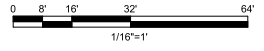


1 OVERALL FLOOR PLAN BLDG 1A/1B - ROOF  
 SCALE: 1/16" = 1'-0"



CLIENT  
**INTRACORP**  
*Building the Extraordinary*

Suite 600 Burrard Street Vancouver,  
 Canada, V6C 2B5

**COPYRIGHT**  
 This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

Arcadis Architects (Canada) Inc.

ISSUES	No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28	
B	DEVELOPMENT PERMIT RESUBMISSION	2025-06-20	
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18	
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01	

CONSULTANTS



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

1363 Ellis Street - Suite 202  
 Kelowna BC V1Y 1Z9 Canada  
 Tel 250 800 4320  
 www.arcadis.com

PROJECT

BELLWETHER PHASE II  
 133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:  
 30257313

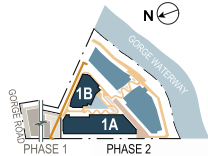
DRAWN BY: ARCADIS	CHECKED BY: ARCADIS
PROJECT MGR: ARCADIS	APPROVED BY: ARCADIS

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

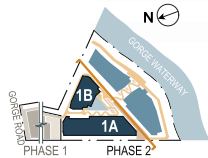
SHEET NUMBER <b>DP1.20.08</b>	ISSUE <b>D</b>
----------------------------------	-------------------



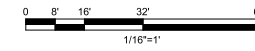
2 BLDG 1A/1B NORTHEAST ELEVATION  
SCALE: 1/16" = 1'-0"



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



MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
<b>00. GENERAL FINISHES</b>			
00A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
00B	CONCRETE FACED INSULATION	NATURAL	NATURAL
00C	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
00D	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00E	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00F	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00G	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00H	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00I	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00J	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00K	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00L	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00M	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00N	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00O	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00P	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00Q	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00R	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00S	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00T	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00U	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00V	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00W	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00X	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00Y	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
00Z	FIBRE CEMENT BOARD AND BATTEN	CLEARSMELL	MIDNIGHT BLACK
01	WOOD SCAFFIT	WOOD	MIDNIGHT WHITE
<b>10. OPENING FINISHES</b>			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W/ CLEAR GLAZING
11B	WINDOW WALL	CLEAR GLAZED SPANDREL W/ INSULATION + BLACK MULLION	BLACK W/ CLEAR GLAZING
12A	STOREFRONT	CLEAR GLAZED W/ BLACK MULLION	BLACK W/ CLEAR GLAZING
12B	STOREFRONT	CLEAR GLAZED SPANDREL W/ INSULATION + BLACK MULLION	BLACK W/ CLEAR GLAZING
13A	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	BLACK W/ CLEAR GLAZING
13B	PVC WINDOW FRAME	DOUBLE GLAZED VINYL WINDOW W/ CLEAR GLAZING	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
14C	PVC SLIDING PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W/ 1 FIXED GLAZING PANEL	BLACK 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
<b>20. RAILING + GATE FINISHES</b>			
21A	ALUMINUM RAILING W/ GLAZING	ANODIZED ALUMINUM	BLACK W/ CLEAR GLAZING
22A	PRIVACY SCREEN	ALUMINUM W/ GLAZING	BLACK W/ ANODIZED GLAZING
<b>30. METAL FINISHES</b>			
31A	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
31B	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
32	FASCIA	ANODIZED ALUMINUM POWDER COAT	BLACK
<b>40. Misc. SITE FINISHES</b>			
41	METAL TRILLES	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	SKYLIT SITE BOUNDARY	SKIMBYE OTHERS - REFER TO SHIPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIUS
45	WOOD LOOK MESH SCREENING	WOODGRAIN	NATURAL CEDAR



CLIENT

**INTRACORP**  
Building the Extraordinary

Suite 600 Burrard Street Vancouver, Canada, V6C 2B5

**COPYRIGHT**  
This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

**Arcadis Architects (Canada) Inc.**

ISSUES	No.	DESCRIPTION	DATE
A	1	DEVELOPMENT PERMIT RESUBMISSION 1	2024-11-28
B	2	DEVELOPMENT PERMIT RESUBMISSION 2	2025-06-20
C	3	DEVELOPMENT PERMIT RESUBMISSION 3	2025-12-18
D	4	DEVELOPMENT PERMIT RESUBMISSION 4	2026-04-01

CONSULTANTS

SEAL

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

**ARCADIS**

1363 Ellis Street - Suite 202  
Kelowna BC V1Y 1Z9 Canada  
Tel: 250 860 4300  
www.arcadis.com

PROJECT

**BELLWETHER PHASE II**

133-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:  
30257313

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

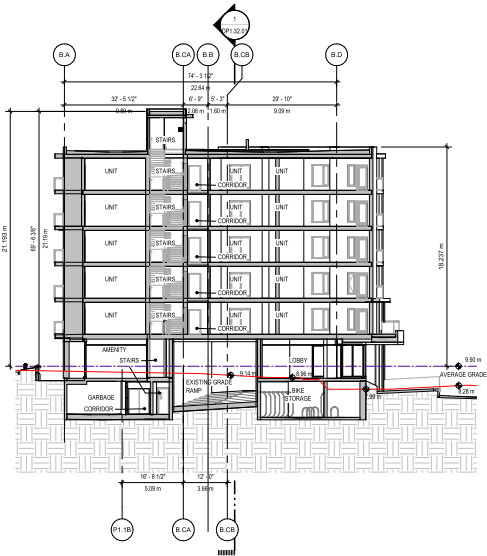
**D**

Approved: 2025-12-18 1:05:20 PM C:\Users\jrc\OneDrive\Documents\Projects\Bellwether\DP1.30.01.dwg

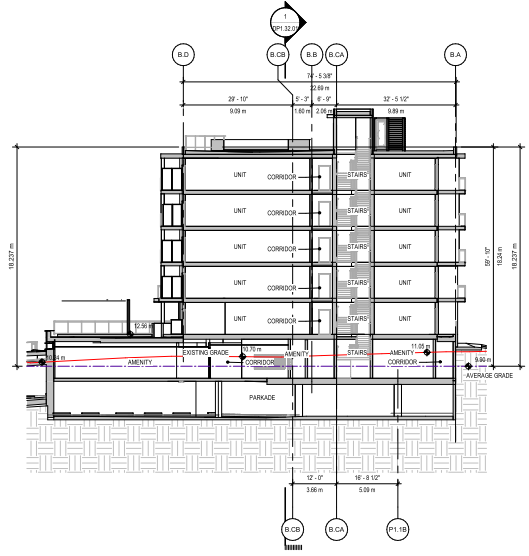




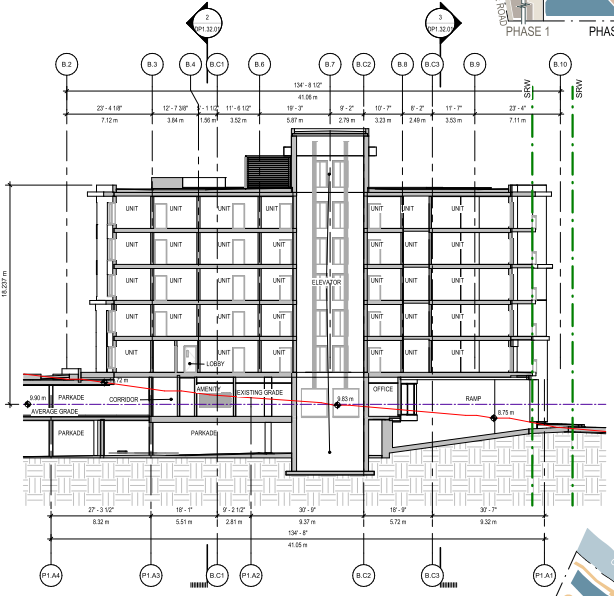




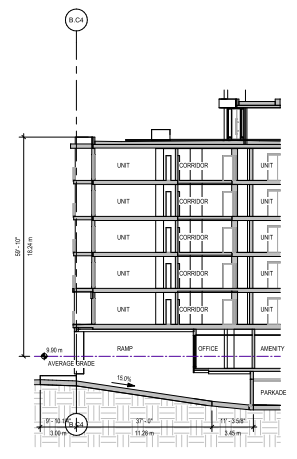
3 BLDG 1B SECTION 2  
SCALE: 1/16" = 1'-0"



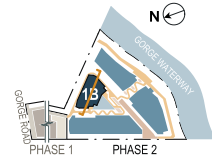
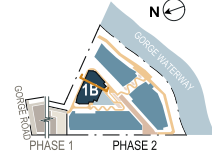
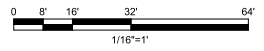
2 BLDG 1B SECTION 1  
SCALE: 1/16" = 1'-0"



1 BLDG 1B OVERALL SECTION  
SCALE: 1/16" = 1'-0"



4 BLDG 1B SECTION 3  
SCALE: 1/16" = 1'-0"



CLIENT  
**INTRACORP**  
Building the Extraordinary

Suite 600 Burrard Street Vancouver, Canada, V6C 2B5

**COPYRIGHT**  
This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

Arcadis Architects (Canada) Inc.

ISSUES	No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28	
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20	
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18	
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01	

CONSULTANTS

SEAL



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

1363 Elk Street - Suite 202  
Kelowna BC V1Y 1Z9 Canada  
Tel 250 860 4320  
www.arcadis.com

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

PROJECT NO.  
30257313

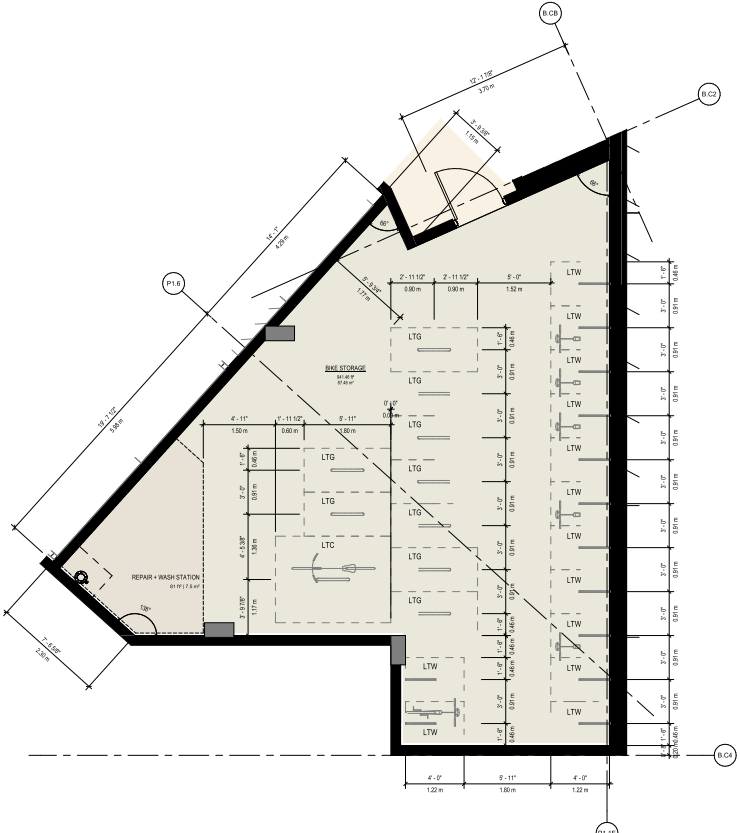
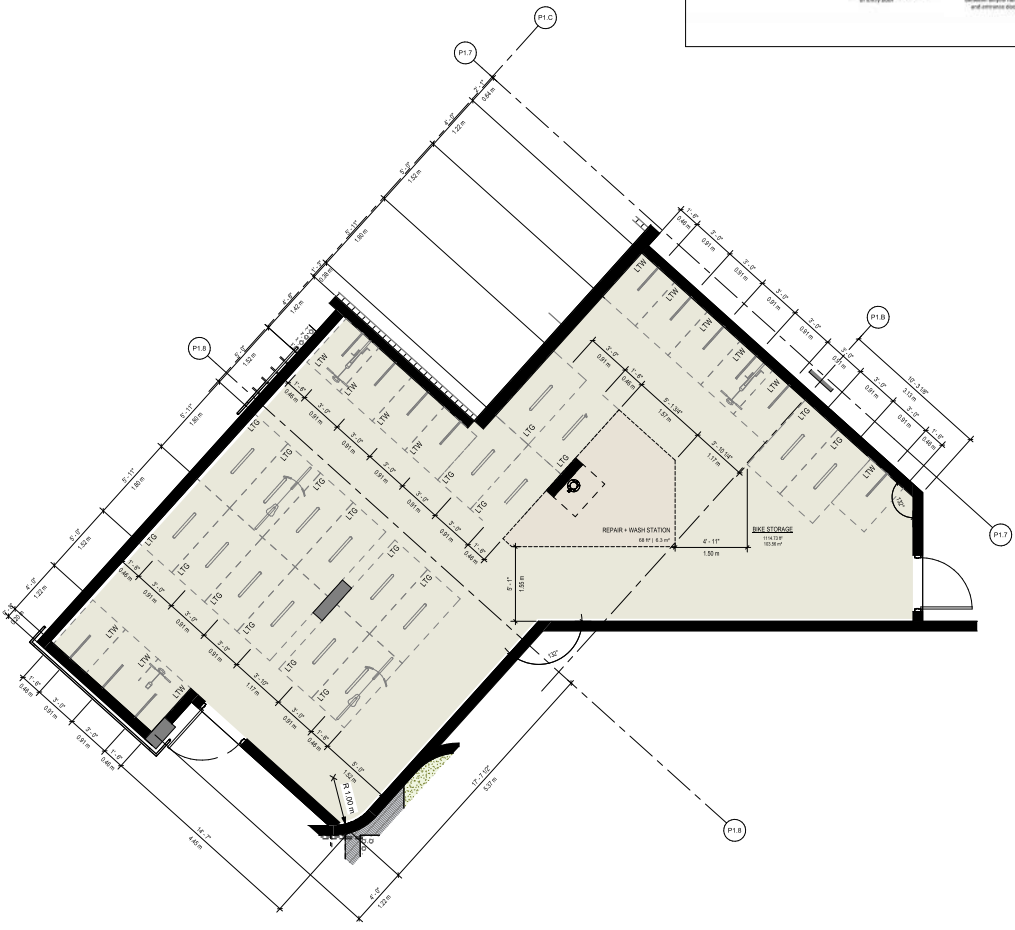
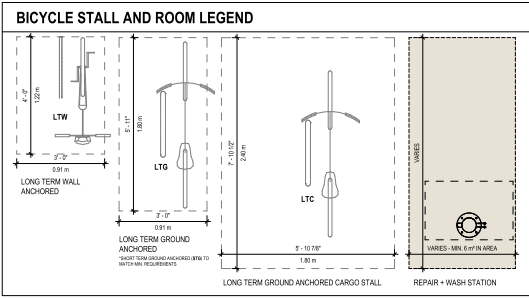
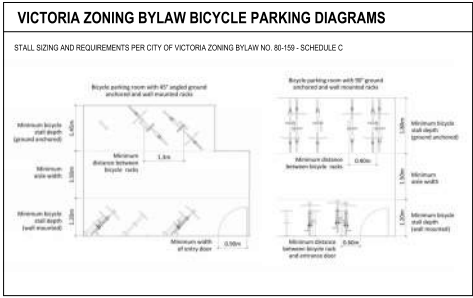
DRAWN BY: ARCADIS  
PROJECT MGR: ARCADIS  
CHECKED BY: ARCADIS  
APPROVED BY: ARCADIS

SHEET TITLE  
BLDG 1B SECTIONS

SHEET NUMBER  
**DP1.32.01**

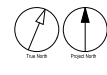
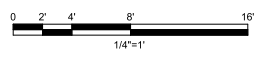
ISSUE  
**D**

BICYCLE PARKING STALLS PROVIDED - BUILDING 01				
LEVEL	PARKING TYPE	STALL TYPE	TOTAL	% MIX
B01 - LEVEL P1	CLASS A	LONG TERM WALL ANCHORED	52	48%
B01 - LEVEL P1	CLASS A	LONG TERM GROUND ANCHORED	54	50%
B01 - LEVEL P1	CLASS A	LONG TERM CARGO GROUND ANCHORED	2	2%
			108	100%



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

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



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

COPYRIGHT  
This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

Arcadis Architects (Canada) Inc.

ISSUES	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT RESUBMISSION	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
D	DEVELOPMENT PERMIT RESUBMISSION 3	2028-04-01

CONSULTANTS

SEAL

Arcadis Architects (Canada) Inc.  
**ARCADIS**  
formerly IBI Group Architects (Canada) Inc.  
1363 Ellis Street - Suite 202  
Kelowna BC V1Y 1Z9 Canada  
Tel 250 860 4300  
www.arcadis.com

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

PROJECT NO:  
30257313

DRAWN BY:  
ARCADIS

CHECKED BY:  
ARCADIS

PROJECT MGR:  
ARCADIS

APPROVED BY:  
ARCADIS

SHEET TITLE  
ENLARGED BIKE PLANS BLDG 1A/1B

SHEET NUMBER  
**DP1.40.01**

ISSUE  
**D**

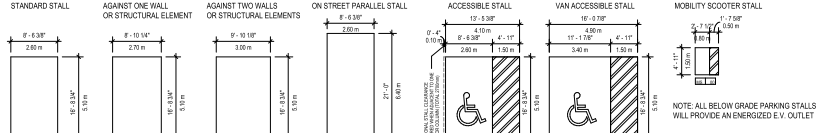
2025-04-01 14:27:03

Arcadis Docs\30257313\133-GORGE\PHASE II\02-CyclePlan\_FloorPlan\_Enlarged\PH-RECYC-1A1B\_102.rvt



**PARKING LEGEND**

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



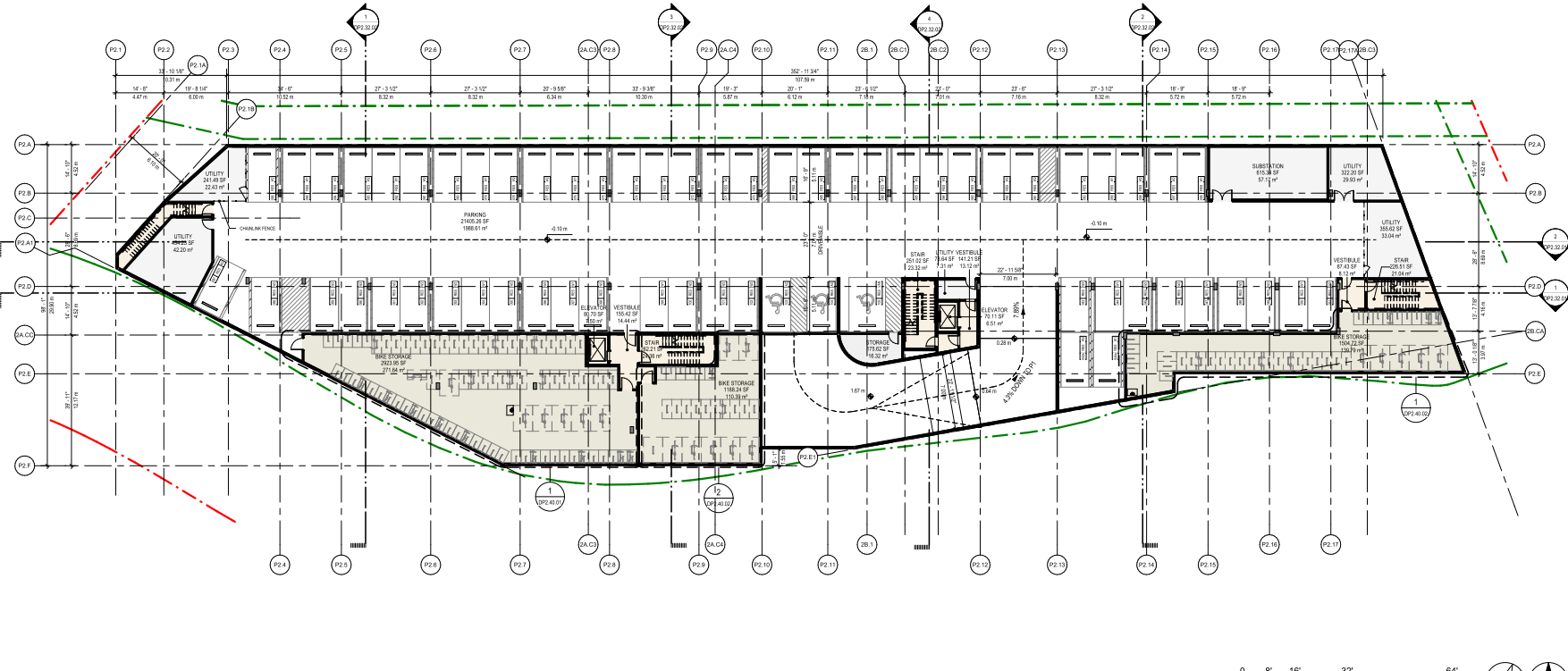
NOTE: ALL BELOW GRADE PARKING STALLS WILL PROVIDE AN ENERGIZED E.V. OUTLET

**PARKING ABBREVIATION LEGEND**

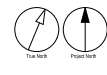
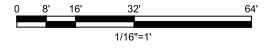
- AC - STANDARD ACCESSIBLE STALL
- COM - COMMERCIAL STALL
- LDG - LOADING STALL
- RES - RESIDENTIAL STALL - CAR SHARE
- RES - RESIDENTIAL STALL
- VAN - VAN ACCESSIBLE STALL
- VIS - VISITOR STALL
- W1 - STANDARD STALL WIDTH
- W2 - AGAINST ONE STRUCTURAL ELEMENT STALL WIDTH
- W3 - AGAINST TWO STRUCTURAL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

**VEHICLE PARKING STALLS PROVIDED - BUILDING 02**

LEVEL	PARKING TYPE	STALL TYPE	TOTAL
002-LEVEL 01	RESIDENTIAL	RESIDENTIAL	20
002-LEVEL 01	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	1
002-LEVEL 01	RESIDENTIAL	RESIDENTIAL - CAR SHARE	1
002-LEVEL 01	VISITOR	VISITOR	10
002-LEVEL 01	VISITOR	RESIDENTIAL ACCESSIBLE VAN	1
002-LEVEL P1	RESIDENTIAL	RESIDENTIAL	19
002-LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	2
002-LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE VAN	3
<b>Grand Total</b>			<b>67</b>



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



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

**Copyright**  
This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

**Arcadis Architects (Canada) Inc.**

ISSUE	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01

**CONSULTANTS**

**SEAL**

**Arcadis Architects (Canada) Inc.**  
formerly IBI Group Architects (Canada) Inc.  
**ARCADIS**  
1363 Ellis Street - Suite 202  
Kelowna BC V1Y 1Z9 Canada  
Tel 250 860 4320  
www.arcadis.com

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

**PROJECT NO.**  
30257313

**DRAWN BY:** ARCADIS  
**CHECKED BY:** ARCADIS

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

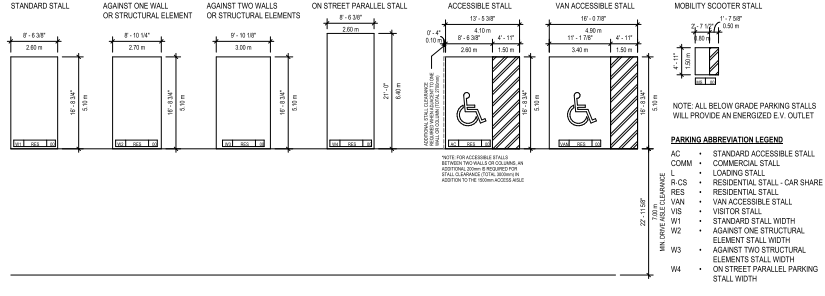
**SHEET TITLE**  
OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL P1

**SHEET NUMBER**  
DP2.00.00

**ISSUE**  
D

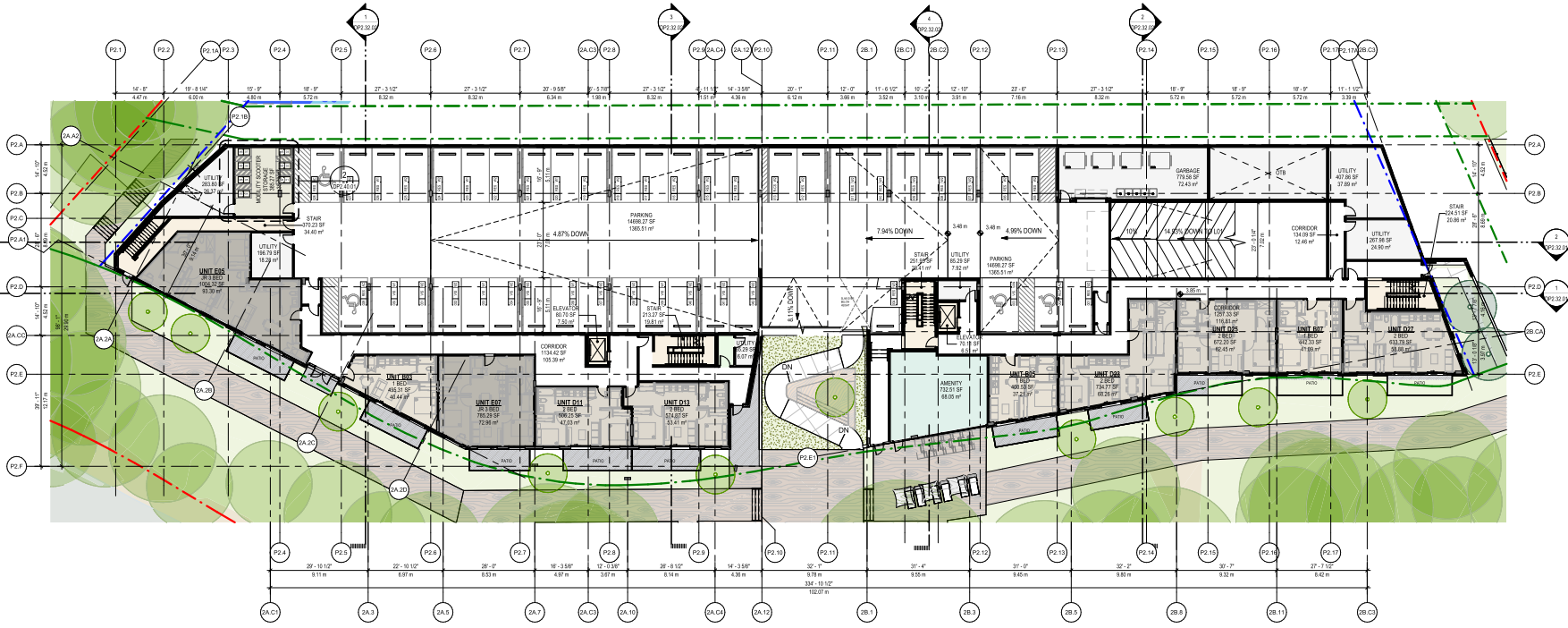
**PARKING LEGEND**

STALL SIZING AND REQUIREMENTS PER CITY OF VICTORIA ZONING BYLAW NO. 61-159 - SCHEDULE C

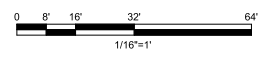


**VEHICLE PARKING STALLS PROVIDED - BUILDING 02**

LEVEL	PARKING TYPE	STALL TYPE	TOTAL
001-LEVEL 01	RESIDENTIAL	RESIDENTIAL	20
001-LEVEL 01	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	1
001-LEVEL 01	RESIDENTIAL	RESIDENTIAL - CAR SHARE	1
001-LEVEL 01	VISITOR	VISITOR	10
001-LEVEL 01	VISITOR	RESIDENTIAL ACCESSIBLE VAN	1
001-LEVEL 01	RESIDENTIAL	RESIDENTIAL	42
001-LEVEL 01	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	1
001-LEVEL 01	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE VAN	1
<b>Grand Total</b>			<b>67</b>



1 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 01  
 SCALE: 1/16" = 1'-0"



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

**Copyright**  
 This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Within dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

**Arcadis Architects (Canada) Inc.**

ISSUE	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01

**CONSULTANTS**

**SEAL**

**Arcadis Architects (Canada) Inc.**  
 formerly IBI Group Architects (Canada) Inc.  
**ARCADIS**  
 1363 Ellis Street - Suite 202  
 Kelowna BC V1Y 1Z9 Canada  
 Tel: 250 860 4320  
 www.arcadis.com

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

**PROJECT NO.** 30257313

**DRAWN BY:** ARCADIS  
**CHECKED BY:** ARCADIS

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

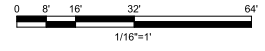
**SHEET TITLE**  
**OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 01**

**SHEET NUMBER** DP.20.01  
**ISSUE** D

2025-04-02 12:40:39 PM



1 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 02  
 1/16"=1'-0"



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

COPYRIGHT  
 This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

Arcadis Architects (Canada) Inc.

ISSUES	No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28	
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20	
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18	
D	DEVELOPMENT PERMIT RESUBMISSION 3	2028-04-01	

CONSULTANTS

SEAL

Arcadis Architects (Canada) Inc.  
**ARCADIS**  
 formerly IBI Group Architects (Canada) Inc.  
 1363 Ellis Street - Suite 202  
 Kelowna BC V1Y 1Z9 Canada  
 Tel 250 860 4320  
 www.arcadis.com

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

PROJECT NO.  
 30257313

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

SHEET TITLE  
**OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 02**

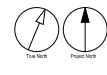
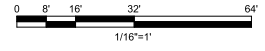
SHEET NUMBER <b>DP.20.02</b>	ISSUE <b>D</b>
---------------------------------	-------------------

2025-04-02 02:24:02 PM

Arcadis Documents: 133-135 GORGE ROAD E, VICTORIA, BC, PROJECT: BELLWETHER PHASE II, SHEET: DP.20.02



1 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 03  
 2025.03.11 SCALE: 1/16"=1'-0"



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

**COPYRIGHT**  
 This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

**Arcadis Architects (Canada) Inc.**

ISSUES	No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28	
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20	
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18	
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01	

**CONSULTANTS**

**SEAL**

**Arcadis Architects (Canada) Inc.**  
 formerly IBI Group Architects (Canada) Inc.  
**ARCADIS**  
 1363 Ellis Street - Suite 202  
 Kelowna BC V1Y 1Z9 Canada  
 Tel: 250 860 4200  
 www.arcadis.com

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

**PROJECT NO.**  
 30257313

<b>DRAWN BY:</b> ARCADIS	<b>CHECKED BY:</b> ARCADIS
<b>PROJECT MGR:</b> ARCADIS	<b>APPROVED BY:</b> ARCADIS

**SHEET TITLE**  
**OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 03**

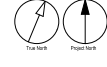
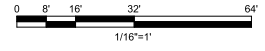
<b>SHEET NUMBER</b> <b>DP.20.03</b>	<b>ISSUE</b> <b>D</b>
--	--------------------------

2025-04-02 12:10:57 PM

Arcadis Docs: 2025-03-11-102-Design\_Plan\_Level\_03\_Bldg\_2A/2B\_1625.rvt



1 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 04  
 2025-04-02 12:11:17 PM  
 SCALE: 1/16" = 1'-0"



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

**COPYRIGHT**  
 This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

**Arcadis Architects (Canada) Inc.**

ISSUES	No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT SUBMISSION	2024-11-28	
B	DEVELOPMENT PERMIT SUBMISSION	2025-08-20	
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18	
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01	

**CONSULTANTS**

**SEAL**

**Arcadis Architects (Canada) Inc.**  
 formerly IBI Group Architects (Canada) Inc.  
**ARCADIS**  
 1363 Ellis Street - Suite 202  
 Kelowna BC V1Y 1Z9 Canada  
 Tel 250 860 4320  
 www.arcadis.com

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

**PROJECT NO.**  
 30257313

**DRAWN BY:**  
 ARCADIS

**CHECKED BY:**  
 ARCADIS

**PROJECT MGR:**  
 ARCADIS

**APPROVED BY:**  
 ARCADIS

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

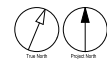
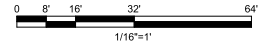
**SHEET NUMBER**  
**DP.20.04**

**ISSUE**  
**D**

Arcadis Documents are Copyrighted Material. All Rights Reserved. 2025-04-02 12:11:17 PM



1 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 05  
 2025.05.15 SCALE: 1/16" = 1'-0"



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

**COPYRIGHT**  
 This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

**Arcadis Architects (Canada) Inc.**

ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
D	DEVELOPMENT PERMIT RESUBMISSION 3	2028-04-01

**CONSULTANTS**

**SEAL**

**Arcadis Architects (Canada) Inc.**  
 formerly IBI Group Architects (Canada) Inc.  
**ARCADIS**  
 1363 Ellis Street - Suite 202  
 Kelowna BC V1Y 1Z9 Canada  
 Tel: 250 860 4320  
 www.arcadis.com

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

**PROJECT NO:** 30257313  
**DRAWN BY:** ARCADIS  
**CHECKED BY:** ARCADIS  
**PROJECT MGR:** ARCADIS  
**APPROVED BY:** ARCADIS

**SHEET TITLE**  
**OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 05**

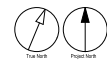
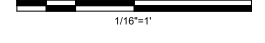
SHEET NUMBER	ISSUE
<b>DP.20.05</b>	<b>D</b>

2025-04-02 02:11:22 PM

Arcadis Documents: 1363-135 GORGE ROAD E, VICTORIA, BC, TEL: 250 860 4320



1 OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 06  
 09/20/18 SCALE: 1/16" = 1'-0"



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

COPYRIGHT  
 This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

Arcadis Architects (Canada) Inc.

ISSUES	No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28	
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20	
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18	
D	DEVELOPMENT PERMIT RESUBMISSION 3	2028-04-01	

CONSULTANTS

SEAL

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

1363 Ellis Street - Suite 202  
 Kelowna BC V1Y 1Z9 Canada  
 Tel 250 860 4320  
 www.arcadis.com

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

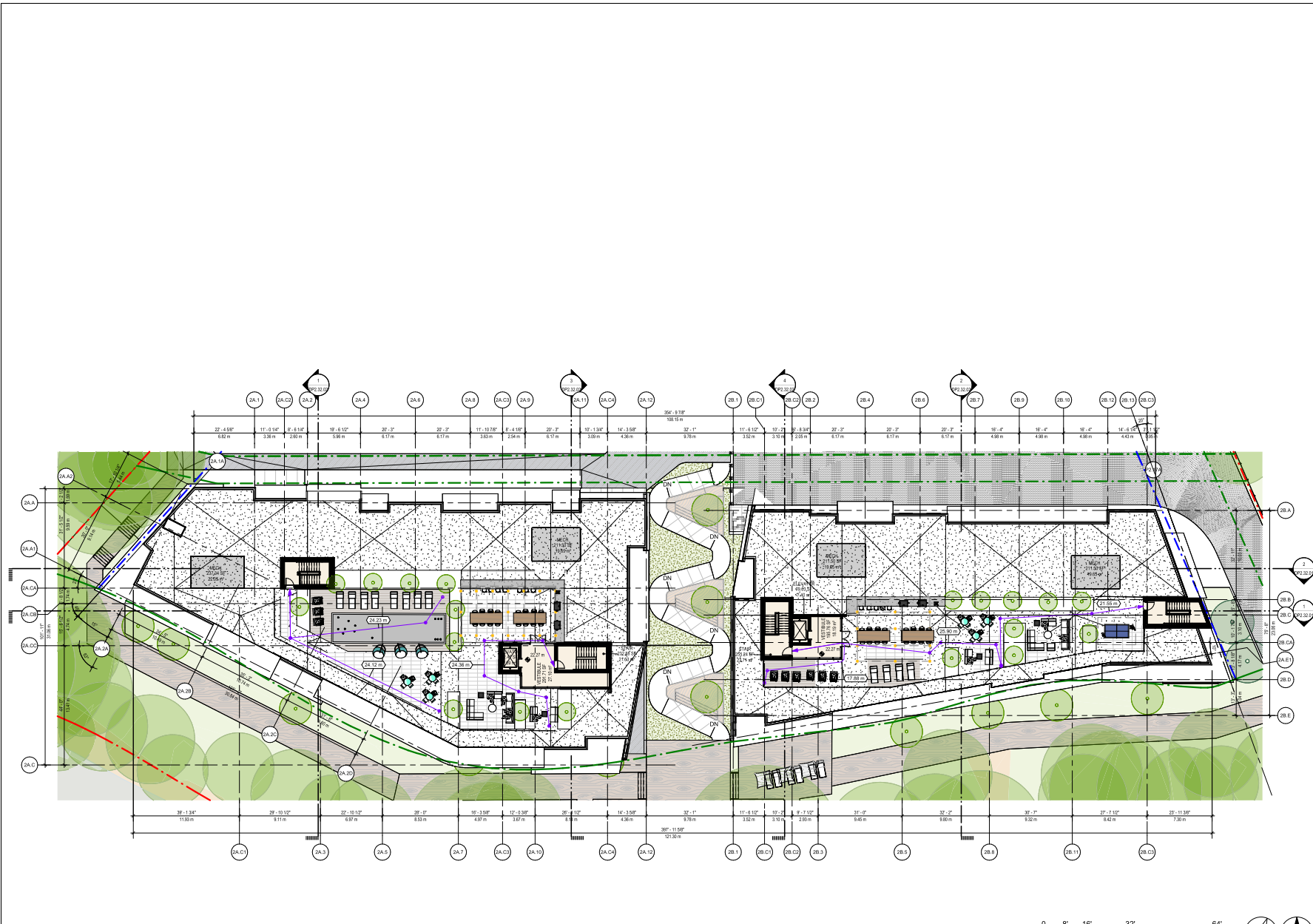
PROJECT NO:  
 30257313

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

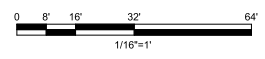
SHEET TITLE  
**OVERALL FLOOR PLAN BLDG 2A/2B - LEVEL 06**

SHEET NUMBER <b>DP.20.06</b>	ISSUE <b>D</b>
---------------------------------	-------------------

Arcadis Documents: 1363-135 GORGE ROAD E, VICTORIA, BC, TEL: 250 860 4320, WWW.ARCADIS.COM



1 OVERALL FLOOR PLAN BLDG 2A/2B - ROOF  
 SCALE: 1/16" = 1'-0"



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

COPYRIGHT  
 This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

Arcadis Architects (Canada) Inc.

ISSUES	No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28	
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20	
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18	
D	DEVELOPMENT PERMIT RESUBMISSION 3	2028-04-01	

CONSULTANTS

SEAL

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

1363 Ellis Street - Suite 202  
 Kelowna BC V1Y 1Z9 Canada  
 Tel: 250 800 4320  
 www.arcadis.com

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

PROJECT NO:  
 30257313

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

SHEET TITLE  
**OVERALL FLOOR PLAN BLDG 2A/2B - ROOF**

SHEET NUMBER <b>DP.20.07</b>	ISSUE <b>D</b>
---------------------------------	-------------------

Arcadis Docs: 2025-08-20 1:02:52 PM C:\Projects\2025\DP.20.07\01 - Overall Floor Plan Bldg 2A/2B - Roof.dwg

2025-04-01 15:20:07 PM



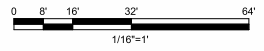
2 BLDG 2A/2B NORTH ELEVATION  
 SCALE: 1/16" = 1'-0"

MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOR
00 GENERAL FINISHES			
01A	BRICK	STANDARD BRICK, RUNNING COURSE	HARSH GREY
01B	CONCRETE FACED INSULATION	NATURAL	NATURAL
02A	CASH-IN-PLACE CONCRETE	NATURAL	NATURAL
02B	CASH-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03C	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	POWDERY GREY
03D	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DEEP OCEAN
03E	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DESERT BEACH
04A	FIBRE CEMENT PANEL	SMOOTH	ARCTIC WHITE
04B	FIBRE CEMENT BOARD AND BATTEN	SMOOTH	MIDNIGHT BLACK
08	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
09	WOOD SHEATH	WOOD	
10 OPENING FINISHES			
11A	WINDOW SILL	ANODIZED ALUMINUM	BLACK W/ CLEAR GLAZING
11B	WINDOW WALL	CLEAR GLAZED SPANDREL W/ INSULATION + BLACK MULLION	BLACK W/ CLEAR GLAZING
12A	STOREFRONT	CLEAR GLAZING W/ BLACK MULLION	BLACK W/ CLEAR GLAZING
13B	STOREFRONT	CLEAR GLAZED SPANDREL W/ INSULATION + BLACK MULLION	BLACK W/ CLEAR GLAZING
13A	PVC WINDOW FRAME		BLACK W/ CLEAR GLAZING

MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOR
13B	PVC WINDOW FRAME	DOUBLE GLAZED VINYL WINDOW W/ CLEAR GLAZING	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 PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W/ 1 FIXED GLAZING PANEL	WHITE W/ CLEAR GLAZING
14C	PVC PATIO DOOR	DOUBLE GLAZED VINYL SLIDING DOOR W/ 1 FIXED GLAZING PANEL	BLACK W/ CLEAR GLAZING
15	INSULATED METAL EXT DOOR W/ GLAZING	PRE FINISHED METAL EXT 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
22A	ALUMINUM W/ GLAZING	ALUMINUM W/ GLAZING	BLACK W/ OBTSCURED 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/PRIATED CEDAR	NATURAL CEDAR
43	BACKSET SITE SCREENING	SCREENAGE BY OTHERS - REFER TO SHOP	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIABLES
45	WOOD-LOOK KICK SCREENING	WOOD-LOOK	NATURAL CEDAR



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



**CLIENT**

**INTRACORP**  
*Building the Future Forward*

Suite 600 Burrard Street Vancouver, Canada, V6C 2B5

**COPYRIGHT**  
 This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown in the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

**Arcadis Architects (Canada) Inc.**

**ISSUES**

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT SUBMISSION 1	2024-11-28
B	DEVELOPMENT PERMIT SUBMISSION 2	2025-09-20
C	DEVELOPMENT PERMIT SUBMISSION 2	2025-12-18
D	DEVELOPMENT PERMIT SUBMISSION 3	2026-04-01

**CONSULTANTS**

**SEAL**

**Arcadis Architects (Canada) Inc.**  
 formerly IB Group Architects (Canada) Inc.  
**ARCADIS**

1353 Ellis Street - Suite 202  
 Kelowna BC V1Y 1Z5 Canada  
 Tel: 250 860 4500  
 www.arcadisinc.com

**PROJECT**

**BELLWETHER PHASE II**

133-135 GORGE ROAD E, VICTORIA, BC

**PROJECT NO.**  
30257313

**DRAWN BY:**  
ARCADIS

**CHECKED BY:**  
ARCADIS

**PROJECT MGR:**  
ARCADIS

**APPROVED BY:**  
ARCADIS

**SHEET TITLE**

**BLDG 2A/2B NORTHWEST + SOUTHEAST ELEVATIONS**

**SHEET NUMBER**  
**DP2.30.01**

**ISSUE**  
**D**

Approved Under 1081912-100-Copy/Rev. 02/01/2014 - Copy/Rev. 04/02/2014

2025-04-07 14:05:10 PM

MATERIAL LEGEND			
MASK	DESCRIPTION	FINISH	COLOUR
<b>30. GENERAL FINISHES</b>			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
01B	CONCRETE FAÇED INSULATION	NATURAL	NATURAL
02A	EAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03B	EAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03C	FIBRE CEMENT BOARD AND BATTEN	CEADARMILL	ANTIC WHITE
03D	FIBRE CEMENT BOARD AND BATTEN	CEADARMILL	MIDNIGHT BLACK
03E	FIBRE CEMENT BOARD AND BATTEN	CEADARMILL	KNOWVILLE GRAY
03F	FIBRE CEMENT BOARD AND BATTEN	CEADARMILL	DESERIT BEACH
04A	FIBRE CEMENT PANEL	SMOOTH	ANTIC WHITE
04B	FIBRE CEMENT BOARD AND BATTEN	SMOOTH	MIDNIGHT BLACK
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	WOOD	
<b>10. OPENING FINISHES</b>			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION	BLACK W. CLEAR GLAZING
12A	STOREFRONT	CLEAR GLAZING W. BLACK MULLION	BLACK W. CLEAR GLAZING
12B	STOREFRONT	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION	BLACK W. CLEAR GLAZING
13A	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	BLACK W. CLEAR GLAZING
13B	PVC WINDOW FRAME	DOUBLE GLAZED VINYL WINDOW W. CLEAR GLAZING	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
14C	PVC PATIO SWING DOOR	DOUBLE GLAZED VINYL SWING DOOR	BLACK 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
<b>20. RAILING + GATE FINISHES</b>			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
22A	PRIVATE SCREEN	ALUMINUM W. GLAZING	BLACK W. OBTAINED GLAZING
<b>30. METAL FINISHES</b>			
31A	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
31B	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
32	FASCIA	WOODEN ALUMINUM POWDER COAT	BLACK
<b>40. MISC. SITE FINISHES</b>			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	SMALL SITE SIGNAGE	VARIES BY OTHERS - REFER TO SHOP	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOOD LOOK MESH SCREENING	WOODGRAIN	NATURAL CEDAR

**CLIENT**

**INTRACORP**  
Building the New Economy

Suite 600 Burrard Street Vancouver, Canada, V5C 2B5

**COPYRIGHT**  
This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

**Arcadis Architects (Canada) Inc.**

**ISSUES**

No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-09-20
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01

**CONSULTANTS**

**SEAL**

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

133 Ellis Street - Suite 202  
Kelowna BC V1Y 1Z5 Canada  
Tel 250 800 4500  
www.arcadis.com

**PROJECT**

**BELLWETHER PHASE II**

133-135 GORGE ROAD E, VICTORIA, BC

**PROJECT NO.**  
30257313

**DRAWN BY:**  
ARCADIS

**CHECKED BY:**  
ARCADIS

**PROJECT MGR:**  
ARCADIS

**APPROVED BY:**  
ARCADIS

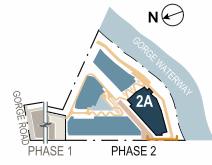
**SHEET TITLE**  
**BLDG 2A EAST + WEST ELEVATIONS**

**SHEET NUMBER**  
**DP2.30.02**

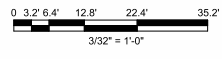
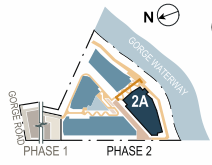
**ISSUE**  
**D**



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



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



2025-04-01 14:03:24 PM

MATERIAL LEGEND			
MASK	DESCRIPTION	FINISH	COLOUR
<b>30. GENERAL FINISHES</b>			
02A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
01B	CONCRETE FAÇADE INSULATION	NATURAL	NATURAL
03A	EAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03B	EAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03C	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ANTIC WHITE
03D	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03E	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	KNIVELINE GRAY
03F	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DEER OCEAN
03G	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	DESERT BEACH
04A	FIBRE CEMENT PANEL	SMOOTH	ANTIC WHITE
04B	FIBRE CEMENT BOARD AND BATTEN	SMOOTH	MIDNIGHT BLACK
05	FIBRE CEMENT SHINGLE SIDING	TRUCK CUT	ARCTIC WHITE
06	WOOD SOFFIT	WOOD	
<b>10. OPENING FINISHES</b>			
11A	WINDOW WALL	WOODDED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION	BLACK W. CLEAR GLAZING
12A	STOREFRONT	CLEAR GLAZED W. BLACK MULLION	BLACK W. CLEAR GLAZING
12B	STOREFRONT	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION	BLACK W. CLEAR GLAZING
13A	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	BLACK W. CLEAR GLAZING
13B	PVC WINDOW FRAME	DOUBLE GLAZED VINYL WINDOW W. CLEAR GLAZING	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
14C	PVC PATIO SWING DOOR	DOUBLE GLAZED VINYL SWING DOOR	BLACK 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
<b>20. RAILING + GATE FINISHES</b>			
21A	ALUMINUM RAILING W. GLAZING	WOODDED ALUMINUM	BLACK W. CLEAR GLAZING
22A	PRIVATE SCREEN	ALUMINUM W. GLAZING	BLACK W. OBTAINED GLAZING
<b>30. METAL FINISHES</b>			
31A	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
31B	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
32	PETSCA	WOODDED ALUMINUM POWDER COAT	BLACK
<b>40. Misc. SITE FINISHES</b>			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	SMALL SITE SCREENING	SCREENING BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIABLE
45	WOOD LOOK MESH SCREENING	WOODGRAIN	NATURAL CEDAR



Suite 600 Burrard Street Vancouver, Canada V5C 2B5

**COPYRIGHT** This drawing has been prepared solely for the intended use. Any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

**Arcadis Architects (Canada) Inc.**

ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-09-20
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01

CONSULTANTS

SEAL



133 Ellis Street - Suite 202  
Kelowna BC V1Y 1Z5 Canada  
Tel 250 800 4500  
www.arcadis.com

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

**PROJECT NO.**  
30257313

**DRAWN BY:** ARCADIS  
**CHECKED BY:** ARCADIS

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

**SHEET TITLE**  
BLDG 2B NORTHEAST + WEST ELEVATIONS

**SHEET NUMBER**  
DP2.30.03

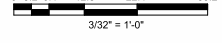
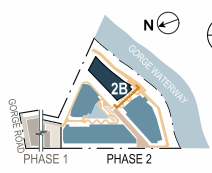
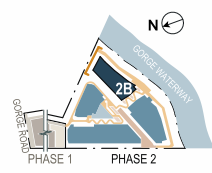
**ISSUE**  
D

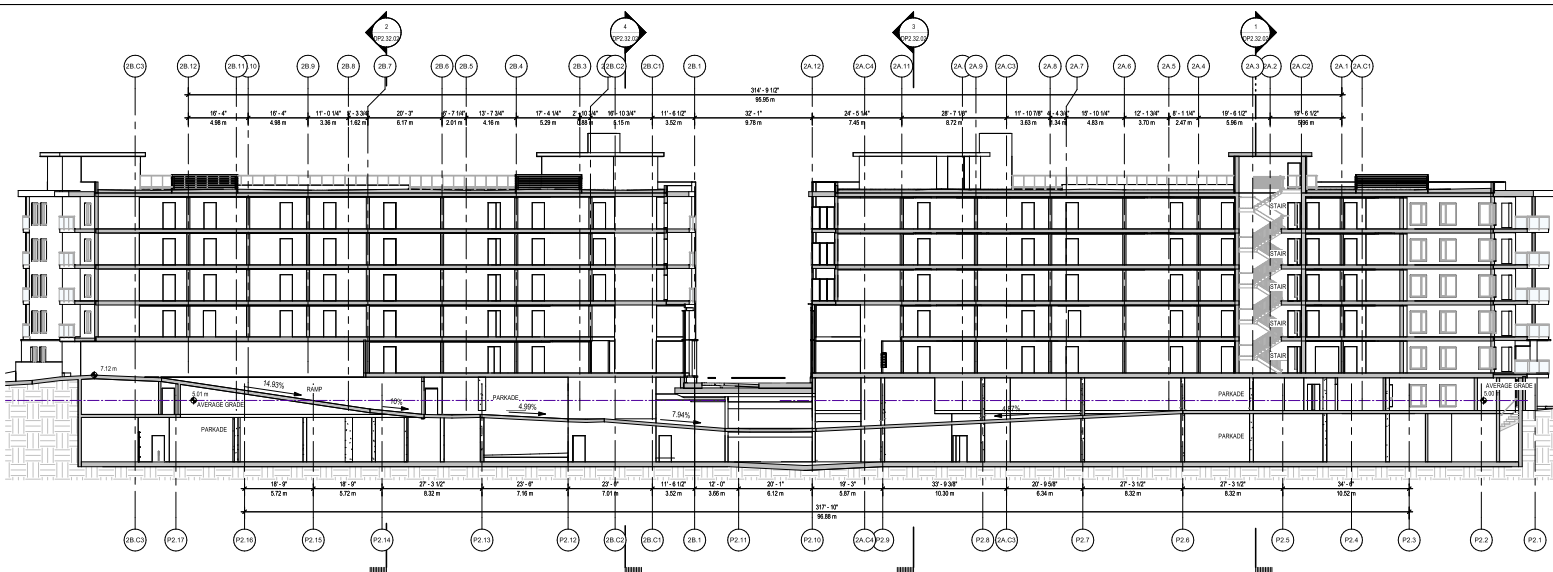


**2 BLDG 2B NORTHEAST ELEVATION**  
SCALE: 3/32" = 1'-0"

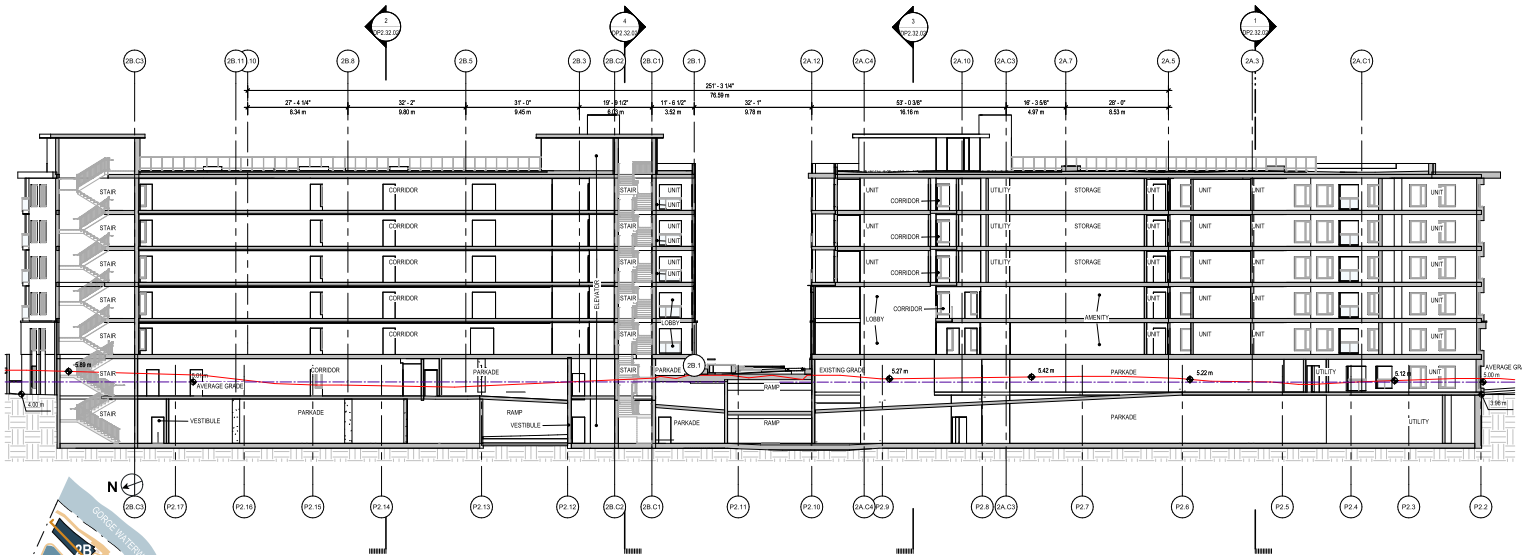


**1 BLDG 2B WEST ELEVATION**  
SCALE: 3/32" = 1'-0"

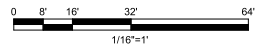
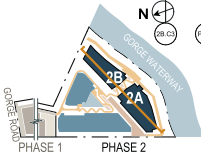




2 BLDG 2A/2B OVERALL SECTION  
SCALE: 1/16" = 1'-0"



1 BLDG 2A/2B OVERALL SECTION  
SCALE: 1/16" = 1'-0"



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

**COPYRIGHT**  
This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

Arcadis Architects (Canada) Inc.

ISSUES	No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28	
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20	
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18	
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01	

CONSULTANTS

SEAL

Arcadis Architects (Canada) Inc.  
formerly IBI Group Architects (Canada) Inc.  
**ARCADIS**  
1363 Elie Street - Suite 202  
Kelowna BC V1Y 1Z9 Canada  
Tel: 250 860 4320  
www.arcadis.com

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

PROJECT NO:  
30257313

DRAWN BY:  
ARCADIS

CHECKED BY:  
ARCADIS

PROJECT MGR:  
ARCADIS

APPROVED BY:  
ARCADIS

SHEET TITLE  
BLDG 2A/2B OVERALL SECTION

SHEET NUMBER  
**DP2.32.01**

ISSUE  
**D**

Approved: 2025-10-09 10:55:15 AM C:\Users\p14132\OneDrive\Projects\Bellwether\PHASE II\Drawings\PHASE II\DP2.32.01.dwg

2025-04-01 16:22:01

**COPYRIGHT**  
 This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

Arcadis Architects (Canada) Inc.

ISSUES	No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28	
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20	
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18	
D	DEVELOPMENT PERMIT RESUBMISSION 3	2028-04-01	

CONSULTANTS



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

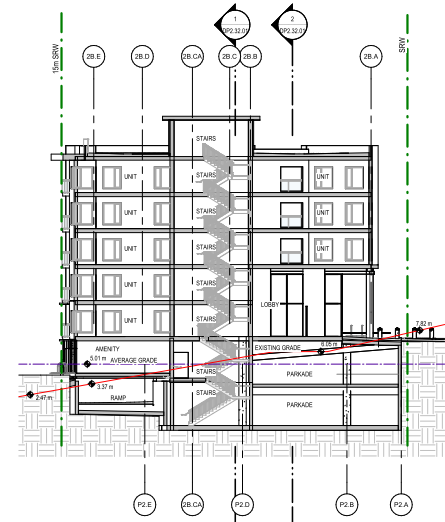
1363 Ellis Street - Suite 202  
 Kelowna BC V1Y 1Z9 Canada  
 Tel: 250 800 4320  
 www.arcadis.com

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

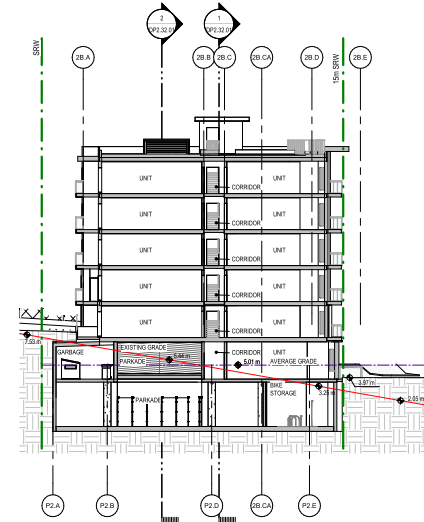
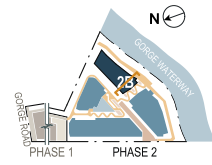
PROJECT NO:  
 30257313  
 DRAWN BY:  
 ARCADIS  
 CHECKED BY:  
 ARCADIS  
 PROJECT MGR:  
 ARCADIS  
 APPROVED BY:  
 ARCADIS

SHEET TITLE  
**BLDG 2A/2B SECTIONS**

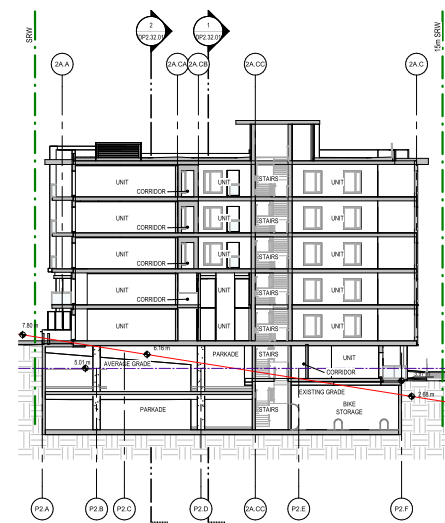
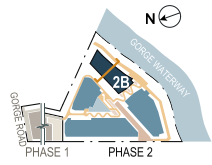
SHEET NUMBER  
**DP2.32.02**  
 ISSUE  
**D**



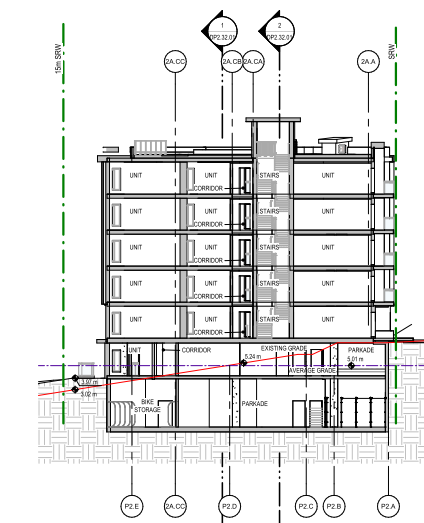
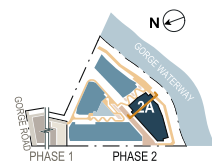
**4 BLDG 2B SECTION 1**  
 SCALE: 1/16" = 1'-0"



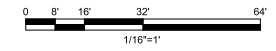
**2 BLDG 2B SECTION 2**  
 SCALE: 1/16" = 1'-0"



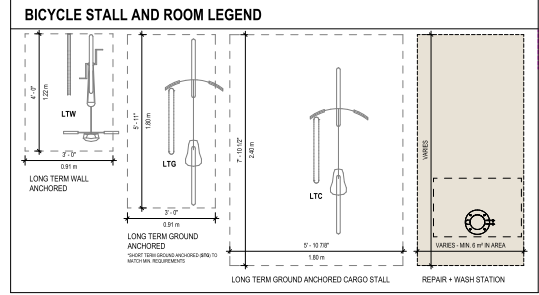
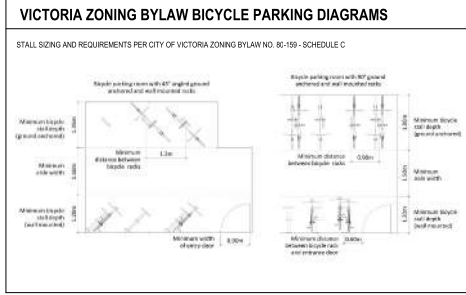
**3 BLDG 2A SECTION 1**  
 SCALE: 1/16" = 1'-0"



**1 BLDG 2A SECTION 2**  
 SCALE: 1/16" = 1'-0"

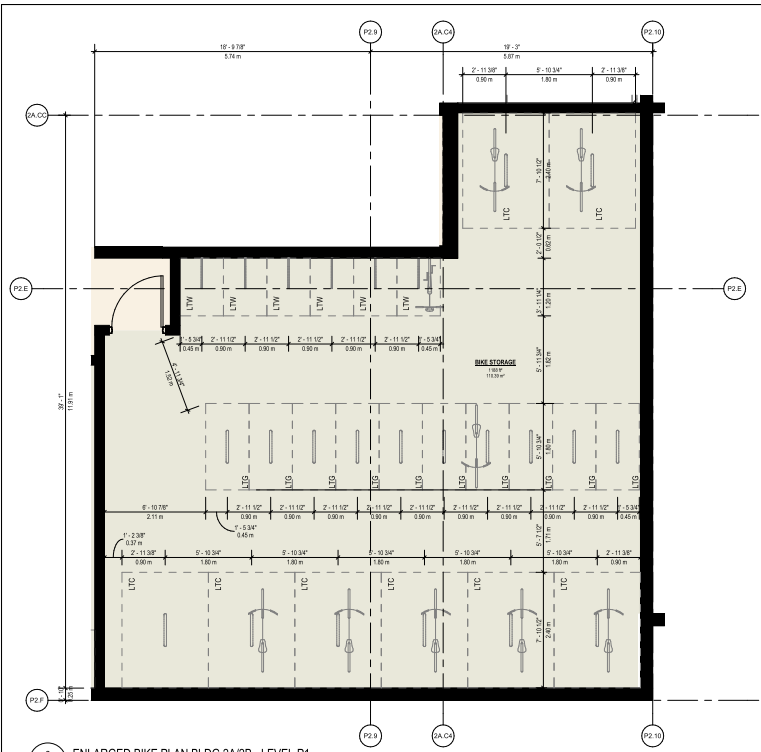




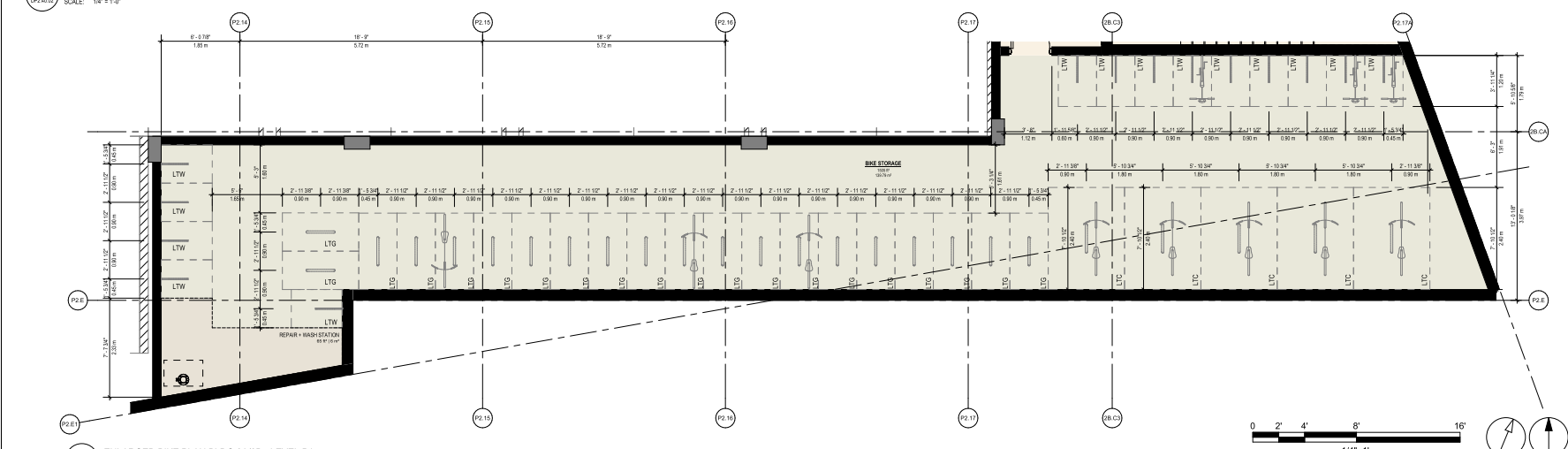


### BICYCLE PARKING STALLS PROVIDED - BUILDING 02

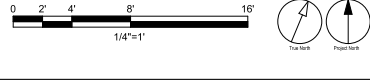
LEVEL	PARKING TYPE	STALL TYPE	TOTAL	% MIX
B02 - LEVEL P1	CLASS A	LONG TERM WALL ANCHORED	116	40%
B02 - LEVEL P1	CLASS A	LONG TERM GROUND ANCHORED	138	47%
B02 - LEVEL P1	CLASS A	LONG TERM CARGO GROUND ANCHORED	38	13%
			292	100%



2 ENLARGED BIKE PLAN BLDG 2A/2B - LEVEL P1  
 DP2.40.02 SCALE: 1/4" = 1'-0"



1 ENLARGED BIKE PLAN BLDG 2A/2B - LEVEL P1  
 DP2.40.02 SCALE: 1/4" = 1'-0"



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

COPYRIGHT  
 This drawing has been prepared solely for the intended use, that any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Within dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general confirmation before proceeding with fabrication.

Arcadis Architects (Canada) Inc.

ISSUES	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT	2024-11-28
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01

CONSULTANTS

SEAL

Arcadis Architects (Canada) Inc.  
 formerly IBI Group Architects (Canada) Inc.  
**ARCADIS**  
 1363 Ellis Street - Suite 202  
 Kelowna BC V1Y 1Z9 Canada  
 Tel: 250 860 4320  
 www.arcadis.com

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

PROJECT NO.  
 30257313

DRAWN BY:  
 ARCADIS

CHECKED BY:  
 ARCADIS

PROJECT MGR:  
 ARCADIS

APPROVED BY:  
 ARCADIS

SHEET TITLE  
**ENLARGED BIKE PLANS BLDG 2A/2B**

SHEET NUMBER  
**DP2.40.02**

ISSUE  
**D**

2024-04-11 15:22:45

# DEVELOPMENT PERMIT SUBMISSION

## BURNSIDE PHASE 2

### LANDSCAPE DRAWING INDEX

- L0.00 COVER SHEET
- L0.01 DESIGN VISION AND PRINCIPLES
- L0.02 DIAGRAMS
- L0.03 TREE MANAGEMENT PLAN
- L1.00 OVERALL SITE PLAN
- L1.01 THE BOARDWALK COMMONS PRECEDENTS
- L1.02 ENLARGEMENT PLAN THE BOARDWALK COMMONS
- L1.03 AMENITY PRECEDENTS
- L1.04 ENLARGEMENT PLAN THE RESIDENTIAL COMMONS
- L1.05 ENLARGEMENT PLAN THE ROOF DECK
- L2.00 LIGHTING PLAN
- L2.01 GRADING PLAN
- L3.00 PLANTING PALETTE & SOIL DEPTH
- L3.01 TREE PLAN
- L3.02 PLANTING PLAN
- L3.03 TREE REPLACEMENT PLAN
- L4.00 WATERFRONT SECTIONS
- L4.01 AMENITY SECTIONS
- L5.00 DETAILS - HARDSCAPE
- L5.01 DETAILS - FURNISHING 01
- L5.02 DETAILS - FURNISHING 02
- L5.03 DETAILS - SOFTSCAPE



### 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 COPY FROM 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, FURNISHINGS, TREES, PLANTING AND GROWING MEDIA.

### KEYPLAN



### SEAL

8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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.



8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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

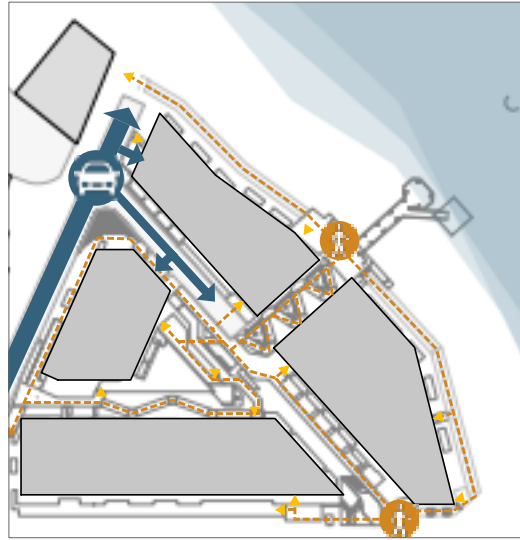
REVISIONS

INTRACORP GORGE PH2

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

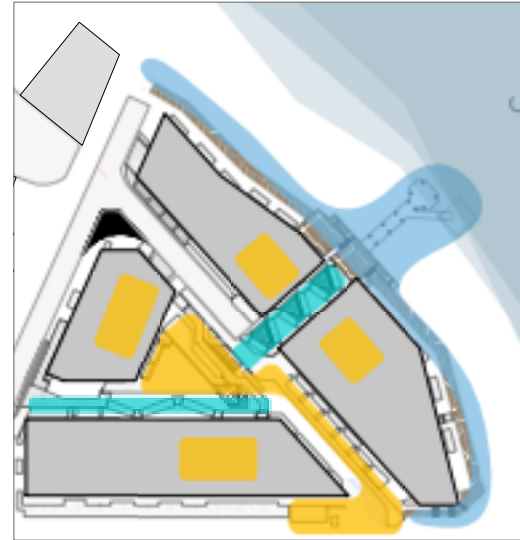
INSPIRATION & PRINCIPLES

# DIAGRAMS



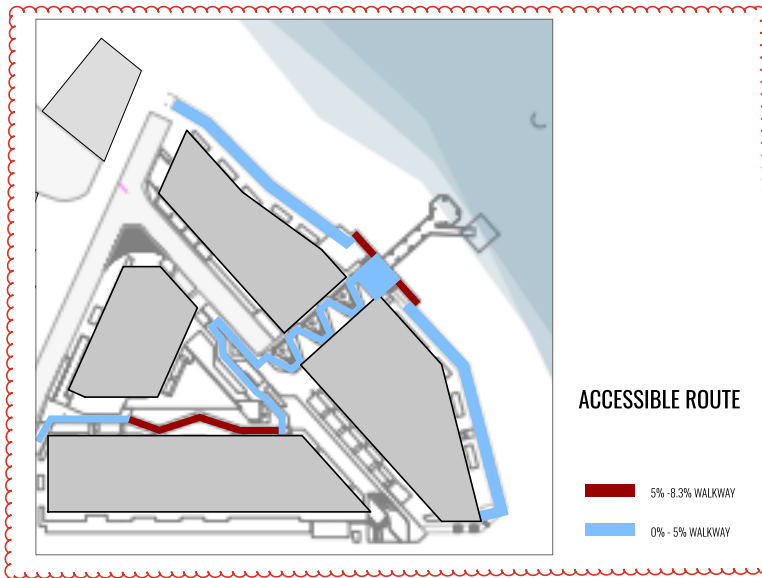
## SITE CIRCULATION

- VEHICULAR
- PEDESTRIAN
- BLDG ENTRY



## SITE PROGRAM

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



## ACCESSIBLE ROUTE

- 5% - 8.3% WALKWAY
- 0% - 5% WALKWAY



## WAYFINDING

- ACCESSIBLE WALKWAY
- SIGNAGE
- ILLUMINATION



8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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





## INTRACORP GORGE PH2

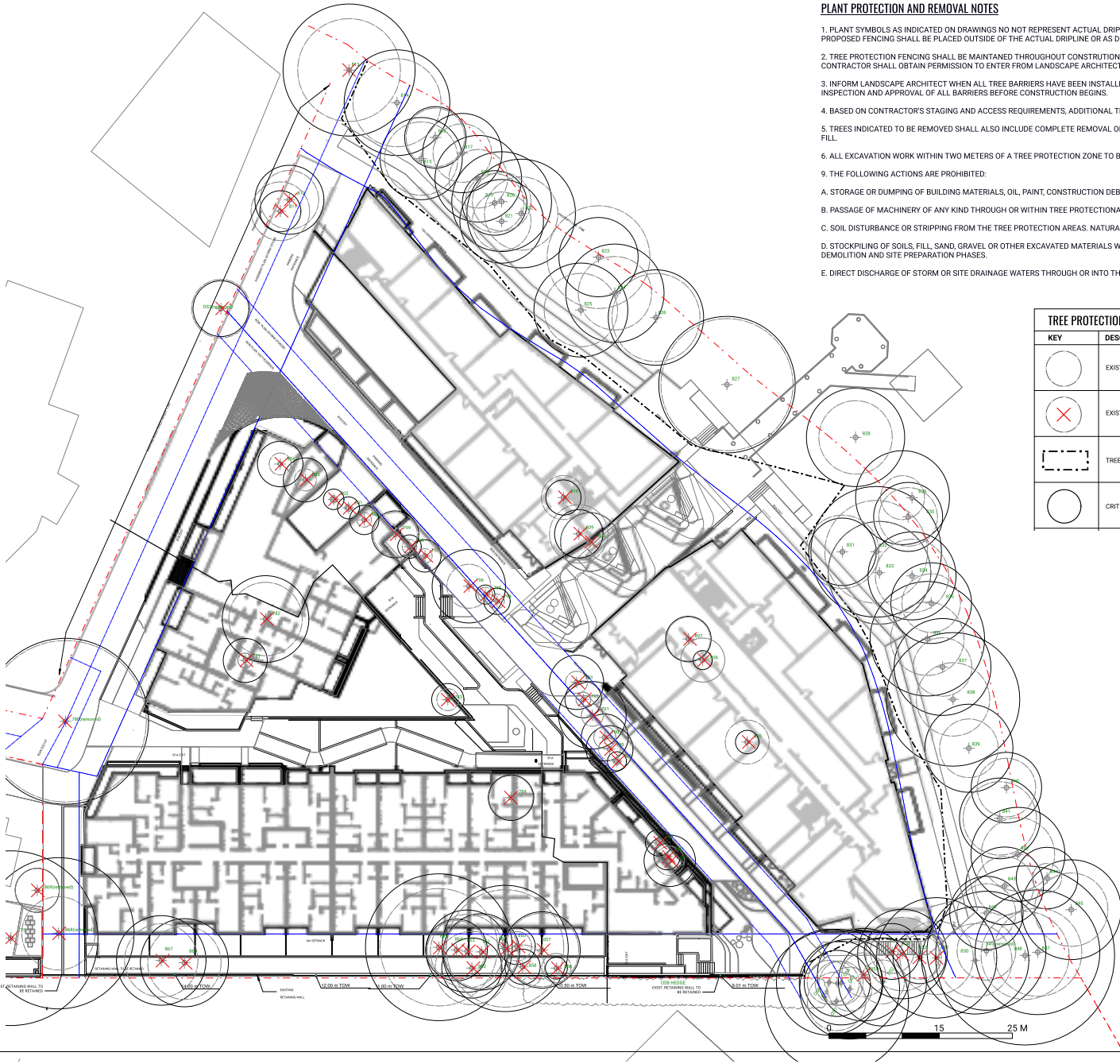
Scale:	1:500
Drawn:	YL
Reviewed:	OM
Project No.	06-793

## DIAGRAMS

**PLANT PROTECTION AND REMOVAL NOTES**

1. PLANT SYMBOLS AS INDICATED ON DRAWINGS DO NOT REPRESENT ACTUAL DIAPHRANES. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO CONSTRUCTION. PROPOSED FENCING SHALL BE PLACED OUTSIDE OF THE ACTUAL DIAPHRANES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
2. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION 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.
7. 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 PROTECTION AREAS 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 LEGEND	
KEY	DESCRIPTION
	EXISTING TREE TO BE RETAINED AND PROTECTED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE
	CRITICAL ROOT ZONE



**KEYPLAN**



**SEAL**

8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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

**TREE MANAGEMENT PLAN**



8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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: 1:350

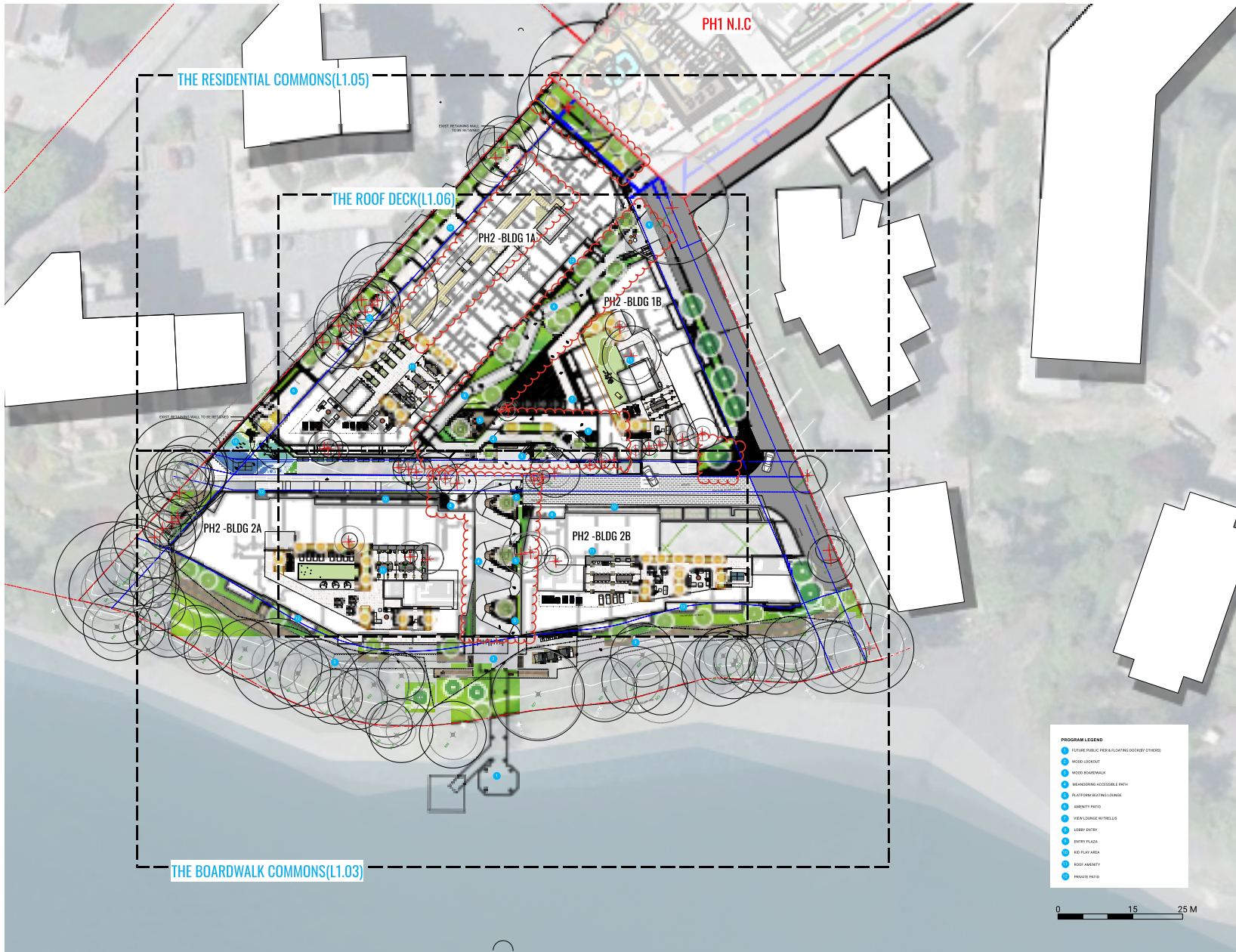
Drawn: YL

Reviewed: OM

Project No. 06-793

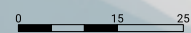
OVERALL SITE PLAN

L1.00



**PROGRAM LEGEND**

- FUTURE PUBLIC PARK PLANTING (OCCUPY OTHERS)
- WOOD SHED/ENTRY
- WOOD SHED/BEACH
- SEASONING ACCESSIBLE PATH
- PLATFORM/SEATING/LEISURE
- SEATING PHOTO
- VIEW/LOOKOUT/VIEWELLUS
- LOBBY ENTRY
- ENTRY PLAZA
- SEI PLAY AREA
- SEI AGENT
- PRIVATE PHOTO



## 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

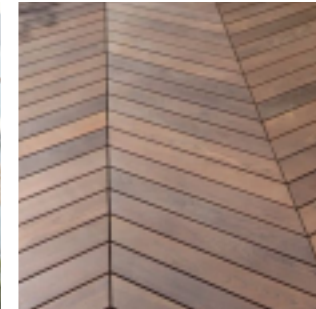
The boardwalk is connected to the community through an adjacent feature curvi-linear walkway, providing a direct accessible pathway to the waterfront. The main boardwalk platform will be included in the development, allowing everyone to enjoy the waterfront views.

### 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.



8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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

## INTRACORP GORGE PH2

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

## THE BOARDWALK COMMONS PRECEDENTS

L1.01

# THE BOARDWALK COMMONS

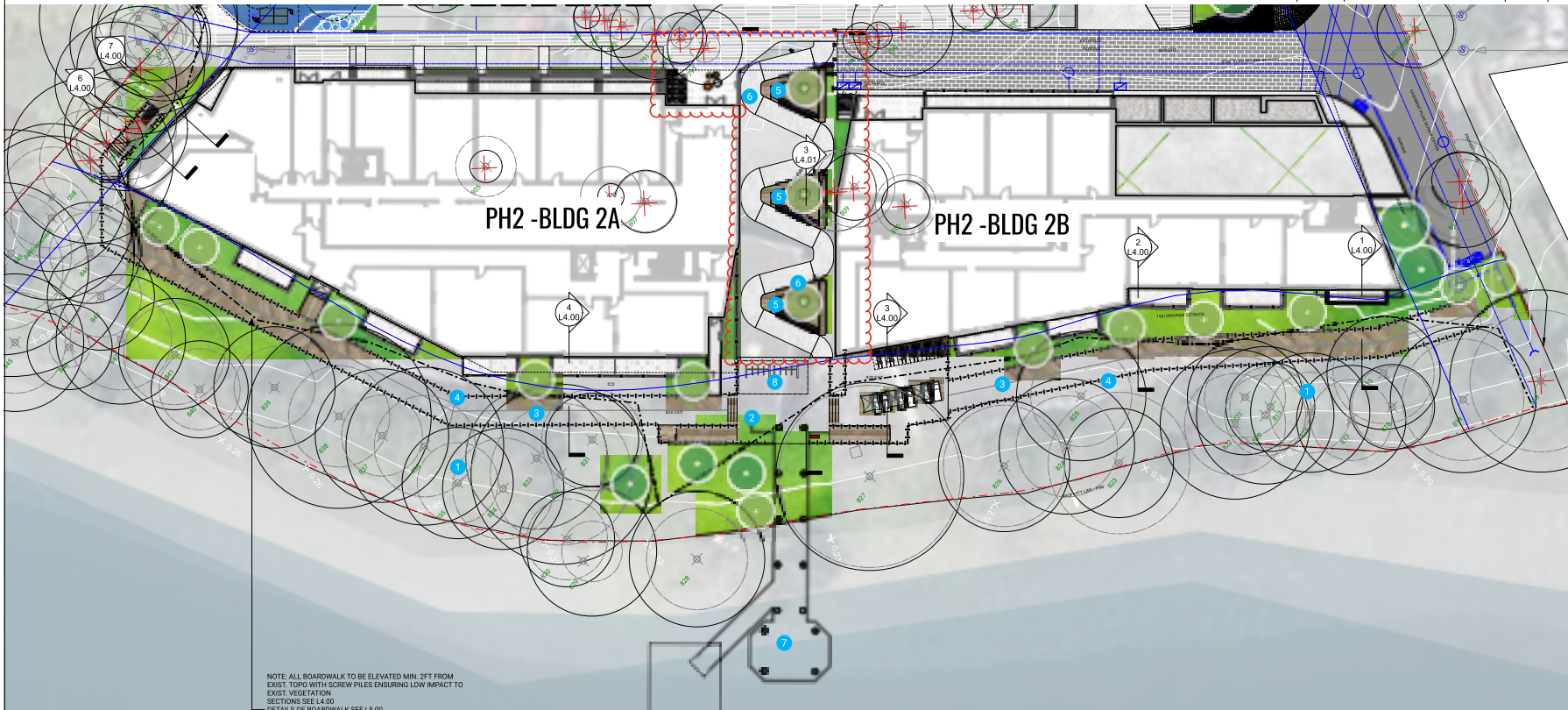
Offers the surrounding community access to the shoreline for recreational, social and wellness use, and also an embrace of coastal living

### 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)
- 8 FUTURE KAYAK STORAGE/RACK TBD

HARDSCAPE LEGEND		
KEY	DESCRIPTION	
	CIP CONCRETE COLOUR: NATURAL	1-2 L5.00
	PATIO SLAB FRAVERS COLOUR: CHARCOAL	5 L5.00
	CONCRETE UNIT FRAVERS COLOUR: NATURAL/IRON/DESERT	5 L5.00
	WOOD BOARDWALK PATTERNING: HERRINGBONE	8 L3.00
	RUBBER PLAY SURFACE	3 L5.00
	VEHICULAR UNIT FRAVERS COLOUR: CHARCOAL	7 L5.00
	CIP CONCRETE WALL	
	PRECAST CONCRETE BLOCK WALL	
SOFTSCAPE LEGEND		
KEY	DESCRIPTION	
	PLANTING	5 L5.00

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



NOTE: ALL BOARDWALK TO BE ELEVATED MIN. 2FT FROM EXIST. TOP TO WITH SCREW PILES ENSURING LOW IMPACT TO EXIST. VEGETATION.  
SECTIONS SEE L4.00  
DETAILS OF BOARDWALK SEE L5.00



2305 Hemlock Street, Vancouver, BC V6H 2V1  
T: 604 681 3305 [www.connect.ca](http://www.connect.ca)

COPYRIGHT RESERVED. THESE DRAWINGS AND DESIGNS CONTAINED HEREIN, OR WHICH MAY BE DERIVED FROM ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF CONNECT LANDSCAPE ARCHITECTURE INC. (CLA) AND AT ALL TIMES SHALL REMAIN EXCLUSIVE PROPERTY OF CLA. CLA HOLDS THE COPYRIGHT AND OWNERSHIP IN SAID DRAWINGS, WHICH CANNOT BE USED FOR ANY PURPOSES WITH THE EXPRESS WRITTEN CONSENT OF CLA.

COPYRIGHT



SEAL

NO.	REVISIONS	DATE
8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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

## INTRACORP GORGE PH2

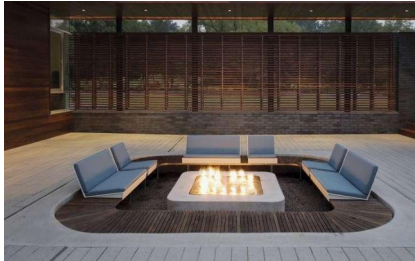
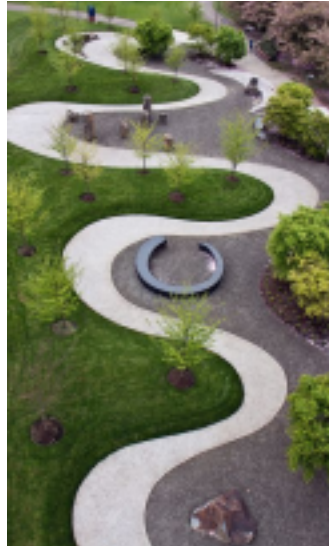
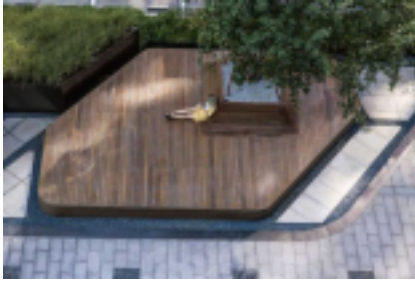
Scale:	1:200
Drawn:	YL
Reviewed:	OM
Project No.	06-793

## ENLARGEMENT PLAN THE BOARDWALK COMMONS

⑦ L1.02

## 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.



8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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

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

# 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
- 8 INFILTRATION RAIN GARDEN

HARDSCAPE LEGEND		
KEY	DESCRIPTION	
	CIP CONCRETE COLOUR: NATURAL	1-2 1/5.00'
	PATIO SLAB PAVERS COLOUR: CHARCOAL	5 1/5.00'
	CONCRETE UNIT PAVERS COLOUR: NATURAL/EBONY/DESERT	5 1/5.00'
	WOOD BOARDWALK HERRINGBONE PATTERN	8 1/3.00'
	RUBBER PLAY SURFACE	3 1/5.00'
	VEHICULAR UNIT PAVERS COLOUR: CHARCOAL	7 1/5.00'
	CIP CONCRETE WALL	
	PRECAST CONCRETE BLOCK WALL	
SOFTSCAPE LEGEND		
KEY	DESCRIPTION	
	PLANTING	5 1/5.00'

FURNISHING LEGEND		
KEY	DESCRIPTION	
	BENCH	2 1/5.00'
	WOOD PLATFORM WITH SEATING	2 1/5.00'
	WAYFINDING SIGNAGE	
	BIKE RACK	1 1/5.00'
	PATIO FURNITURE TYPED BY OWNER	
	OUTDOOR TABLE AND CHAIRS	
	TABLE TENNIS	
	REMOVABLE PLAZA SEATING	3 1/5.00'
	GUARDRAIL PER ARCH	
	LEAN RAIL ALONG BOARDWALK	6 1/5.00'



NO.	ISSUED FOR	DATE
8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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:	1:200
Drawn:	YL
Reviewed:	OM
Project No.	06-793

## ENLARGEMENT PLAN THE RESIDENTIAL COMMONS

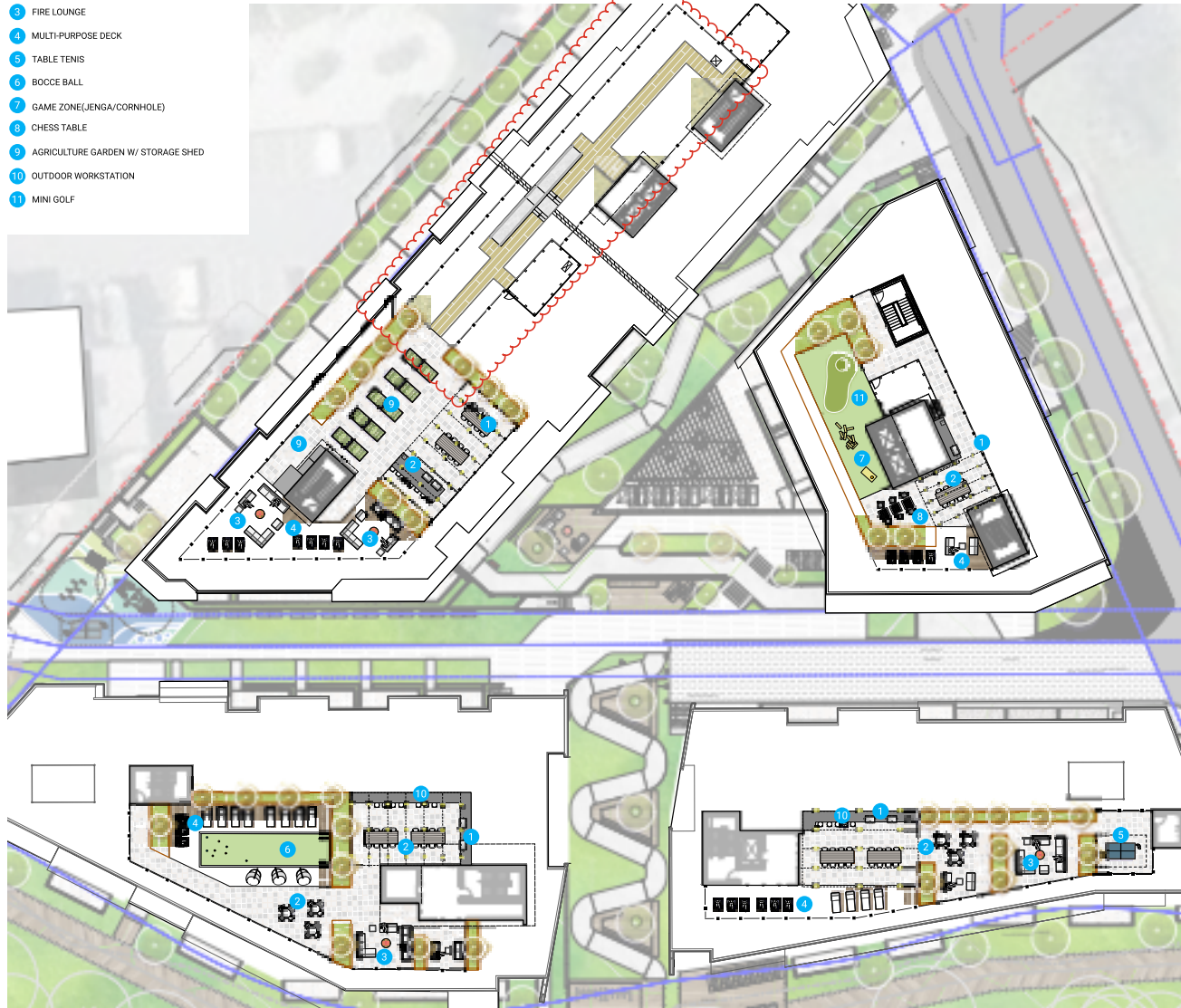
# THE ROOF DECK

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 TENNIS
- 6 BOCCIE BALL
- 7 GAME ZONE(JENGA/CORNHOLE)
- 8 CHESS TABLE
- 9 AGRICULTURE GARDEN W/ STORAGE SHED
- 10 OUTDOOR WORKSTATION
- 11 MINI GOLF



HARDSCAPE LEGEND		
KEY	DESCRIPTION	
	ROOF SLAB PAVERS COLOR: NORTHERN SHADOW	6 1/5.00'
	WOOD DECK	6 1/5.00'
	ROOF SLAB PAVERS WOOD GRAIN TEXTURE	6 1/5.00'
	ARTIFICIAL TURF	6 1/5.00'

SOFTSCAPE LEGEND		
KEY	DESCRIPTION	
	PLANTING	5 1/5.00'
	SEDUM MAT	

FURNISHING LEGEND		
KEY	DESCRIPTION	
	BENCH	2 1/5.00'
	WOOD PLATFORM WITH SEATING	2 1/5.00'
	WAYFINDING SIGNAGE	
	BIKE RACK	1 1/5.00'
	PATIO FURNITURE TBD BY OWNER	
	OUTDOOR TABLE AND CHAIRS	
	TABLE TENNIS	
	REMOVABLE PLAZA SEATING	3 1/5.00'
	ROOF PLANTER	6 1/5.00'
	OUTDOOR DINING TABLE	5 1/5.00'
	OUTDOOR BAR TABLE & STOOLS	4 1/5.00'
	CHESS TABLE	1 1/5.00'
	COMMUNITY HERB GARDEN	2 1/5.00'
	GUARDRAIL PER ARCH	
	LEAN RAIL ALONG BOARDWALK	6 1/5.00'
	OUTDOOR KITCHEN	



NO.	ISSUED FOR	DATE
8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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

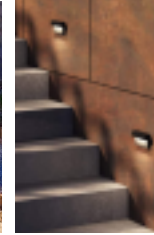
## INTRACORP GORGE PH2

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

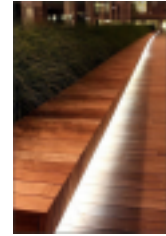
## ENLARGEMENT PLAN THE ROOF DECK



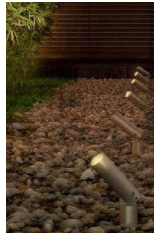
BOLLARD



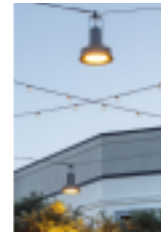
WALL/STEP LIGHT



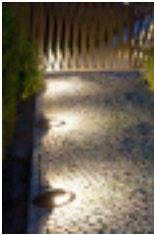
LED STRIP LIGHT



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.

**KEYPLAN**



**SEAL**

NO.	ISSUED FOR	DATE
8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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: 1:250

Drawn: YL

Reviewed: OM

Project No. 06-793

**LIGHTING PLAN**



**L2.00**

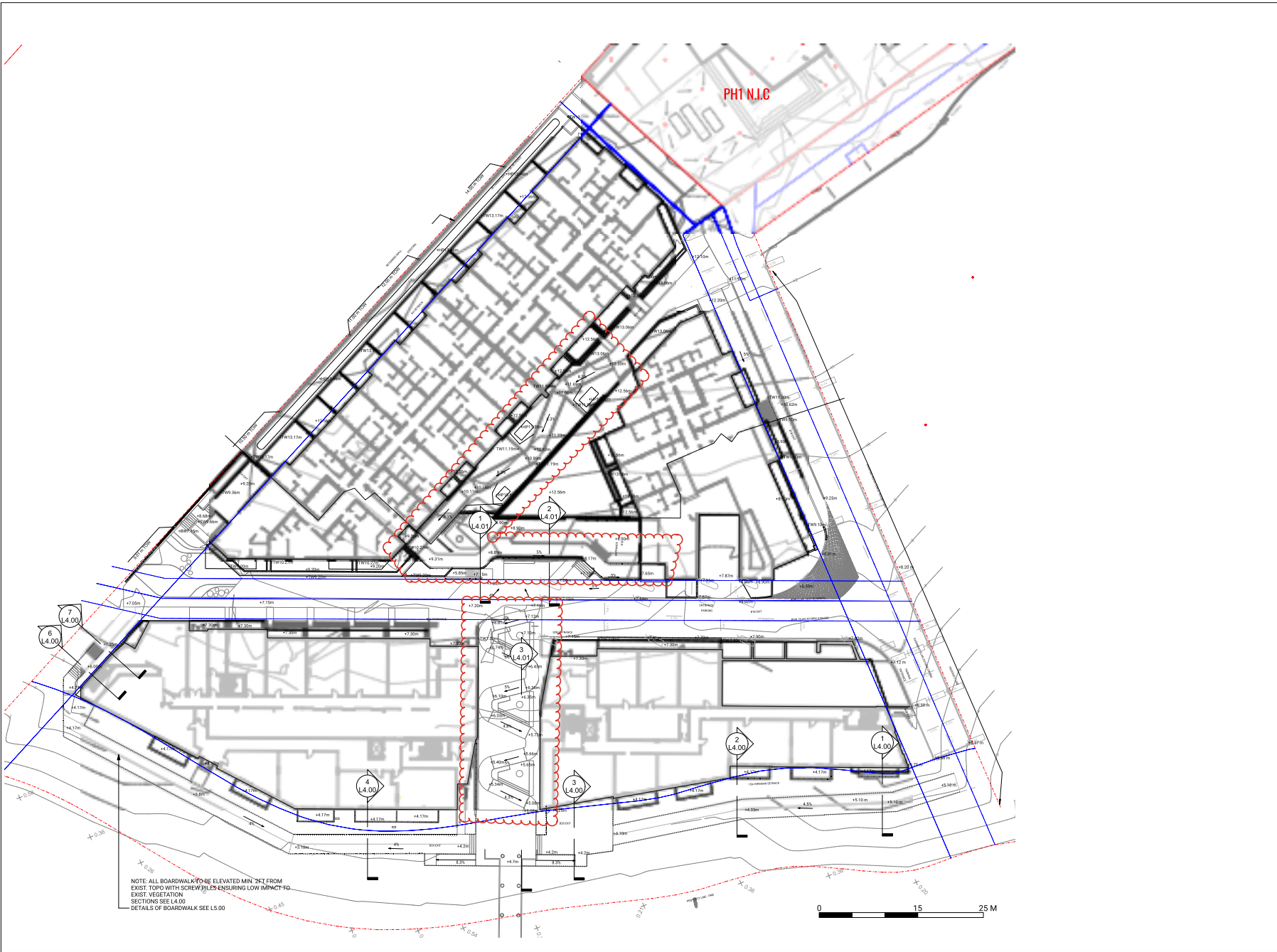


8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
5	ISSUED FOR DP	24-11-28
4	ISSUED FOR REZONING	22-10-28
3	ISSUED FOR REVIEW	22-09-15
2	ISSUED FOR REVIEW	22-07-19
1	ISSUED FOR REVIEW	22-07-11

**INTRACORP GORGE PH2**

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

**GRADING PLAN**





8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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

**INTRACORP GORGE PH2**

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

**PLANTING PALETTE & SOIL DEPTH**

**L3.00**

**PLANT LIST FOR PH2**

ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	SPACING
<b>DECIDUOUS TREES</b>					
ACi	8	Acer circinatum	Vine Maple	#15 pot	AS SHOWN
APs	2	Acer palmatum 'Sango Kaku'	Coral Bark Maple	3m HT., multistem	AS SHOWN
BNi	7	Betula nigra 'Dura Heat'	Dura Heat Birch	6cm, cal.	AS SHOWN
CK	10	Cornus kousa	Kousa Dogwood	5cm, cal.	AS SHOWN
FS	5	Fagus sylvatica 'Riversii'	Riversii Beech	6cm cal.	AS SHOWN
KP	3	Koeleruteria paniculata	Goldenraintree	5cm, cal.	AS SHOWN
MY	3	Magnolia x brooklynensis 'Yellow Bird'	Yellowbird Magnolia	6cm, cal.	AS SHOWN
PA	3	Prunus yedoensis 'Akebono'	Yoshino Cherry	7cm, cal.	AS SHOWN
Ofr	3	Quercus frainetto	Hungarian Oak	6cm Cal.	AS SHOWN
SP	13	Stewartia pseudocamellia	Japanese Stewartia	5cm, cal.	AS SHOWN
SJ	29	Styrax japonicus	Snowbell Tree	5cm, cal.	AS SHOWN
<b>CONIFEROUS TREES</b>					
AF	4	Abies fraseri	Fraser Fir	3-4m Ht.	AS SHOWN
PC	6	Pinus contorta ssp. contorta	Shore Pine	3m Ht.	AS SHOWN
<b>SHRUBS</b>					
Cos	60	Cornus stolonifera	Red-Osier Dogwood	#3 pot	900 o.c.
Hpl	32	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#5 pot	900 o.c.
Lop	130	Lonicera pileata	Privet Honeysuckle	#2 pot	600 o.c.
PLI	126	Prunus lusitanica 'Lolita'	Portuguese Laurel	#2 pot	1200 o.c.
Rhm	22	Rhododendron macrophyllum	Pacific rhododendron	#3 pot	1200 o.c.
Rpw	56	Rhododendron yakushimanum 'Percy Wiseman'	Percy Wiseman Rhododendron	#5 pot	900 o.c.
Ris	61	Ribes sanguineum	Red Flowering Currant	#3 pot	900 o.c.
Ron	41	Rosa nutkana	Nootka Rose	#3 pot	900 o.c.
Spr	29	Salix purpurea 'Nana'	Dwarf Arctic Willow	#5 pot	900 o.c.
Shh	79	Sarcococca hookeriana var. humilis	Sweetbox	#2 pot	600 o.c.
Spb	72	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	#2 pot	600 o.c.
Sya	26	Symphoricarpos albus	Common Snowberry	#5 pot	1200 o.c.
Tmc	221	Taxus x media 'Hicksii'	Hick's Yew	1.5m Ht.	600 o.c.
Vao	137	Vaccinium ovatum	Evergreen Huckleberry	#3 pot	900 o.c.
<b>PERENNIALS</b>					
amh	68	Anaphalis margaritacea	Pearly Everlasting	#1 pot	450 o.c.
asl	78	Aster laevis	Smooth Aster	#1 pot	450 o.c.
epl	86	Echinacea pallida	Pale Purple Coneflower	#1 pot	450 o.c.
hoj	20	Hosta 'June'	Hosta 'June'	#1 pot	750 o.c.
hss	27	Hosta 'Sum & Substance'	Hosta 'Sum & Substance'	#2 pot	900 o.c.
lhb	106	Lavandula angustifolia 'Hidcote Blue'	Lavender	#2 pot	450 o.c.
LIM	223	Liriope Muscari	Lilyturf	#1 pot	300 o.c.
rfg	40	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	#1 pot	600 o.c.
<b>GROUNDCOVERS</b>					
Coc	977	Cornus canadensis	Bunchberry	#1 pot	300 o.c.
Cas	185	Galjtheria shallon	Sailai	#1 pot	600 o.c.
Mar	830	Mahonia repens	Creeping Oregon Grape	#1 pot	450 o.c.
pat	436	Pachysandra terminalis	Japanese Spruce	#1 pot	450 o.c.
<b>FERNS</b>					
bls	232	Blechnum spicant	Deer Fern	#1 pot	450 o.c.
pom	78	Polystichum munitum	Sword Fern	#2 pot	800 o.c.
<b>GRASSES</b>					
cad	76	Carex densa	Dense Sedge	plug	300 o.c.
cas	35	Carex stipata	Owlfruite Sedge	plug	300 o.c.
feb	101	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#2 pot	600 o.c.
kog	128	Koeleria glauca	Blue Hairgrass	10cm pot	300 o.c.
ste	164	Stipa tenuissima	Mexican Feather Grass	#2 pot	450 o.c.



**SOIL DEPTH PLAN**



- PLANTS SUPPORT POLLINATORS
- NATIVE PLANTS

**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 DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
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 OR 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 REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
10. STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 CM DIAMETER CALIPER MEASURED 1.3M ABOVE GROUND, AND A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.3M - 2.5M 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 WEBSITE.



8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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

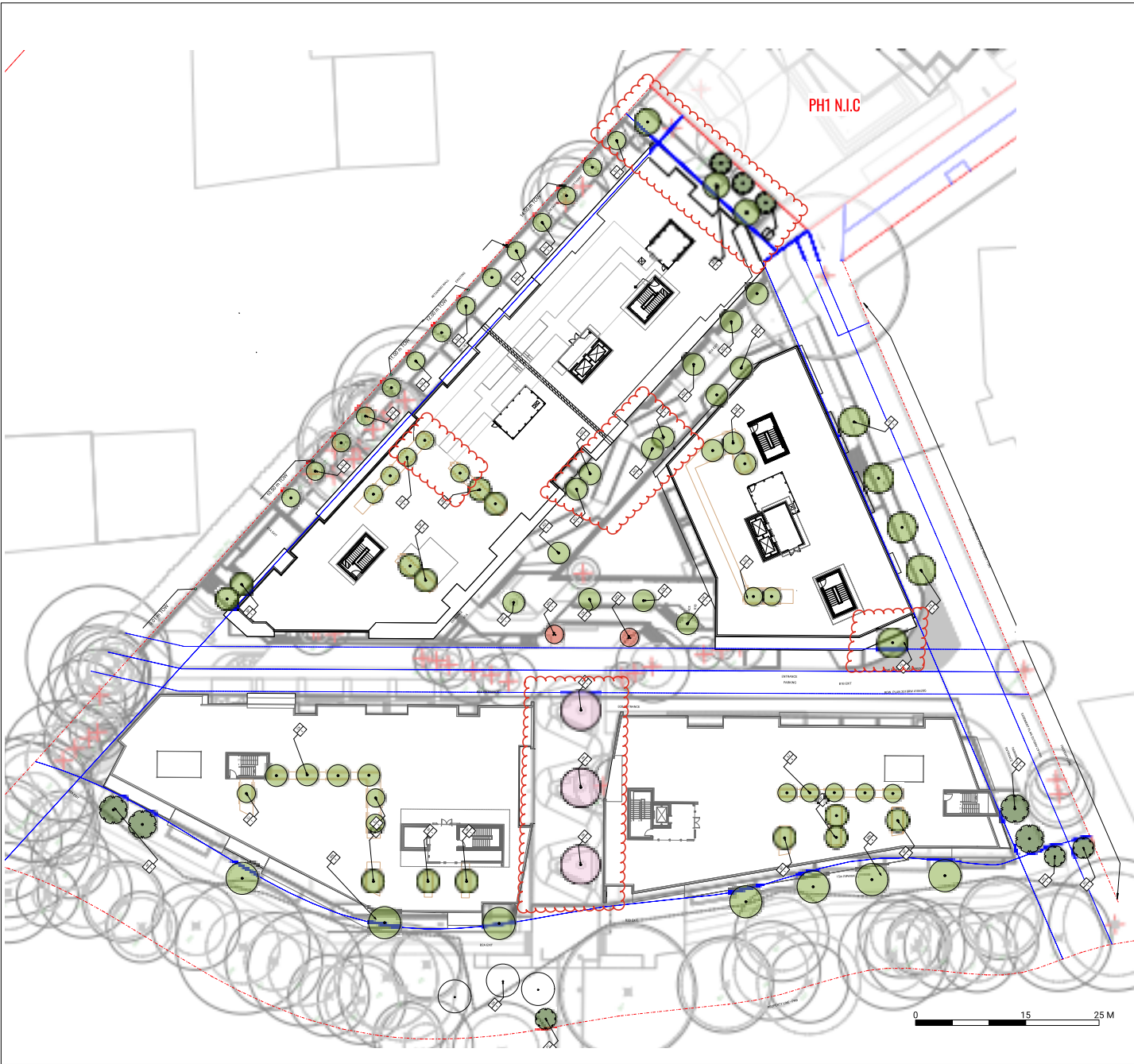
**INTRACORP GORGE PH2**

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

**TREE PLAN**



**L3.01**





8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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

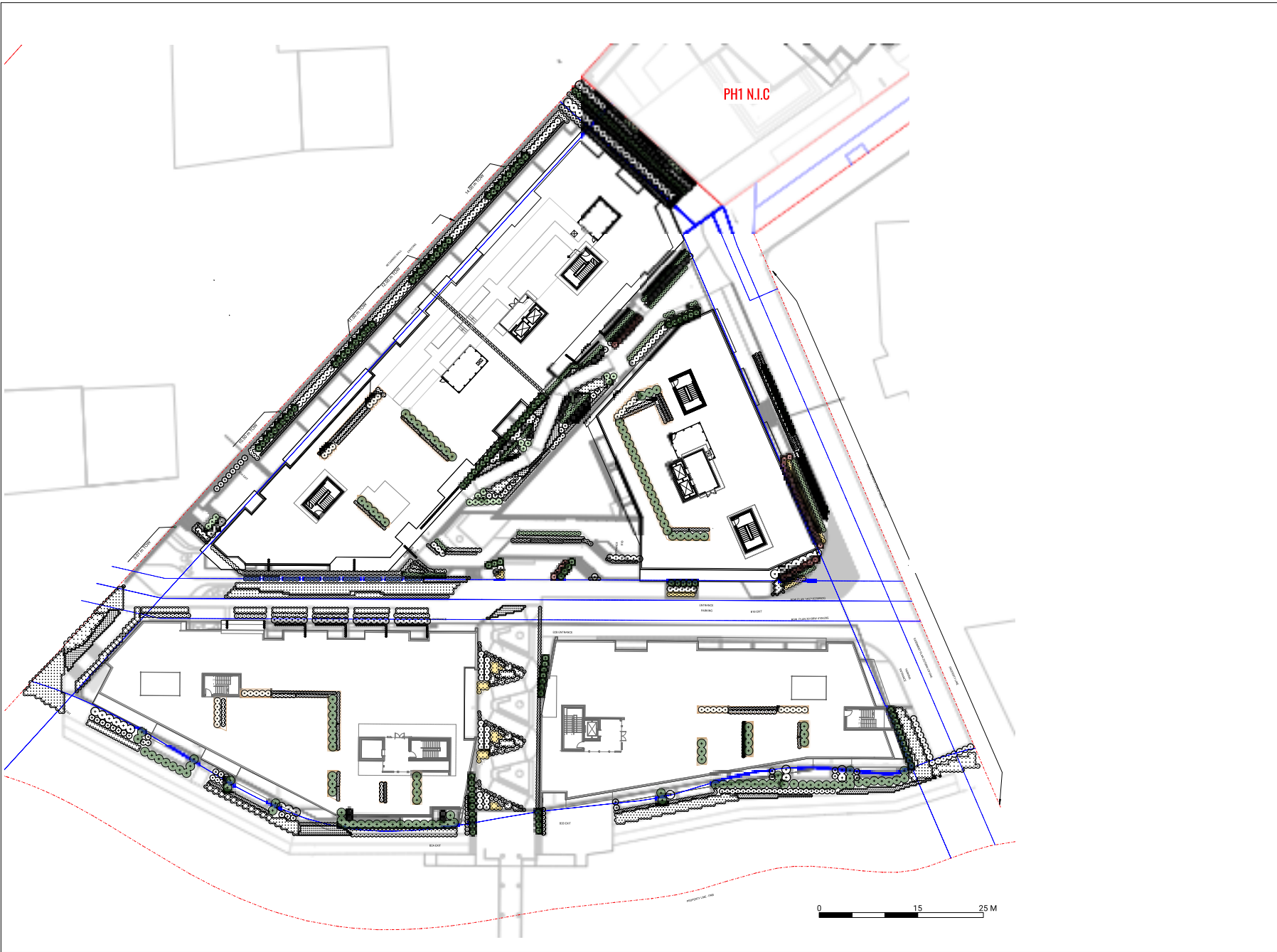
**INTRACORP GORGE PH2**

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

**PLANTING PLAN**

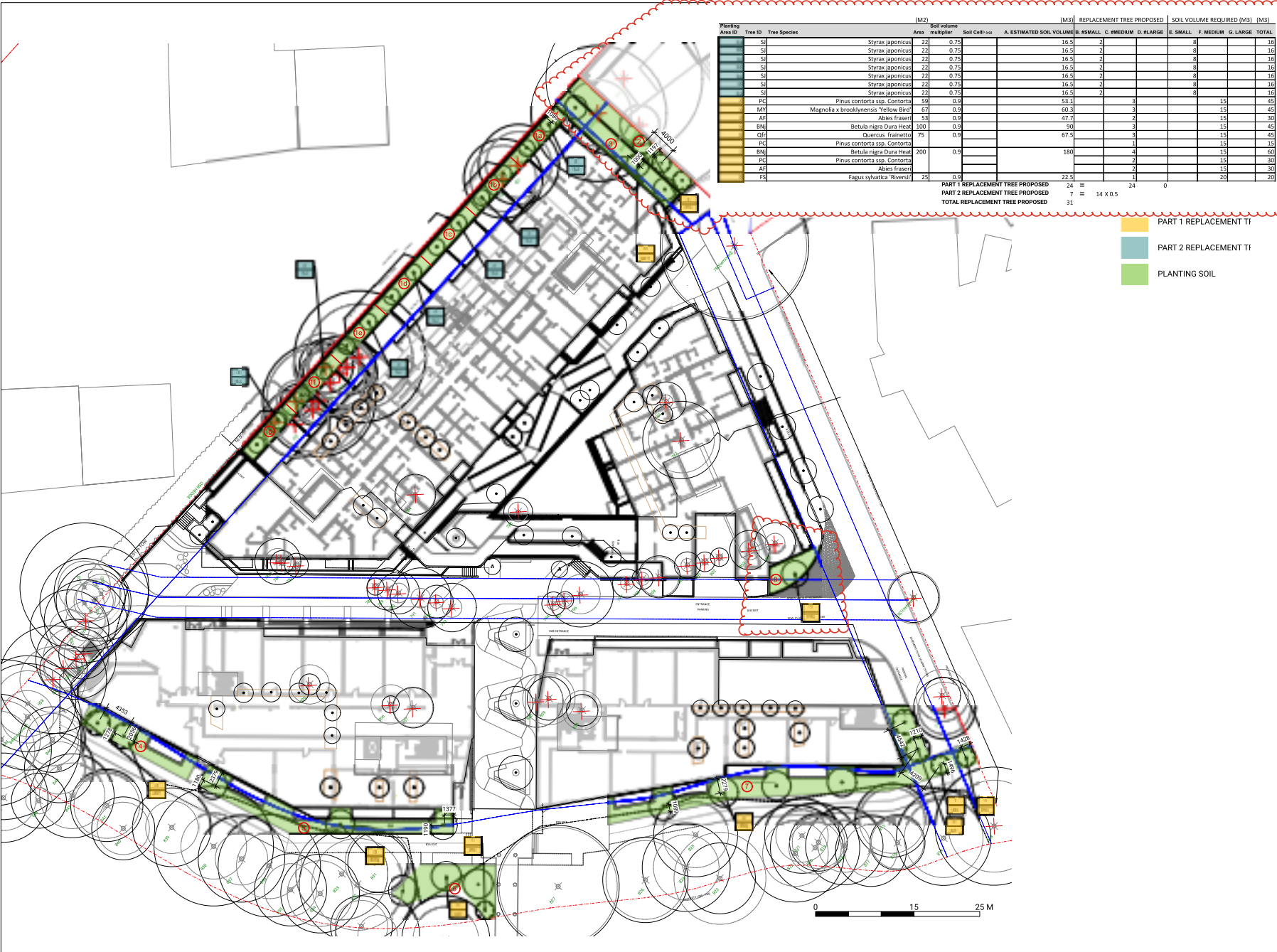


**L3.02**



(M2)				(M3)				(M3)				
Area ID	Tree ID	Tree Species	Soil Volume multiplier	A. ESTIMATED SOIL VOLUME	B. #SMALL	C. #MEDIUM	D. #LARGE	E. #SMALL	F. #MEDIUM	G. #LARGE	TOTAL	
	SI	Styrax japonicus	22	0.75	16.5	2		8			16	
	SI	Styrax japonicus	22	0.75	16.5	2		8			16	
	SI	Styrax japonicus	22	0.75	16.5	2		8			16	
	SI	Styrax japonicus	22	0.75	16.5	2		8			16	
	SI	Styrax japonicus	22	0.75	16.5	2		8			16	
	SI	Styrax japonicus	22	0.75	16.5	2		8			16	
	SI	Styrax japonicus	22	0.75	16.5	2		8			16	
	SI	Styrax japonicus	22	0.75	16.5	2		8			16	
	PC	Pinus contorta ssp. Contorta	59	0.0	53.1		3			15	45	
	MY	Magnolia x brooklynsis "Yellow Bird"	67	0.9	60.3		3			15	45	
	AF	Abies fraseri	53	0.9	47.7		2			15	30	
	BN	Betula nigra Dura Head	100	0.9	90		3			15	45	
	Qfr	Quercus frainetto	75	0.9	67.5		3			15	45	
	PC	Pinus contorta ssp. Contorta					1			15	15	
	BN	Betula nigra Dura Head	200	0.9	180		4			15	60	
	PC	Pinus contorta ssp. Contorta					2			15	30	
	AF	Abies fraseri					1			15	15	
	FS	Fagus sylvatica "Riveris"	25	0.9	22.5		1			20	20	
PART 1 REPLACEMENT TREE PROPOSED					24			24			0	
PART 2 REPLACEMENT TREE PROPOSED					7			14	X.0.5			
TOTAL REPLACEMENT TREE PROPOSED					31							

PART 1 REPLACEMENT TT  
 PART 2 REPLACEMENT TT  
 PLANTING SOIL



KEYPLAN



SEAL

8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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

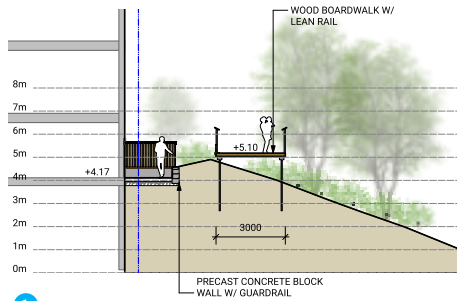
INTRACORP GORGE PH2

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

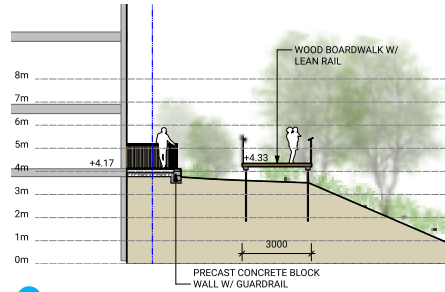
TREE REPLACEMENT PLAN



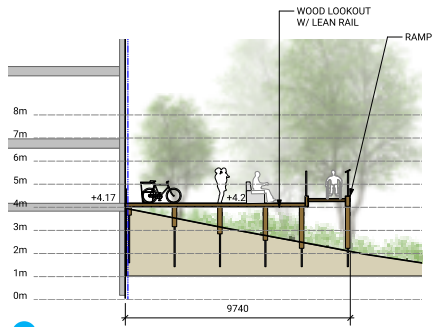
L3.03



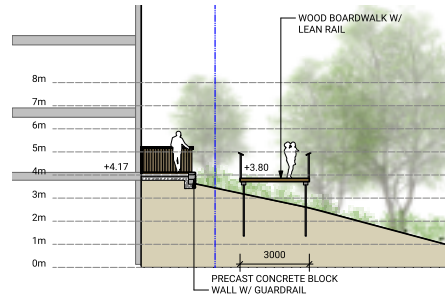
1



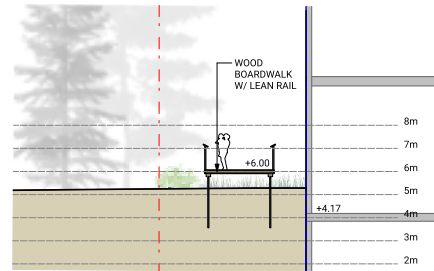
2



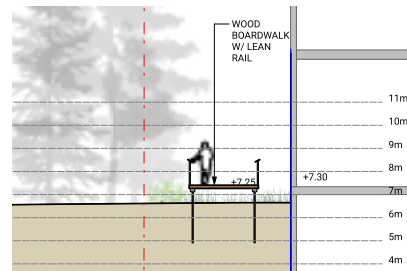
3



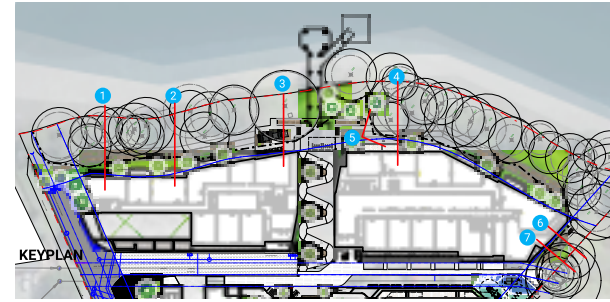
4



6



7



5

KEYPLAN



SEAL

ISSUED FOR	DATE
8 ISSUED FOR DP	26-04-01
7 ISSUED FOR DP	25-12-18
6 ISSUED FOR DP	25-08-20
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

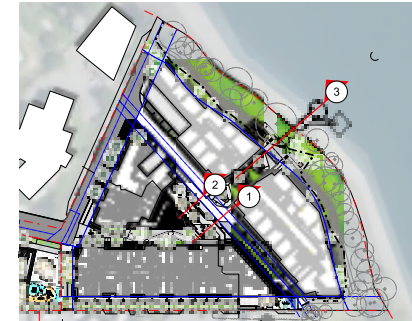
REVISIONS

**INTRACORP GORGE PH2**

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

**SECTIONS & VIEWS  
WATERFRONT**

**L4.00**



KEYPLAN

KEYPLAN



SEAL

8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
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

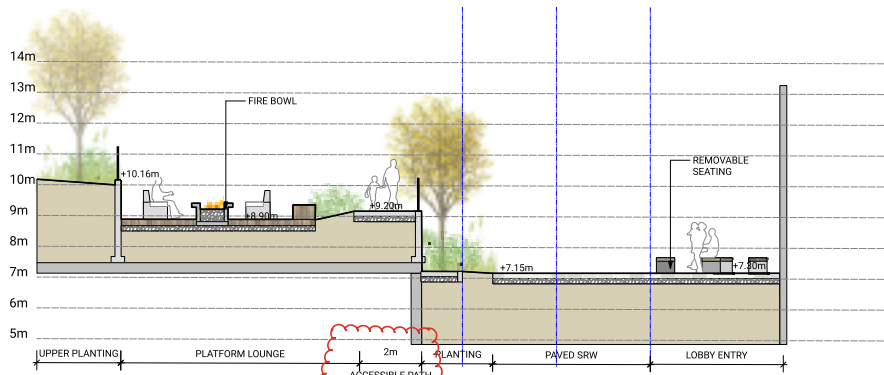
REVISIONS

INTRACORP GORGE PH2

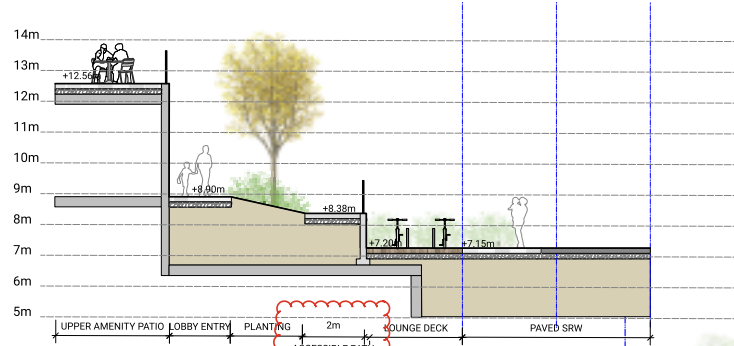
Scale:	1:75
Drawn:	YL
Reviewed:	OM
Project No.	06-793

SECTIONS  
AMENITY

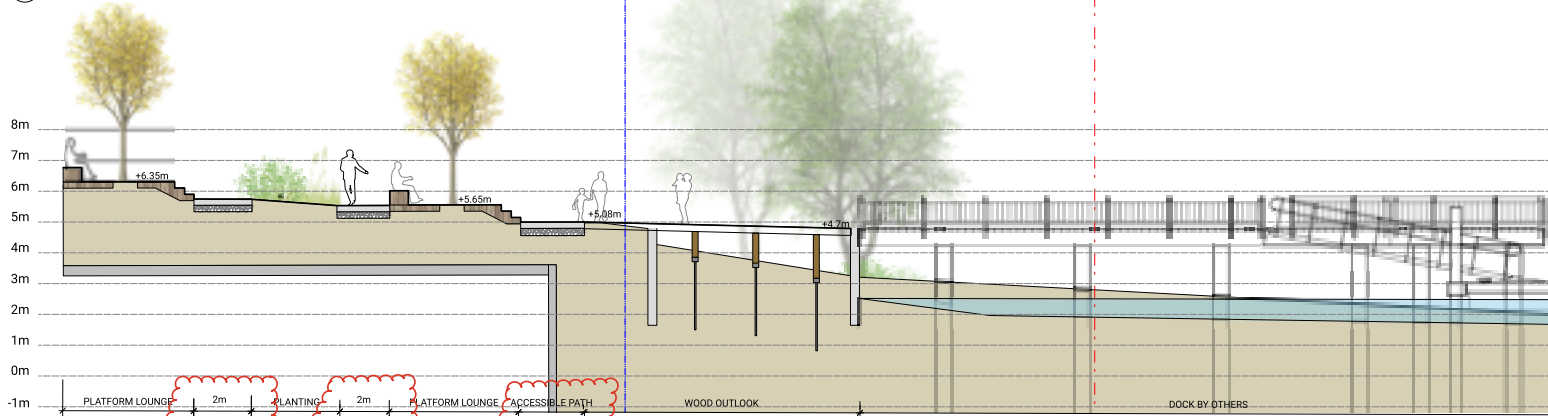
L4.01



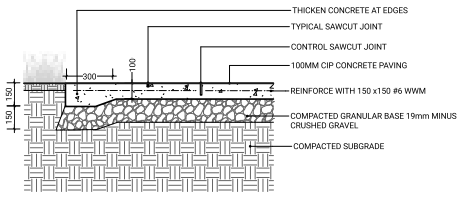
1 SECTION THROUGH PLATFORM LOUNGE AND ACCESSIBLE PATH  
Scale: 1:75



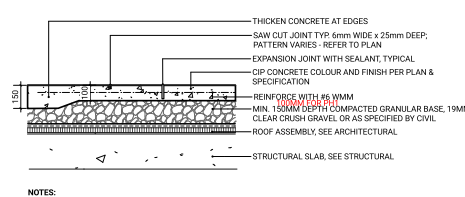
2 SECTION THROUGH ENTRY LOBBY AND ACCESSIBLE PATH  
Scale: 1:75



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



**1 CIP CONCRETE PAVING ON GRADE**  
Scale: 1:15



**2 CIP CONCRETE PAVING ON SLAB**  
Scale: 1:15



**MANUFACTURER: MARATHON SURFACES**  
**MATERIAL: COLOR TBD**



**MANUFACTURER: RYMAR GRASS**  
**MODEL: RYMAR PRO PUTT**

**3 RUBBER PLAY SURFACE**  
Scale: Actual Size

**4 ARTIFICIAL TURF**  
Scale: Actual Size

**CONCRETE UNIT PAVER**  
MODEL: BROADWAY PLANK 100  
SIZE: 600mm x 350mm x 100mm  
COLOUR: NATURAL, CHARCOAL, STERLING  
PATTERN: RUNNING BOND  
BY: BARKMAN CONCRETE



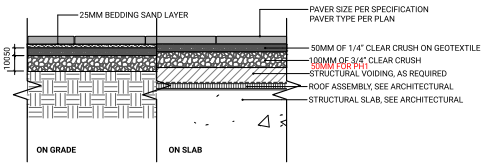
**WOOD DECKING**  
TYPE: IPE WOOD TILE  
SIZE: 1218 x 406 x 42mm  
COLOUR: BROWN  
FINISH: SMOOTH  
BY: BISSONIP



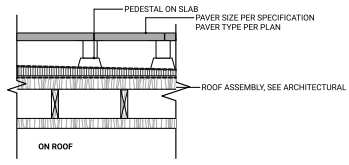
**PATIO SLAB PAVER**  
MODEL: MANHATTAN VIBRO-PRESSED SLABS  
SIZE: 454mm x 454mm x 50.8mm  
COLOUR: CHARCOAL  
PATTERN: GRID  
BY: NEWSTONE



**ROOF SLAB PAVER**  
MODEL: MANHATTAN VIBRO-PRESSED SLABS  
SIZE: 301mm x 606mm x 50.8mm  
COLOUR: WINTER SKY  
PATTERN: GRID  
BY: NEWSTONE



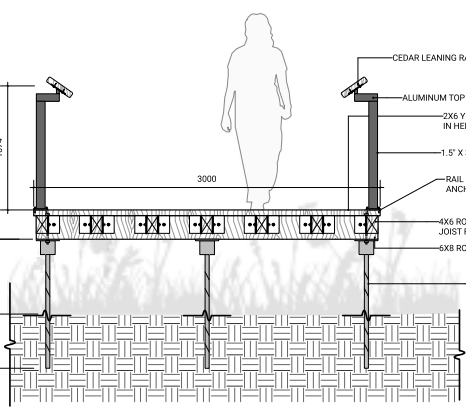
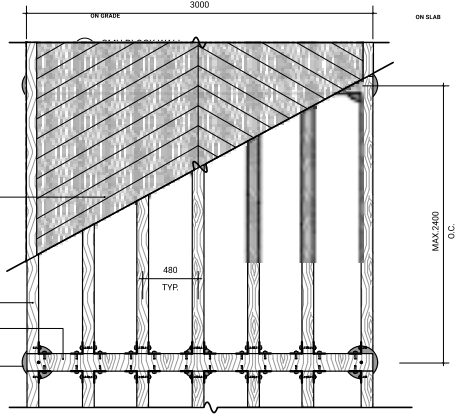
**5 PAVER ON GRADE/ ON SLAB**  
Scale: 1:15



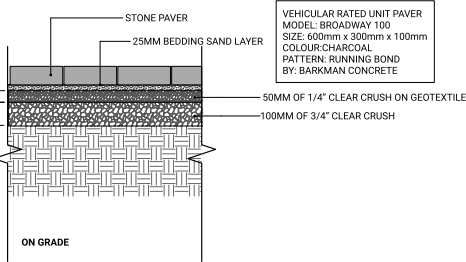
**6 PAVER ON ROOF**  
Scale: 1:15



2. GUEE CRIP DOWN WITH ADHESIVE RECOMMENDED BY WALL MANUFACTURER  
3. ALL WALLS OVER 1200MM HEIGHT MUST BE DETAILED BY A REGISTERED STRUCTURAL ENGINEER.



**8 HERRINGBONE BOARDWALK W/METAL RAIL**  
Scale: 1:20



**7 VEHICULAR STONE PAVER**  
Scale: 1:10

KEYPLAN



SEAL

8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-06-12
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

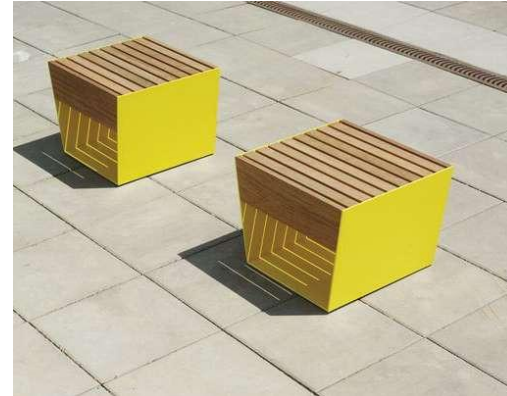
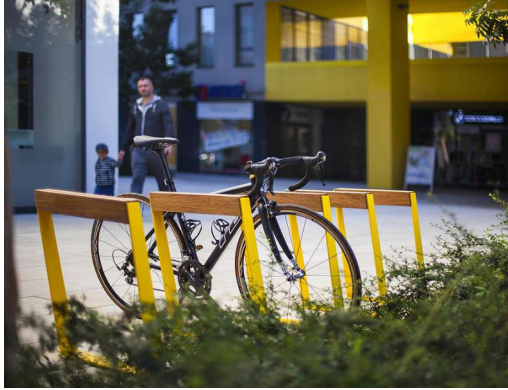
REVISIONS

INTRACORP GORGE PH2

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

HARDSCAPE DETAILS

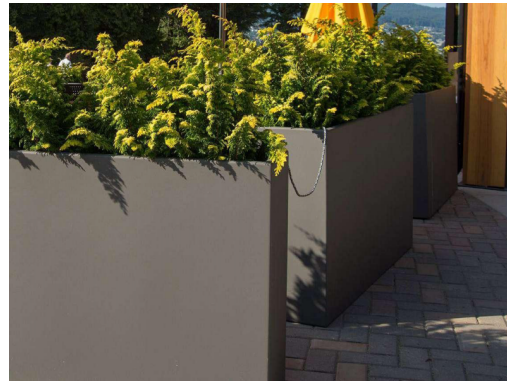
L5.00



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 METAL PLANTER  
Scale: Actual Size




8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-06-12
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:	AS SHOWN
Drawn:	YL
Reviewed:	OM
Project No.	06-793

FURNISHING DETAILS 01



8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-06-12
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

**INTRACORP GORGE PH2**

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

**FURNISHING DETAILS 02**



1 CHESS TABLE  
Scale: Actual Size

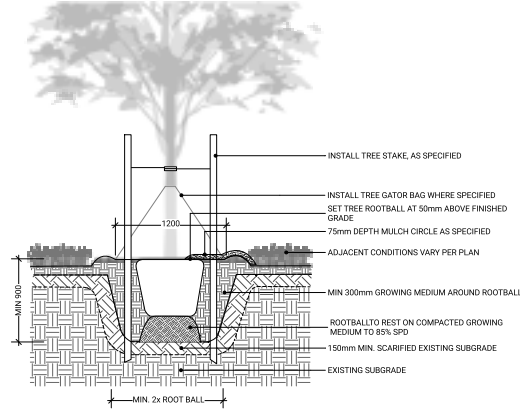
2 COMMUNITY HERB GARDEN  
Scale: Actual Size

3 KIDS PLAY  
Scale: Actual Size

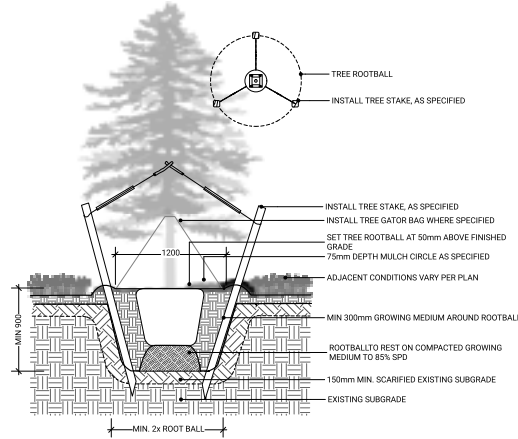


4 KIDS PLAY  
Scale: Actual Size

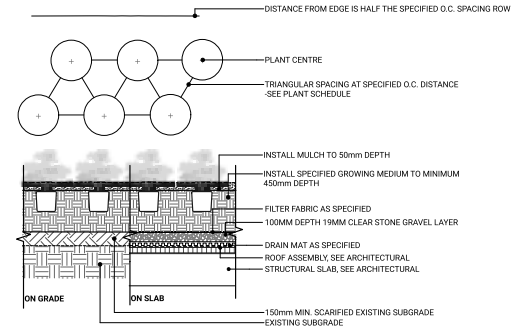
5 KIDS PLAY  
Scale: Actual Size



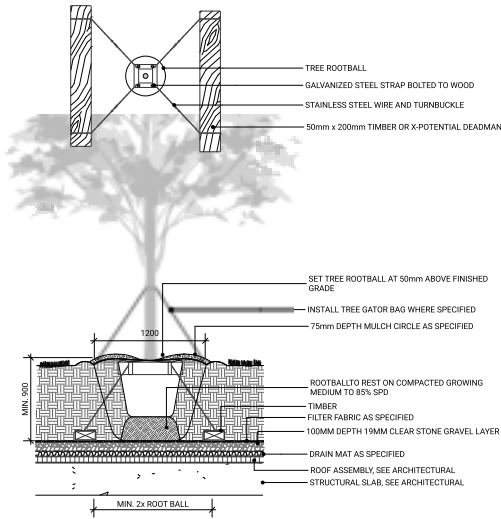
1 DECIDUOUS TREE PLANTING (TYPICAL)  
Scale: 1:25



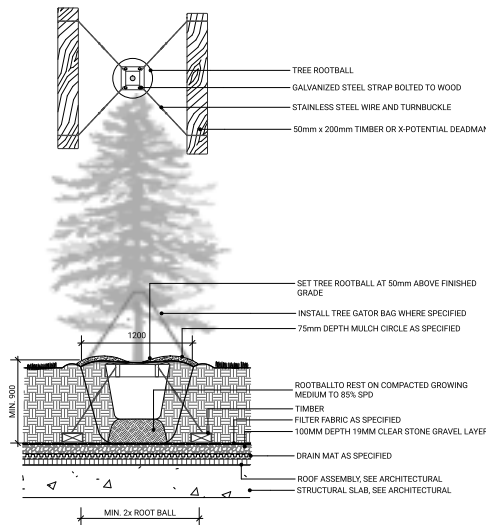
2 CONIFEROUS TREE PLANTING (TYPICAL)  
Scale: 1:25



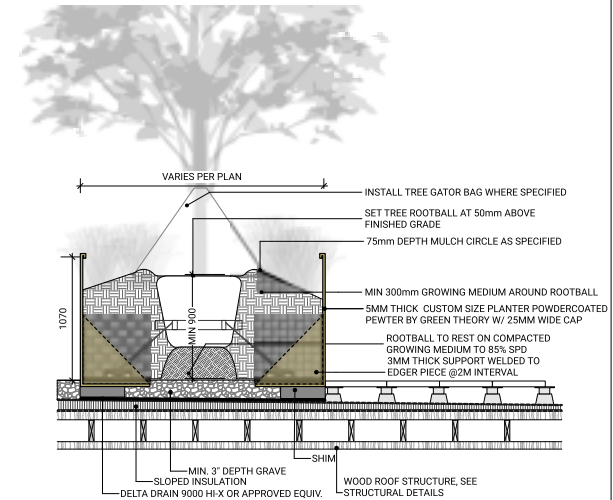
5 PLANTING (TYPICAL)  
Scale: 1:25



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



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



6 METAL PLANTER ON ROOF  
Scale: Actual Size

KEYPLAN



SEAL

8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-06-12
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:	AS SHOWN
Drawn:	YL
Reviewed:	OM
Project No.	06-793

SOFTSCAPE DETAILS









