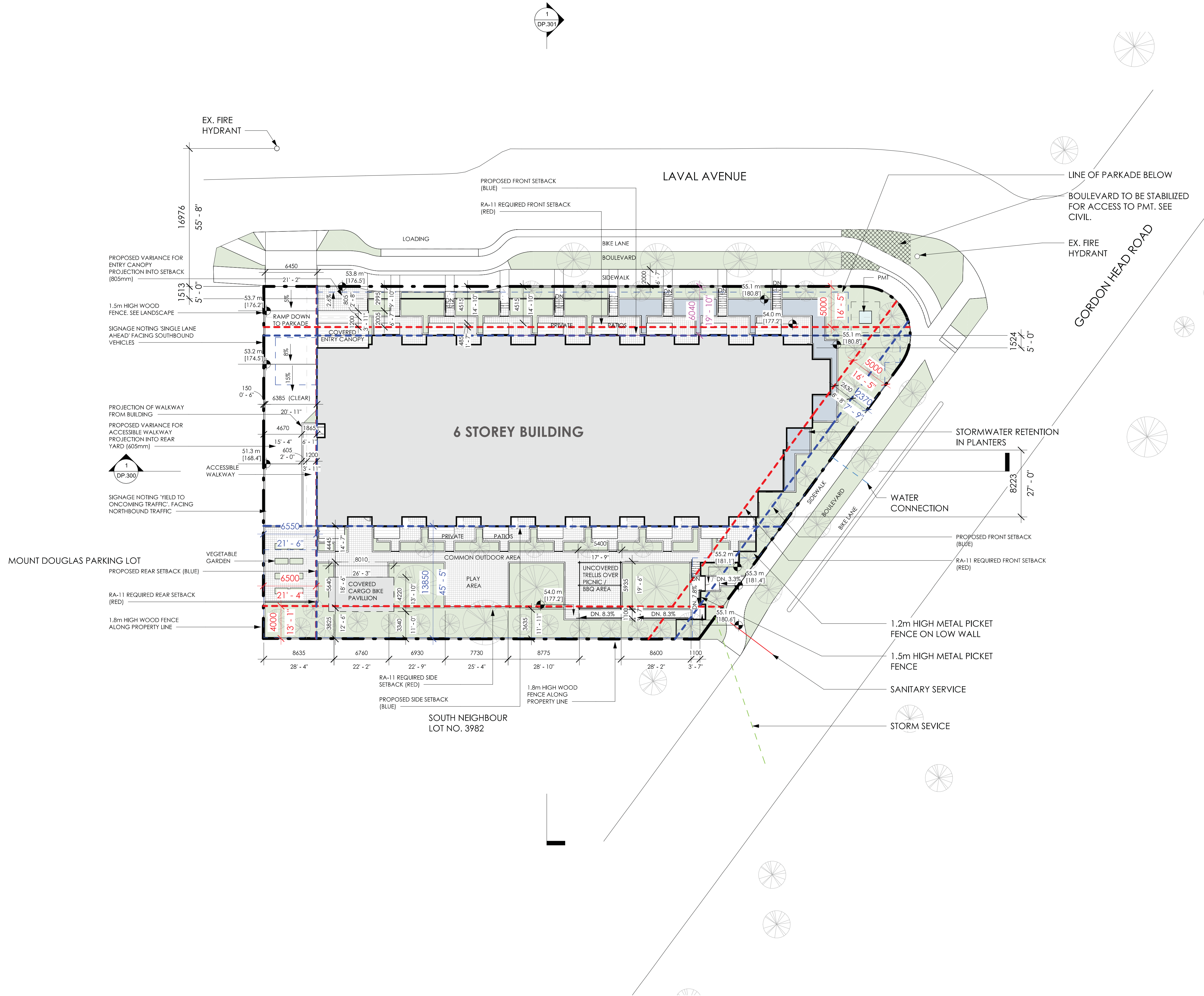
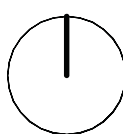
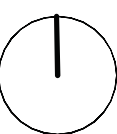




1	Issued for Coordination	23-04-26
2	Issued for Coordination	23-10-08
3	Rezoning/Development Permit	23-11-28
4	Rezoning/Development Permit R0.1	24-09-26
6	Rezoning/Development Permit R0.2 Draft	25-04-25
7	Rezoning/Development Permit R0.3	25-09-04



1 SITE PLAN
DP.100 1 : 250



2	Issued for Coordination	23-10-06
3	Rezoning/Development Permit	23-11-28
4	Rezoning/Development Permit R0.1	24-09-26
6	Rezoning/Development Permit R0.2 Draft	25-04-25
7	Rezoning/Development Permit R0.3	25-09-04



1 NORTH - ELEVATION

1 : 100

MATERIAL LEGEND

1 BEIGE BRICK

2 SILVER-GREY METAL GUARDRAIL & CANOPY

3 TRANSLUCENT-WHITE TEMPERED GLASS

4 OFF WHITE FIBRE CEMENT PANELS

5 TRANSPARENT WINDOW GLASS

6 WOOD FINISH

7 ARCHITECTURAL CONCRETE

8 DARK GREY METAL DOOR

9 TRANSLUCENT WHITE CANOPY GLASS

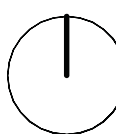
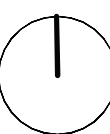
10 GREY FIBRE CEMENT PANELS

11 SILVER-GREY WINDOW & DOOR FRAMES



2 NORTH - STREET ELEVATION

1 : 200



2	Issued for Coordination	23-10-06
3	Rezoning/Development Permit	23-11-28
4	Rezoning/Development Permit R0.1	24-09-26
6	Rezoning/Development Permit R0.2 Draft	25-04-25
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MATERIAL LEGEND

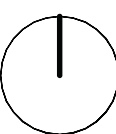
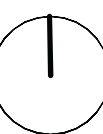
1	BEIGE BRICK	4	OFF WHITE FIBRE CEMENT PANELS	7	ARCHITECTURAL CONCRETE	10	GREY FIBRE CEMENT PANELS
2	SILVER-GREY METAL GUARDRAIL & CANOPY	5	TRANSPARENT WINDOW GLASS	8	DARK GREY METAL DOOR	11	SILVER-GREY WINDOW & DOOR FRAMES
3	TRANSLUCENT-WHITE TEMPERED GLASS	6	WOOD FINISH	9	TRANSLUCENT WHITE CANOPY GLASS		

SOUTH - ELEVATION

1 : 100

SOUTH - STREET ELEVATION

1 : 200



2	Issued for Coordination	23-10-08
3	Rezoning/Development Permit	23-11-28
4	Rezoning/Development Permit R0.1	24-09-26
6	Rezoning/Development Permit R0.2 Draft	25-04-25
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MOUNT DOUGLAS
SCHOOL SURFACE
PARKING

5' HIGH METAL
PICKET FENCE

PICNIC
TRELLIS

4' HIGH METAL
PICKET FENCE
ON LOW WALL

1 EAST - ELEVATION
DP.202 1 : 100

MATERIAL LEGEND

1 BEIGE BRICK

2 SILVER-GREY METAL GUARDRAIL & CANOPY

3 TRANSLUCENT-WHITE TEMPERED GLASS

4 OFF WHITE FIBRE CEMENT PANELS

5 TRANSPARENT WINDOW GLASS

6 WOOD FINISH

7 ARCHITECTURAL CONCRETE

8 DARK GREY METAL DOOR

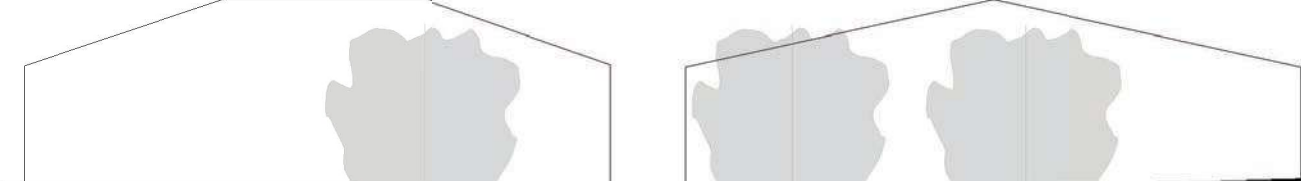
9 TRANSLUCENT WHITE CANOPY GLASS

10 GREY FIBRE CEMENT PANELS

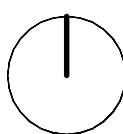
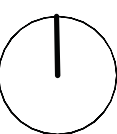
11 SILVER-GREY WINDOW & DOOR FRAMES



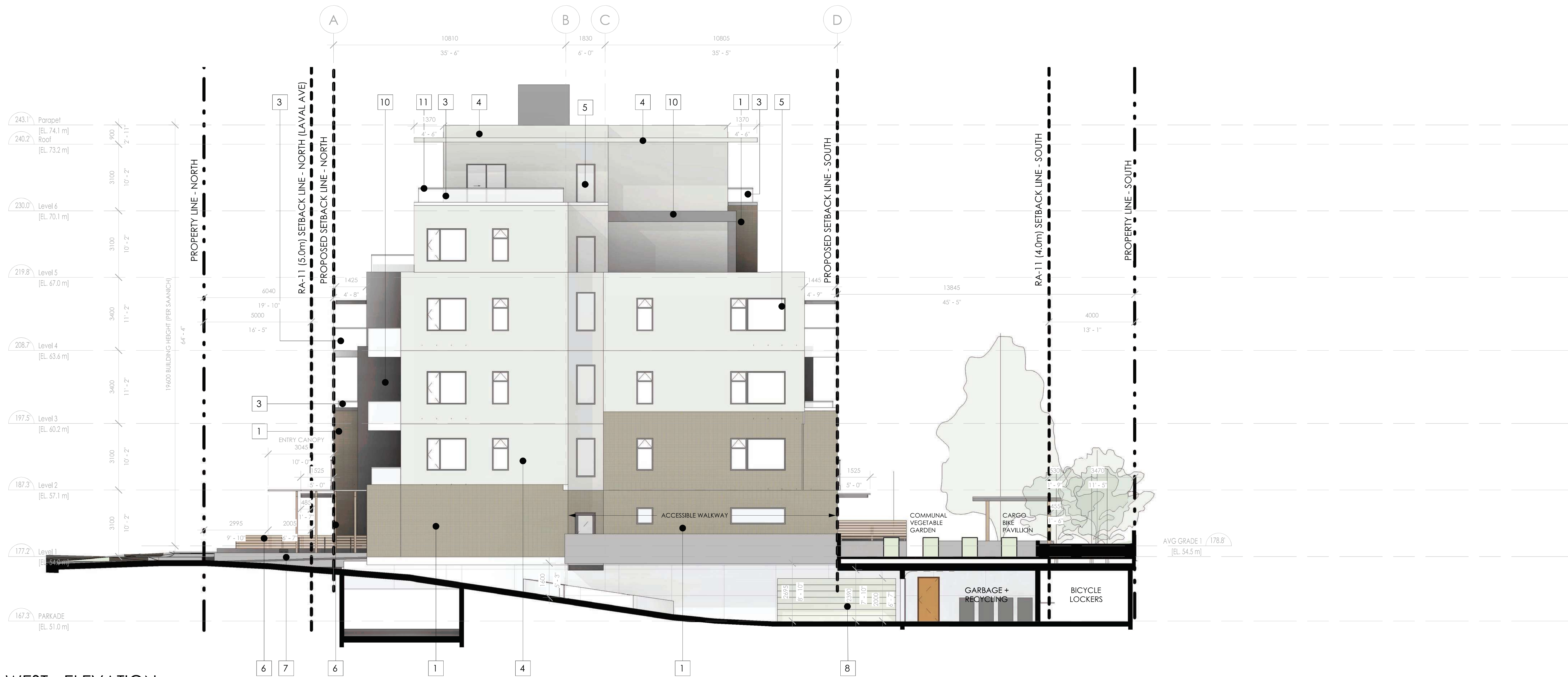
MOUNT DOUGLAS
SECONDARY SCHOOL



2 EAST - STREET ELEVATION
DP.202 1 : 200



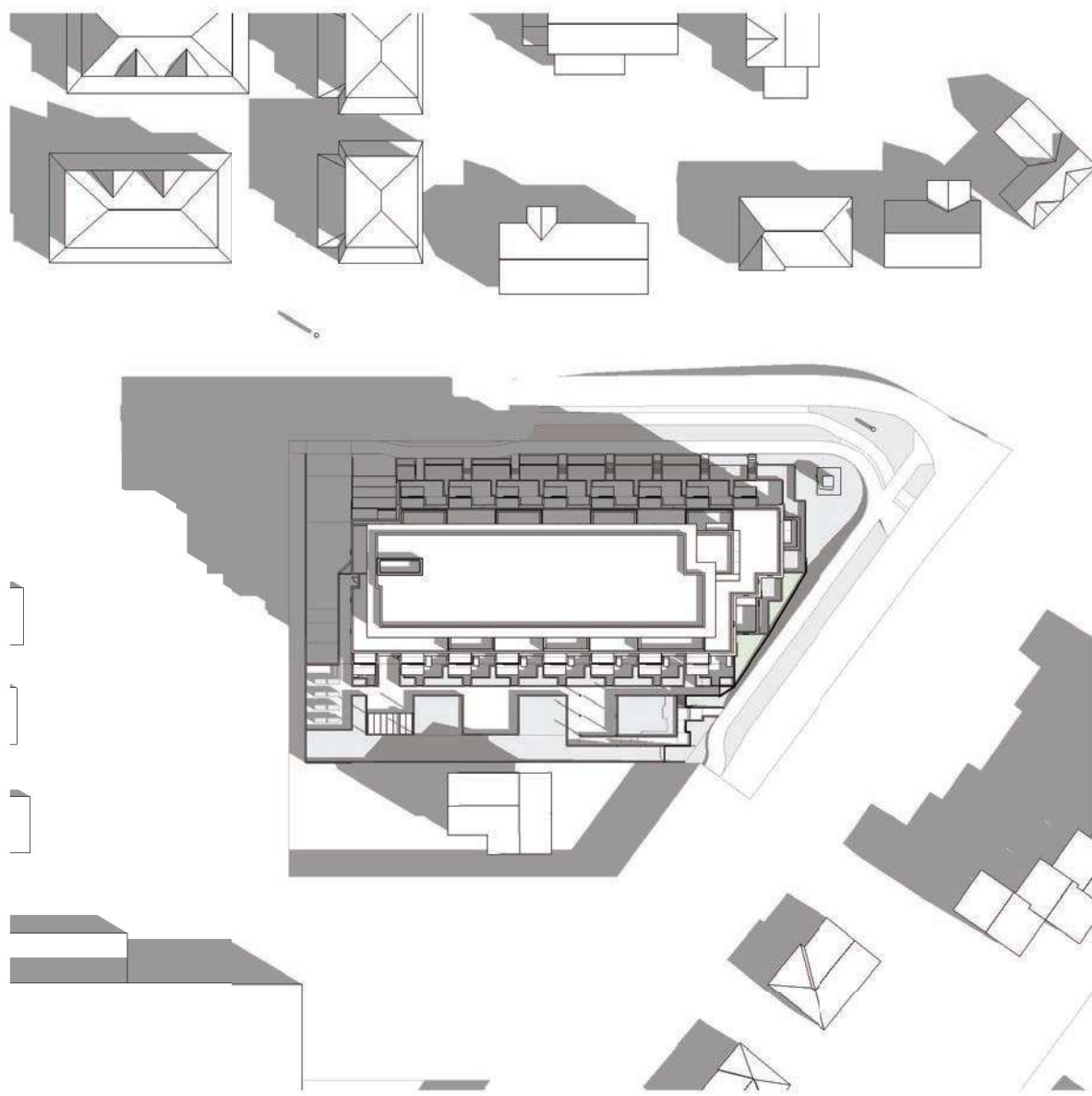
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4	Rezoning/Development Permit R0.1	24-09-26
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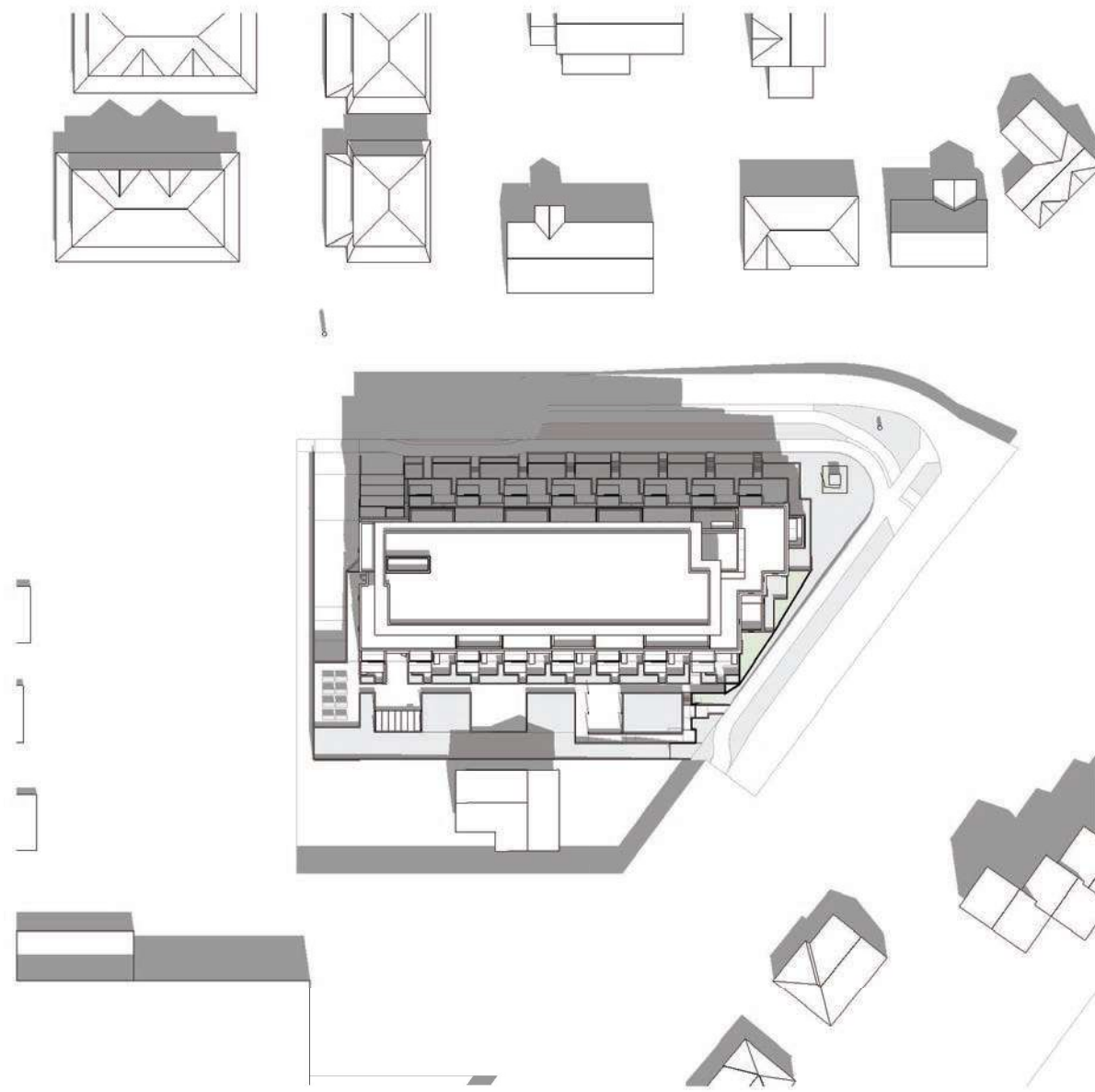
MATERIAL LEGEND

1	BEIGE BRICK	4	OFF WHITE FIBRE CEMENT PANELS	7	ARCHITECTURAL CONCRETE	10	GREY FIBRE CEMENT PANELS
2	SILVER-GREY METAL GUARDRAIL & CANOPY	5	TRANSPARENT WINDOW GLASS	8	DARK GREY METAL DOOR	11	SILVER-GREY WINDOW & DOOR FRAMES
3	TRANSLUCENT-WHITE TEMPERED GLASS	6	WOOD FINISH	9	TRANSLUCENT WHITE CANOPY GLASS		

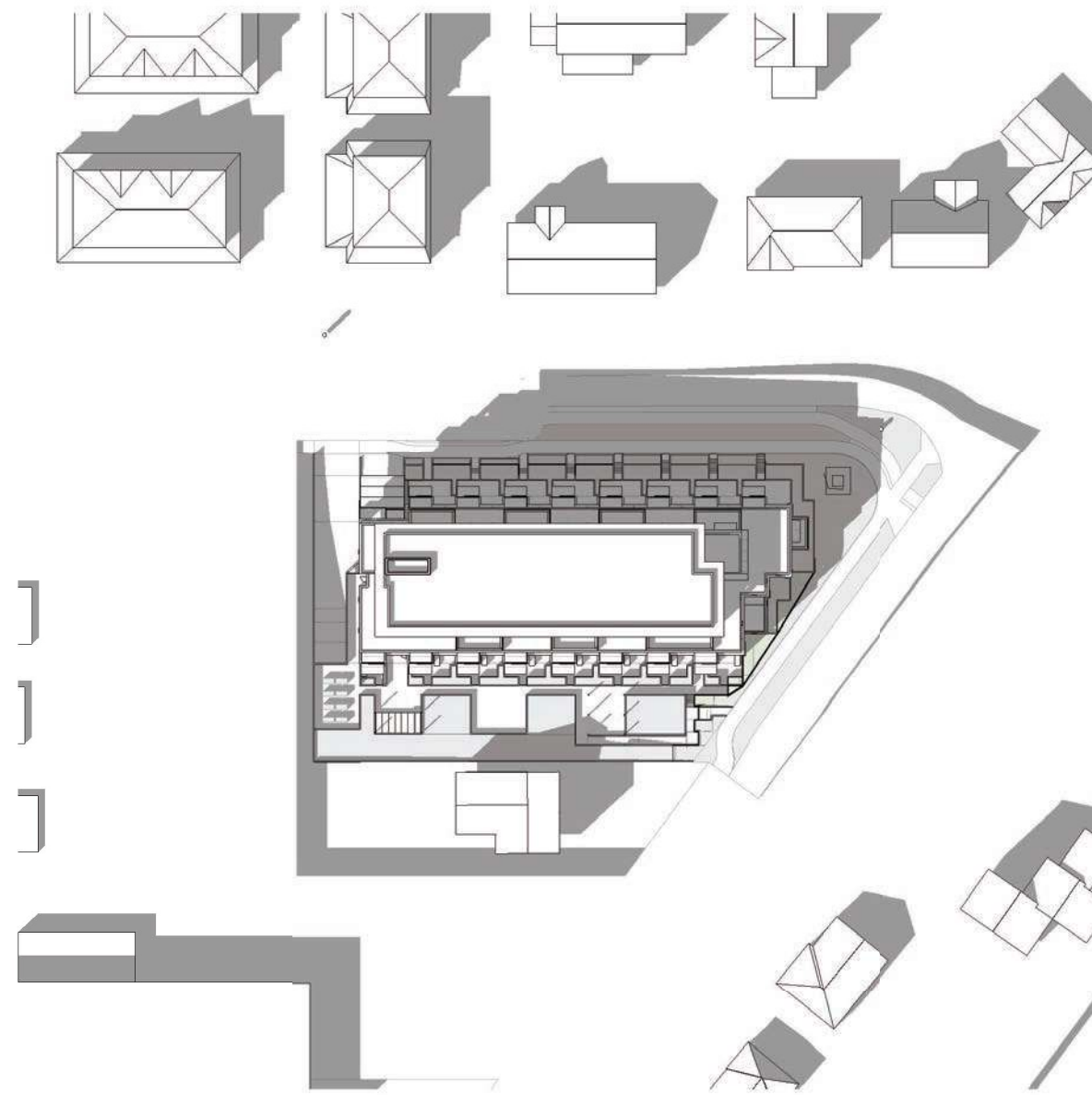




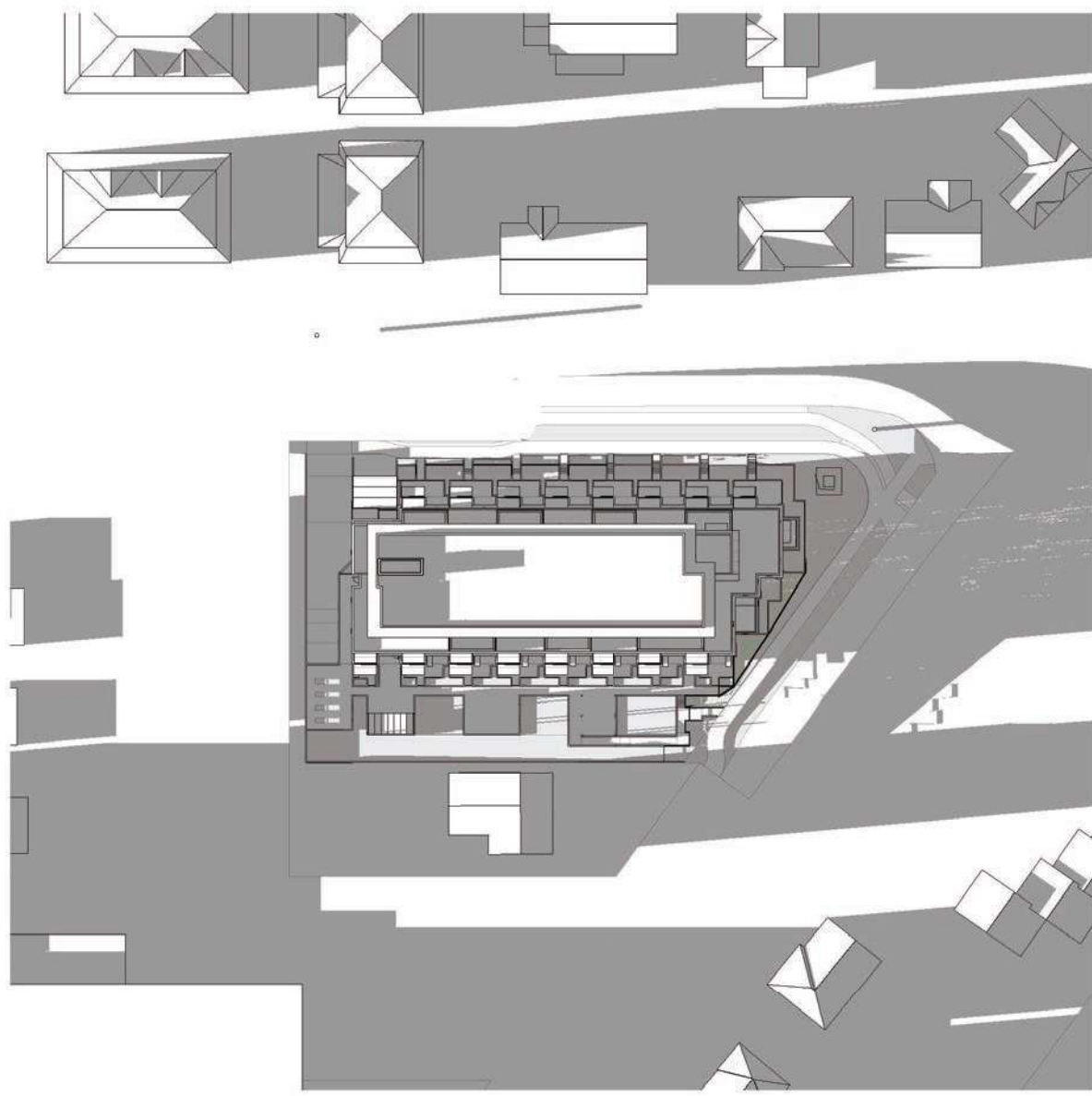
1 Spring/fall Equinox - 03/20 9am
1 : 1000



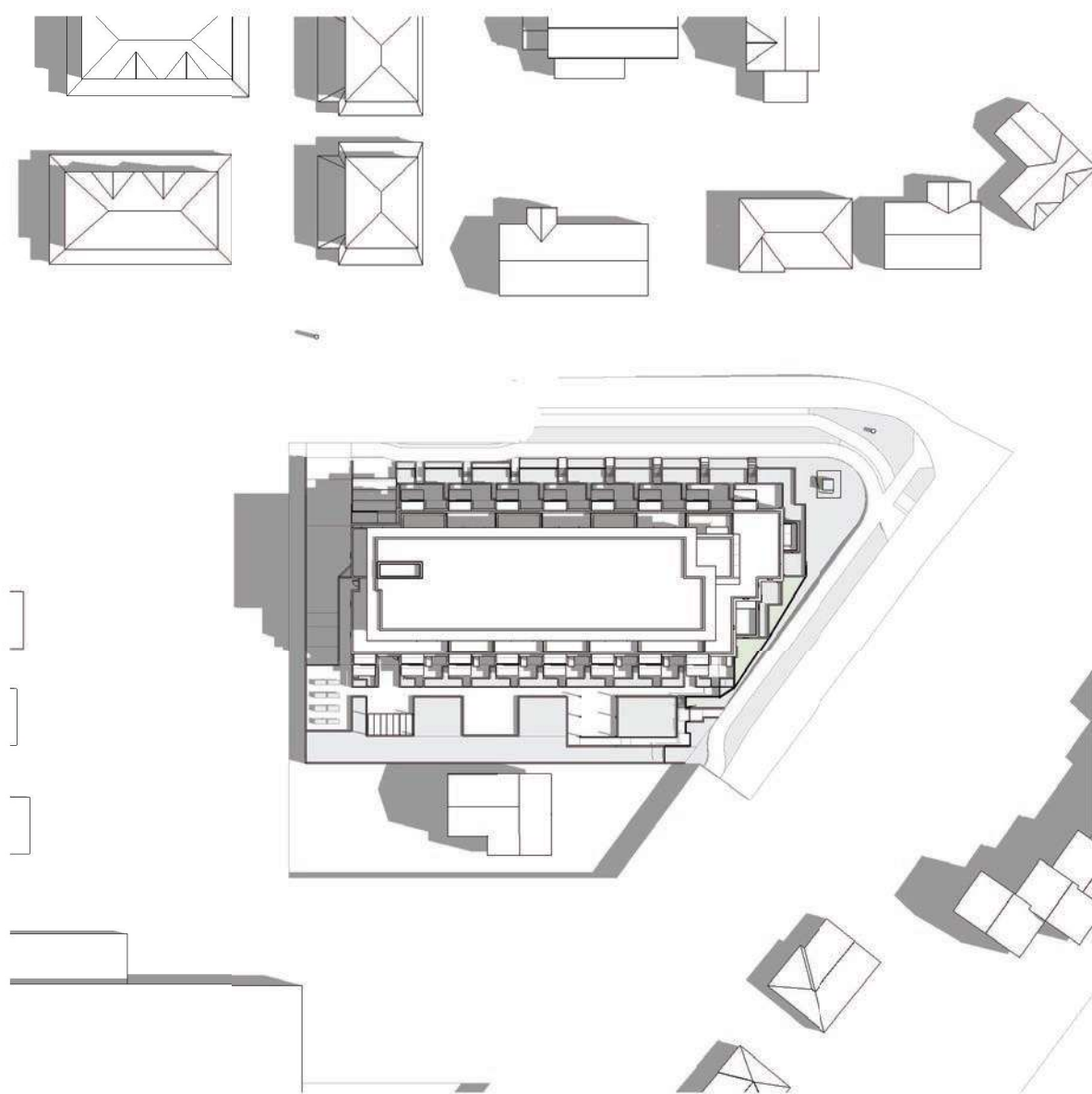
2 Spring/fall Equinox - 03/20 12pm
1 : 1000



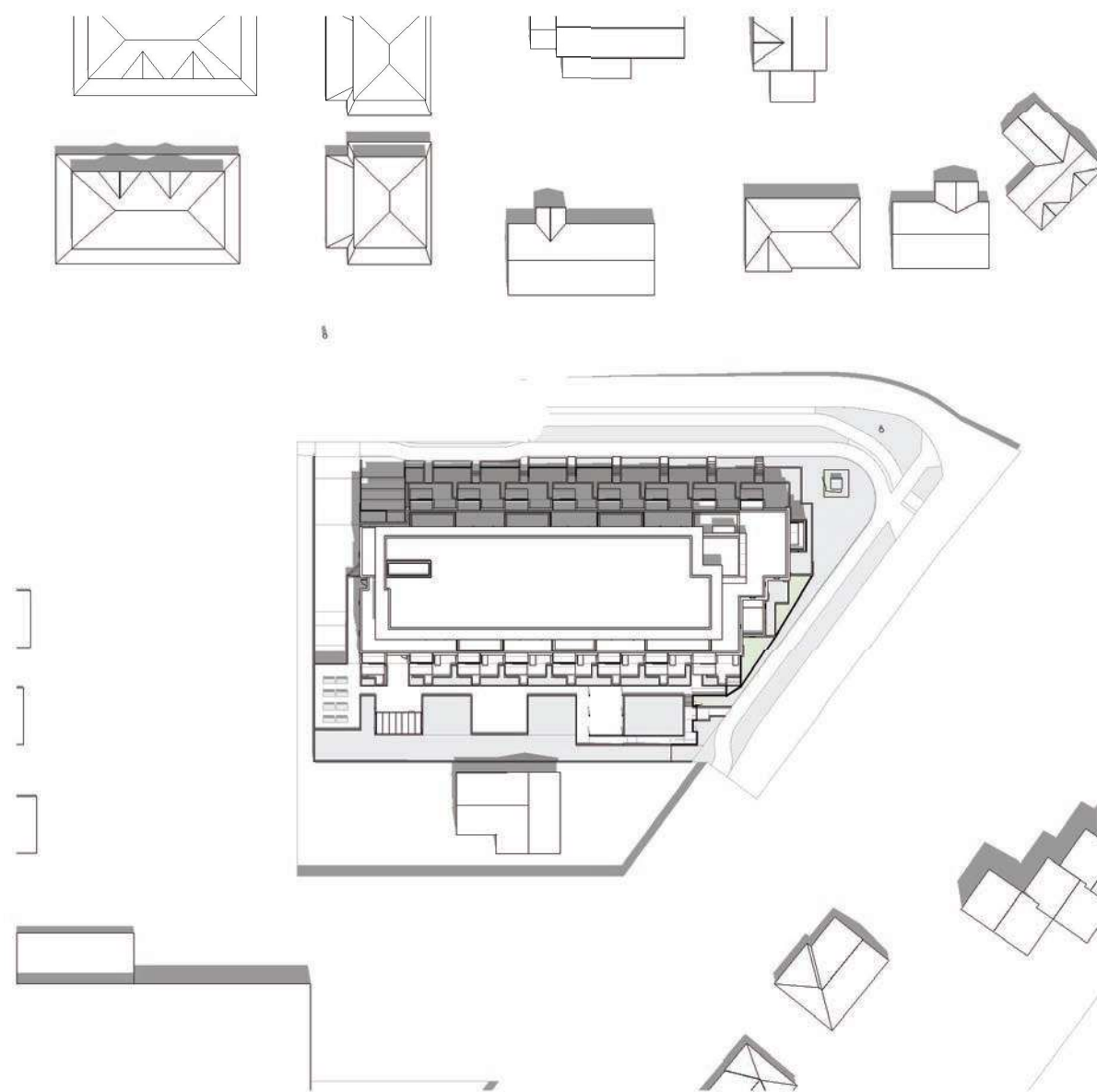
3 Spring/fall Equinox - 03/20 3pm
1 : 1000



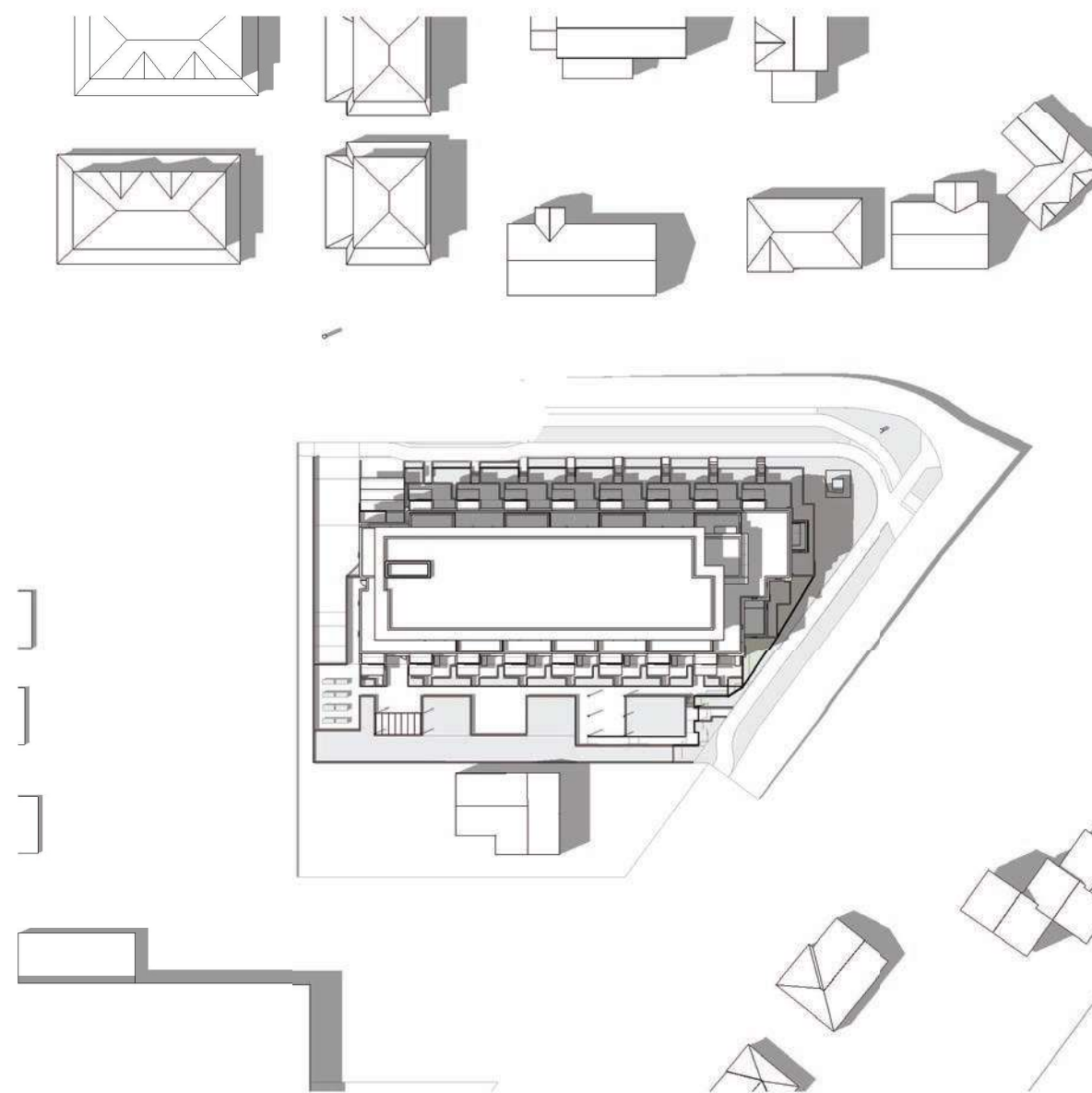
4 Spring/fall Equinox - 03/20 6pm
1 : 1000



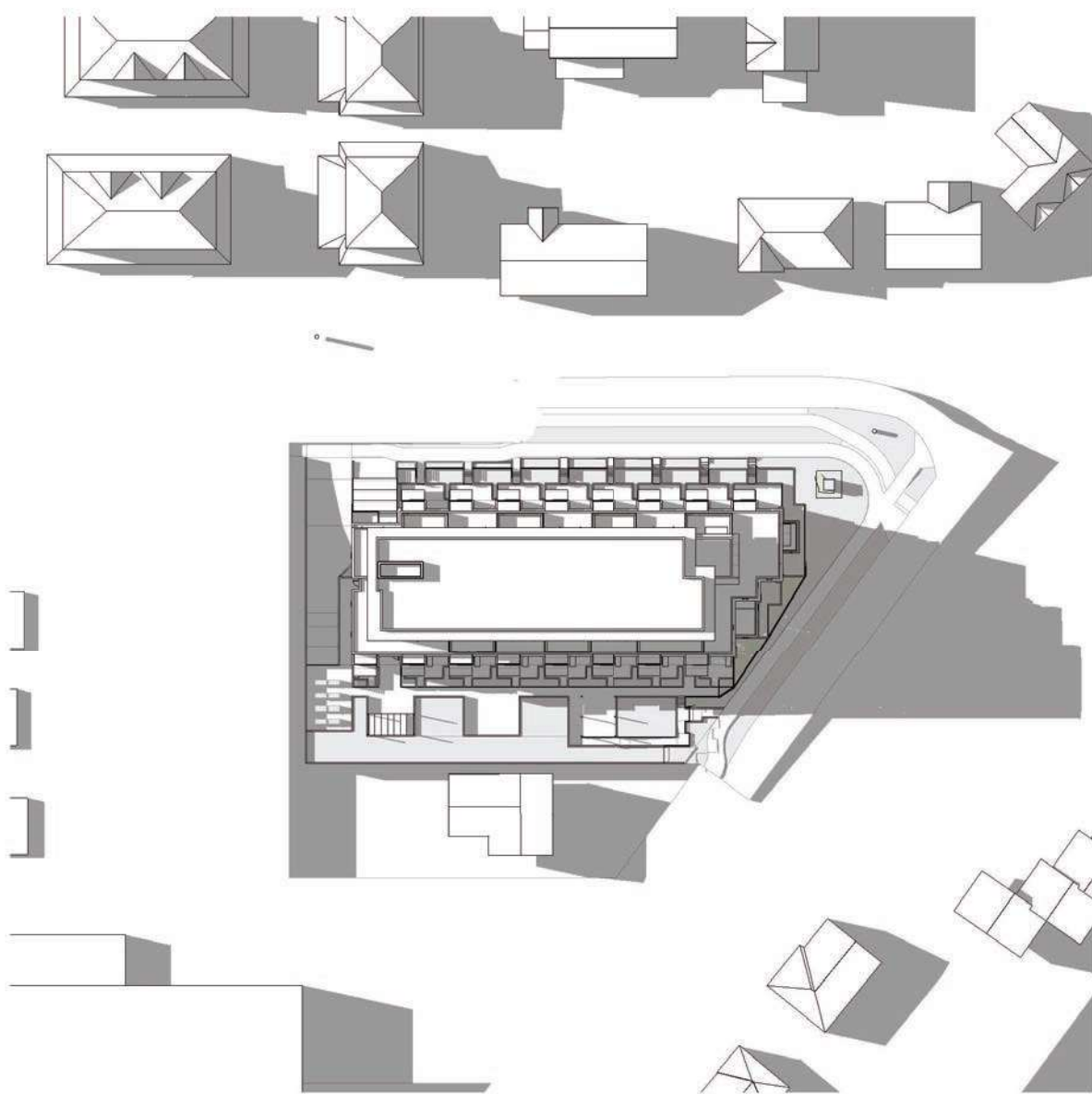
5 Summer Solstice - 06/20 9am
1 : 1000



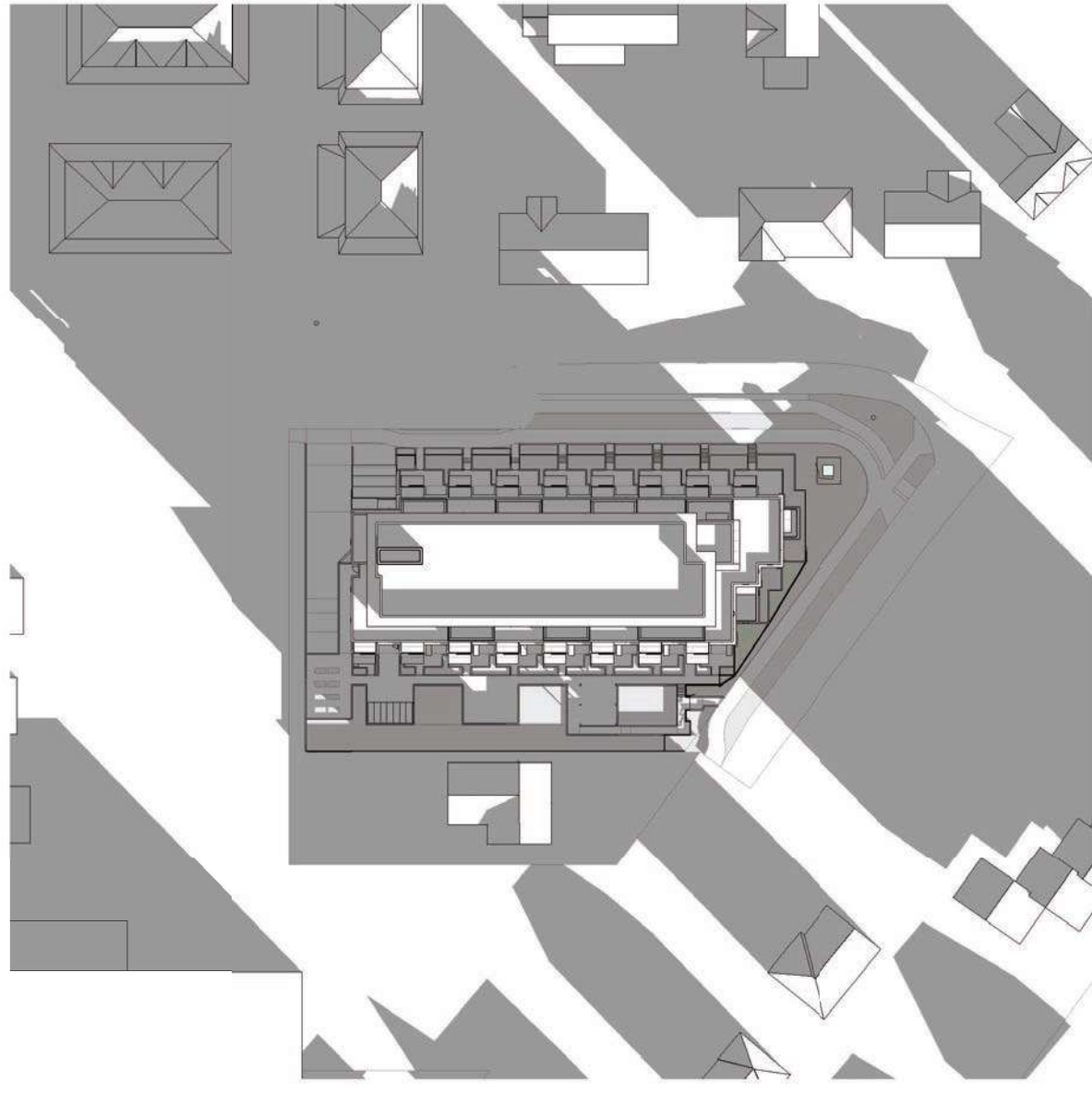
6 Summer Solstice - 06/20 12pm
1 : 1000



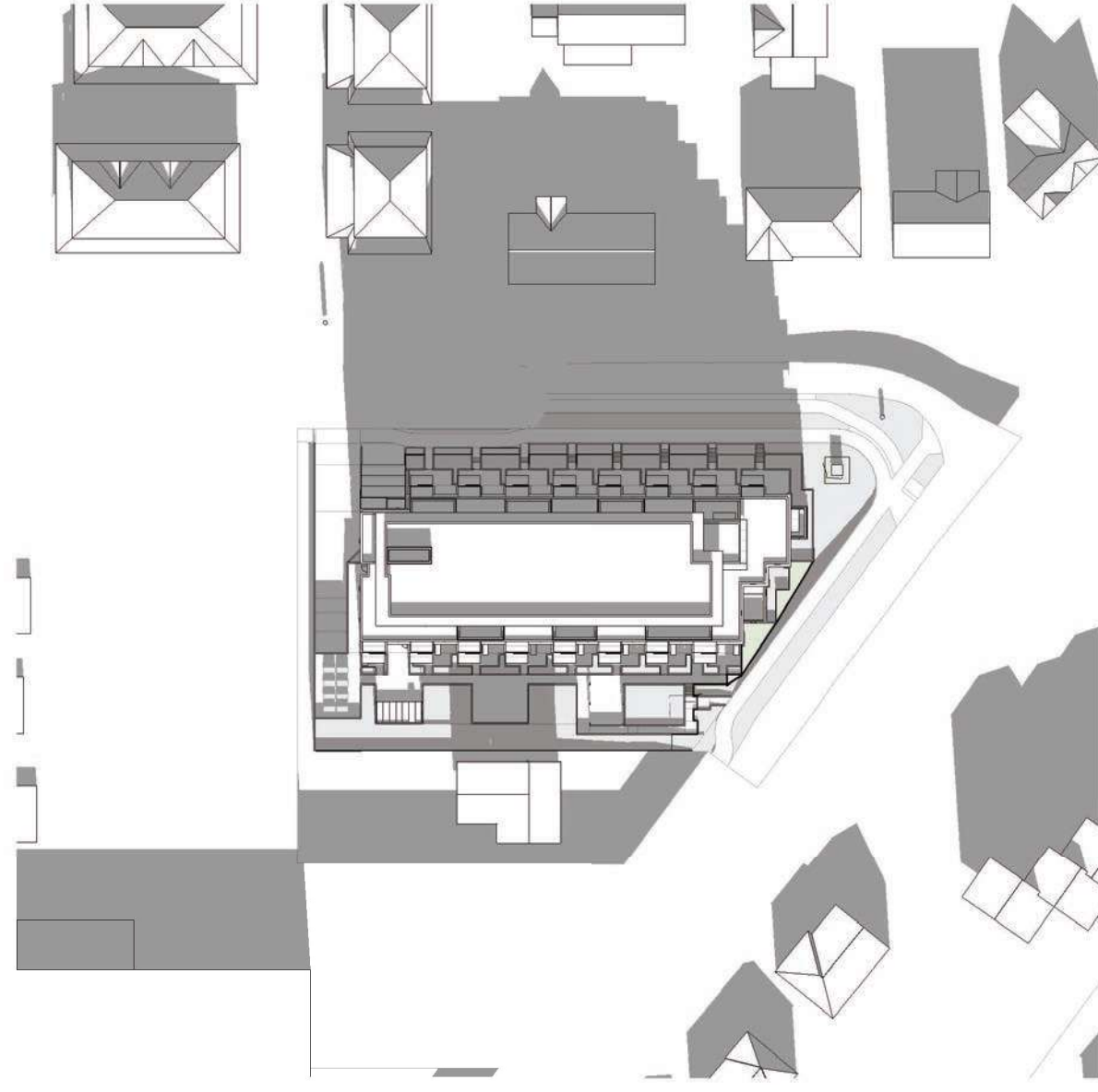
7 Summer Solstice - 06/20 3pm
1 : 1000



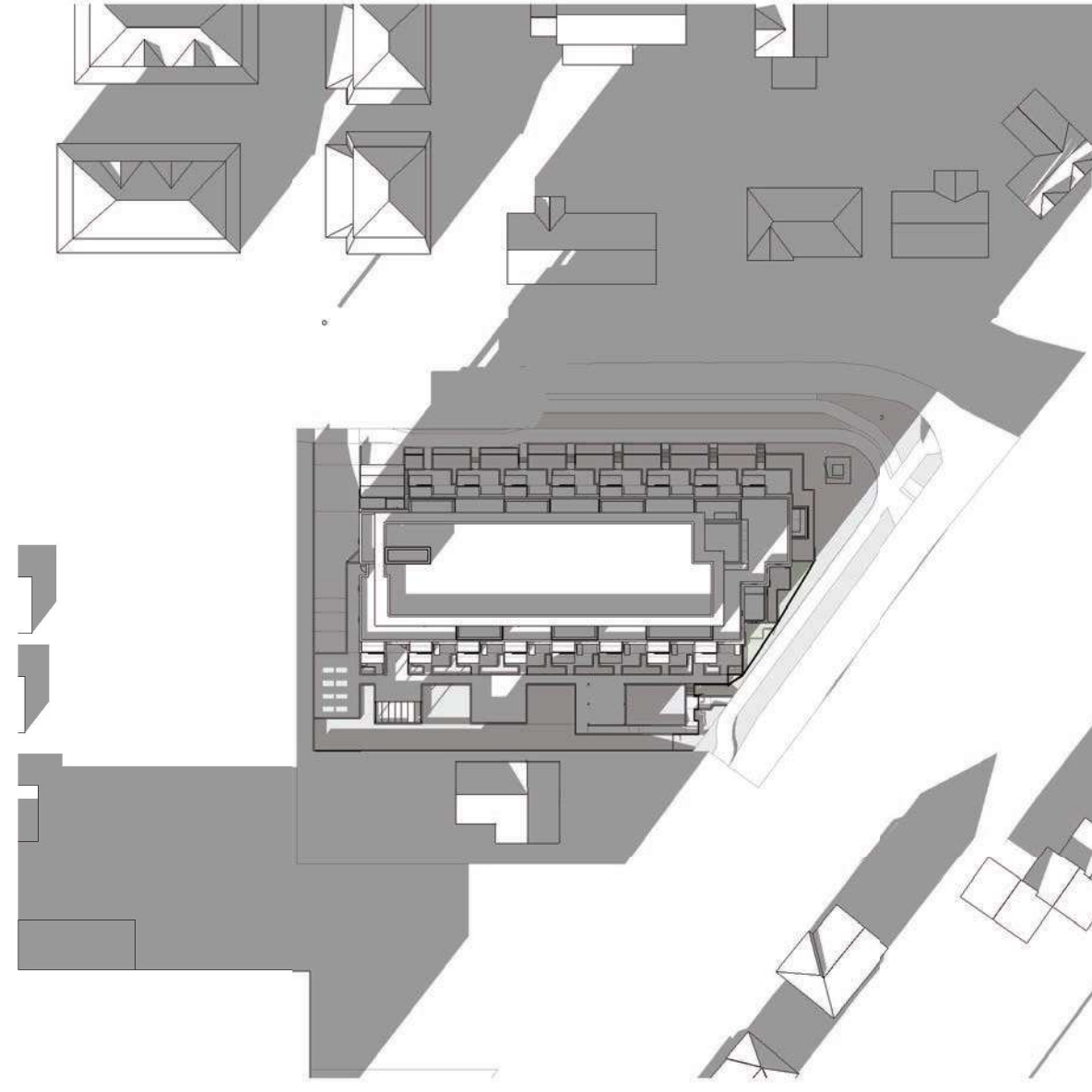
8 Summer Solstice - 06/20 6pm
1 : 1000



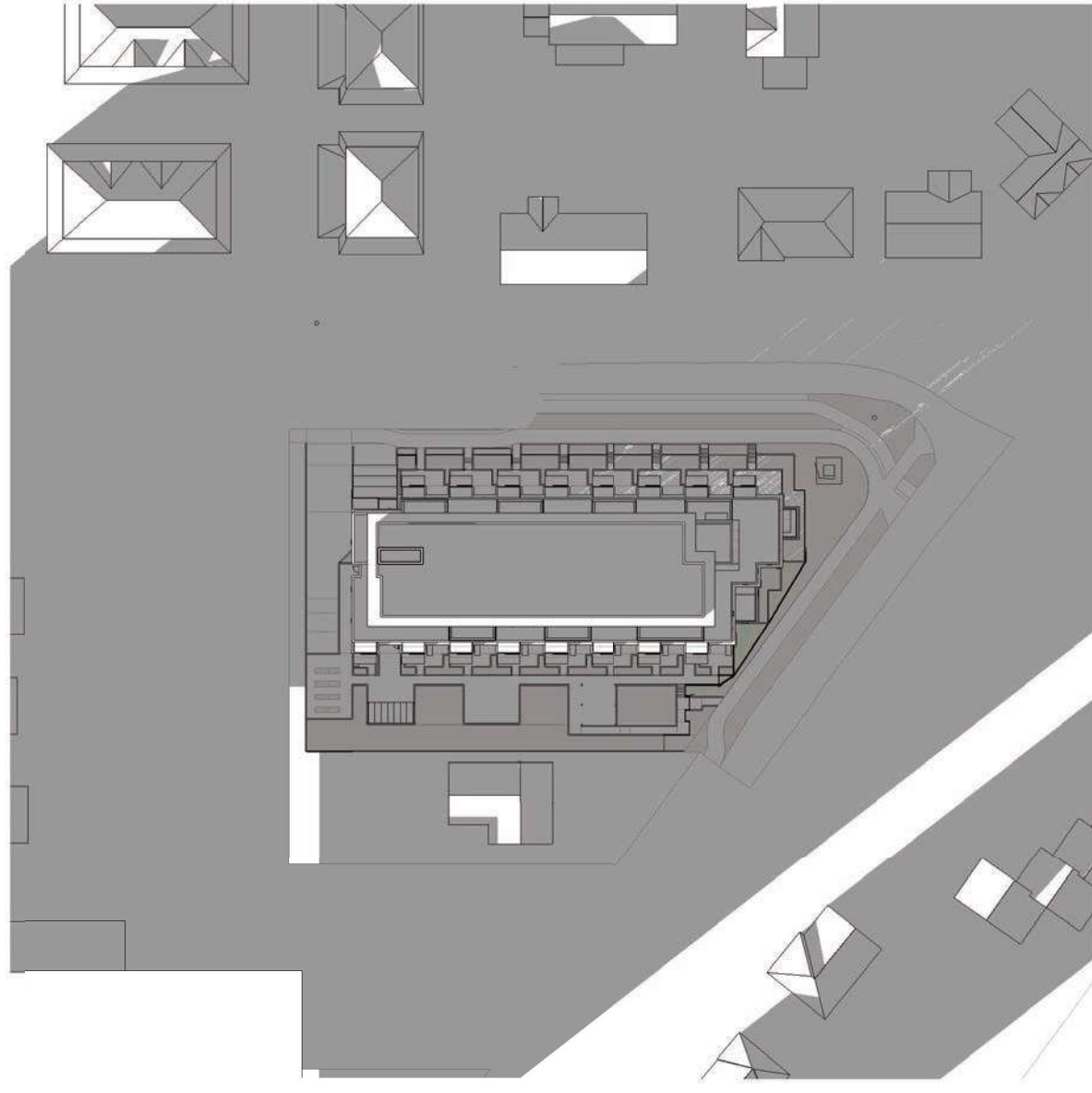
9 Winter Solstice - 12/20 9am
1 : 1000



10 Winter Solstice - 12/20 12pm
1 : 1000



11 Winter Solstice - 12/20 3pm
1 : 1000



12 Winter Solstice - 12/20 6pm
1 : 1000

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kokaarchitecture.ca

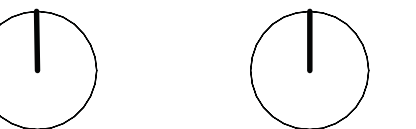
seal:



developer:
seba
CONSTRUCTION

consultant:

true north: project north:



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structure unless indicated otherwise.
Refer to structural engineer's drawings for
sizing of all structural items.
All dimensions to be verified on site.

project name:
Gordon Head +
Laval

project number:
2157

civic address:
3984 & 3986
GORDON HEAD ROAD
VICTORIA, BC

issue:	(yy-mm-dd)
3 Rezoning/Development Permit	23-11-28
4 Rezoning/Development Permit R0.1	24-09-26
6 Rezoning/Development Permit R0.2 Draft	25-04-25
7 Rezoning/Development Permit R0.3	25-09-04

title:
SHADOW
DIAGRAMS

revision:

sheet:

DP.302

SOUTHEAST VIEW LOOKING FROM
ACROSS GORDON HEAD ROAD



COURTYARD VIEW



OVERVIEW LOOKING AT
SOUTH + EAST ELEVATIONS



LAVAL AVE.



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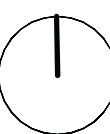


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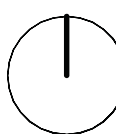
seba
CONSTRUCTION

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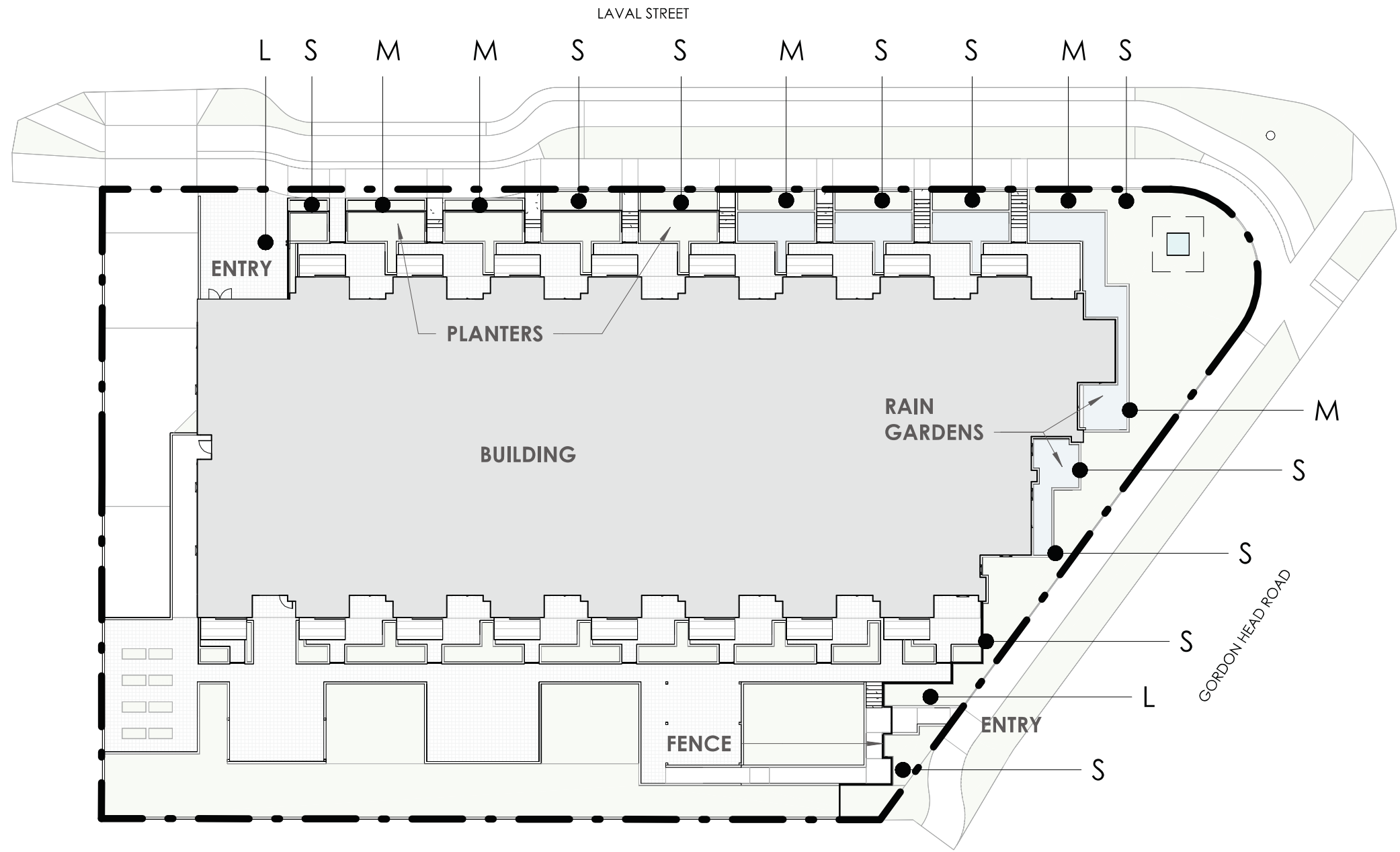
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revision:

sheet:

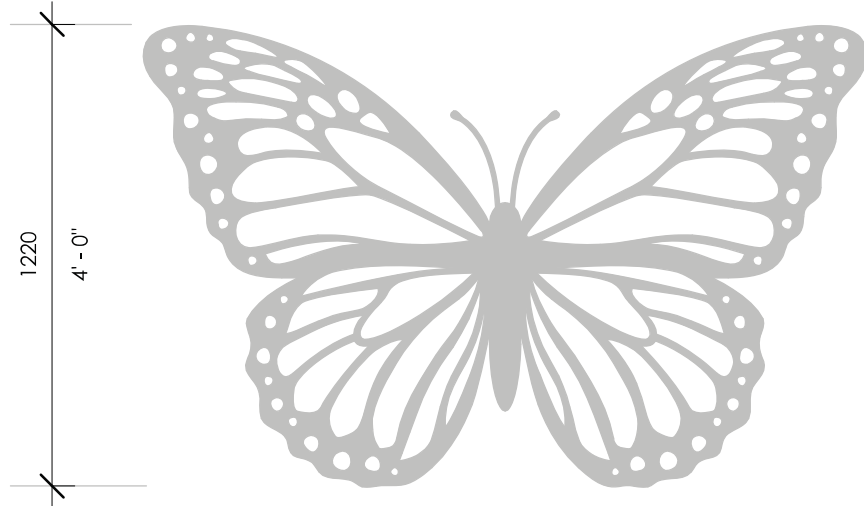
DP.400

SITE PLAN - BUTTERFLY LOCATIONS



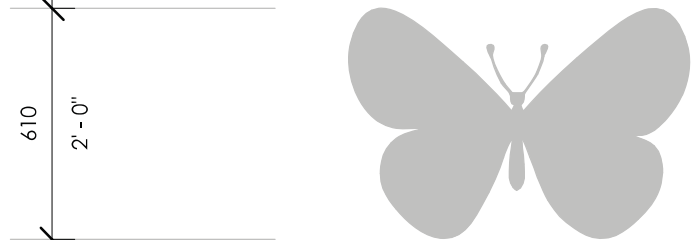
ALUMINUM BUTTERFLY CUTOUTS

L
LARGE
(2)



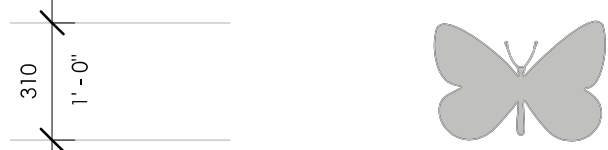
MONARCH

M
MEDIUM
(5)

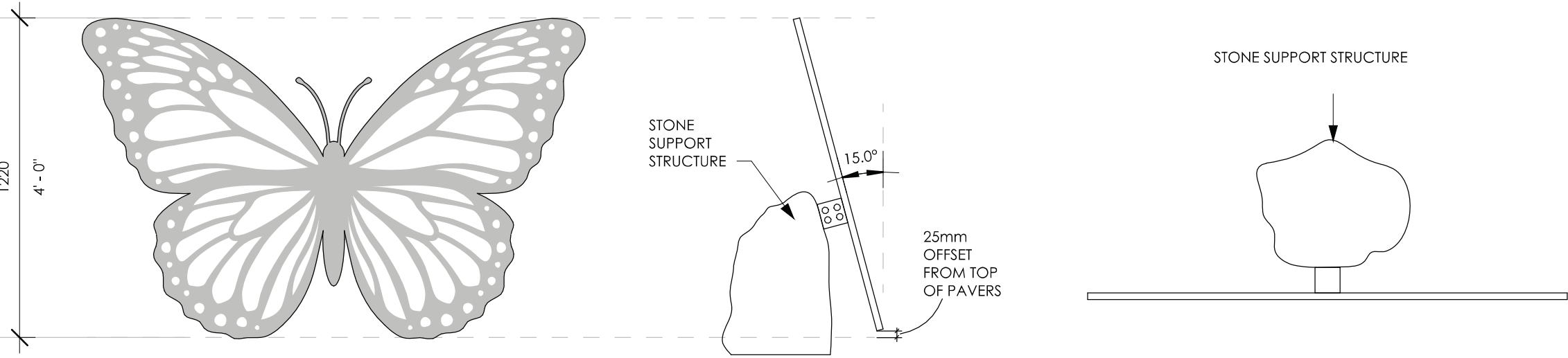


TAYLOR'S CHECKERSPOT

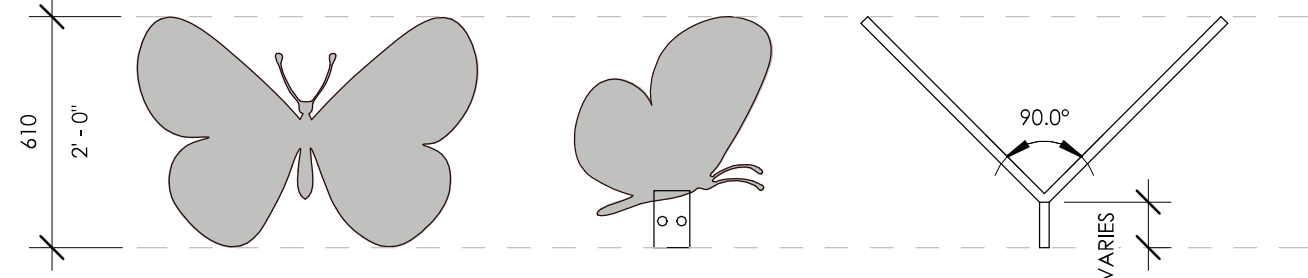
S
SMALL
(10)



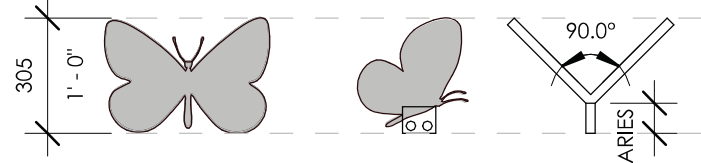
PINE WHITE



Monarch



Taylor's Checkerspot



Pine White

THE SERENE -
BUTTERFLY ART CONCEPT

The project name borrows from the definition of calm and tranquility.

We considered the goal of encouraging the feel of serenity by integrating art into the extensive landscaping surrounding the proposed architecture.

We drew on the notion of joyous ephemeral moments for the community where the private realm interfaces with the public realm, manifested through sporadic physical art that offers gentle surprises as one walks along the sidewalk and landscape.

The proposed art concept seeks to introduce the happiness and calm associated with gentle regional butterflies from Vancouver Island to reflect the thread of our collective history tied to generations of butterfly families reproducing, passing through, and returning home. The butterflies selected from the region include the Monarch, Taylor's Checkerspot and the White Pine.

Enlarged silhouettes of butterflies are proposed to be created from 12 mm - 25 mm thick aluminium and set in the landscape planters, rain gardens, and along the fences interfacing the public realm. Three scales of butterflies are proposed: Small (305 mm diameter), Medium (610 mm diameter), and large (915 mm diameter). Two large butterflies are proposed, with 5 medium and 10 small. The larger butterfly silhouettes will further be cut to allow open space for light to pass through the forms in a lace-like manner reflecting a butterfly's wing structure.

The butterflies are designed to appear light, but are created for longevity based on the thick waterjet-cut aluminium with components welded together. The wings are welded at a 90 degree angle to each other, which is then welded to a support plate. Each support plate will be bolted directly to concrete or steel fencing, with neoprene gaskets separating the aluminium from the concrete or steel in order to avoid erosion of the aluminium.

The medium and small scale butterflies may be finished with anodized aluminium to increase the level of light reflectance. It is proposed that consideration be given to offer an opportunity for a senior student art class from the Mt. Doug Secondary School to paint the butterflies to further facilitate engagement with the community.

Detailed positioning of each piece will be worked out on site with the architectural, landscape, and construction teams in order to help mitigate vandalism, while focusing on a positive presence of each butterfly lightly touching the landscape.

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seal:

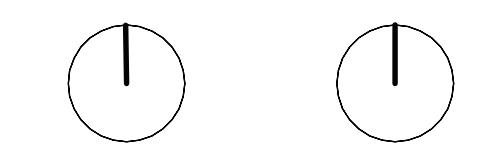


developer:

seba
CONSTRUCTION

consultant:

true north: project north:



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VICTORIA, BC

issue: (yy-mm-dd)

7 Rezoning/Development Permit R0.3 25-09-04

title:
ART CONCEPT

revision:

sheet:

DP.500



LAVAL STREET ENTRANCE



LAVAL STREET PATIOS



GORDON HEAD ROAD ENTRANCE