autodesk Docs://138914-135E-GorgeRd_PD2022/138914_GorgeRoad-PH_IUPodium-R22022.rvt

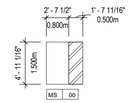
SCALE CHECK 10mm 1 in

PARKING LEGEND

STALL SIZING AND REQUIREMENTS PER CITY OF VICTORIA ZONING BYLAW NO. 80-159 - SCHEDULE C



MOBILITY SCOOTER STALL



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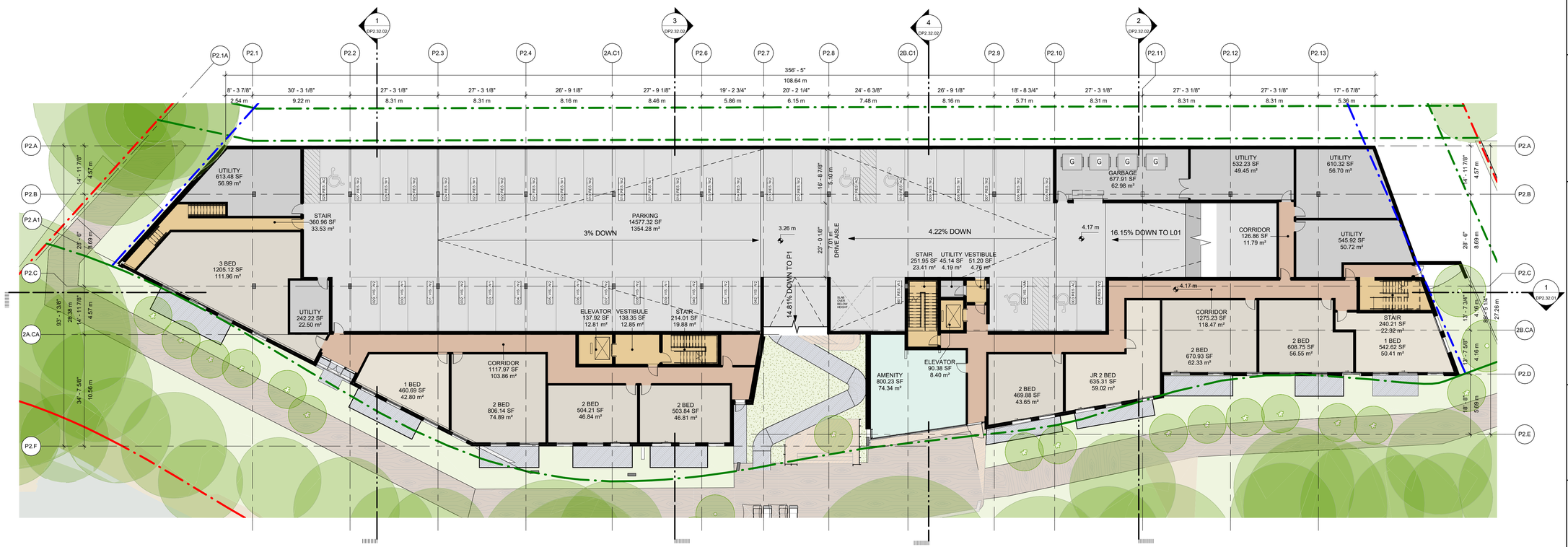
W3 - AGAINST TWO STRUCTURAL ELEMENTS STALL WIDTH
W4 - ON STREET PARALLEL PARKING STALL WIDTH



1 (DP2.20.01) OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 01
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'
1/16"=1'

True North
Project North

2024-11-28 2:08:33 PM

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PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

DRAWN BY:	CHECKED BY:
ARCADIS	ARCADIS
PROJECT MGR:	APPROVED BY:
ARCADIS	ARCADIS

SHEET TITLE
OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 01

SHEET NUMBER DP2.20.01
ISSUE A

SCALE CHECK 1 in 10mm

Autodesk Docs://138914-135E-GorgeRd_P2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

1 DP2.20.02 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 02

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

1/16"=1'

True North

Project North

2024-11-28 2:08:44 PM

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ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28

CONSULTANTS

SEAL

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2024-11-28

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PROJECT

BURNSIDE PHASE II

133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914	
DRAWN BY: **ARCADIS**	CHECKED BY: **ARCADIS**
PROJECT MGR: **ARCADIS**	APPROVED BY: **ARCADIS**

SHEET TITLE

OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 02

SHEET NUMBER	ISSUE
DP2.20.02	A

SCALE CHECK 1 in 10mm

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1 DP2.20.03 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 03

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

1/16"=1'

True North

Project North

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ISSUES

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PROJECT

BURNSIDE PHASE II

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PROJECT NO: 138914	
DRAWN BY: **ARCADIS**	CHECKED BY: **ARCADIS**
PROJECT MGR: **ARCADIS**	APPROVED BY: **ARCADIS**

SHEET TITLE

OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 03

SHEET NUMBER DP2.20.03

ISSUE A

SCALE CHECK 1 in 10mm

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

1 (DP2.20.04) OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 04
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'
1/16"=1'

True North
Project North

2024-11-28 2:09:04 PM

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PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

DRAWN BY:	CHECKED BY:
ARCADIS	**ARCADIS**
PROJECT MGR: **ARCADIS**	APPROVED BY: **ARCADIS**

SHEET TITLE
OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 04

SHEET NUMBER DP2.20.04
ISSUE A

SCALE CHECK 1 in 10mm

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II/Podium-R2022.rvt

1 DP2.20.05 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 05

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

1/16"=1'

True North

Project North

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ISSUES

No.	DESCRIPTION	DATE
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2024-11-28

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PROJECT

BURNSIDE PHASE II

133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

DRAWN BY:	CHECKED BY:
ARCADIS	**ARCADIS**
PROJECT MGR: **ARCADIS**	APPROVED BY: **ARCADIS**

SHEET TITLE

OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 05

SHEET NUMBER DP2.20.05

ISSUE A

SCALE CHECK 1 in 10mm

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

1 DP2.20.06 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 06

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

1/16"=1'

True North

Project North

2024-11-28 2:09:25 PM

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ISSUES

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A	DEVELOPMENT PERMIT	2024-11-28

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2024-11-28

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PROJECT

BURNSIDE PHASE II

133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

DRAWN BY:	CHECKED BY:
ARCADIS	**ARCADIS**
PROJECT MGR: **ARCADIS**	APPROVED BY: **ARCADIS**

SHEET TITLE

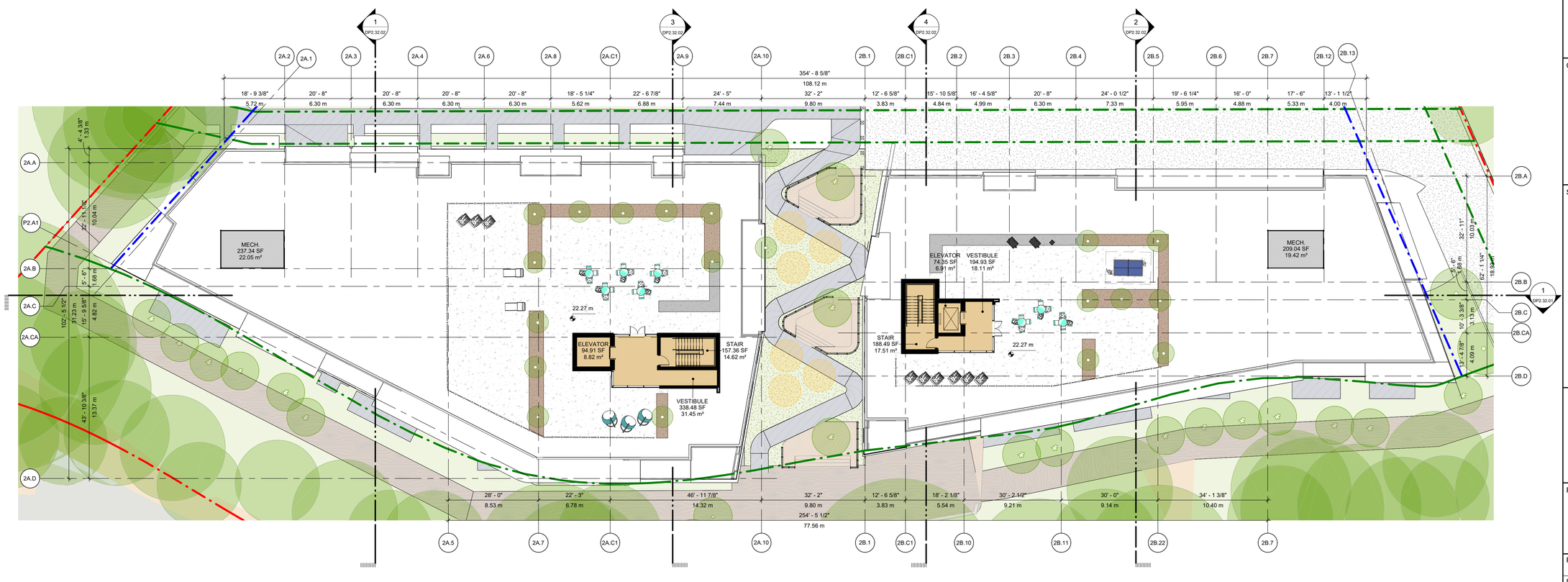
OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 06

SHEET NUMBER DP2.20.06

ISSUE A

SCALE CHECK 1 in 10mm

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II/Podium-R2022.rvt



1 DP2.20.07 OVERALL FLOOR PLAN BLDG 2A/2B - ROOF

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

1/16"=1'

True North

Project North

CLIENT

INTRACORP HOMES

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ISSUES

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A	DEVELOPMENT PERMIT	2024-11-28

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PROJECT

BURNSIDE PHASE II

133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

DRAWN BY:	CHECKED BY:
ARCADIS	**ARCADIS**
PROJECT MGR: **ARCADIS**	APPROVED BY: **ARCADIS**

SHEET TITLE

OVERALL FLOOR PLAN BLDG 2A/2B - ROOF

SHEET NUMBER DP2.20.07

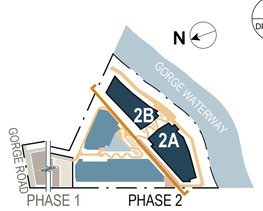
ISSUE A

SCALE CHECK 1 in 10mm

Autodesk Docs://138914-135E-GorgeRoad_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

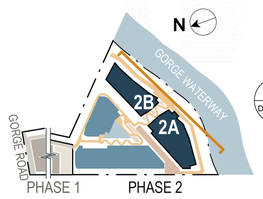
2024-11-28 2:15:53 PM

2 DP2.30.01 BLDG 2A/2B NORTH ELEVATION
SCALE: 1/16" = 1'-0"



MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
02B	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03D	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DEEP OCEAN
03E	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DESERT BEACH
04	FIBRE CEMENT PANEL	SMOOTH	ARCTIC WHITE
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	WOOD	
10. OPENING FINISHES			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	SILVER W. CLEAR GLAZING
13A	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	BLACK W. CLEAR GLAZING
13B	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	WHITE W. CLEAR GLAZING
14A	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W. 1 FIXED GLAZING PANEL	BLACK W. CLEAR GLAZING
14B	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W. 1 FIXED GLAZING PANEL	WHITE W. CLEAR GLAZING

MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
15	INSULATED METAL EXIT DOOR W GLAZING	PRE-FINISHED METAL EXIT DOOR W. GLAZING	BLACK W. CLEAR GLAZING
16	INSULATED METAL MAN DOOR	PRE-FINISHED METAL MAN DOOR	TO MATCH ADJACENT
20. RAILING + GATE FINISHES			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
21B	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	WHITE W. CLEAR GLAZING
30. METAL FINISHES			
31A	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
31B	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
35	FASCIA	ANODIZED ALUMINUM POWDER COAT	BLACK
40. MISC. SITE FINISHES			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOODEN MECH SCREENING	CEDAR	NATURAL CEDAR



1 DP2.30.01 BLDG 2A/2B SOUTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'
1/16"=1'

CLIENT
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ISSUES

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A	DEVELOPMENT PERMIT	2024-11-28

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PROJECT
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133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

DRAWN BY:	CHECKED BY:
ARCADIS	ARCADIS
PROJECT MGR:	APPROVED BY:
ARCADIS	ARCADIS

SHEET TITLE
BLDG 2A/2B NORTHWEST + SOUTHEAST ELEVATIONS

SHEET NUMBER DP2.30.01
ISSUE A

SCALE CHECK 10mm 1 in

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

2024-11-28 2:59:30 PM

MATERIAL LEGEND

MARK	DESCRIPTION	FINISH	COLOUR
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
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02B	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03D	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DEEP OCEAN
03E	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DESERT BEACH
04	FIBRE CEMENT PANEL	SMOOTH	ARCTIC WHITE
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	WOOD	
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11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	SILVER W. CLEAR GLAZING
13A	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	BLACK W. CLEAR GLAZING
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16	INSULATED METAL MAN DOOR	PRE-FINISHED METAL MAN DOOR	TO MATCH ADJACENT
20. RAILING + GATE FINISHES			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
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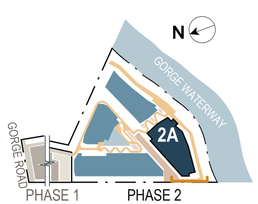
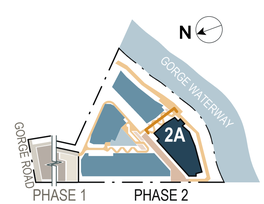
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOODEN MECH SCREENING	CEDAR	NATURAL CEDAR

2 DP2.30.02 BLDG 2A WEST ELEVATION
SCALE: 3/32" = 1'-0"

1 DP2.30.02 BLDG 2A EAST ELEVATION
SCALE: 3/32" = 1'-0"





0 3.2' 6.4' 12.8' 22.4' 35.2'
3/32" = 1'-0"

2024-11-28 3:00:03 PM

CLIENT
INTRACORP HOMES
INTRACORP
Building the Extraordinary
Suite 600 Burrard Street
Vancouver, Canada, V6C 2B5

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28

CONSULTANTS

SEAL

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.
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tel 250 900 4520
www.arcadis.com

PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914
DRAWN BY: ARCADIS
CHECKED BY: ARCADIS
PROJECT MGR: ARCADIS
APPROVED BY: ARCADIS

SHEET TITLE
BLDG 2A EAST + WEST ELEVATIONS

SHEET NUMBER DP2.30.02
ISSUE A

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

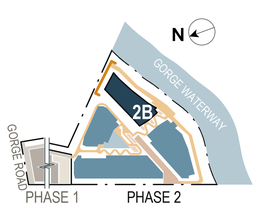
SCALE CHECK 10mm 1 in

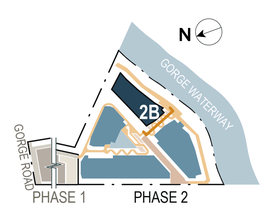
MATERIAL LEGEND

MARK	DESCRIPTION	FINISH	COLOUR
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
02B	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03D	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DEEP OCEAN
03E	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DESERT BEACH
04	FIBRE CEMENT PANEL	SMOOTH	ARCTIC WHITE
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	WOOD	
10. OPENING FINISHES			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	SILVER W. CLEAR GLAZING
13A	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	BLACK W. CLEAR GLAZING
13B	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	WHITE W. CLEAR GLAZING
14A	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W. 1 FIXED GLAZING PANEL	BLACK W. CLEAR GLAZING
14B	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W. 1 FIXED GLAZING PANEL	WHITE W. CLEAR GLAZING
15	INSULATED METAL EXIT DOOR W GLAZING	PRE-FINISHED METAL EXIT DOOR W. GLAZING	BLACK W. CLEAR GLAZING
16	INSULATED METAL MAN DOOR	PRE-FINISHED METAL MAN DOOR	TO MATCH ADJACENT
20. RAILING + GATE FINISHES			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
21B	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	WHITE W. CLEAR GLAZING
30. METAL FINISHES			
31A	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
31B	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
35	FASCIA	ANODIZED ALUMINUM POWDER COAT	BLACK
40. MISC. SITE FINISHES			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOODEN MECH SCREENING	CEDAR	NATURAL CEDAR

2 DP2.30.03 BLDG 2B NORTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

1 DP2.30.03 BLDG 2B WEST ELEVATION
SCALE: 3/32" = 1'-0"





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3/32" = 1'-0"

2024-11-28 3:00:43 PM

CLIENT
INTRACORP HOMES
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Arcadis Architects (Canada) Inc.
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ISSUES

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28

CONSULTANTS

SEAL

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tel 250 900 4520
www.arcadis.com

PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

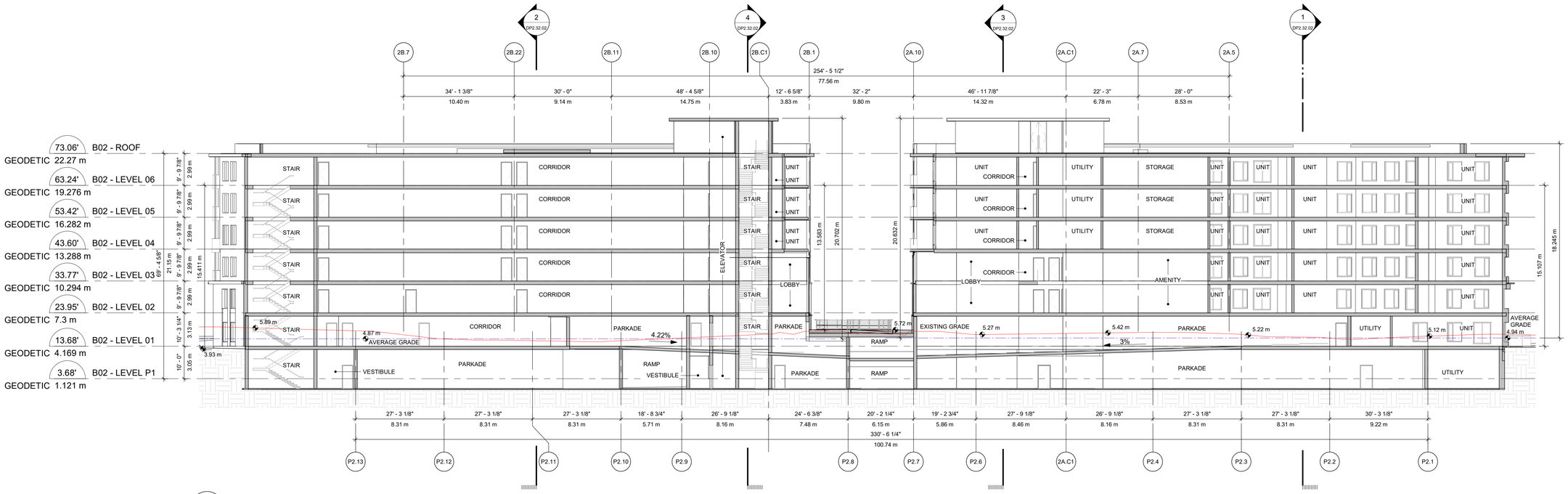
PROJECT NO: 138914
DRAWN BY: **ARCADIS**
CHECKED BY: **ARCADIS**
PROJECT MGR: **ARCADIS**
APPROVED BY: **ARCADIS**

SHEET TITLE
BLDG 2B NORTHEAST + WEST ELEVATIONS

SHEET NUMBER DP2.30.03
ISSUE A

Autodesk Docs://138914-135E-GorgeRd_P2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

SCALE CHECK 10mm 1 in



1 DP2.32.01 BLDG 2A/2B OVERALL SECTION

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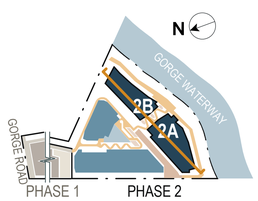

0 8' 16' 32' 64'

1/16"=1'

2024-11-28 2:09:48 PM

CLIENT

INTRACORP HOMES

INTRACORP

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SEAL

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

2024-11-28

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133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

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ARCADIS	**ARCADIS**
PROJECT MGR:	APPROVED BY:
ARCADIS	**ARCADIS**

SHEET TITLE

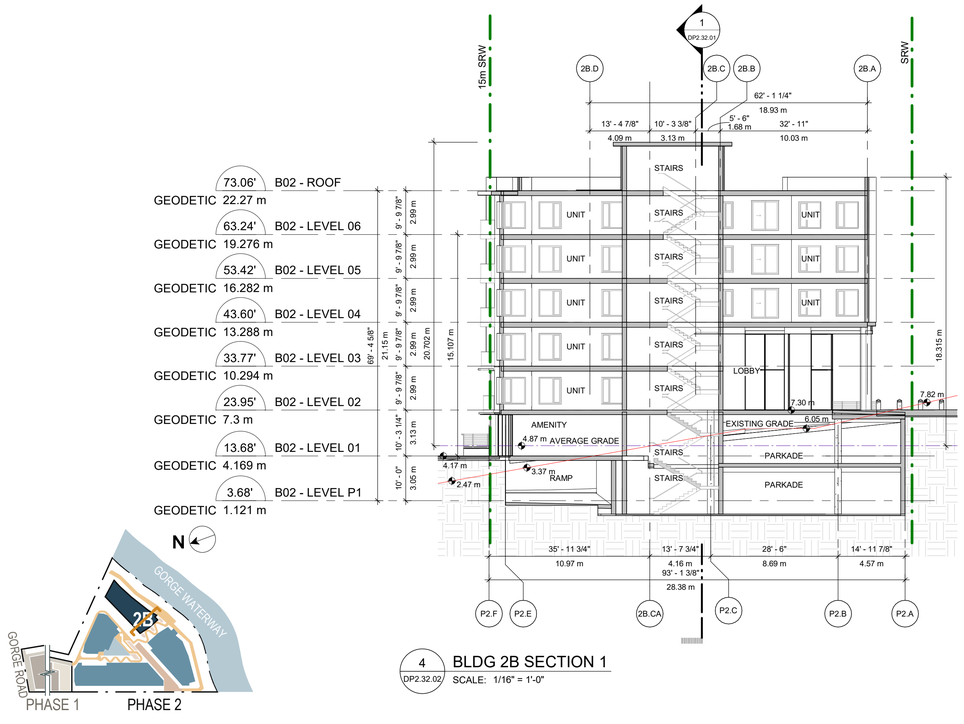
BLDG 2A/2B OVERALL SECTION

SHEET NUMBER DP2.32.01

ISSUE A

SCALE CHECK 1 in 10mm

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt



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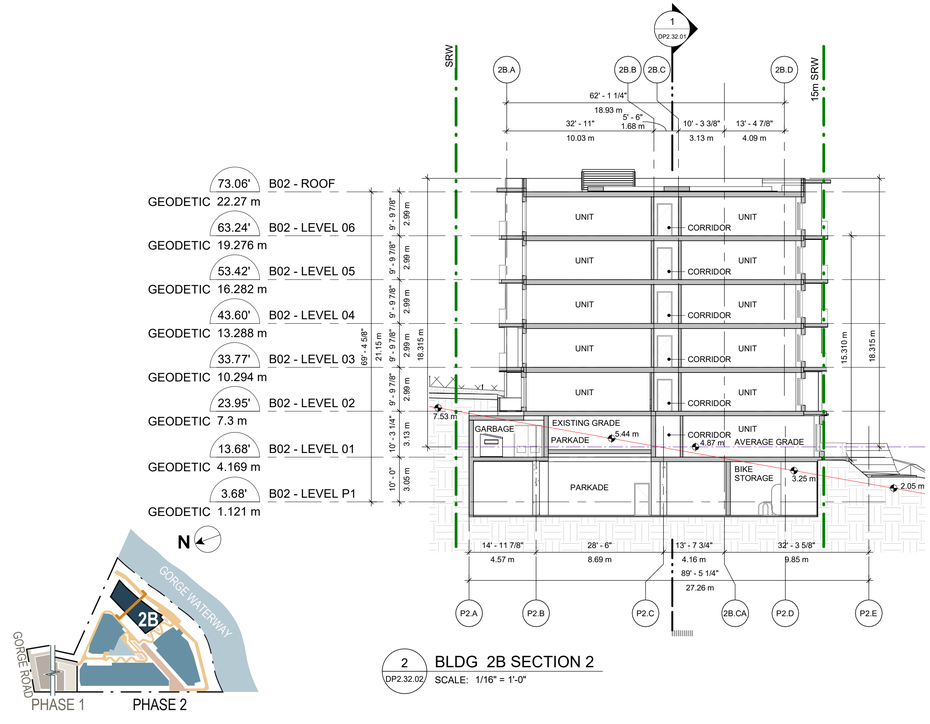

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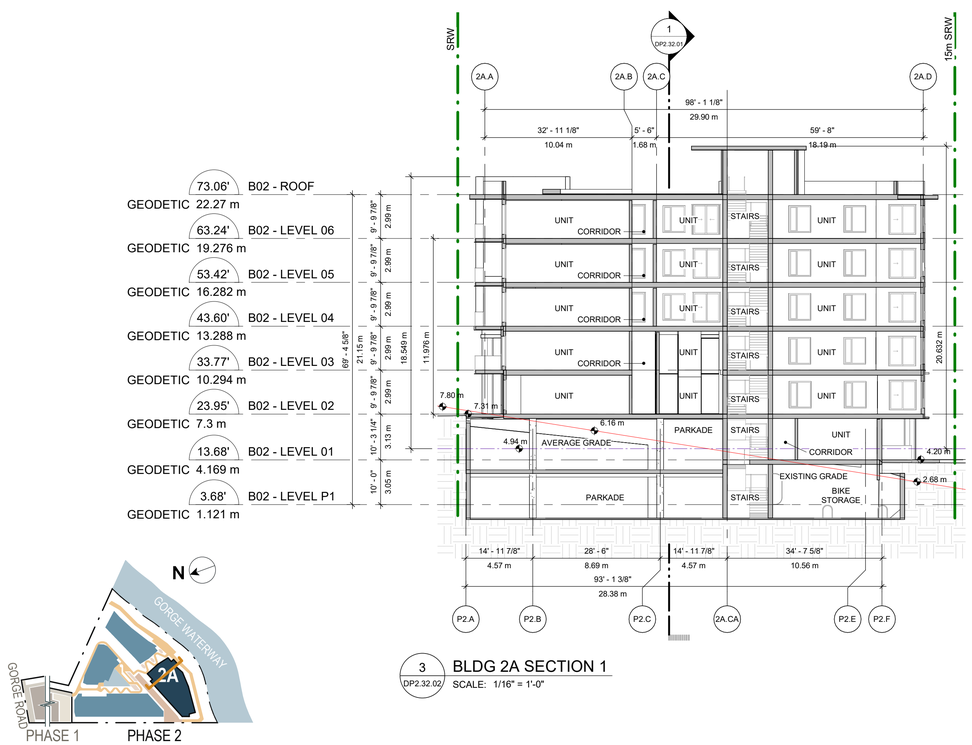

3 DP2.32.02 BLDG 2A SECTION 1
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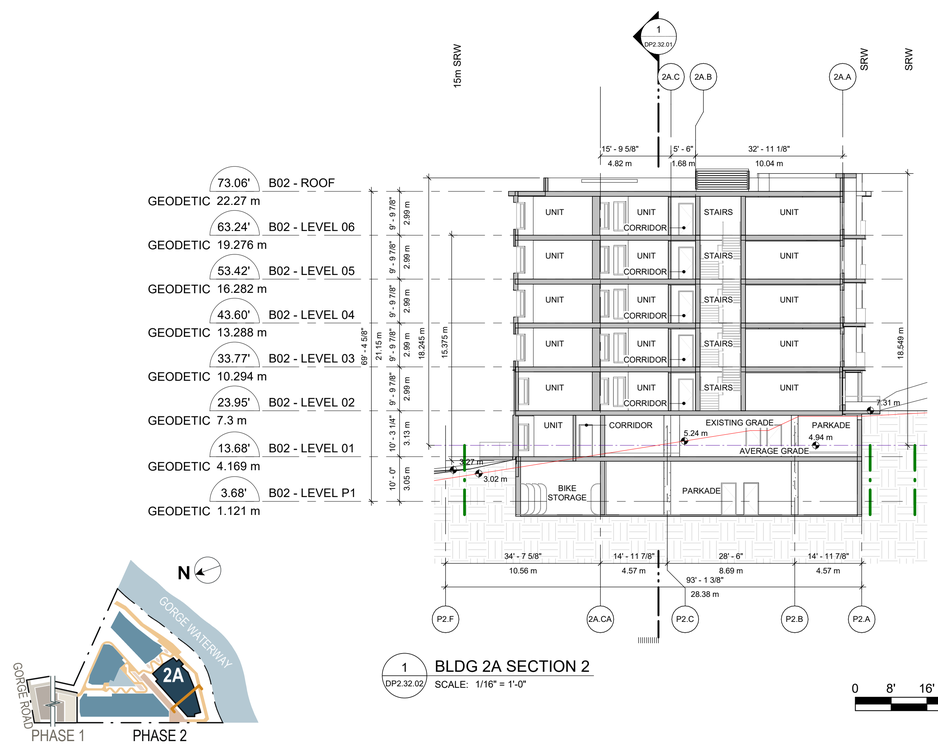

1 DP2.32.02 BLDG 2A SECTION 2
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'
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CONSULTANTS

SEAL
REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA
2024-11-28

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PROJECT
BURNSIDE PHASE II
133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

DRAWN BY:	CHECKED BY:
ARCADIS	ARCADIS
PROJECT MGR:	APPROVED BY:
ARCADIS	ARCADIS

SHEET TITLE
BLDG 2A/2B SECTIONS

SHEET NUMBER DP2.32.02
ISSUE A

SCALE CHECK 10mm 1 in

Autodesk Docs://138914-135E-GorgeRd_R2022/138914_GorgeRoad-PH_II-Podium-R2022.rvt

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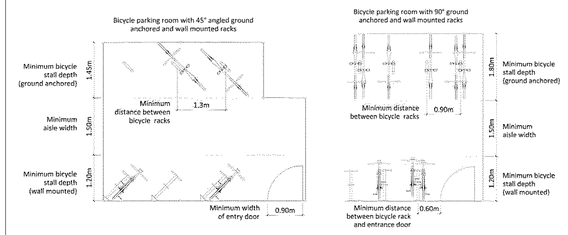
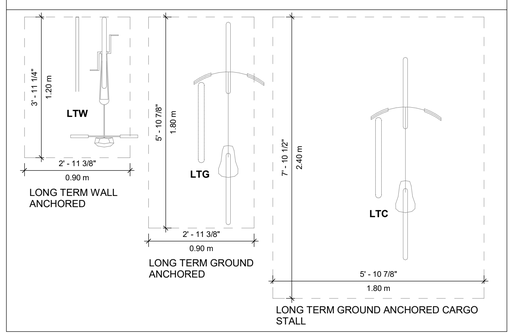
BICYCLE PARKING STALLS PROVIDED - BUILDING 02

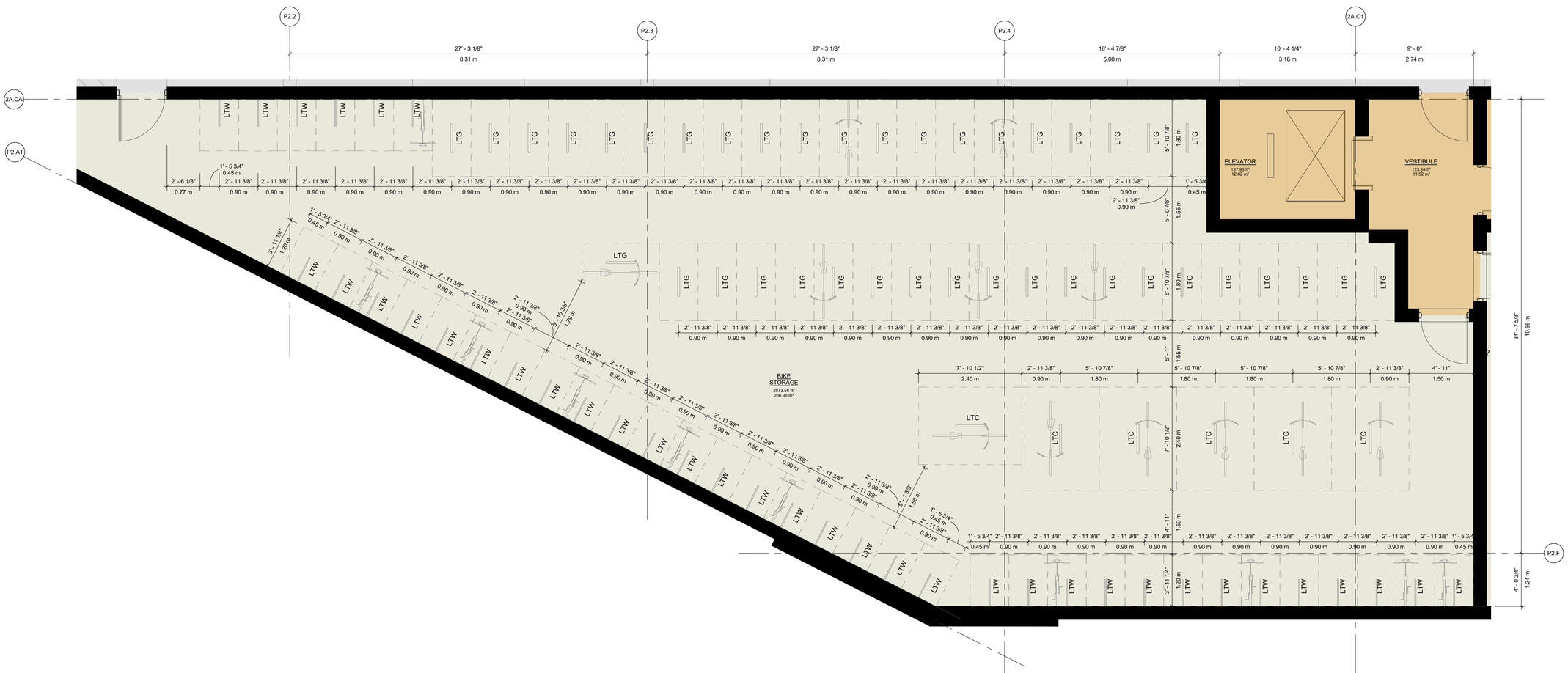
LEVEL	PARKING TYPE	STALL TYPE	TOTAL	% MIX
B02 - LEVEL P1	CLASS A	LONG TERM WALL ANCHORED	116	39%
B02 - LEVEL P1	CLASS A	LONG TERM GROUND ANCHORED	140	48%
B02 - LEVEL P1	CLASS A	LONG TERM CARGO GROUND ANCHORED	38	13%
			294	100%

VICTORIA ZONING BYLAW DIAGRAMS



BIKE ABBREVIATION LEGEND





1 / DP2.40.01 ENLARGED BIKE PLAN BLDG 2A/2B - LEVEL P1

SCALE: 1/4" = 1'-0"

0 2' 4' 8' 16'

1/4"=1'

True North

Project North

2024-11-28 2:09:51 PM

CLIENT

INTRACORP HOMES

INTRACORP

Building the Extraordinary

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CONSULTANTS

SEAL

REGISTERED ARCHITECT LAUREN MACAULAY BRITISH COLUMBIA

2024-11-28

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PROJECT

BURNSIDE PHASE II

133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO: 138914

DRAWN BY:	CHECKED BY:
ARCADIS	ARCADIS
PROJECT MGR:	APPROVED BY:
ARCADIS	ARCADIS

SHEET TITLE

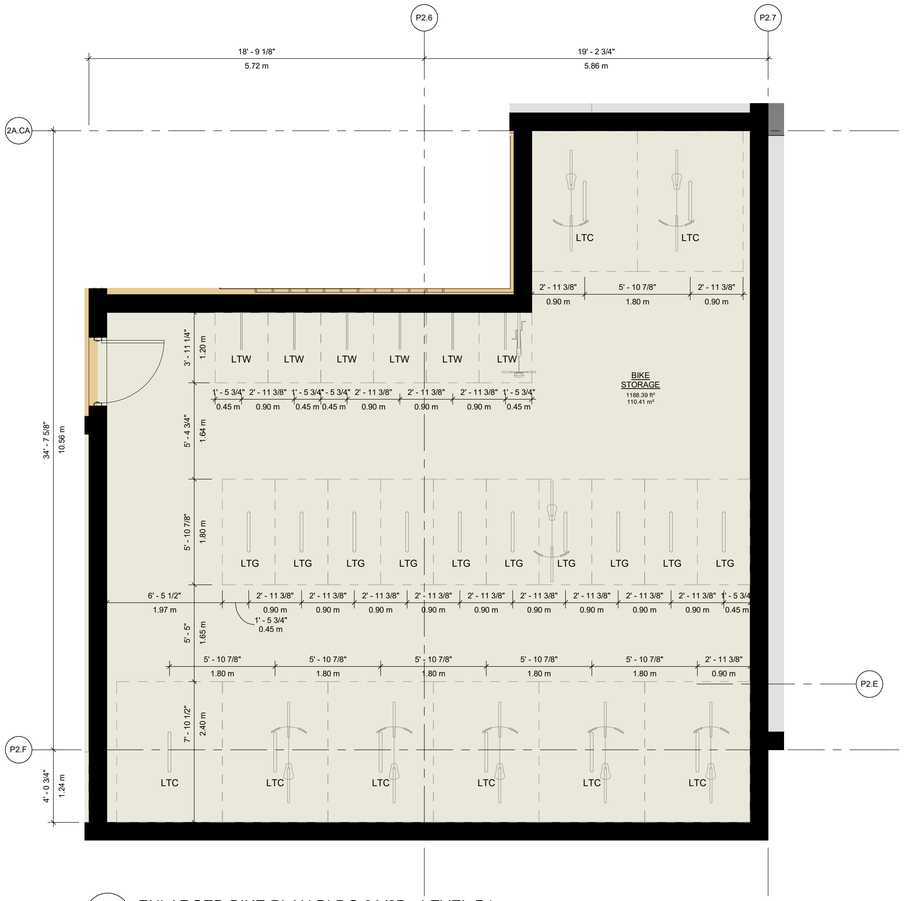
ENLARGED BIKE PLANS BLDG 2A/2B

SHEET NUMBER DP2.40.01

ISSUE A

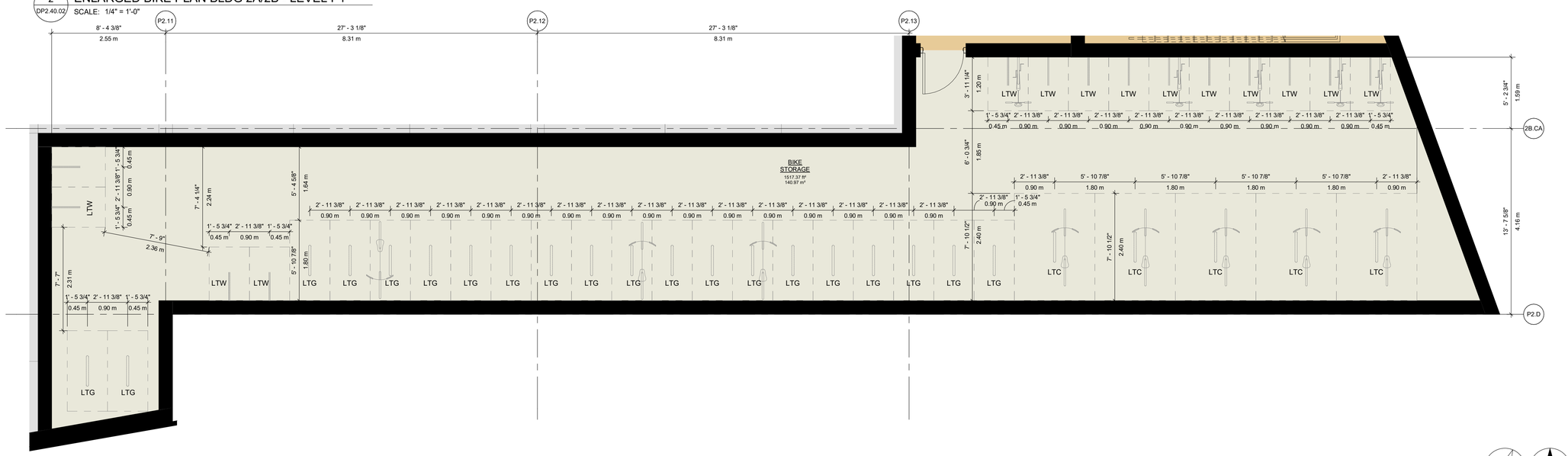
SCALE CHECK 1 in 10mm

Autodesk Docs://138914-135E-GorgeRd_P2022/138914_GorgeRoad-PH_IUPodium-R2022.rvt



2 DP2.40.02 ENLARGED BIKE PLAN BLDG 2A/2B - LEVEL P1

SCALE: 1/4" = 1'-0"



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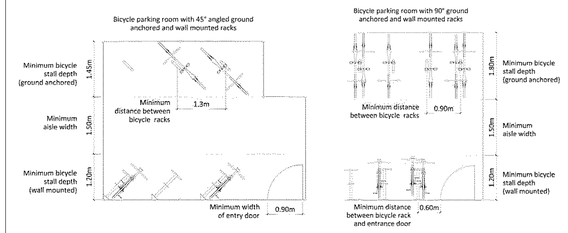

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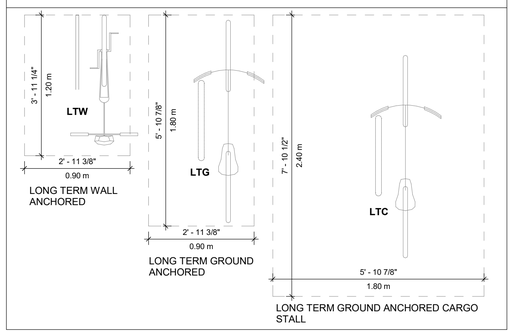

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True North

Project North

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PROJECT MGR:	APPROVED BY:
ARCADIS	ARCADIS

SHEET TITLE

ENLARGED BIKE PLANS BLDG 2A/2B

SHEET NUMBER DP2.40.02

ISSUE A

SCALE CHECK 1 in 10mm

Autodesk Docs://138914-135E-GorgeRd_PD2022/138914_GorgeRoad.PH_IUPodium-R2022.rvt

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DEVELOPMENT PERMIT SUBMISSION

BURNSIDE PHASE 2

LANDSCAPE DRAWING INDEX

GENERAL NOTES

1. A SURVEY HAS BEEN PROVIDED BY THE CLIENT FOR THIS PROJECT. IT HAS BEEN REFORMATTED FOR USE IN AND FOR PREPARING THESE DOCUMENTS. CONTRACTOR SHALL OBTAIN AN OFFICIALLY SIGNED COPYFROM THE CLIENT AND BECOME FAMILIAR WITH IT, THE EXISTING CONDITIONS AND SITE CONTEXT PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH PREPARATION OR DOCUMENTATION OF SURVEY.

2.THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.

3.THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ADHERENCE TO ORDINANCES, REGULATIONS, LAWS AND CODES HAVING JURISDICTION OVER THE PROPERTY PRIOR TO COMMENCING WORK.

4.CONTRACTOR IS RESPONSIBLE FOR DETERMINING MEANS AND METHODS FOR CONSTRUCTION. THESE DRAWINGS MAY INDICATE A LIMIT OF PROPOSED IMPROVEMENTS, LIMITS OF SITE DEMOLITION, ETC. FOR DELINEATION OF EXPECTED EXTENTS OF DISTURBANCE. HOWEVER, FINAL IMPACT SHALL BE DETERMINED IN THE FIELD. SHOULD LIMITS OF DISTURBANCE EXCEED BOUNDARIES DEFINED IN DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.

5. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE STARTING WORK.

6.CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIS/HER MEANS AND METHODS TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

7.CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A COMPLETE UP-TO-DATE SET OF DRAWINGS AND SPECIFICATIONS AT THE CONSTRUCTION SITE AND ENSURING THE DOCUMENTS ARE READILY AVAILABLE FOR REVIEW BY THE LANDSCAPE ARCHITECT AND GOVERNING AGENCY.

8.THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO ONE ANOTHER AND IMPLIED TO CORRESPOND WITH ONE ANOTHER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY.

9.LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.

10. ALL OFF-SITE WORKS TO CONFORM TO CITY OF VICTORIA DESIGN STANDARDS, INCLUDING: HARDSCAPE PAVING, FURNIHSINGS, TREES, PLANTING AND GROWING MEDIA.

connect
LANDSCAPE ARCHITECTURE

2305 Hemlock Street, Vancouver, BC V6H 2V1
T: 604 681 3303 www.connectla.ca

KEYPLAN

SEAL

5	ISSUED FOR DP	24-11-28
4	ISSUED FOR REZONING	22-10-28
3	ISSUED FOR REVIEW	22-09-15
2	ISSUED FOR REVIEW	22-07-19
1	ISSUED FOR REVIEW	22-07-11

REVISIONS

INTRACORP GORGE PH2

Scale:	
Drawn:	YL
Reviewed:	OM
Project No.	06-793

COVER PAGE

L0.00

DESIGN VISION AND PRINCIPLES

The landscape design will seek to inspire by providing connections to nature and fostering community, accessibility and placemaking.

PLACEMAKING

CONTEXT & REFERENCE TO PLACE

Acknowledge the site's natural and cultural character, capture imagination and identify a recognizable design expression grounded in this place.

COMMUNITY BUILDING

MEANINGFUL PUBLIC SPACE

Provide meaningful routes, places of destination, delight and overlook for people to gather, play and explore.

NEIGHBOURHOOD CONNECTIVITY

MAKE THE SITE ACCESSIBLE

Routes and connections between public spaces and built edges should be clear, inviting, seamless and effortless for all users.

WATERFRONT CONNECTIVITY

ACCESS TO NATURE

Connections between the local community and the Gorge should be direct, welcoming and accessible for all users.

connect
LANDSCAPE ARCHITECTURE

2305 Hemlock Street, Vancouver, BC V6H 2V1
T: 604 681 3303 www.connectla.ca

KEYPLAN

SEAL

5	ISSUED FOR DP	24-11-28
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1	ISSUED FOR REVIEW	22-07-11

REVISIONS

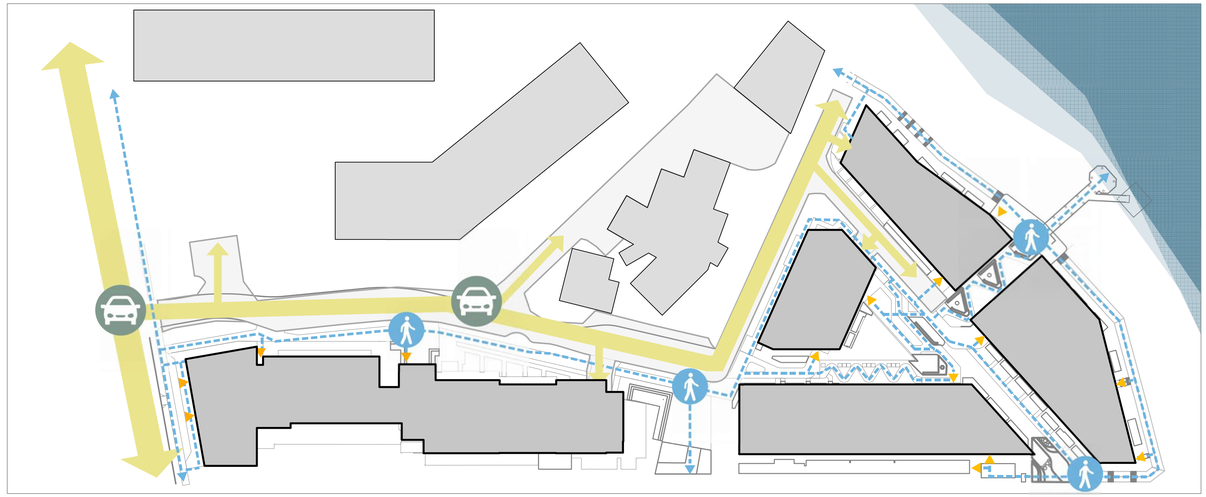
INTRACORP GORGE PH2

Scale:	
Drawn:	YL
Reviewed:	OM
Project No.	06-793

INSPIRATION & PRINCIPLES

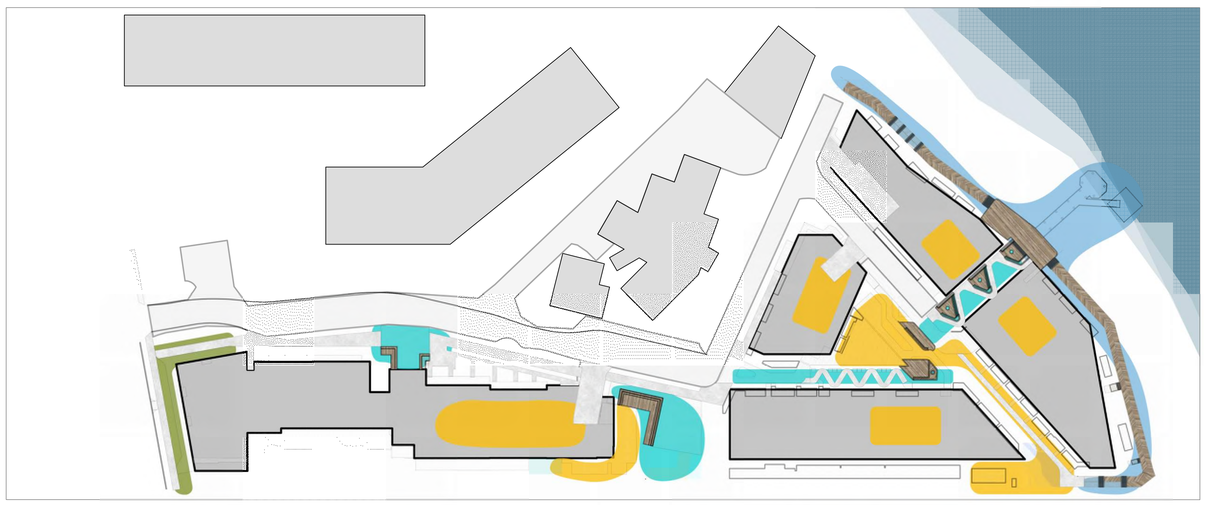
L0.01

DIAGRAMS



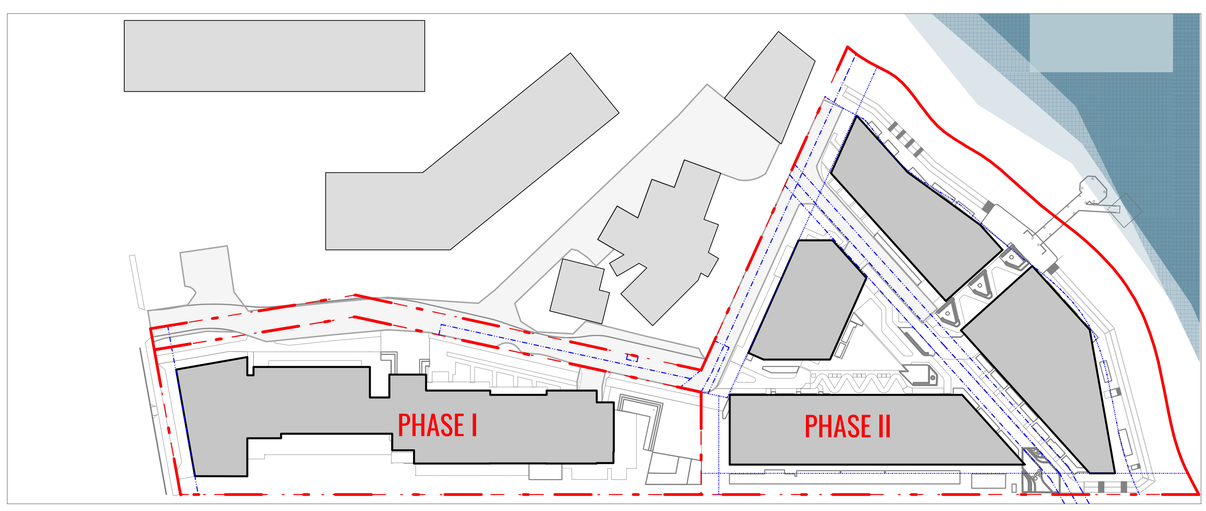
SITE CIRCULATION

- VEHICULAR
- PEDESTRIAN
- BLDG ENTRY



SITE PROGRAM

- AMENITY NODE
- PUBLIC NODE
- RETAIL NODE
- WATERFRONT NODE



PHASE PLAN

0 25 50 M

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LANDSCAPE ARCHITECTURE

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KEYPLAN

SEAL

5	ISSUED FOR DP	24-11-28
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3	ISSUED FOR REVIEW	22-09-15
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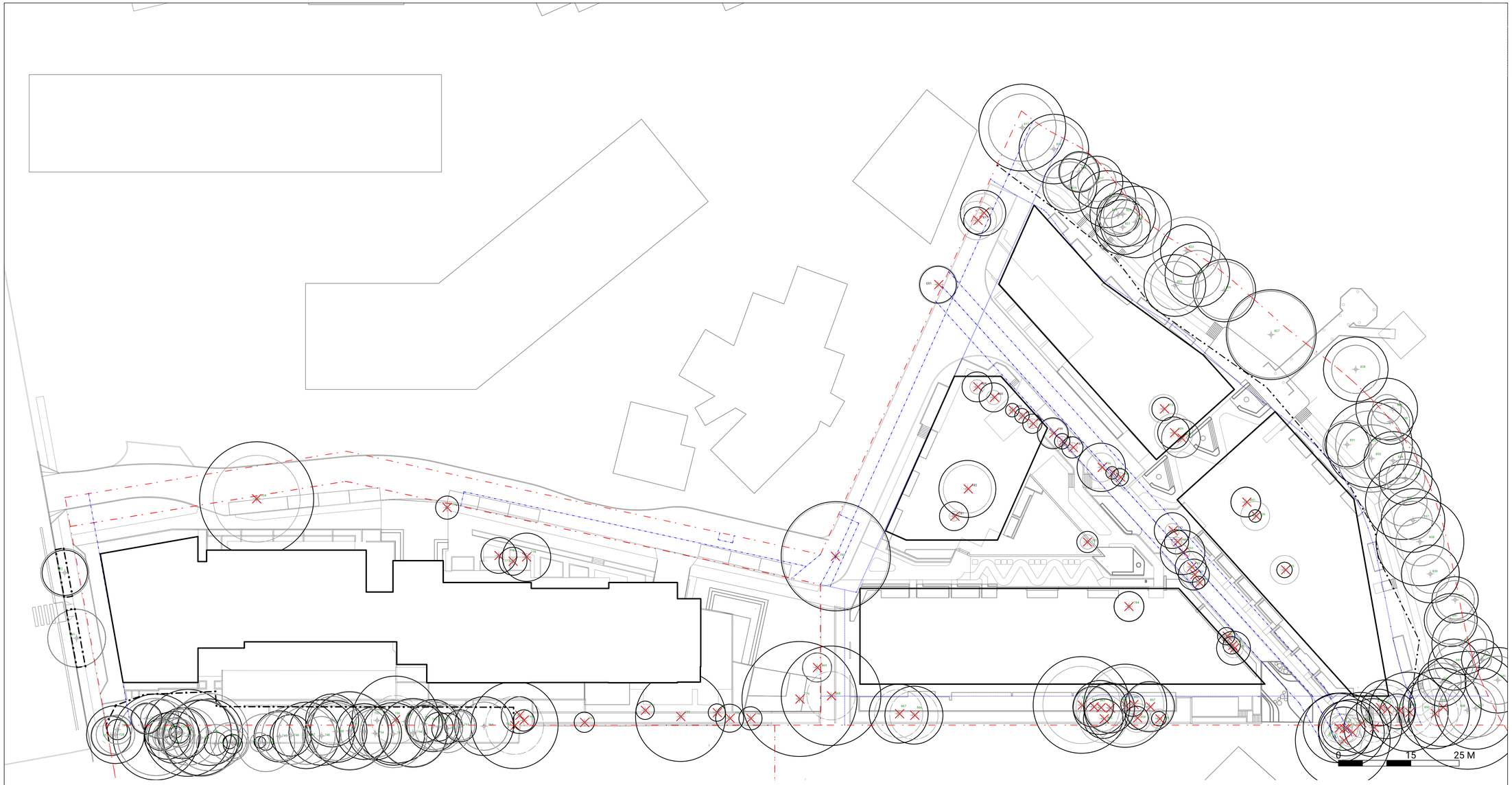
REVISIONS

INTRACORP GORGE PH2

Scale:	
Drawn:	YL
Reviewed:	OM
Project No.	06-793

DIAGRAMS

L0.02



PLANT PROTECTION AND REMOVAL NOTES

1. PLANT SYMBOLS AS INDICATED ON DRAWINGS NO NOT REPRESENT ACTUAL DRIPLINES. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO CONSRUCTION. PROPOSED FENCING SHALL BE PLACED OUTSIDE OF THE ACTUAL DRIPLINE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

2. TREE PROTECTION FENCING SHALL BE MAINTANED THROUGHOUT CONSTRUTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL OBTAIN PERMISSION TO ENTER FROM LANDSCAPE ARCHITECT PRIOR TO CONDUCTING WORK WITHIN THE PLANT PROTECTION ZONES.

3. INFORM LANDSCAPE ARCHITECT WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED AND PRIOR TO CONSTRUCTION. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.

4. BASED ON CONTRACTOR'S STAGING AND ACCESS REQUIREMENTS, ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED.

5. TREES INDICATED TO BE REMOVED SHALL ALSO INCLUDE COMPLETE REMOVAL OF STUMP AND ROOTS AND FILLING IN DEPRESSION WITH SUITABLE SOIL FILL.

6. ALL EXCAVATION WORK WITHIN TWO METERS OF A TREE PROTECTION ZONE TO BE CONDUCTED UNDER ARBORIST SUPERVISION.

9. THE FOLLOWING ACTIONS ARE PROHIBITED:

A. STORAGE OR DUMPING OF BUILDING MATERIALS, OIL, PAINT, CONSTRUCTION DEBRIS, BUILDINGS OR EQUIPMENT WITHIN THE TREE PROTECTION AREAS.

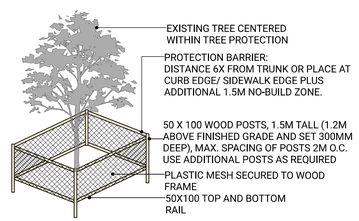
B. PASSAGE OF MACHINERY OF ANY KIND THROUGH OR WITHIN TREE PROTECTIONAREAS AT ANY TIME.

C. SOIL DISTURBANCE OR STRIPPING FROM THE TREE PROTECTION AREAS. NATURAL GRADE MUST BE MAINTAINED.

D. STOCKPILING OF SOILS, FILL, SAND, GRAVEL OR OTHER EXCAVATED MATERIALS WITHIN THE TREE PROTECTION AREAS AT ANY TIME, INCLUDING THE DEMOLITION AND SITE PREPARATION PHASES.

E. DIRECT DISCHARGE OF STORM OR SITE DRAINAGE WATERS THROUGH OR INTO THE TREE PROTECTION AREAS.

TREE PROTECTION DETAIL



NOTE:
ANCHORED MODULAR CONSTRUCTION FENCING IS AN ACCEPTABLE ALTERNATE TO TIMBER-MESH FENCE TREE PROTECTION DETAIL

TREE PROTECTION LEGEND

KEY	DESCRIPTION
	EXISTING TREE TO BE RETAINED AND PROTECTED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE
	CRITICAL ROOT ZONE

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REVISIONS

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TREE MANAGEMENT PLAN

L0.03

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REVISIONS

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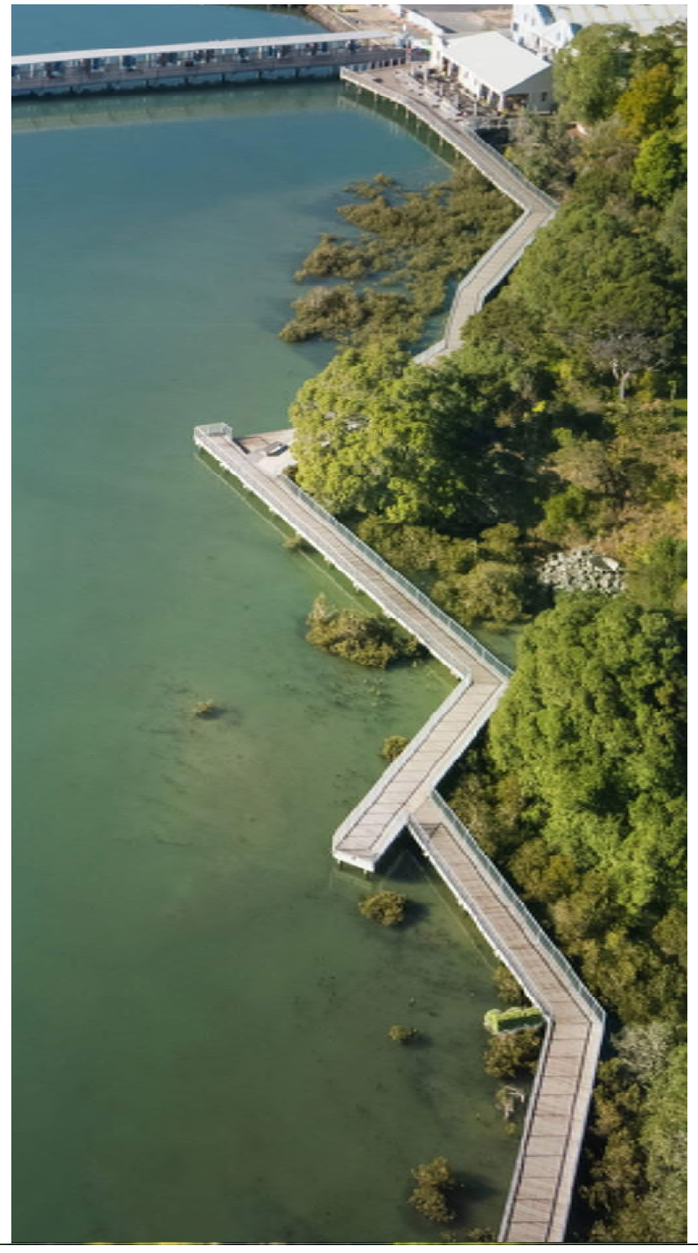
OVERALL SITE PLAN

L1.00

THE BOARDWALK COMMONS

Offers the surrounding community access to the shoreline for recreational, social and wellness use, and also an embrace of coastal living



A PLACE TO GATHER

The boardwalk will be a destination for both residents and the community as a whole, offering scenic views and opportunities for an active lifestyle. It will serve as a gathering spot for individuals, families and friends to come together and connect.

AN ACCESSIBLE WATERFRONT

The boardwalk is connected to the community through an adjacent feature curvi-linear walkway, providing a direct accessible pathway to the waterfront. The main boardwalk platform will be included in the development, allowing everyone to enjoy the waterfront views.

PRESERVATION OF NATURAL ELEMENTS

Restoring shoreline habitat is a key aspect of enhancing the overall experience, with a strong emphasis on preserving existing trees. This prioritization not only enriches the landscape but also helps to raise public environmental awareness. Along with the maintenance of natural elements along the gorge, the boardwalk will contribute to fostering a deeper appreciation for the ecosystem, encouraging community members to engage with and protect their local environment.

NATURAL MATERIALS

The elevated boardwalk will be installed on a minimally invasive foundation to limit impacts to existing vegetation and will feature herringbone-patterned wood decking, matching with both natural landscape and light wood elements on architectural facade.The combination of thin metal railings and natural look of boardwalk will blend well into the coastal forest setting.

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LANDSCAPE ARCHITECTURE

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REVISIONS

INTRACORP GORGE PH2

Scale:	NTS
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Project No.	06-793

THE BOARDWALK COMMONS PRECEDENTS

L1.01

THE BOARDWALK COMMONS

Offers the surrounding community access to the shoreline for recreational, social and wellness use, and also an embrace of coastal living

VIEW TOWARDS EAST

VIEW TOWARDS WEST

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REVISIONS

INTRACORP GORGE PH2

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Project No.	06-793

THE BOARDWALK COMMONS PERSPECTIVES

L1.02

THE BOARDWALK COMMONS

Offers the surrounding community access to the shoreline for recreational, social and wellness use, and also an embrace of coastal living

PROGRAM LEGEND

1. RETAINED MATURE TREES
2. WOOD LOOKOUT
3. WOOD BOARDWALK
4. METAL RAIL
5. PLATFORM SEATING LOUNGE
6. MEANDERING ACCESSIBLE PATH
7. FUTURE PUBLIC PIER & FLOATING DOCK(BY OTHERS)

HARDSCAPE LEGEND

KEY	DESCRIPTION	
	CIP CONCRETE COLOUR: NATURAL	1 L5.00
	CONCRETE SLAB PAVERS COLOUR: NORTHERN SHADOW	4 L5.00
	CONCRETE UNIT PAVERS COLOUR: NATURAL,EBONY,DESERT	3 L5.00
	WOOD BOARDWALK HERRINGBONE PATTERN	6 L5.00
	RUBBER PLAY SURFACE	8 L5.00
	VEHICULAR UNIT PAVERS COLOUR: CHARCOAL	7 L5.00
	CIP CONCRETE WALL	
	PRECAST CONCRETE BLOCK WALL	

SOFTSCAPE LEGEND

KEY	DESCRIPTION	
	PLANTING	5 L5.03

FURNISHING LEGEND

KEY	DESCRIPTION	
	BENCH	2 L5.01
	WOOD PLATFORM WITH SEATING	2 L5.00
	OUTDOOR KITCHEN	
	BIKE RACK	1 L5.01
	PATIO FURNITURE TBD BY OWNER	
	OUTDOOR TABLE AND CHAIRS	
	TABLE TENNIS	
	REMOVABLE PLAZA SEATING	3 L5.01
	GUARDRAIL PER ARCH	
	LEAN RAIL ALONG BOARDWALK	6 L5.00

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KEYPLAN

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
OREN MIZRAHI
477

5	ISSUED FOR DP	24-11-28
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REVISIONS

INTRACORP GORGE PH2

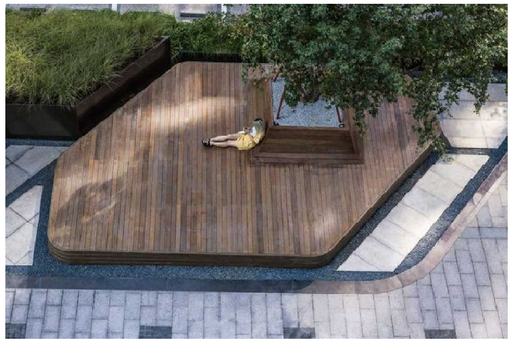
Scale:	1:200
Drawn:	YL
Reviewed:	OM
Project No.	06-793

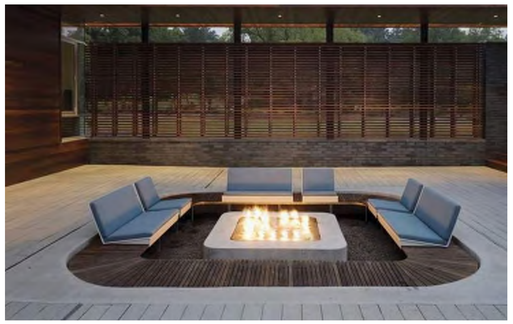
ENLARGEMENT PLAN
THE BOARDWALK COMMONS

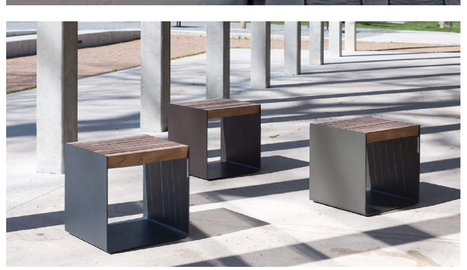
L1.03

THE RESIDENTIAL COMMONS

Provides opportunities for large or small gatherings, and includes nature play, outdoor dining, flexible green space and tree canopy. The residential commons maintains a direct link to the public boardwalk and promotes indoor to outdoor connectivity.



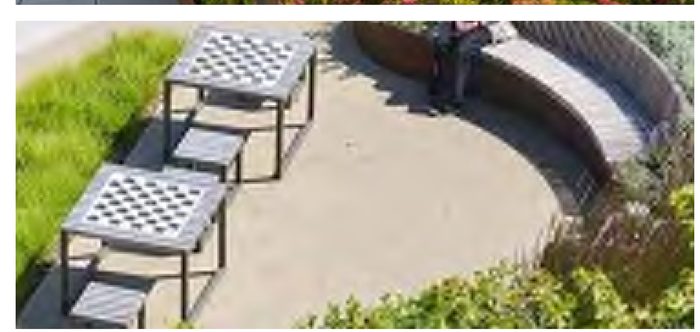




THE ROOF DECK

Provides an outdoor living environment for the purpose of bringing residents together as a community. It features the following uses:

- an outdoor dining area and kitchen with catenary lighting;
- a multi-purpose deck that can serve as a lounge, yoga space and movie screening space;
- a common green with bocce court, putting green, cornhole and sun lounge;
- semi-private fire lounges with gas firebowls.



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REVISIONS

INTRACORP GORGE PH2

Scale:	NTS
Drawn:	YL
Reviewed:	OM
Project No.	06-793

AMENITY PRECEDENTS

L1.04

THE RESIDENTIAL COMMONS

Provides opportunities for large or small gatherings, and includes nature play, outdoor dining, flexible green space and tree canopy. The residential commons maintains a direct link to the public boardwalk and promotes indoor to outdoor connectivity.

PROGRAM LEGEND

1. MEANDERING ACCESSIBLE PATH
2. PLATFORM SEATING LOUNGE
3. VIEW LOUNGE W/TRELLIS
4. LOBBY ENTRY
5. ENTRY PLAZA
6. KID PLAY AREA
7. AMENITY PATIO

HARDSCAPE LEGEND

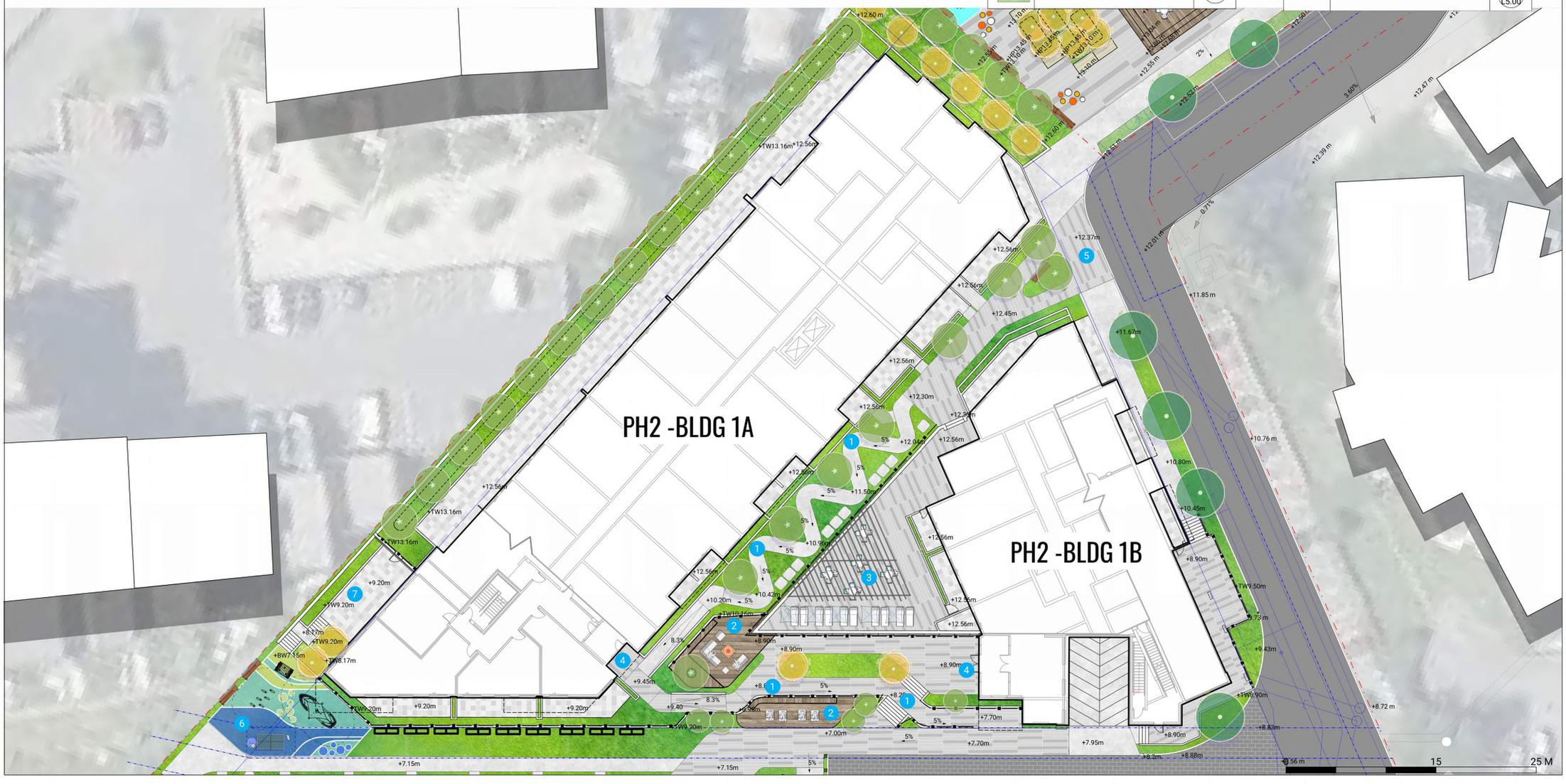
KEY	DESCRIPTION	
	CIP CONCRETE COLOUR: NATURAL	1 L5.00
	CONCRETE SLAB PAVERS COLOUR: NORTHERN SHADOW	4 L5.00
	CONCRETE UNIT PAVERS COLOUR: NATURAL,EBONY,DESERT	3 L5.00
	WOOD BOARDWALK HERRINGBONE PATTERN	6 L5.00
	RUBBER PLAY SURFACE	8 L5.00
	VEHICULAR UNIT PAVERS COLOUR: CHARCOAL	7 L5.00
	CIP CONCRETE WALL	
	PRECAST CONCRETE BLOCK WALL	

SOFTSCAPE LEGEND

KEY	DESCRIPTION	
	PLANTING	5 L5.03

FURNISHING LEGEND

KEY	DESCRIPTION	
	BENCH	2 L5.01
	WOOD PLATFORM WITH SEATING	2 L5.00
	OUTDOOR KITCHEN	
	BIKE RACK	1 L5.01
	PATIO FURNITURE TBD BY OWNER	
	OUTDOOR TABLE AND CHAIRS	
	TABLE TENNIS	
	REMOVABLE PLAZA SEATING	3 L5.01
	GUARDRAIL PER ARCH	
	LEAN RAIL ALONG BOARDWALK	6 L5.00



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LANDSCAPE ARCHITECTURE

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REVISIONS

INTRACORP GORGE PH2

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Project No.	06-793

ENLARGEMENT PLAN
THE RESIDENTIAL COMMONS

L1.05

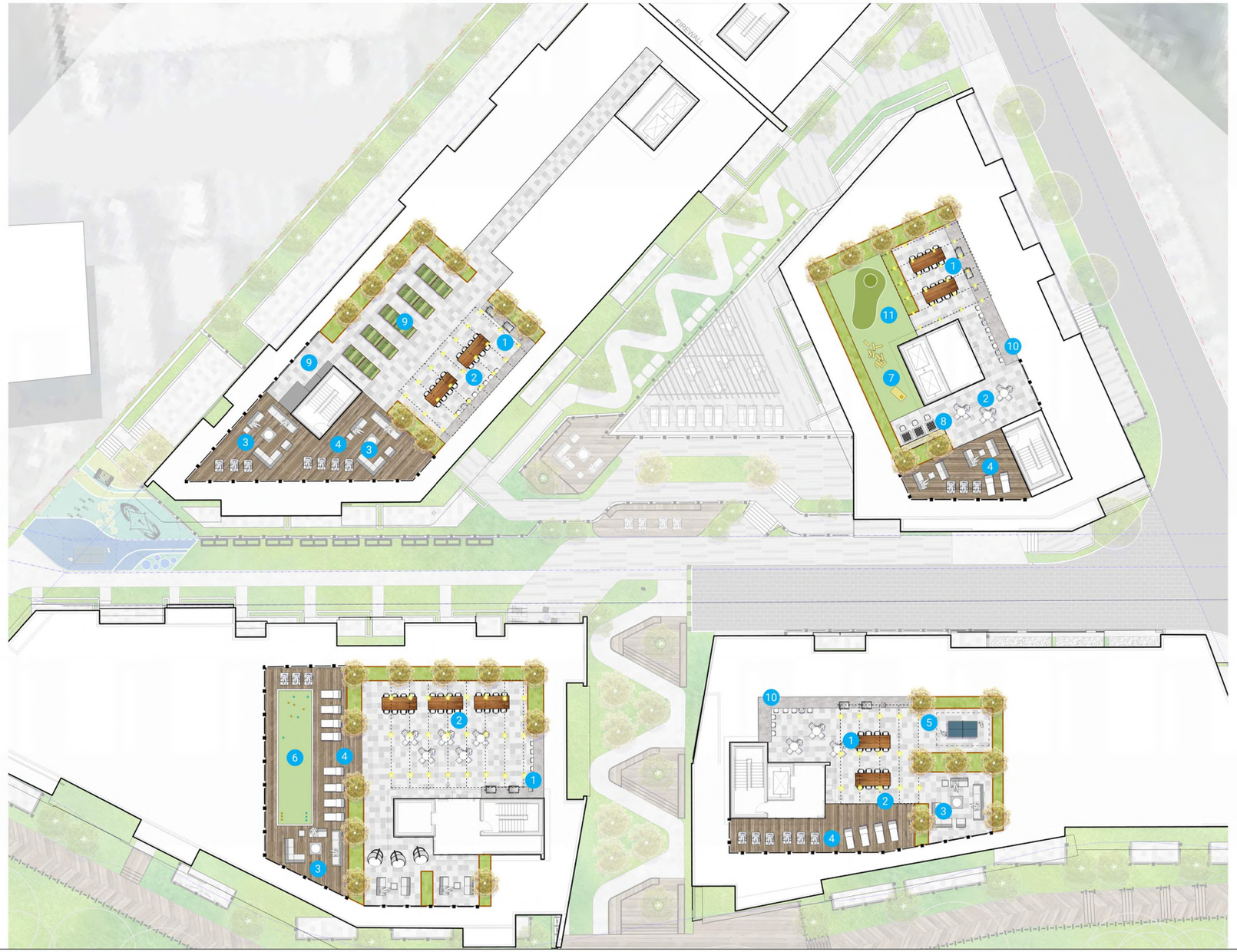
THE ROOF DECK

Provides an outdoor living environment for the purpose of bringing residents together as a community. It features the following uses:

- an outdoor dining area and kitchen with catenary lighting;
- a multi-purpose deck that can serve as a lounge, yoga space and movie screening space;
- a common green with bocce court, putting green, cornhole and sun lounge;
- semi-private fire lounges with gas firebowls..

PROGRAM LEGEND

1. OUTDOOR KITCHEN W/CATENARY LIGHTING
2. OUTDOOR BAR & DINING
3. FIRE LOUNGE
4. MULTI-PURPOSE DECK
5. TABLE TENIS
6. BOCCE BALL
7. GAME ZONE(JENGA/CORNHOLE)
8. CHESS TABLE
9. AGRICULTURE GARDEN W/ STORAGE SHED
10. OUTDOOR WORKSTATION
11. MINI GOLF



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HARDSCAPE LEGEND

KEY	DESCRIPTION	
	CONCRETE SLAB PAVERS COLOUR: GRANITE	4 L5.00
	WOOD DECK	2 L5.00
	ARTIFICIAL TURF	5 L5.00

SOFTSCAPE LEGEND

KEY	DESCRIPTION	
	PLANTING	5 L5.03

FURNISHING LEGEND

KEY	DESCRIPTION	
	BENCH	2 L5.01
	WOOD PLATFORM WITH SEATING	2 L5.00
	OUTDOOR KITCHEN	
	BIKE RACK	1 L5.01
	PATIO FURNITURE TBD BY OWNER	
	OUTDOOR TABLE AND CHAIRS	
	TABLE TENNIS	
	REMOVABLE PLAZA SEATING	3 L5.01
	ROOF PLANTER W/ SEATING	6 L5.01
	OUTDOOR DINING TABLE	5 L5.01
	OUTDOOR BAR TABLE & STOOLS	4 L5.01
	CHESS TABLE	1 L5.02
	COMMUNITY HERB GRADEN	2 L5.02
	GUARDRAIL PER ARCH	

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REVISIONS

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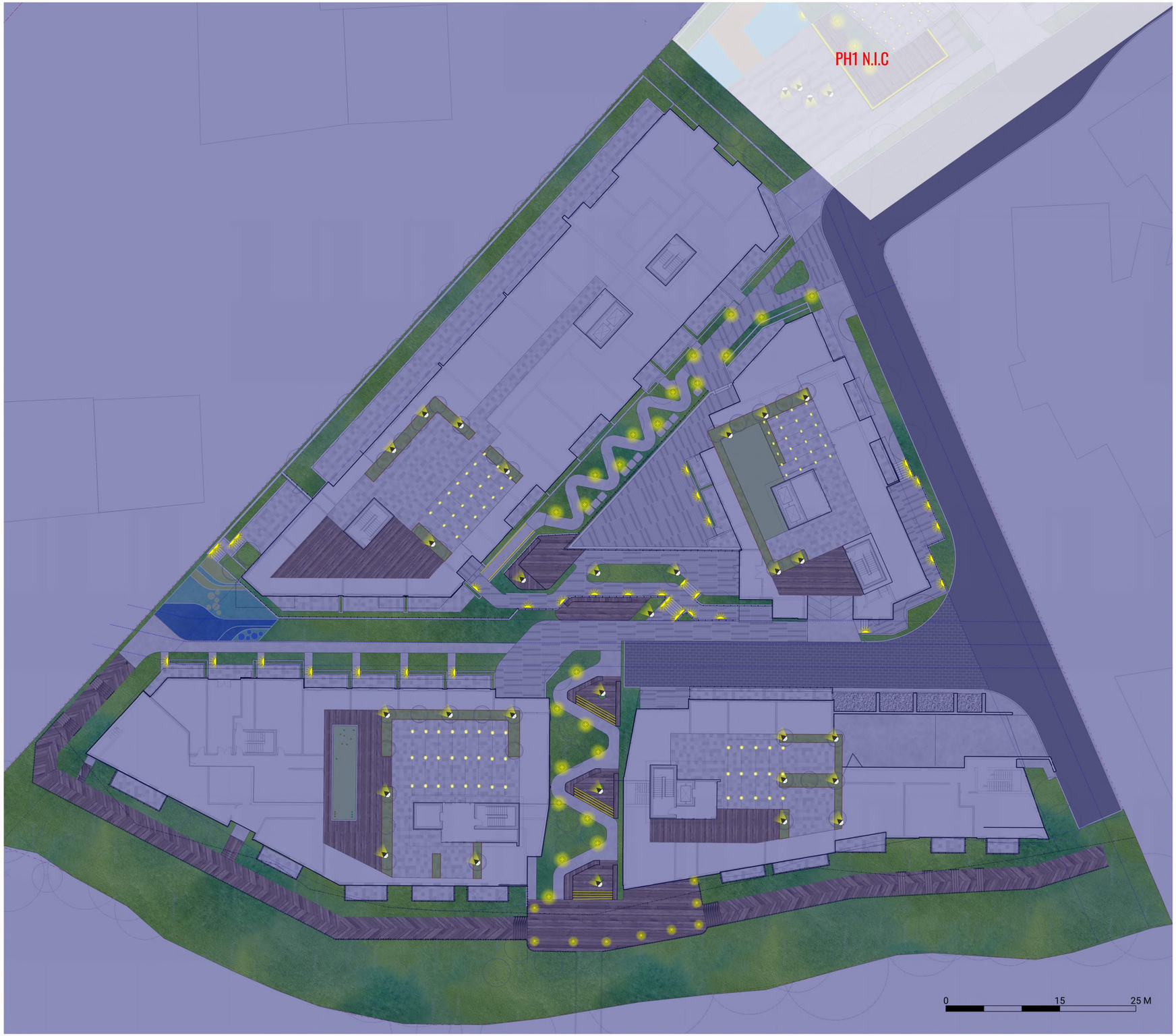
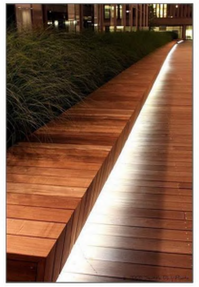
ENLARGEMENT PLAN
THE ROOF DECK

L1.06

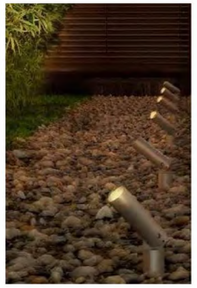


BOLLARD

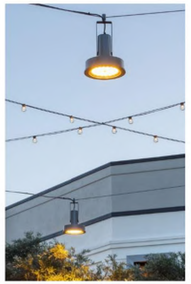
WALL/STEP LIGHT



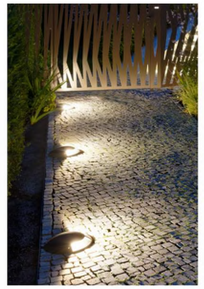
LED STRIP LIGHT



UP LIGHT



CATENARY LIGHT



INGROUND LIGHT

LIGHTING LEGEND	
KEY	DESCRIPTION
	WALL / STEP LIGHT
	LIGHT BOLLARD
	UP LIGHT
	CATENARY LIGHT
	INGROUND LIGHT
	LED STRIP LIGHT
	ARCH. LIGHT PER ARCH.

NOTE:
LIGHTS AS PER ELECTRICAL. SHOWN FOR REFERENCE ONLY.

SITE LIGHTING NOTES

1.LIGHTING SYMBOLS ON PLANS ARE DIAGRAMMATIC. REFER TO ELECTRICAL
DRAWINGS, DETAILS AND SPECIFICATIONS FOR ACTUAL DIMENSIONS, PRODUCT INFORMATION, AND WIRING.

2.LAYOUT DIMENSIONS ARE FOR GENERAL REFERENCE ONLY. STAKE LOCATION OF LIGHTS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO
INSTALLATION.

3.COORDINATE WITH EXISTING AND PROPOSED UTILITIES. ALL FOOTINGS TO BE MINIMUM 1.0m AWAY FROM UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOR DIRECTION ON FIXTURE PLACEMENT.

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REVISIONS

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LIGHTING PLAN

L2.00

		BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
		STREET TREES			
	9	ACER RUBRUM 'MORGAN'	MORGAN MAPLE	7CM. CAL.	
		FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	7CM. CAL.	
		QUERCUS PALUSTRIS	SWAMP OAK	7CM. CAL.	
		FEATURE TREES			
	76	ACER CIRCINATUM	VINE MAPLE	MIX 3-5M HT., B&B, MULTI-STEM	
		ARBUTUS MENZIESII	ARBUTUS TREE	MIX 3-5M HT., B&B	
		CORNUS NUTTALLII	PACIFIC FLOWERING DOGWOOD	MIX 3-5M HT., B&B	
		STYRAX JAPONICUS	JAPANESE SNOWBELL	MIX 3-5M HT., B&B	
		STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	MIX 3-5M HT., B&B	
		CANOPY TREES			
		ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	6CM. CAL	
		BETULA NIGRA JACQUEMONTII	RIVER BIRCH	MIX 3-5M HT., B&B, MULTI-STEM	
	64	FRAXINUS PENNSYLVANICA 'RUBGY'	PRAIRIE SPIRE ASH	6CM. CAL	
		PINUS CONTORTA 'CONTORTA'	SHORE PINE	MIX 3-5M HT., B&B	
		PSEUDOTSUGA MENZIESII	DOUGLAS FIR	MIX 3-5M HT., B&B	
		POPULUS TREMULOIDES	TREMBLING ASPEN	MIX 3-5M HT., B&B, MULTI-STEM	
		THUJA PLICATA	YELLOW CEDAR	MIX 3-5M HT., B&B	
		TSUGA HETEROPHYLLA	WESTERN HEMLOCK	MIX 3-5M HT., B&B	

		FOREST FLOOR PALETTE (1000m2)			
SHRUBS & GROUNDCOVERS					
15%	455	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT	600MM O.C.
15%	455	MAHONIA NERVOSA	DULL OREGON GRAPE	#2 POT	600MM O.C.
10%	303	RHODODENDRON 'UNIQUE'	PINK RHODODENDRON	#2 POT	600MM O.C.
15%	455	SARCOCOCCA HOOKERIANA 'HUMILIS'	DWARF SWEET BOX	#2 POT	600MM O.C.
10%	303	RIBIES SANGUINEUM	RED FLOWERING CURRANT	#2 POT	600MM O.C.
15%	455	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT	600MM O.C.
20%	877	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT	300MM O.C.
20%	877	ASARUM CANADENSE	WILD GINGER	#1 POT	300MM O.C.
15%	290	BLECHNUM SPICANT	DEER FERN	#1 POT	450MM O.C.
15%	290	CORNUS CANADENSIS	BUNCHBERRY	#1 POT	450MM O.C.
15%	290	MAHONIA REPENS	CREEPING OREGON GRAPE	#1 POT	450MM O.C.
15%	290	POLYSTICHUM MUNITUM	SWORD FERN	#1 POT	450MM O.C.
		+20% PERENNIALS			
+5%	97	CLINTONIA UNIFLORA	QUEEN'S CUP	BULBS	300MM O.C.
+5%	97	DICENTRA FORMOSA	PACIFIC BLEEDING HEART	BULBS	300MM O.C.
+5%	97	ERYTHRONIUM REVOLTUM	PINK FAWN LILY	BULBS	300MM O.C.
+5%	97	LINNEA BOREALIS	TWINFLOWER	BULBS	300MM O.C.
		AMENITY ROOFTOP PALETTE (95m2)			
ROOFTOP PLANTING					
20%	438	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	#1 POT	300MM O.C.
20%	109	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT	600MM O.C.
20%	109	STIPA TENNUISSIMA	MEXICAN FEATHERGRASS	#2 POT	600MM O.C.
20%	438	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT	300MM O.C.
20%	109	JUNIPERUS HORIZONTALIS 'WITONII'	CREEPING JUNIPER	#2 POT	600MM O.C.

PLANTING NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD LATEST EDITION.

2. SEE SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS AND PLAN PROTECTION.

3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE LANDSCAPE ARCHITECT WILL BE REJECTED.

4. PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANT LIST AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.

5. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. BRING DESREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICAITON.

6.PRIOR TO INSTALLATION OF PLANT MATERIAL: PLANTS MUST BE PLACED AND LANDSCAPE ARCHITECT CALLED TO SITE TO REVIEW AND APPROVE LAYOUT. CONSULTANT MAY PROVIDE DIRECTIONS FOR LAYOUT MODIFICATIONS UPON REVIEW.

7. CONTRACTOR IS RESPONSIBLE TO 'RESTORE' ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED THAT MEETS OF EXCEEDS THE CONDITIONS PRIOR TO DISTURBANCE.

8. ALL PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM.

9. TREE PLANTING SETBACKS FROM UTILITIES ARE TO FOLLOW THE REQUIRMENTS OF THE AUTHORITY HAVING JURISDICTION.

10. STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 CM DIAMETER CALIPER MEASURED 15 CM ABOVE GROUND, AND A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M - 2.5 M ABOVE GROUND. TREES MUST BE PLANTED PER THE CITY OF VICTORIA SUPPLEMENTAL DRAWING SD P4 (TREE PLANTING IN BOULEVARD) THE CANADIAN LANDSCAPE STANDARD.

11. REQUIRED PARKS INSPECTIONS FOR STREET TREE PLANTING:
1. INSPECTION OF SOIL AND PLANTING AREA PRIOR TO PLANTING.
2. INSPECTION OF TREE STOCK PRIOR TO PLANTING.
3. INSPECTION OF INSTALLED TREE. TREES MUST BE IN GOOD HEALTH AND CONDITION WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, OR DAMAGE, AND COMPLY WITH THE LATEST VERSION OF THE CANADIAN LANDSCAPE STANDARD.

12. REQUIRED PARKS INSPECTIONS FOR SEED AND SOD BOULEVARD:
1. INSPECTION OF EXCAVATED AND SCARIFIED SUBGRADE PRIOR TO BACKFILL.
2. INSPECTION OF INSTALLED, ROLLED AND PREPARED GROWING MEDIA PRIOR TO SODDING.
3. INSPECTION WHEN THE INSTALLED TURFGRASS MEETS THE CONDITIONS FOR TOTAL PERFORMANCE AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.

13. A SOIL TEST FOR THE GROWING MEDIA, FOR EACH LANDSCAPE APPLICATION ON CITY PROPERTY MUST BE SUBMITTED TO THE CITY PARKS TREEPERMITS@VICTORIA.CA FOR REVIEW AT LEAST ONE WEEK PRIOR TO SOIL PLACEMENT. GROWING MEDIA MUST MEET THE STANDARDS FOR EACH SPECIFIC LANDSCAPE APPLICATION AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.

14. THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042 AND THE ASSOCIATED SCHEDULES CAN BE FOUND ON THE CITY OF VICTORIA BYLAWS WEBPAGE.

900 mm SOIL DEPTH	1240 SQM
450 mm SOIL DEPTH	480 SQM

SOIL DEPTH PLAN

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KEYPLAN

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REVISIONS

INTRACORP GORGE PH2

Scale:	1:350
Drawn:	YL
Reviewed:	OM
Project No.	06-793

PLANTING PALETTE & SOIL DEPTH

L3.00

			BOTANICAL NAME	COMMON NAME
TREES				
			STREET TREES	
	9		ACER RUBRUM 'MORGAN'	MORGAN MAPLE
			FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH
			QUERCUS PALUSTRIS	SWAMP OAK
			FEATURE TREES	
	76		ACER CIRCINATUM	VINE MAPLE
			ARBUTUS MENZIESII	ARBUTUS TREE
			CORNUS NUTTALLII	PACIFIC FLOWERING DOGWOOD
			STYRAX JAPONICUS	JAPANESE SNOWBELL
			STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA
			CANOPY TREES	
			ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE
			BETULA NIGRA JACQUEMONTII	RIVER BIRCH
	64		FRAXINUS PENNSYLVANICA 'RUBGY'	PRAIRIE SPIRE ASH
			PINUS CONTORTA 'CONTORTA'	SHORE PINE
			PSEUDOTSUGA MENZIESII	DOUGLAS FIR
			POPULUS TREMULOIDES	TREMBLING ASPEN
			THUJA PLICATA	YELLOW CEDAR
			TSUGA HETEROPHYLLA	WESTERN HEMLOCK
			FOREST FLOOR PALETTE (1000m2)	
SHRUBS & GROUNDCOVERS				
	15%	455	LONICERA PILEATA	PRIVET HONEYSUCKLE
	15%	455	MAHONIA NERVOSA	DULL OREGON GRAPE
	10%	303	RHODODENDRON 'UNIQUE'	PINK RHODODENDRON
	15%	455	SARCOCOCCA HOOKERIANA 'HUMILIS'	DWARF SWEET BOX
	10%	303	RIBIES SANGUINEUM	RED FLOWERING CURRANT
	15%	455	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
	20%	877	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
	20%	877	ASARUM CANADENSE	WILD GINGER
	15%	290	BLECHNUM SPICANT	DEER FERN
	15%	290	CORNUS CANADENSIS	BUNCHBERRY
	15%	290	MAHONIA REPENS	CREEPING OREGON GRAPE
	15%	290	POLYSTICHUM MUNITUM	SWORD FERN
			+20% PERENNIALS	
	+5%	97	CLINTONIA UNIFLORA	QUEEN'S CUP
	+5%	97	DICENTRA FORMOSA	PACIFIC BLEEDING HEART
	+5%	97	ERYTHRONIUM REVOLTUM	PINK FAWN LILY
	+5%	97	LINNEA BOREALIS	TWINFLOWER
			AMENITY ROOFTOP PALETTE (95m2)	
ROOFTOP PLANTING				
	20%	438	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE
	20%	109	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	20%	109	STIPA TENNUISSIMA	MEXICAN FEATHERGRASS
	20%	438	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
	20%	109	JUNIPERUS HORIZONTALIS 'WITONII'	CREEPING JUNIPER

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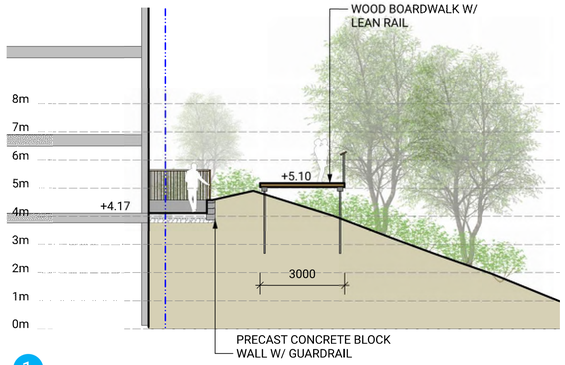
REVISIONS

INTRACORP GORGE PH2

Scale:	1:250
Drawn:	YL
Reviewed:	OM
Project No.	06-793

PLANTING PLAN

L3.01



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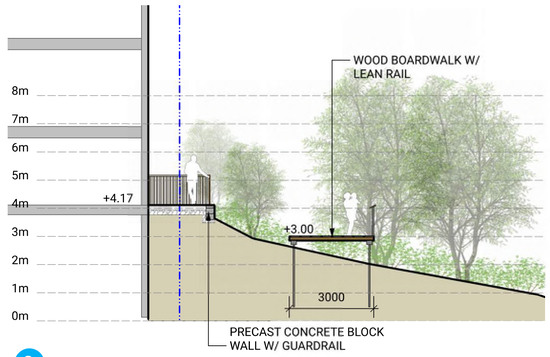

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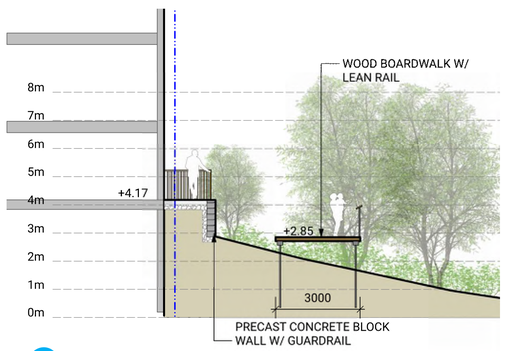

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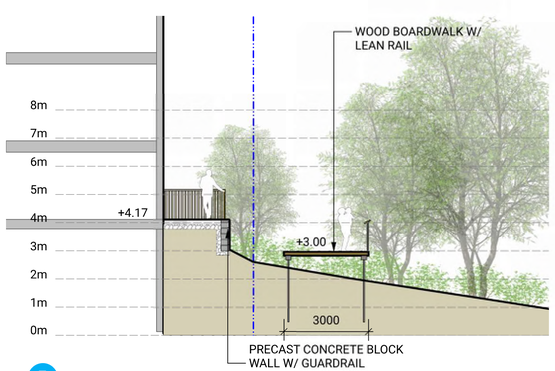

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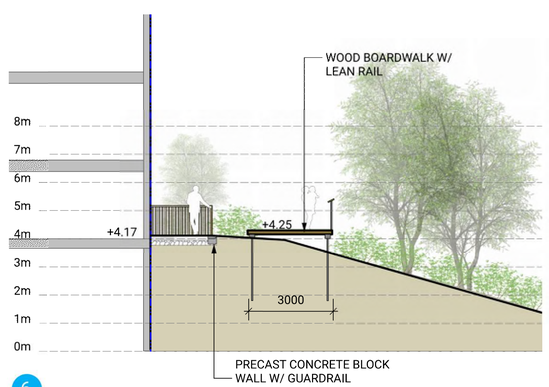

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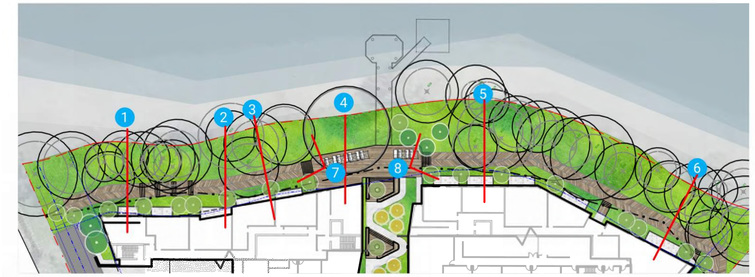

KEYPLAN

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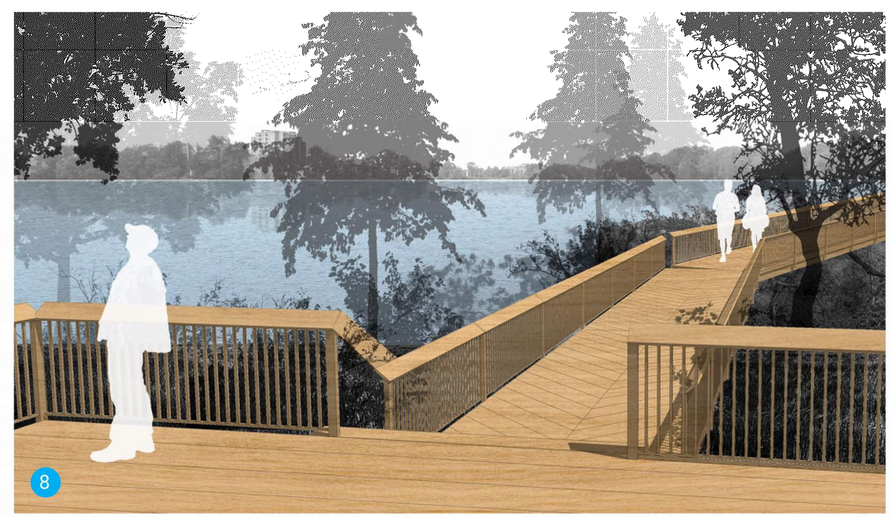

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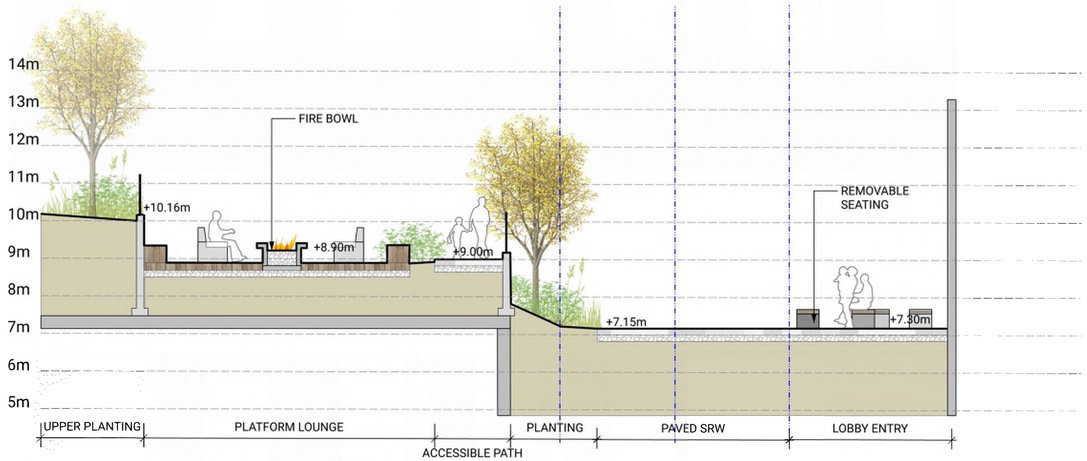
REVISIONS

INTRACORP GORGE PH2

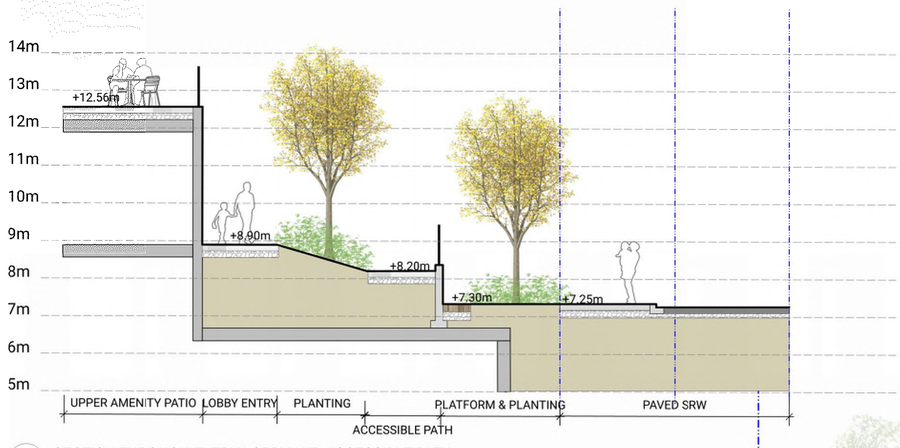
Scale:	1:100
Drawn:	YL
Reviewed:	OM
Project No.	06-793

SECTIONS & VIEWS WATERFRONT

L4.00



1 SECTION THROUGH PLATFORM LOUNGE AND ACCESSIBLE PATH
Scale: 1:75



2 SECTION THROUGH ENTRY LOBBY AND ACCESSIBLE PATH
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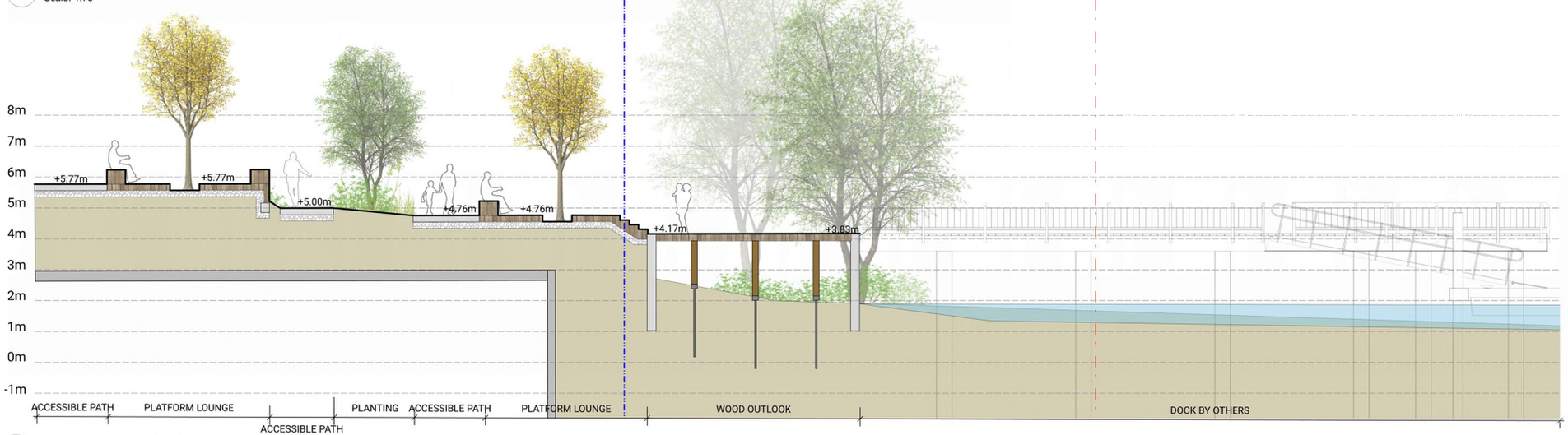
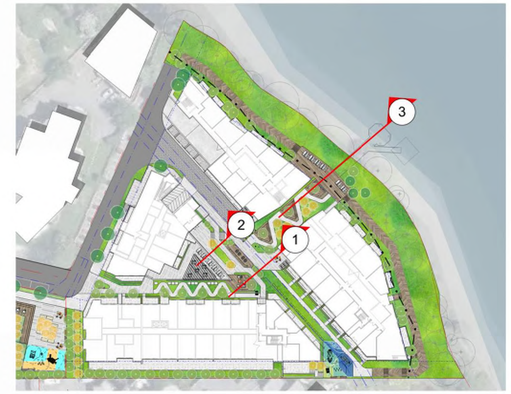


3 SECTION THROUGH PLATFORM LOUNGE & PUBLIC PIER
Scale: 1:75



KEYPLAN

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REVISIONS

INTRACORP GORGE PH2

Scale:	1:75
Drawn:	YL
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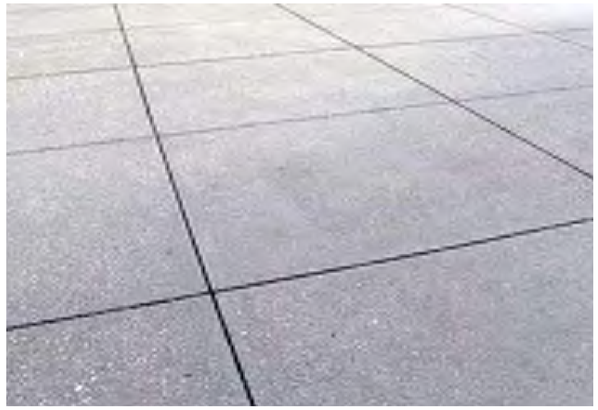
SECTIONS AMENITY

L4.01



MATERIAL / COLOUR: NATURAL, SAW CUT PER CITY STANDARD

1 CONCRETE PAVING
Scale: Actual Size

MATERIAL: WOOD TILE
PATTERN: STACK BOND

2 WOOD PLATFORM
Scale: Actual Size

COLOUR: NATURAL, CHARCOAL, STERLING

3 CONCRETE UNIT PAVER
Scale: Actual Size

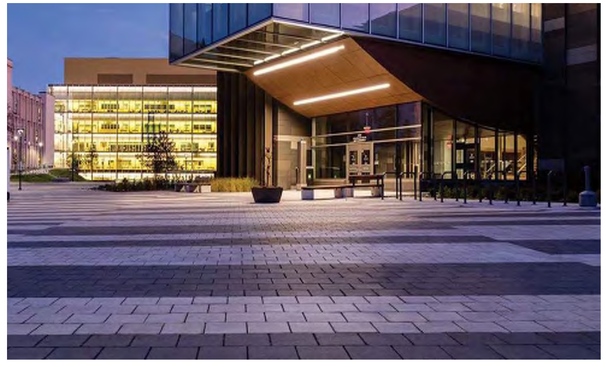
MATERIAL / COLOUR: NORTHERN SHADOW
PATTERN: GRID

4 CONCRETE SLAB PAVER
Scale: Actual Size

MANUFACTURER: RYMAR GRASS
MODEL: RYMAR PRO PUTT

5 ARTIFICIAL TURF
Scale: Actual Size

6 HERRINGBONE BOARDWALK W/METAL RAIL
Scale: Actual Size



COLOUR: CHARCOAL

7 VEHICULAR UNIT PAVER
Scale: Actual Size

MANUFACTURER: MARATHON SURFACES
MATERIAL: COLOR TBD

8 RUBBER PLAY SURFACE
Scale: Actual Size

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REVISIONS

INTRACORP GORGE PH2

Scale:	AS SHOWN
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Project No.	06-793

HARDSCAPE DETAILS

L5.00

1 BIKE RACK
Scale: Actual Size

2 BENCH
Scale: Actual Size

3 REMOVABLE SEATING
Scale: Actual Size

4 OUTDOOR WORKSTATION
Scale: Actual Size

5 PICNIC TABLE
Scale: Actual Size

6 ROOF PLANTER
Scale: Actual Size

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LANDSCAPE ARCHITECTURE

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REVISIONS

INTRACORP GORGE PH2

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FURNISHING DETAILS 01

L5.01

1 CHESS TABLE
Scale: Actual Size

2 COMMUNITY HERB GARDEN
Scale: Actual Size

3 KIDS PLAY
Scale: Actual Size

4 KIDS PLAY
Scale: Actual Size

5 KIDS PLAY
Scale: Actual Size

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LANDSCAPE ARCHITECTURE

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REVISIONS

INTRACORP GORGE PH2

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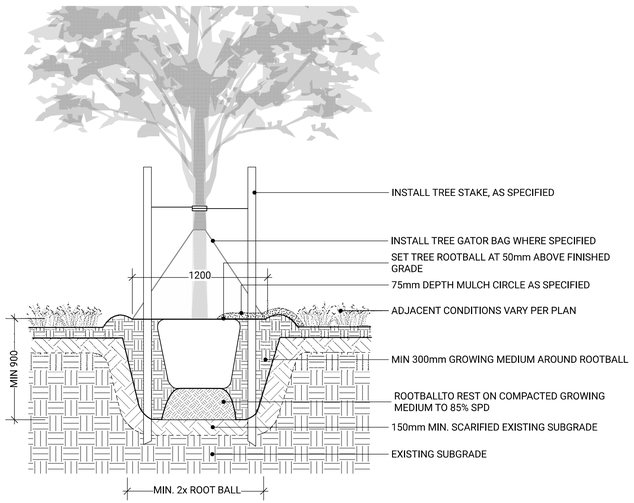
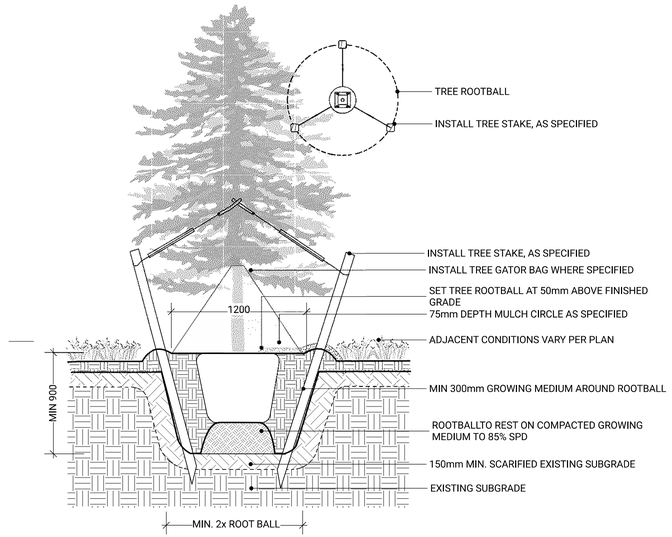
Project No.	06-793

FURNISHING DETAILS 02

L5.02



1 DECIDUOUS TREE PLANTING (TYPICAL)
Scale: 1:25



2 CONIFEROUS TREE PLANTING (TYPICAL)
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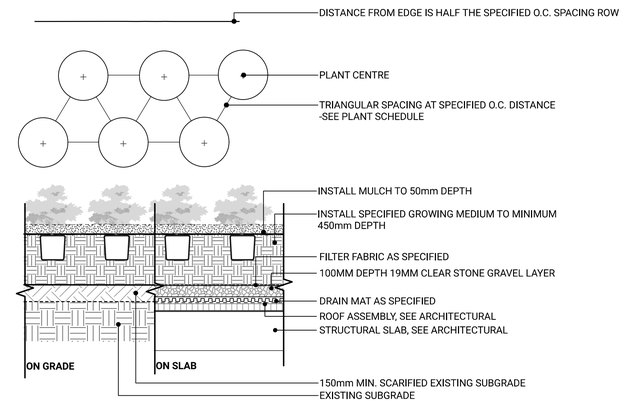

5 PLANTING (TYPICAL)
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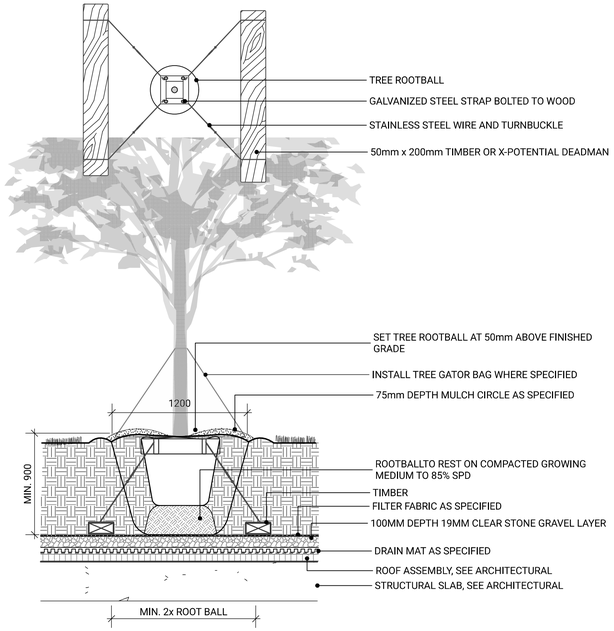
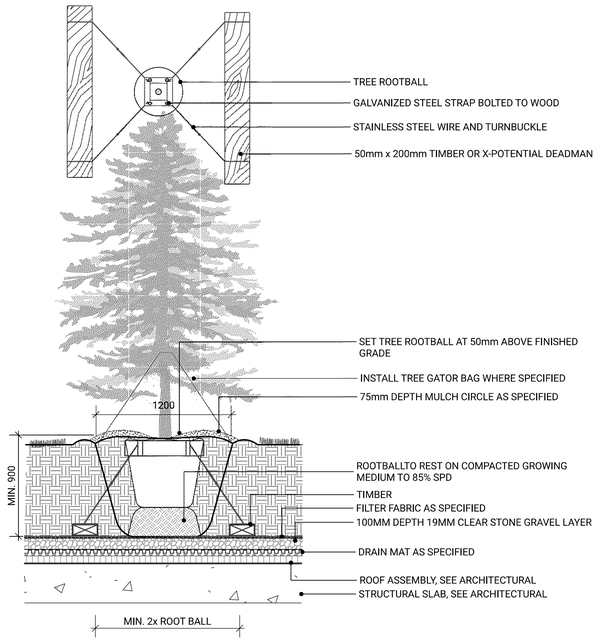


3 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:25



4 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:25

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REVISIONS

INTRACORP GORGE PH2

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Project No.	06-793

SOFTSCAPE DETAILS

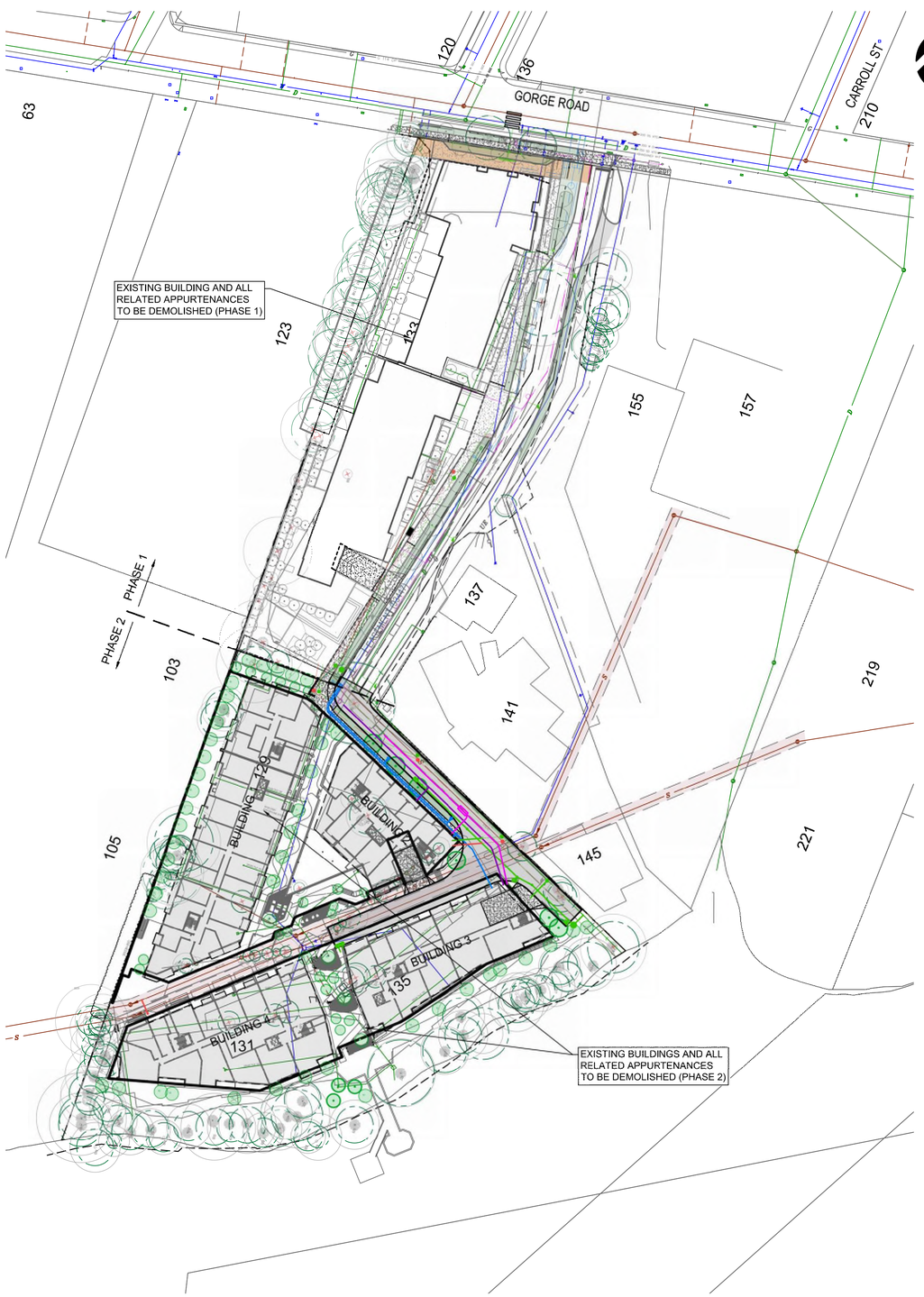
L5.03

SAN/DRN/WAT/RD NOTES:

1. CONSTRUCTION TO BE UNDERTAKEN USING BEST MANAGEMENT PRACTICES FOR STORMWATER TREATMENT. CONTRACTOR IS RESPONSIBLE TO PREPARE AND FOLLOW A SILT ABATEMENT PLAN WHICH WILL PREVENT CONTAMINATED WATER FROM ENTERING THE STORM SYSTEM, OVERLAND DRAINAGES, CREEKS AND WETLAND AREAS.
2. SEWER/WATER/DRAIN CONSTRUCTION WITHIN PRIVATE EASEMENTS TO BE IN ACCORDANCE WITH BC PLUMBING CODE.
3. ALL WATERMAIN FITTINGS MUST BE PIPE RESTRAINED OR THRUST BLOCKED.
4. REINSTATE ALL EXISTING WATER SERVICES AND ABANDON MAINS ONLY AFTER NEW WATERMAIN HAS BEEN APPROVED FOR USE.
5. CONTRACTOR TO CONDUCT PRESSURE TEST, FLUSH AND DISINFECT WATERMAINS IN ACCORDANCE WITH MMCD AND AWWA STANDARDS IN THE PRESENCE OF ENGINEER OR REPRESENTATIVE. WATER SAMPLES FOR HEALTH TESTS TO BE COLLECTED AND PROCESSED BY CONTRACTOR.
6. NEUTRALIZE CHLORINE SOLUTIONS IN ACCORDANCE WITH MINISTRY OF THE ENVIRONMENT AND FISHERIES AND OCEANS PRIOR TO DISCHARGE TO ANY DRAINAGE COURSE.
7. CONNECTIONS TO EXISTING WATERMAINS AND METERS TO BE BY CITY OF VICTORIA CREWS AT APPLICANTS EXPENSE.
8. CATCHBASINS AND MANHOLE COVERS TO HAVE GEOTEXTILE PLACED BETWEEN FRAME AND GRATES TO REDUCE INFLOW OF SEDIMENT UNTIL SITE IS PAVED AND LANDSCAPED. CONTRACTOR TO CLEAN/REPLACE GEOTEXTILE AS REQUIRED TO ACHIEVE FLOW INTO CATCHBASINS.
9. ALL MANHOLES 1050mm DIAMETER, UNLESS OTHERWISE NOTED. MANHOLE CASTINGS TO BE C44A.
10. SANITARY AND DRAIN MAINS TO BE FLUSHED AND VIDEO INSPECTED BY CONTRACTOR.
11. CONNECTION TO EXISTING SAN AND DRAIN MAINS TO BE UNDER CITY OF VICTORIA SUPERVISION.
12. EXISTING SERVICES MUST BE EXPOSED AT CROSSING AND TIE-IN POINTS PRIOR TO CONSTRUCTION FOR GRADE CHECK.
13. PIPES THAT ARE TO BE ABANDONED SHALL BE SAW-CUT A MINIMUM OF 1.5m FROM EXISTING CONNECTION WITH ENDS CAPPED AND ENCASED IN CONCRETE. REMOVE/FILL ALL REDUNDANT CASTINGS ONCE TURNOVER IS COMPLETE.
14. ALL RESIDENTS TO BE NOTIFIED IN WRITING A MINIMUM OF 48 HOURS PRIOR TO ANY SCHEDULED WATER SERVICE OR ACCESS DISRUPTIONS. MAXIMUM SHUTDOWN 4 HOURS.
15. ANY UNSCHEDULED UTILITY SERVICE DISRUPTIONS TO BE RECTIFIED IN A TIMELY MANNER. CONTRACTOR TO KEEP STANDARD REPAIR COMPONENTS ON SITE AT ALL TIMES. CONTRACTOR TO IMMEDIATELY NOTIFY CITY OF VICTORIA AND/OR CRD REPRESENTATIVE OF ANY UNSCHEDULED UTILITY SERVICE DISRUPTION.
16. ALL ROADS ARE KEPT CLEAN OF DEBRIS ON A REGULAR BASIS.
17. ALL EXISTING ASPHALT TO BE CUT SQUARE WITH ASPHALT SAW.
18. CONTRACTOR TO CO-ORDINATE CONCRETE, ASPHALT AND AGGREGATE TESTS AS REQUIRED BY ENGINEER.
19. UNDERGROUND WIRING AND GAS TO BE CONSTRUCTED IN ACCORDANCE WITH BC HYDRO/TEL/CABLE/GAS DRAWINGS AND SPECIFICATIONS.

TRAFFIC CONTROL NOTES:

1. ALL TRAFFIC CONTROL TO CONFORM TO MOST CURRENT WORKSAFE BC, MMCD, AND MINISTRY OF TRANSPORTATION SPECIFICATIONS (TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS), AND THESE DRAWINGS.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO PREPARE AND SUBMIT TO CITY OF VICTORIA A TRAFFIC CONTROL PLAN FOR ACCEPTANCE. DOCUMENT TO INCLUDE DETAILS OF ALL WORK SITES AND LANE CLOSURE REQUIREMENTS.
3. PROVIDE TRAFFIC CONTROL, SIGNAGE, BARRICADES AND ILLUMINATION, AND DETOUR ROUTING AS REQUIRED TO MAINTAIN TRAFFIC FLOW AND EMERGENCY VEHICLE ACCESS.
4. ALL FLAG PERSONS TO HAVE PROOF OF CERTIFICATION. FLAG PERSONS STRICTLY REQUIRED WHEN ONLY ONE OPEN LANE OF TRAFFIC.
5. AT THE END OF EVERY DAY, EXCAVATIONS SHALL BE COVERED WITH STEEL TRAFFIC PLATES SUITABLE FOR VEHICULAR TRAFFIC (MINIMUM H20 LOADING) WHEREVER POSSIBLE.
6. 24 HOUR EMERGENCY CONTACT INFORMATION FOR CONTRACTOR REPRESENTATIVE TO BE PROVIDED TO CITY OF VICTORIA.
7. CITY OF VICTORIA TO BE ADVISED OF ROUTING FOR DETOURS, IF REQUIRED, PRIOR TO ACCEPTANCE.
8. CONTRACTOR TO CONFORM TO CITY OF VICTORIA NOISE BY-LAW.



EXISTING SITE

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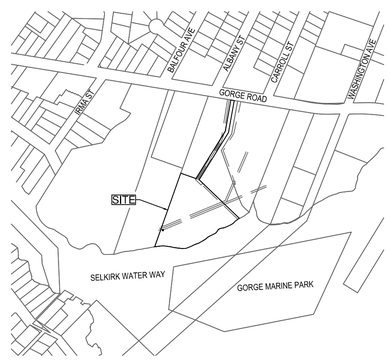

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REV	DATE	DESCRIPTION	DES	DRN	CHK

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PROJECT NUMBER: ----

CLIENT: INTRACORP

CLIENT REF. #: --

TITLE: GENERAL NOTES & SITE PLAN

PROJECT: PHASE II 133-135 GORGE ROAD

DRAWING NUMBER: C101

REV. 0

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105

PARKADE LIMIT

129

137

141

131

135

145

EXISTING SITE SERVICING TO BE REMOVED AT DEMOLITION (TYP.)

EXISTING CITY OF VICTORIA TRUNK MAIN TO REMAIN

EXISTING CRD TRUNK MAIN TO REMAIN

EXISTING DRAIN OUTFALL

PHASE 1 S200D
PHASE 1 D250D
PHASE 1 W200D FIRE
PHASE 1 W150D DOM

DRAIN TILE 100

PLAN 1477, RIGHT OF WAY (60988D)

RIGHT OF WAY PLAN 2018RW (41062BD)

LEGEND

EXISTING
- DRAIN
- SANITARY
- WATER

PHASE 1
- DRAIN
- SANITARY
- WATER
- HYDRO

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CLIENT: INTRACORP

CLIENT REF. #: --

TITLE: EXISTING SITE SERVICING

PROJECT: PHASE II 133-135 GORGE ROAD

DRAWING NUMBER: C102

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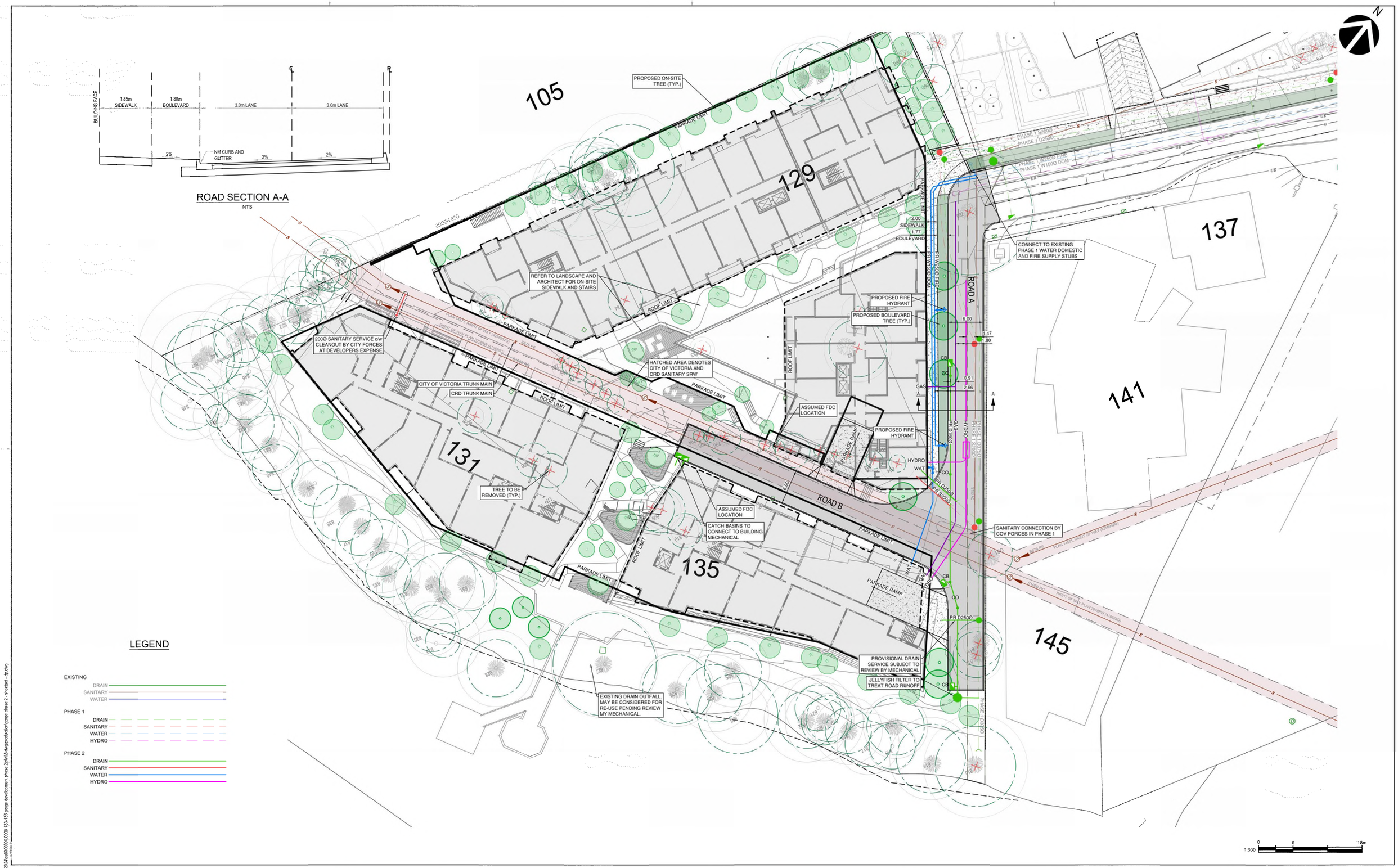

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PROJECT NUMBER: ----

CLIENT: INTRACORP

CLIENT REF. #: --

TITLE: PROPOSED SITE SERVICING

PROJECT: PHASE II 133-135 GORGE ROAD

DRAWING NUMBER: C103

REV.: 0

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