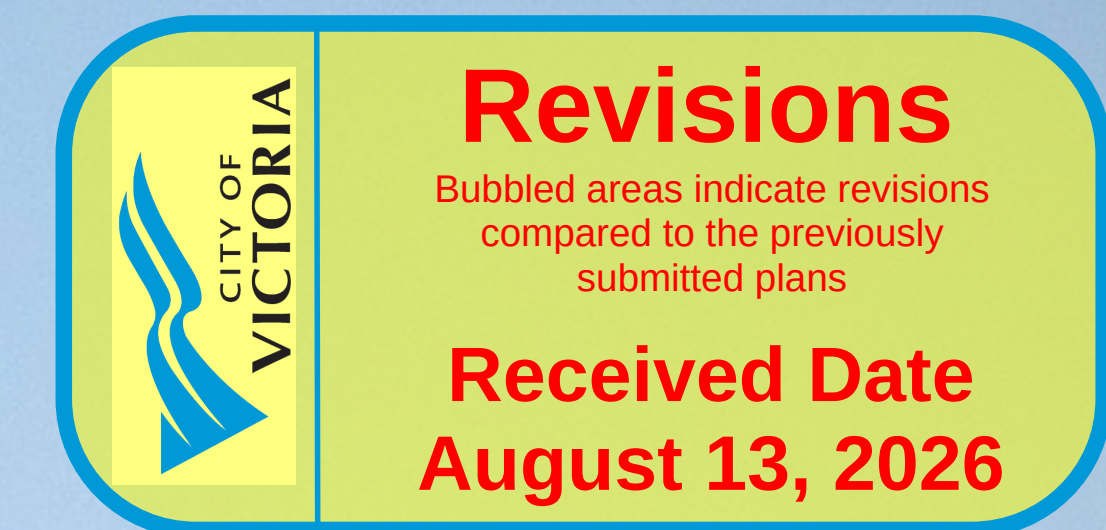


BURNSIDE PHASE II

DEVELOPMENT PERMIT RE-SUBMISSION



ARCHITECTURAL	
SHEET NUMBER	SHEET NAME

PROJECT INFORMATION

DP0.00.00	COVER PAGE
DP0.00.01	DRAWING LIST + CONTACTS

OVERALL SITE

DP0.10.0	PROJECT INFORMATION + STATISTICS
DP0.10.00	PROJECT INFORMATION + STATISTICS
DP0.10.01	SITE SURVEY
DP0.10.02	CONTEXT PLAN
DP0.10.03	OVERALL SITE PLAN
DP0.10.04	SITE CIRCULATION AND PROGRAMMING
DP0.10.05	PHASING PLAN
DP0.10.06	AVERAGE GRADE PLAN
DP0.10.07	MULTI-DISCIPLINARY COORDINATION SITE PLAN
DP0.10.08	OVERALL PHASE 2 SITE PLAN
DP0.10.09	BUILDING SETBACK PLANS
DP0.11.01	SHADOW STUDY DIAGRAMS
DP0.12.01	FIRE ACCESS PLAN PHASE II - PHASE I ACCESS DURING PHASE II CONSTRUCTION
DP0.12.02	FIRE ACCESS PLAN PHASE II - ACCESS AT PHASE II COMPLETION
DP0.13.01	SITE SECTIONS

BUILDING A + B

DP1.20.01	OVERALL FLOOR PLAN BLDG A + B - LEVEL P1
DP1.20.02	OVERALL FLOOR PLAN BLDG A + B - LEVEL 01
DP1.20.03	OVERALL FLOOR PLAN BLDG A + B - LEVEL 02
DP1.20.04	OVERALL FLOOR PLAN BLDG A + B - LEVEL 03
DP1.20.05	OVERALL FLOOR PLAN BLDG A + B - LEVEL 04
DP1.20.06	OVERALL FLOOR PLAN BLDG A + B - LEVEL 05
DP1.20.07	OVERALL FLOOR PLAN BLDG A + B - LEVEL 06
DP1.20.08	OVERALL FLOOR PLAN BLDG A + B - ROOF
DP1.30.01	BLDG A + B NORTHEAST + SOUTHEAST ELEVATIONS
DP1.30.02	BLDG A EAST + WEST ELEVATIONS
DP1.30.03	BLDG B SOUTHWEST + WEST ELEVATIONS
DP1.32.00	BLDG A SECTIONS
DP1.32.01	BLDG B SECTIONS
DP1.40.01	ENLARGED BIKE PLANS BLDG A + B
DP1.40.02	ENLARGED MOBILITY SCOOTER PLANS BLDG A + B

BUILDING C + D

DP2.20.00	OVERALL FLOOR PLAN BLDG C + D - LEVEL P1
DP2.20.01	OVERALL FLOOR PLAN BLDG C + D - LEVEL 01
DP2.20.02	OVERALL FLOOR PLAN BLDG C + D - LEVEL 02
DP2.20.03	OVERALL FLOOR PLAN BLDG C + D - LEVEL 03
DP2.20.04	OVERALL FLOOR PLAN BLDG C + D - LEVEL 04
DP2.20.05	OVERALL FLOOR PLAN BLDG C + D - LEVEL 05
DP2.20.06	OVERALL FLOOR PLAN BLDG C + D - LEVEL 06
DP2.20.07	OVERALL FLOOR PLAN BLDG C + D - ROOF
DP2.30.01	BLDG C + D NORTHWEST + SOUTHEAST ELEVATIONS
DP2.30.02	BLDG C EAST + WEST ELEVATIONS
DP2.30.03	BLDG D NORTHEAST + WEST ELEVATIONS
DP2.32.01	BLDG C + D OVERALL SECTION
DP2.32.02	BLDG C + D SECTIONS
DP2.40.01	ENLARGED BIKE + MOBILITY SCOOTER PLANS BLDG C + D
DP2.40.02	ENLARGED BIKE PLANS BLDG C + D

LANDSCAPE	
SHEET NUMBER	SHEET NAME

L0.00	COVER PAGE
L0.01	INSPIRATION & 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
L2.01	GRADING PLAN
L3.00	PLANTING PALETTE & SOIL DEPTH
L3.01	TREE PLAN
L3.02	PLANTING PLAN
L3.03	TREE REPLACEMENT PLAN
L4.00	SECTIONS & VIEWS WATERFRONT
L4.01	SECTIONS AMENITY
L5.00	HARDSCAPE DETAILS
L5.01	FURNISHING DETAILS 01
L5.02	FURNISHING DETAILS 02
L5.03	SOFTSCAPE DETAILS

CIVIL	
SHEET NUMBER	SHEET NAME

C001	GENERAL NOTES & SITE PLAN
C101	EXISTING SITE SERVICING
C102	PROPOSED SITE SERVICING
C104	HARDSCAPE DETAILS
C105	FURNISHING DETAILS 01
C106	FURNISHING DETAILS 02
C107	SOFTSCAPE DETAILS
C201	PROPOSED SITE GRADING & SURFACE WORKS
C401	DETAILS

CLIENT

INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULAY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

CHECKED BY:
ARCADIS

PROJECT MGR:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

DRAWING LIST + CONTACTS

SHEET NUMBER

DP0.00.01

ISSUE

F

BELLWETHER - PHASE 2 BUILDING 1 + 2

July 31, 2026

PROJECT DESCRIPTION

PROJECT NAME	BELLWETHER (BURNSIDE GORGE) - PHASE 2
PROJECT ADDRESS	135 GORGE ROAD E.
PID	002-608-421
CURRENT ZONING	CD-20
PREVIOUS ZONING	T1
ALLOWABLE FSR	2.00
PROPOSED FSR	2.00

SITE AREA

PHASE 2 SITE AREA AND FSR	AREA Ha	AREA ft²	AREA m²
SITE AREA - PHASE 2	1.249	134,409	12,487
ALLOWABLE FSR	2.00	2.00	
TOTAL ALLOWABLE FSR		268,818	24,974

INTERNAL SITE BREAKDOWN	AREA Ha	AREA ft²	AREA m²
PHASE 2 - BLDG A + B	0.620	66,787	6,205
PHASE 2 - BLDG C + D	0.628	67,622	6,282
TOTAL PARCEL AREA	1.249	134,409	12,487

SITE COVERAGE + OPEN SPACE

SITE COVERAGE	46 %	OPEN SPACE	38 %
TOTAL PHASE 2 SITE COVERAGE	62,297 ft²	TOTAL PHASE 2 OPEN SPACE	51,287 ft²
	5,788 m²		4,765 m²

HEIGHT FROM AVERAGE GRADE

	HEIGHT IN m ALLOWABLE	HEIGHT IN m PROPOSED	HEIGHT IN ft PROPOSED	No. OF STOREYS
BUILDING A	22 m	20.93 m	68' - 8"	6
BUILDING B	22 m	20.93 m	68' - 8"	6
BUILDING C	22 m	20.613 m	67' - 7 1/2"	6
BUILDING D	22 m	20.613 m	67' - 7 1/2"	6

SETBACKS

DESCRIPTION	REQUIRED DIST. in m	DISTANCES PROVIDED	
		DIST. in m	DIST. in ft
PHASE 2 - NORTH PL	5 m	5 m	16' - 4 7/8"
PHASE 2 - EAST PL	6 m	10 m	32' - 9 3/4"
PHASE 2 - SOUTH PL (RIPARIAN...)	15 m	15 m	49' - 2 1/2"
PHASE 2 - WEST PL	6 m	6 m	19' - 8 1/4"

UNIT LOCATION	TOTAL AREA (FT²)	AVERAGE AREA (FT²)	COUNT BY LEVEL						TOTAL COUNT	% OF TYPE MIX	% OF TOTAL...
			01	02	03	04	05	06			

JR 1 BED											
BLDG A	4,468	447	0	2	2	2	2	2	10	33%	3%
BLDG B	2,817	563	0	1	1	1	1	1	5	17%	2%
BLDG C	1,111	370	0	0	0	1	1	1	3	10%	1%
BLDG D	5,359	447	0	0	3	3	3	3	12	40%	4%
	13,755	458	0	3	6	7	7	7	30		9%

1 BED											
BLDG A	22,344	486	1	9	9	9	9	9	46	153%	14%
BLDG B	19,979	512	0	7	8	8	8	8	39	130%	12%
BLDG C	5,086	509	1	1	2	2	2	2	10	33%	3%
BLDG D	843	421	2	0	0	0	0	0	2	7%	1%
	48,252	497	4	17	19	19	19	19	97		30%

JR 2 BED											
BLDG A	29,855	597	0	10	10	10	10	10	50	59%	15%
BLDG B	0	0	0	0	0	0	0	0	0	0%	0%
BLDG C	11,518	576	0	4	4	4	4	4	20	24%	6%
BLDG D	8,619	575	0	3	3	3	3	3	15	18%	5%
	49,991	588	0	17	17	17	17	17	85		26%

2 BED											
BLDG A	11,002	688	1	3	3	3	3	3	16	21%	5%
BLDG B	10,705	714	0	3	3	3	3	3	15	20%	5%
BLDG C	17,835	713	2	4	4	5	5	5	25	33%	8%
BLDG D	14,172	709	3	2	3	4	4	4	20	26%	6%
	53,715	707	6	12	13	15	15	15	76		23%

JR 3 BED											
BLDG A	4511	902	0	1	1	1	1	1	5	7%	2%
BLDG B	0	0	0	0	0	0	0	0	0	0%	0%
BLDG C	10,579	882	2	2	2	2	2	2	12	16%	4%
BLDG D	4,449	890	0	1	1	1	1	1	5	7%	2%
	19,540	888	2	4	4	4	4	4	22		7%

3 BED											
BLDG A	0	0	0	0	0	0	0	0	0	0%	0%
BLDG B	0	0	0	0	0	0	0	0	0	0%	0%
BLDG C	5,722	1,144	0	1	1	1	1	1	5	6%	2%
BLDG D	9,406	941	0	2	2	2	2	2	10	67%	3%
	15,127	1,008	0	3	3	3	3	3	15		5%

TOTAL	200,380	617	12	56	62	65	65	65	325		100%
-------	---------	-----	----	----	----	----	----	----	-----	--	------

UNITS BY BUILDING AND LEVEL

LEVEL	JR 1 BED	1 BED	JR 2 BED	2 BED	JR 3 BED	3 BED	TOTAL	AREA ft²	AREA m²
BLDG A									
AB - LEVEL 06	2	9	10	3	1	0	25	14,231 ft²	1,322 m²
AB - LEVEL 05	2	9	10	3	1	0	25	14,231 ft²	1,322 m²
AB - LEVEL 04	2	9	10	3	1	0	25	14,231 ft²	1,322 m²
AB - LEVEL 03	2	9	10	3	1	0	25	14,231 ft²	1,322 m²
AB - LEVEL 02	2	9	10	3	1	0	25	14,143 ft²	1,314 m²
AB - LEVEL 01	0	1	0	1	0	0	2	1,113 ft²	103 m²
	10	46	50	16	5	0	127	72,180 ft²	6,706 m²

BLDG B									
AB - LEVEL 06	1	8	0	3	0	0	12	6,808 ft²	632 m²
AB - LEVEL 05	1	8	0	3	0	0	12	6,808 ft²	632 m²
AB - LEVEL 04	1	8	0	3	0	0	12	6,808 ft²	632 m²
AB - LEVEL 03	1	8	0	3	0	0	12	6,808 ft²	632 m²
AB - LEVEL 02	1	7	0	3	0	0	11	6,272 ft²	583 m²
	5	39	0	15	0	0	59	33,502 ft²	3,112 m²
	15	85	50	31	5	0	186	105,682 ft²	9,818 m²

C									
CD - LEVEL 06	1	2	4	5	2	1	15	10,300 ft²	957 m²
CD - LEVEL 05	1	2	4	5	2	1	15	10,300 ft²	957 m²
CD - LEVEL 04	1	2	4	5	2	1	15	10,300 ft²	957 m²
CD - LEVEL 03	0	2	4	4	2	1	13	9,151 ft²	850 m²
CD - LEVEL 02	0	1	4	4	2	1	12	8,493 ft²	789 m²
CD - LEVEL 01	0	1	0	2	2	0	5	3,306 ft²	307 m²
	3	10	20	25	12	5	75	51,851 ft²	4,817 m²

D									
CD - LEVEL 06	3	0	3	4	1	2	13	8,698 ft²	808 m²
CD - LEVEL 05	3	0	3	4	1	2	13	8,698 ft²	808 m²
CD - LEVEL 04	3	0	3	4	1	2	13	8,698 ft²	808 m²
CD - LEVEL 03	3	0	3	3	1	2	12	8,017 ft²	745 m²
CD - LEVEL 02	0	0	3	2	1	2	8	5,853 ft²	544 m²
CD - LEVEL 01	0	2	0	3	0	0	5	2,884 ft²	268 m²
	12	2	15	20	5	10	64	42,847 ft²	3,981 m²
	15	12	35	45	17	15	139	94,698 ft²	8,798 m²
	30	97	85	76	22	15	325	200,380 ft²	18,616 m²

GROSS BUILDING AREA - BUILDING 1 + 2

LEVEL	LOCATION	AREA ft²	AREA m²
AB - LEVEL 06	BLDG A NORTH	7,123 ft²	662 m²
AB - LEVEL 06	BLDG A SOUTH	9,884 ft²	918 m²
AB - LEVEL 05	BLDG A NORTH	7,123 ft²	662 m²
AB - LEVEL 05	BLDG A SOUTH	9,884 ft²	918 m²
AB - LEVEL 04	BLDG A NORTH	7,123 ft²	662 m²
AB - LEVEL 04	BLDG A SOUTH	9,884 ft²	918 m²
AB - LEVEL 03	BLDG A NORTH	7,123 ft²	662 m²
AB - LEVEL 03	BLDG A SOUTH	9,884 ft²	918 m²
AB - LEVEL 02	BLDG A NORTH	7,123 ft²	662 m²
AB - LEVEL 02	BLDG A SOUTH	9,884 ft²	918 m²
BLDG A		85,036 ft²	7,900 m²

AB - LEVEL P1	PARKADE	40,652 ft²	3,777 m²
AB - LEVEL 01	BLDG AB + PARKADE	32,870 ft²	3,054 m²
BLDG A+B		73,523 ft²	6,830 m²

AB - LEVEL 06	BLDG B	8,473 ft²	787 m²
AB - LEVEL 05	BLDG B	8,473 ft²	787 m²
AB - LEVEL 04	BLDG B	8,473 ft²	787 m²
AB - LEVEL 03	BLDG B	8,473 ft²	787 m²
AB - LEVEL 02	BLDG B	8,240 ft²	766 m²
BLDG B		42,130 ft²	3,914 m²
BLDG A+B		200,689 ft²	18,645 m²

CD - LEVEL 06	B2a	13,500 ft²	1,254 m²
CD - LEVEL 05	B2a	13,500 ft²	1,254 m²
CD - LEVEL 04	B2a	13,500 ft²	1,254 m²
CD - LEVEL 03	B2a	13,550 ft²	1,259 m²
CD - LEVEL 02	B2a	13,292 ft²	1,235 m²
C		67,341 ft²	6,256 m²

CD - LEVEL P1	PARKADE	31,678 ft²	2,943 m²
CD - LEVEL 01	PARKADE + B2	29,886 ft²	2,777 m²
CD		61,564 ft²	5,720 m²

CD - LEVEL 06	B2b	10,914 ft²	1,014 m²
CD - LEVEL 05	B2b	10,914 ft²	1,014 m²
CD - LEVEL 04	B2b	10,914 ft²	1,014 m²
CD - LEVEL 03	B2b	10,882 ft²	1,011 m²
CD - LEVEL 02	B2b	8,644 ft²	803 m²
D		52,267 ft²	4,856 m²
CD		181,172 ft²	16,831 m²
COMBINED TOTAL		381,861 ft²	35,478 m²

AREAS

PHASE 2 BUILDING AREAS COMBINED	ELEVATION (ft)	FLOOR TO FLOOR(ft)	UNIT COUNT	GROSS FSR AREA BEFORE EXCLUSIONS (ft²)							EXCLUSIONS (ft²)				
				PARKING COMMON	RETAIL	AMENITY	LOBBY	CIRCULATION	RESIDENTIAL	SUBTOTAL	PARKING	ELEVATOR	LONG TERM BIKES	SUBTOTAL	FSR AREA
LEVEL															
ROOF	VARIES	N/A	-	0	0	0	0	2,966	0	2,966	0	522	0	522	2,444
LEVEL 06	VARIES	9' - 9 7/8"	65	1,442	0	0	0	6,882	40,036	48,361	0	513	0	513	47,847
LEVEL 05	VARIES	9' - 9 7/8"	65	1,442	0	0	0	6,882	40,036	48,361	0	513	0	513	47,847
LEVEL 04	VARIES	9' - 9 7/8"	65	1,442	0	0	0	6,882	40,036	48,361	0	513	0	513	47,847
LEVEL 03	VARIES	9' - 9 7/8"	62	551	0	0	0	6,854	38,207	45,612	0	513	0	513	45,099
LEVEL 02	VARIES	9' - 9 7/8"	56	1,100	0	916	1,518	7,380	34,761	45,675	0	513	0	513	45,162
LEVEL 01	VARIES	VARIES	12	35,405	0	7,382	512	10,384	7,303	60,986	30,201	477	0	30,678	30,308
LEVEL P1	VARIES	VARIES	-	68,705	0	0	0	3,045	0	71,750	55,433	383	8,277	64,092	-
			325	110,087	-	8,298	2,030	51,276	200,380	372,071	85,634	3,949	8,277	97,859	266,554
			-	10,227	-	771	189	4,764	18,616	34,566	7,956	367	769	9,091	24,764
	METRIC CONVERSION TO m²			-											

RESIDENTIAL UNIT AREA - TYPICAL FLOOR	38,207 ft²	TOTAL COMMON AND CIRCULATION FSR AREA	75,729 ft²	FSR AREA PERMITTED	268,818
EFFICIENCY	84%	TOTAL RESIDENTIAL FSR AREA	200,380 ft²	FSR AREA ACHIEVED	266,554
TOTAL RESIDENTIAL FSR UNIT AREA	200,380 ft²	TOTAL COMMERCIAL FSR AREA	-	DIFFERENCE	2,264
EFFICIENCY	54%	PROPOSED TOTAL GROSS FSR AREA	372,071 ft²	FSR ACHIEVED	1.98
		TOTAL COMMERCIAL % OF PROJECT	N/A		
		RESIDENTIAL EFFICIENCY EXCL COMMERCIAL AND PARKADE	70%		
NOTE: THE PROPOSED PH2 SITE FSR SUBMITTED IS 2.00. IT IS ANTICIPATED THAT THE DIFFERENCE OF 2264 FT² WILL BE ADJUSTED IN THE CONSTRUCTION DRAWINGS AS PART OF THE DESIGN DEVELOPMENT AND COORDINATION PROCESS.					

PARKING COUNT

TYPE OF PARKING	BYLAW REQUIREMENT			CLIENT REQUIREMENT		
	RULE	BUILDING STATS	REQUIRED PARKING	RULE	BUILDING STATS	REQUIRED PARKING
RESIDENTIAL	0.75 PER UNIT < 45 m	UNIT COUNT	313	0.50 PER UNIT	UNIT COUNT	163
	0.9 PER UNIT ≥ 45 m² BUT ≤ 70 m²	60	46			
	1.3 PER UNIT ≥ 70 m²	197	178			
		68	89			
COMMERCIAL RETAIL	1 SPACES PER 37.5 m² OF GROSS FLOOR AREA	AREA ft² m² 0 0	0	SAME AS BYLAW		0
VISITOR PARKING	0.1 PER UNIT	UNIT COUNT 325	33	SAME AS BYLAW		33
TOTAL REQUIRED BY BYLAW	346	BYLAW SURPLUS (DEFICIENCY)	(106)	TOTAL REQUIRED BY CLIENT		196
TOTAL PROVIDED (INCL. ACCESSIBLE)	240	RES RATIO PROVIDED/UNIT	0.64	CLIENT SURPLUS (DEFICIENCY)		44

BIKE COUNT

TYPE OF BIKE PARKING	BYLAW REQUIREMENT	BUILDING STATS		CITY REQUIREMENT	
RESIDENTIAL	LONG TERM: 1 PER UNIT > 45 m² AND 1.25 PER UNIT < 70 m² SHORT TERM: GREAT OF 6 PER BUILDING OR 0.1 PER UNIT	< 45 m²	> 45 m²	LONG TERM	SHORT TERM
		60	265	392	33
COMMERCIAL	LONG TERM CLASS A: 1 PER 200 m² SHORT TERM CLASS B: 1 PER 200 m²	ft²	m²	LONG TERM	SHORT TERM
		0	0	0	0
TOTAL REQUIRED	SHORT TERM	33	SURPLUS (DEFICIENCY)		PROVIDED BY TYPE
	LONG TERM	392			
PROVIDED	SHORT TERM	42	9	LTG	LTC
	LONG TERM	396	4	188	40
				LTW	STG
				168	42

VEHICLE PARKING STALLS PROVIDED - BY LEVEL

LEVEL	STALL TYPE	TOTAL
AB		
B01 - LEVEL 01	RESIDENTIAL	50
		50
B01 - LEVEL P1	RESIDENTIAL	63
B01 - LEVEL P1	RESIDENTIAL - ACCESSIBLE	5
B01 - LEVEL P1	RESIDENTIAL - ACCESSIBLE VAN	1
B01 - LEVEL P1	RESIDENTIAL - CAR SHARE	1
B01 - LEVEL P1	VISITOR	18
B01 - LEVEL P1	VISITOR - ACCESSIBLE VAN	1
		89
		139
CD		
B02 - LEVEL 01	RESIDENTIAL	24
B02 - LEVEL 01	RESIDENTIAL - ACCESSIBLE	3
B02 - LEVEL 01	RESIDENTIAL - CAR SHARE	1
B02 - LEVEL 01	VISITOR	13
B02 - LEVEL 01	VISITOR - ACCESSIBLE VAN	1
		42
B02 - LEVEL P1	RESIDENTIAL	56
B02 - LEVEL P1	RESIDENTIAL - ACCESSIBLE	2
B02 - LEVEL P1	RESIDENTIAL - ACCESSIBLE VAN	1
		59
		101
TOTAL		240

VEHICLE PARKING STALLS PROVIDED - BY TYPE

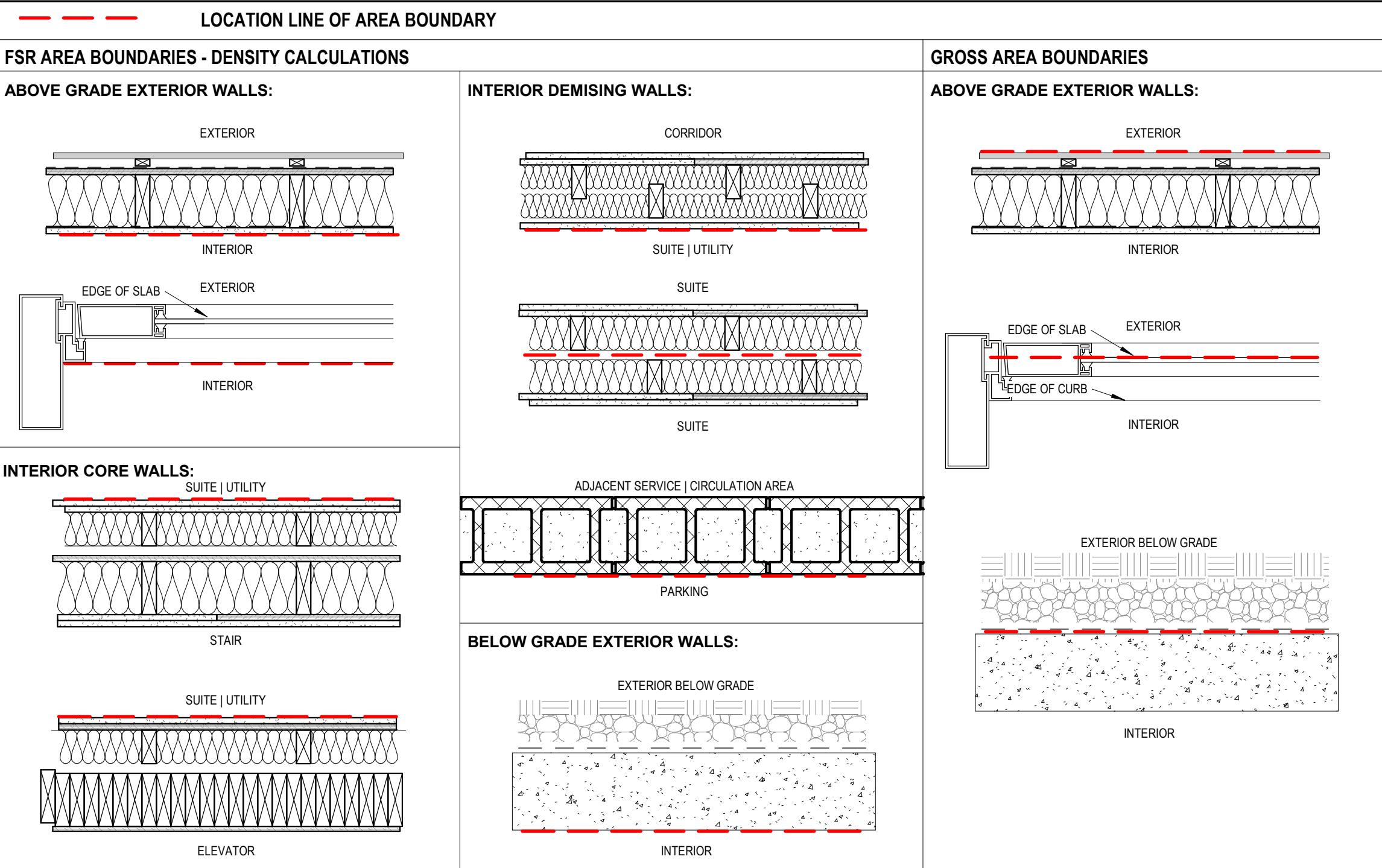
STALL TYPE	TOTAL
AB	
RESIDENTIAL	113
RESIDENTIAL - ACCESSIBLE	5
RESIDENTIAL - ACCESSIBLE VAN	1
RESIDENTIAL - CAR SHARE	1
VISITOR	18
VISITOR - ACCESSIBLE VAN	1
	139
CD	
RESIDENTIAL	80
RESIDENTIAL - ACCESSIBLE	5
RESIDENTIAL - ACCESSIBLE VAN	1
RESIDENTIAL - CAR SHARE	1
VISITOR	13
VISITOR - ACCESSIBLE VAN	1
	101
TOTAL	240

ACCESSIBLE STALL REQUIREMENT			
RULE	BUILDING	REQUIRED	PROVIDED
101 OR MORE RESIDENTIAL = 1 ACCESSIBLE / 25 SPACES	BLDG A + B	6	6
2-6 ACCESSIBLE RESIDENTIAL = 1 ACCESSIBLE VAN *INCLUDED IN TOTAL ACCESSIBLE RES. STALL REQ. LISTED ABOVE	BLDG A + B	1	1
6-25 VISITOR = 0 ACCESSIBLE	BLDG A + B	0	0
6-25 VISITOR = 1 ACCESSIBLE VAN	BLDG A + B	1	1
BUILDING A + B SUBTOTAL		7	7
101 OR MORE RESIDENTIAL = 1 ACCESSIBLE / 25 SPACES	BLDG C + D	5	5
2-6 ACCESSIBLE RESIDENTIAL = 1 ACCESSIBLE VAN *INCLUDED IN TOTAL ACCESSIBLE RES. STALL REQ. LISTED ABOVE	BLDG C + D	1	1
6-25 VISITOR = 0 ACCESSIBLE	BLDG C + D	0	0
6-25 VISITOR = 1 ACCESSIBLE VAN	BLDG C + D	1	1
BUILDING C + D SUBTOTAL		6	6
TOTAL		13	13

BICYCLE PARKING STALLS PROVIDED

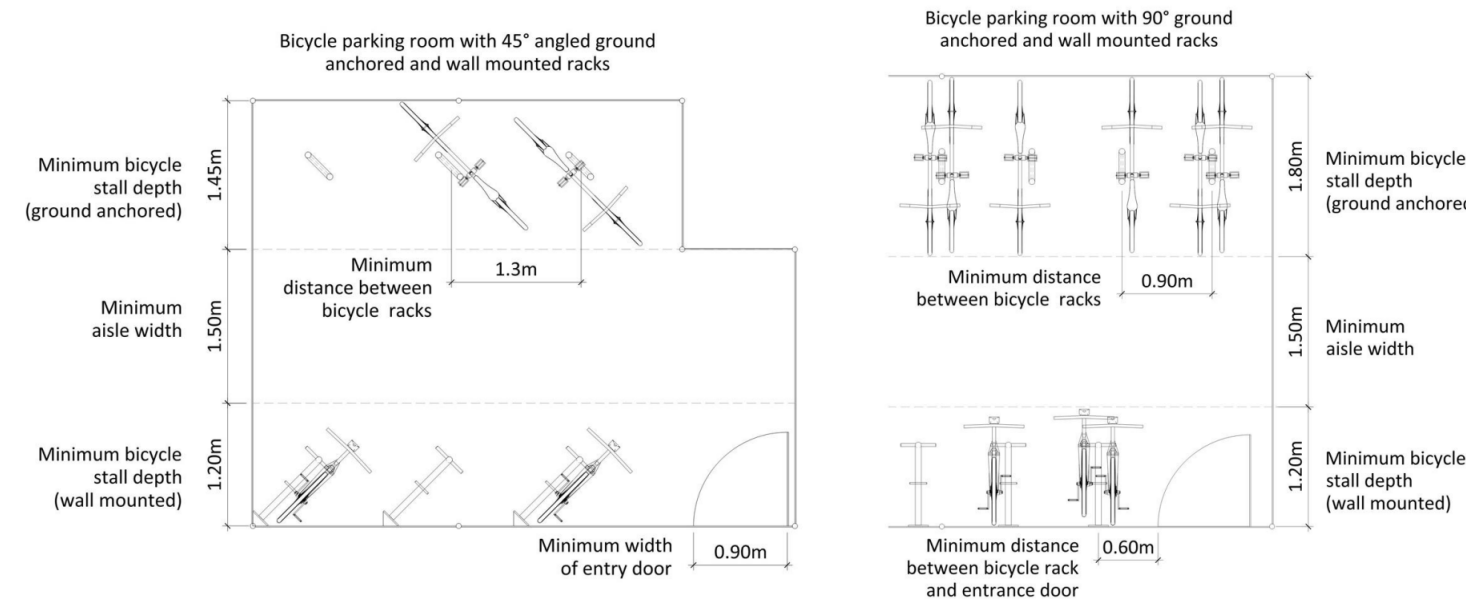
LEVEL	PARKING TYPE	STALL TYPE	TOTAL	% MIX
AB				
AB - LEVEL 01	CLASS B	SHORT TERM GROUND ANCHORED	10	2%
AB - LEVEL 02	CLASS B	SHORT TERM GROUND ANCHORED	10	2%
AB - LEVEL P1	CLASS A	LONG TERM WALL ANCHORED	52	12%
AB - LEVEL P1	CLASS A	LONG TERM GROUND ANCHORED	50	11%
AB - LEVEL P1	CLASS A	LONG TERM CARGO GROUND ANCHORED	2	0%
			124	
CD				
CD - LEVEL 01	CLASS B	SHORT TERM GROUND ANCHORED	12	3%
CD - LEVEL 02	CLASS B	SHORT TERM GROUND ANCHORED	10	2%
CD - LEVEL P1	CLASS A	LONG TERM GROUND ANCHORED	138	32%
CD - LEVEL P1	CLASS A	LONG TERM CARGO GROUND ANCHORED	38	9%
CD - LEVEL P1	CLASS A	LONG TERM WALL ANCHORED	116	26%
			314	
COMBINED TOTAL			438	

AREA BOUNDARY LOCATIONS



VICTORIA ZONING BYLAW BICYCLE PARKING DIAGRAMS

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

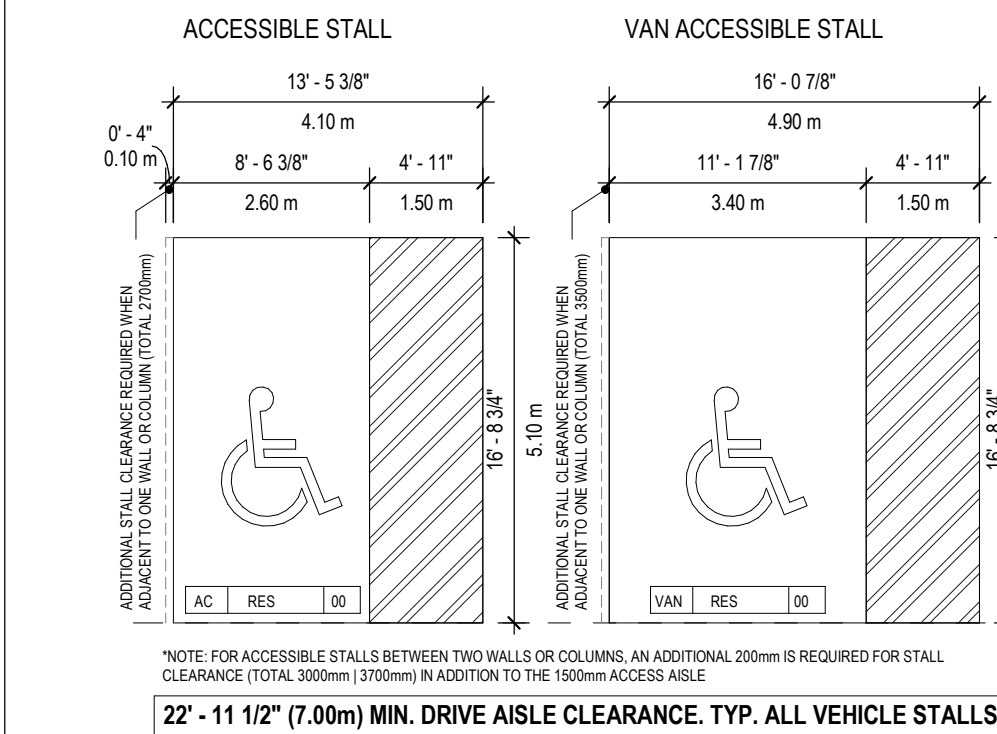
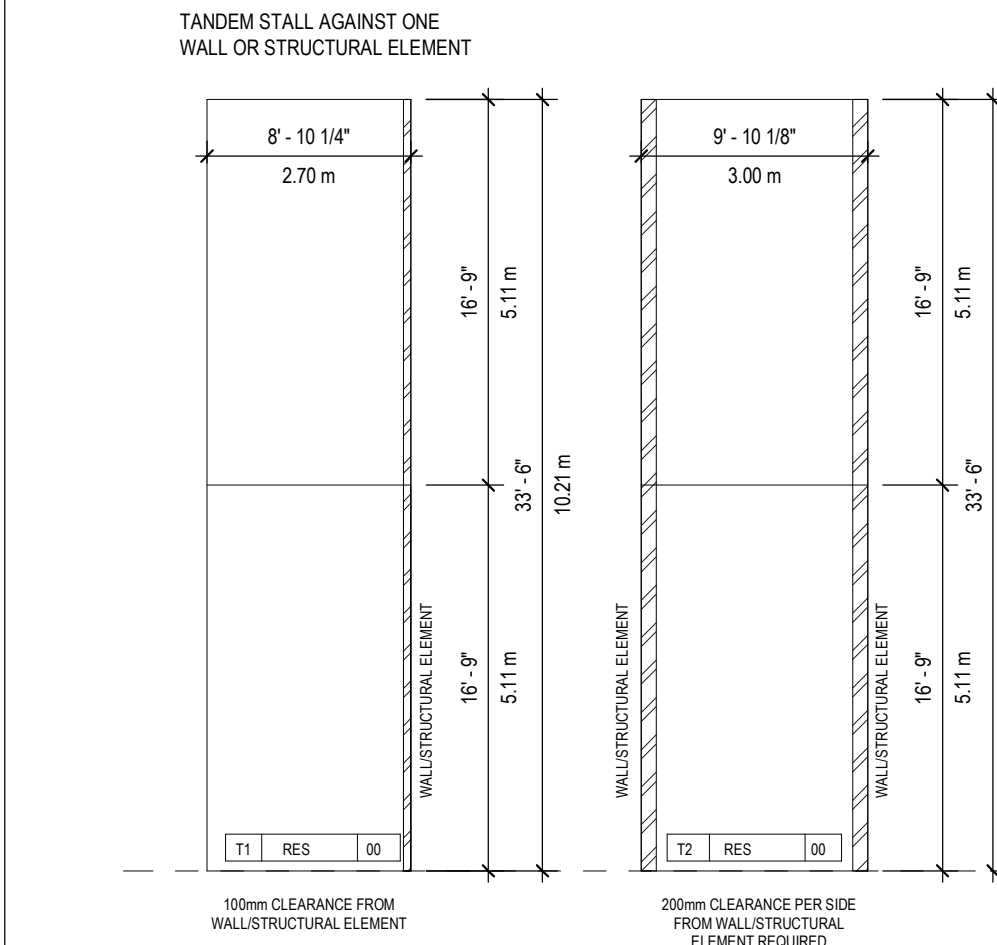
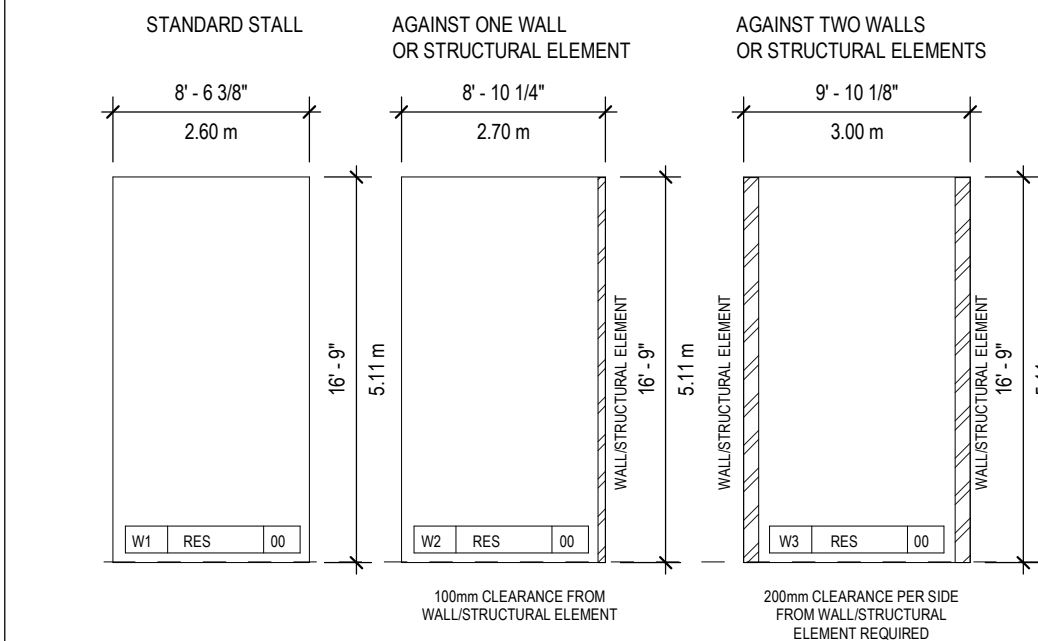


MOBILITY SCOOTER STALLS PROVIDED

STALL TYPE	TOTAL
B1	
MOBILITY SCOOTER	9
CD	
MOBILITY SCOOTER	7
TOTAL	16

PARKING LEGEND - CITY OF VICTORIA

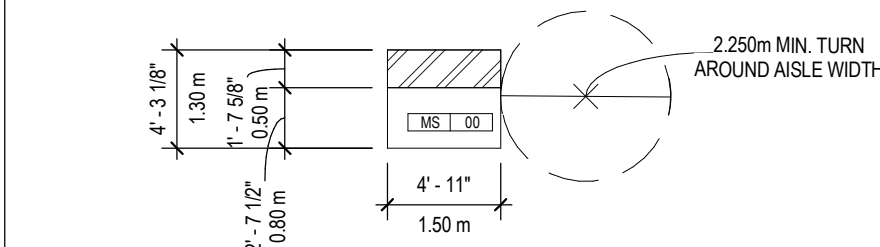
STALL SIZING AND REQUIREMENTS PER CITY OF VICTORIA ZONING BYLAW NO. 80-159 - SCHEDULE C



*NOTE: FOR ACCESSIBLE STALLS BETWEEN TWO WALLS OR COLUMNS, AN ADDITIONAL 200mm IS REQUIRED FOR STALL CLEARANCE (TOTAL 300mm | 370mm) IN ADDITION TO THE 100mm ACCESS AISLE

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

MOBILITY SCOOTER STALL



PARKING ABBREVIATION LEGEND

AC	STANDARD ACCESSIBLE STALL
R-CS	RESIDENTIAL STALL - CAR SHARE
RES	RESIDENTIAL STALL
T1	TANDEM STALL AGAINST ONE STRUCTURAL ELEMENT STALL WIDTH
T2	TANDEM STALL AGAINST TWO STRUCTURAL ELEMENTS STALL WIDTH
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

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

CLIENT

INTRACORP
Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL



2026-08-04

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.
ARCADIS
1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:

30257313

DRAWN BY:

ARCADIS

CHECKED BY:

ARCADIS

PROJECT MGR:

ARCADIS

APPROVED BY:

ARCADIS

SHEET TITLE

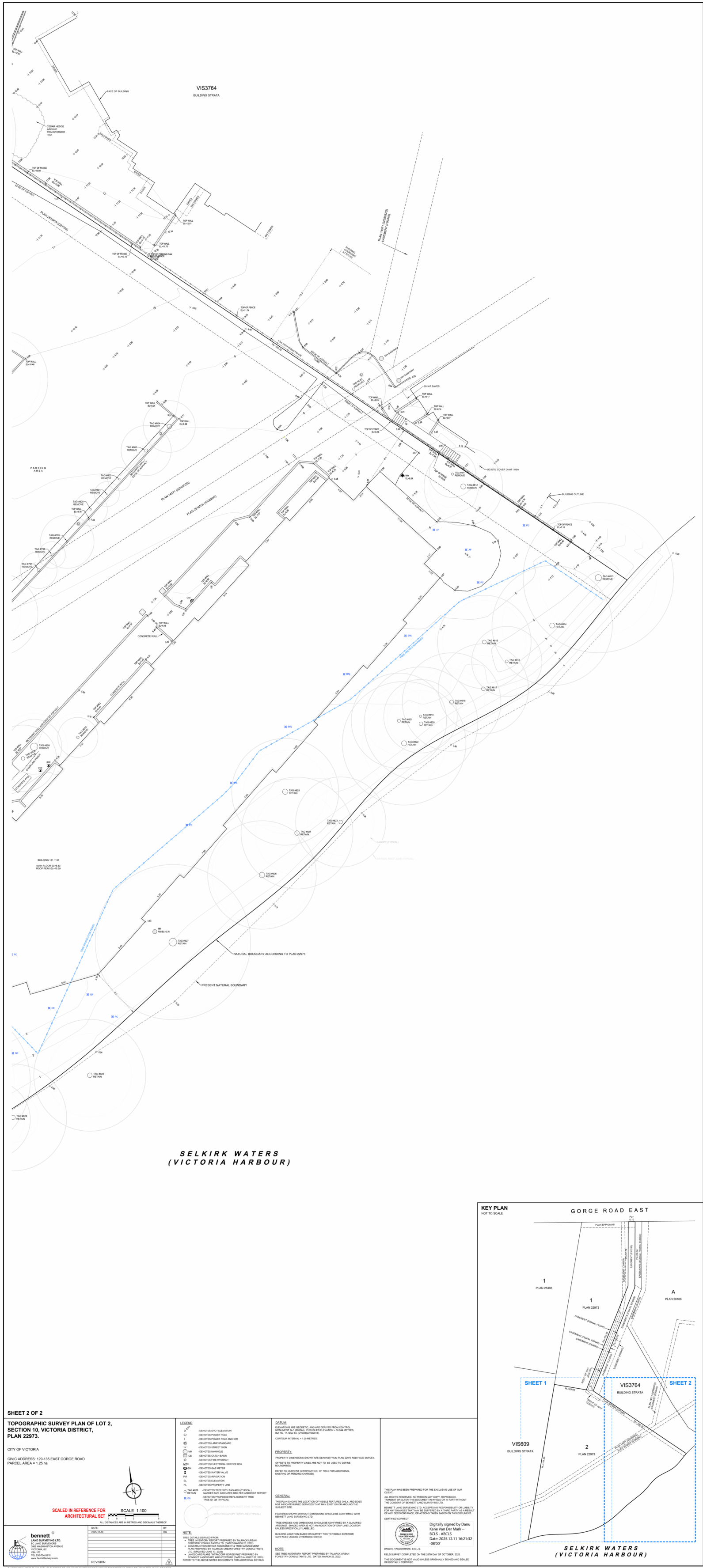
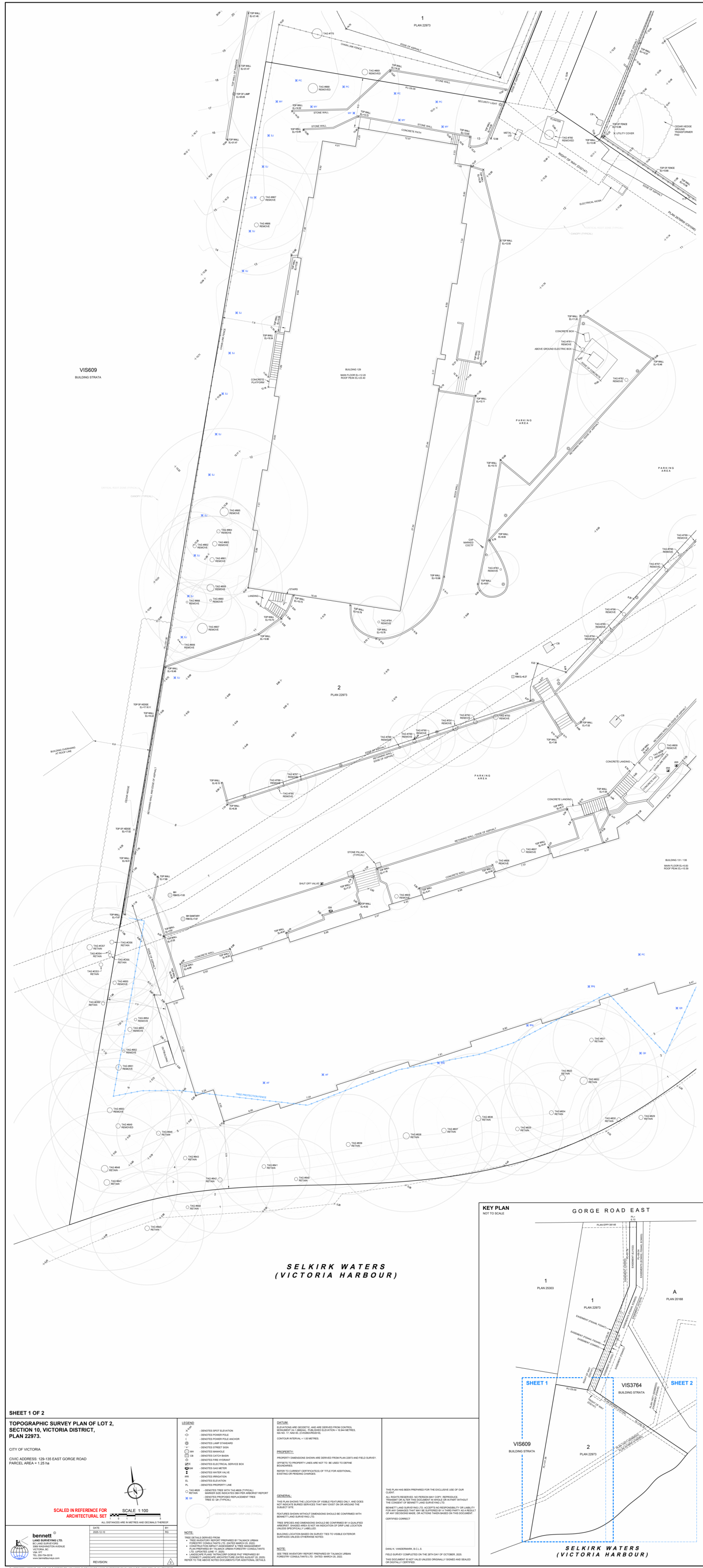
PROJECT INFORMATION +
STATISTICS

SHEET NUMBER

DP0.10.00

ISSUE

F



NOTE:
SURVEY PLAN IS CROPPED AND REDUCED FROM FULL SIZE TO FIT THIS SHEET.
REFER TO SURVEY PLAN FROM BENNETT LAND SURVEYING FOR SCALED DRAWING.

CLIENT

INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

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

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
KL

PROJECT MGR:
CV

CHECKED BY:
KL/CV

APPROVED BY:
LM

SHEET TITLE

SITE SURVEY

SHEET NUMBER

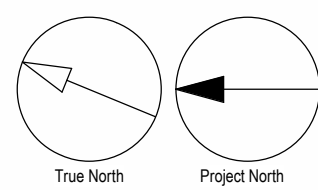
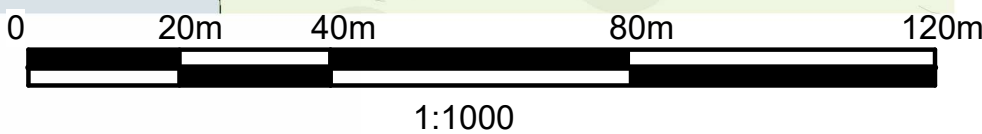
DP0.10.01

ISSUE

F



1 OVERALL CONTEXT PLAN
DP0.10.02 / SCALE: 1 : 1000



CLIENT

INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULAY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

CONTEXT PLAN

SHEET NUMBER

DP0.10.02

ISSUE

F

7/30/2025 9:16:03 AM

Autodesk Docs://13814-1352_GorgeRD_E20138814_GorgeRD-PH1-BLOC-248_1208.rvt 1/16

LEGEND

	PROPERTY LINE		ROADWAY
	SETBACK LINE		TREE
	EASEMENT LINE		POWER POLE
	ELEVATION IN m		TREES FOR REMOVAL
	HARDSCAPE		
	SOFTSCAPE		
	PATIO		

- NOTES
- SIGNAGE BY OTHERS.
 - FOR UNDERGROUND UTILITIES SITE SERVICES AND ADDITIONAL SITE INFORMATION, REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS.
 - FINISHED GRADE TO SLOPE AWAY MINIMUM 2% AWAY FROM BUILDING. SLOPES AT PATH OF TRAVEL NOT TO EXCEED MAXIMUM 5%.
 - FOR DESIGN OF SOFTSCAPE REFER TO LANDSCAPE DRAWINGS.
 - FOR ADDITIONAL GRADES REFER TO SHEETS DP0.10.06, DP0.10.07, LANDSCAPE AND CIVIL DRAWINGS.

BELLWETHER STATISTICS - PHASE 2

PROJECT DESCRIPTION

PROJECT NAME:	BELLWETHER
PROJECT ADDRESS:	135 GORGE ROAD E.
PID:	002-608-421
CURRENT ZONING:	CD-20
PREVIOUS ZONING:	T1
PROPOSED FSR:	2.00

SITE AREA

	SITE AREA Ha	SITE AREA m²	FSR AREA m²
SITE AREA - PHASE 2	1.25	12,487	24,974
ALLOWABLE FSR MULTIPLIER	2.00	2.00	-
TOTAL ALLOWABLE FSR (m²)			24,974

INTERNAL SITE BREAKDOWN	AREA Ha	AREA m²	AREA ft²
PHASE 2 - BLDG A+B	0.620	6,205	66,787
PHASE 2 - BLDG C+D	0.628	6,282	67,622
TOTAL PARCEL AREA	1.249	12,487	134,409

SITE COVERAGE + OPEN SPACE

	PHASE 2
TOTAL SITE COVERAGE %	46%
TOTAL SITE COVERAGE (m²)	5,788
TOTAL SITE OPEN SPACE %	38%
TOTAL SITE OPEN SPACE (m²)	4,765

HEIGHT FROM AVERAGE GRADE

	HEIGHT IN m	# OF STOREYS
PHASE 2 - BLDG A	20.93 m	6
PHASE 2 - BLDG B	20.93 m	6
PHASE 2 - BLDG C	20.613 m	6
PHASE 2 - BLDG D	20.613 m	6

SETBACKS

	DISTANCE IN m	DISTANCE IN ft
PHASE 2 - NORTH PL	5 m	16' - 4 7/8"
PHASE 2 - EAST PL	10 m	32' - 9 3/4"
PHASE 2 - SOUTH PL (RIPARIAN SRW)	15 m	49' - 2 1/2"
PHASE 2 - WEST PL	6 m	19' - 8 1/4"

PARKING

VEHICLE STALLS	REQUIRED	PROVIDED
COMMERCIAL	0	0
COMMERCIAL ACCESSIBLE	0	0
VISITOR	19	33
VISITOR ACCESSIBLE	2	2
VISITOR ACCESSIBLE VAN	2	2
RESIDENTIAL	129	192
RESIDENTIAL ACCESSIBLE	11	11
RESIDENTIAL ACCESSIBLE VAN	0	0
LOADING STALLS	0	0
PHASE 2 TOTAL	163	240

BIKE STALLS	REQUIRED	PROVIDED	%
SHORT TERM RESIDENTIAL	33	36	-
LONG TERM RES. GROUND ANCHORED	198	188	47%
LONG TERM RESIDENTIAL CARGO	40	40	10%
LONG TERM RES. WALL ANCHORED	158	168	42%
PHASE 2 TOTAL	429	432	

FSR AREAS - BLDG A+B

	OVERALL m²	FSR m²	UNIT COUNT
ROOF	127	94	0
LEVEL 06	2,307	2,275	37
LEVEL 05	2,307	2,275	37
LEVEL 04	2,307	2,275	37
LEVEL 03	2,307	2,275	37
LEVEL 02	2,285	2,253	36
LEVEL 01	2,975	1,505	2
LEVEL P1	3,813	0	0
TOTAL	18,425	12,951	186

FSR AREAS - BLDG C+D

	OVERALL m²	FSR m²	UNIT COUNT
ROOF	149	133	0
LEVEL 06	2,186	2,170	28
LEVEL 05	2,186	2,170	28
LEVEL 04	2,186	2,170	28
LEVEL 03	1,931	1,915	25
LEVEL 02	1,959	1,943	20
LEVEL 01	2,691	1,311	10
LEVEL P1	2,853	0	0
TOTAL	16,141	11,812	139

PROPOSED AREA TOTALS COMBINED

	OVERALL m²	FSR m²	UNIT COUNT
BLDG A + B	18,425	12,951	186
BLDG C + D	16,141	11,812	139
TOTAL	34,566	24,763	325

ADDITIONAL UNIT DATA

LOCATION	NO. GROUND ORIENTED UNITS	MIN. UNIT SIZE m²
PHASE 2 - BLDG A + B	14	35.12
PHASE 2 - BLDG C + D	19	41.55
TOTAL	33	

CLIENT

INTRACORP
Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.

ISSUES	No.	DESCRIPTION	DATE
A	1	DEVELOPMENT PERMIT	2024-11-28
B	2	DEVELOPMENT PERMIT RESUBMISSION	2025-08-20
C	3	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
D	4	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01
E	5	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	6	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAREN MACAULAY
BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

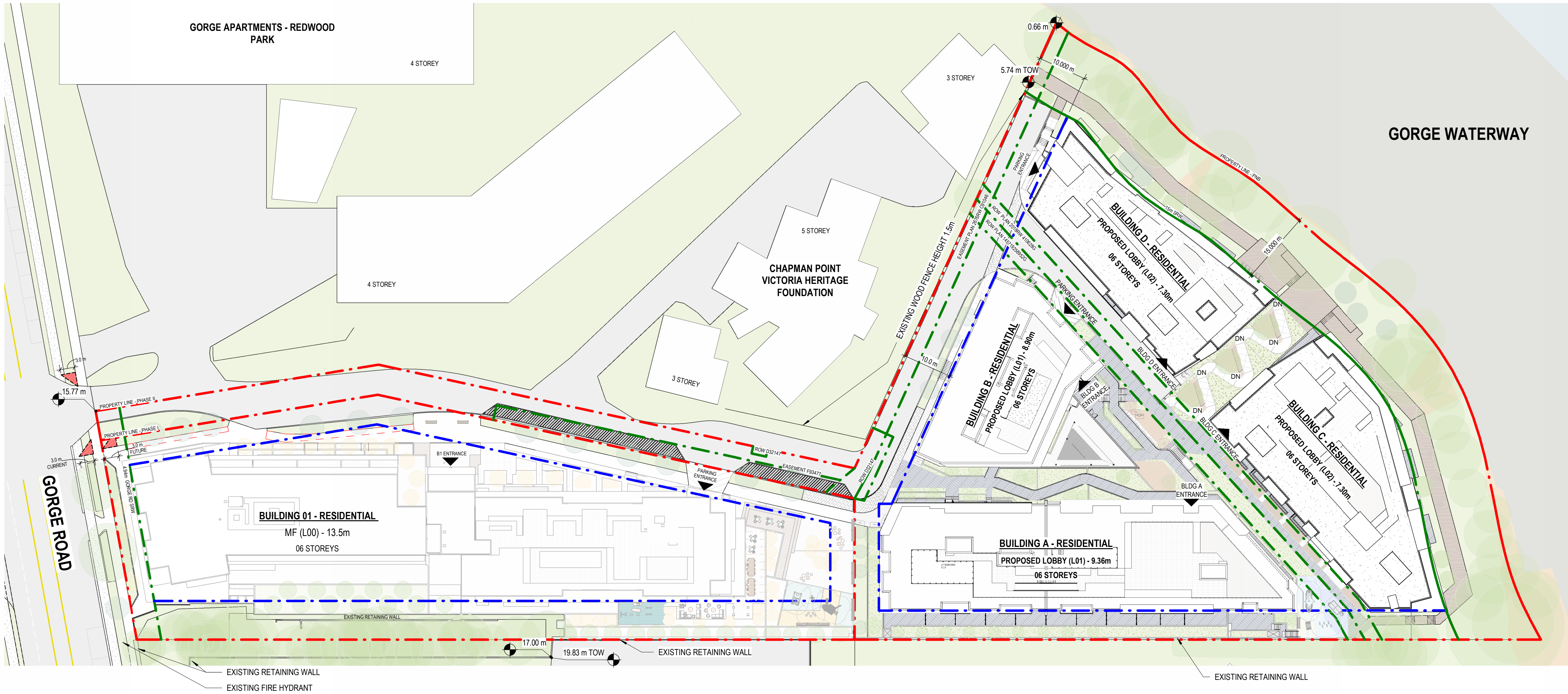
OVERALL SITE PLAN

SHEET NUMBER

DP0.10.03

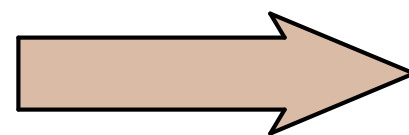
ISSUE

F



7/30/2026 9:16:03 AM

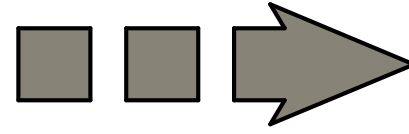
SITE CIRCULATION AND PROGRAM



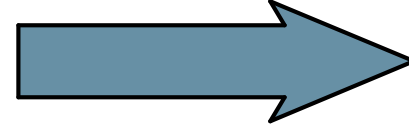
ACCESSIBLE PEDESTRIAN PATH



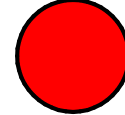
NON-ACCESSIBLE PEDESTRIAN PATH



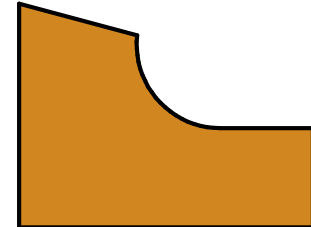
FUTURE PATHWAY CONNECTION



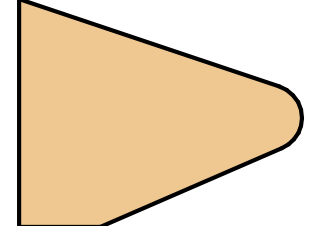
SHARED PEDESTRIAN AND VEHICULAR PATH



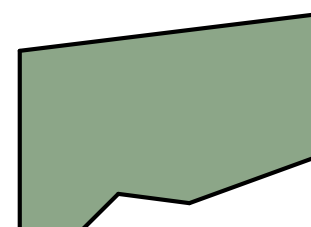
SIGNAGE FOR ACCESSIBLE PATH



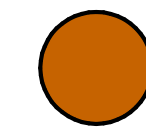
CENTRAL PLAZA



PUBLIC SEATING AREA



PUBLIC NODE



SIGNAGE FOR NON ACCESSIBLE PATH

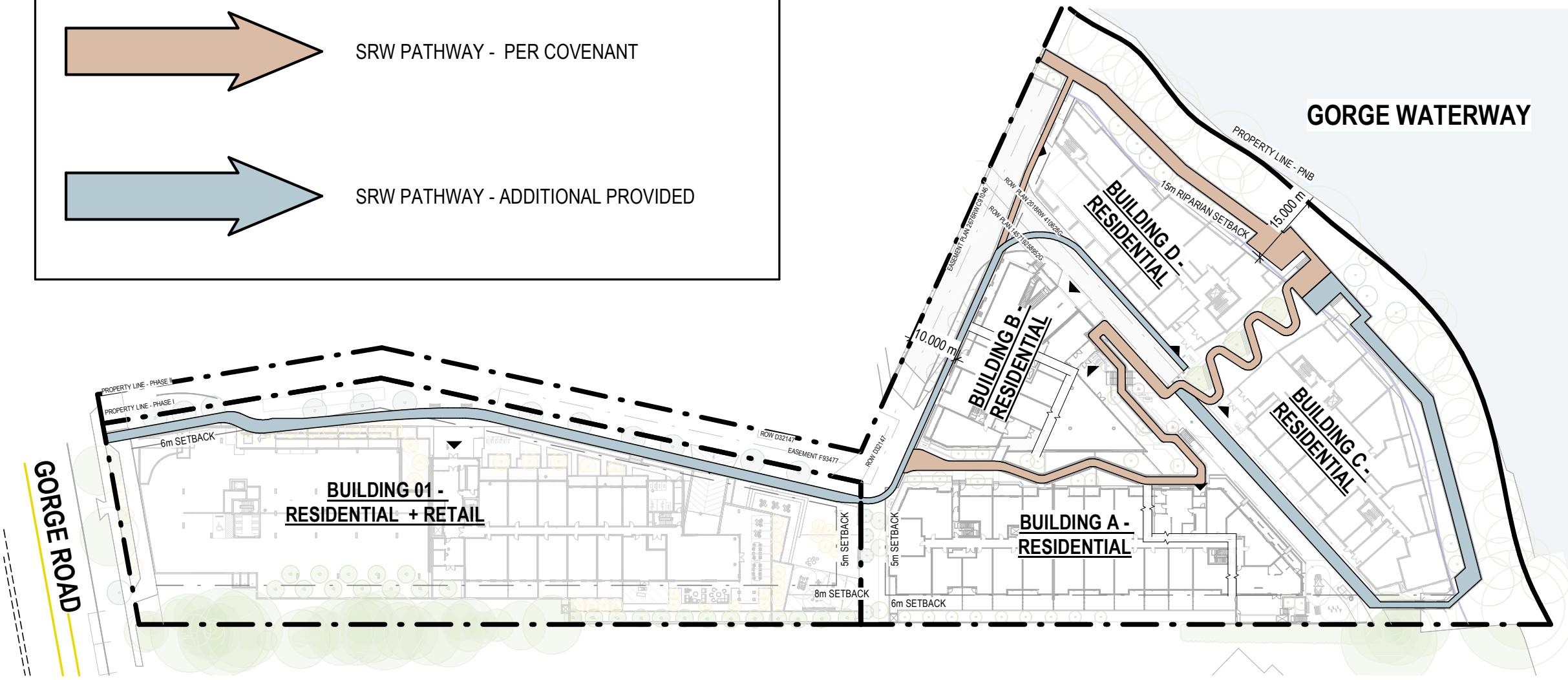
CIRCULATION LEGEND



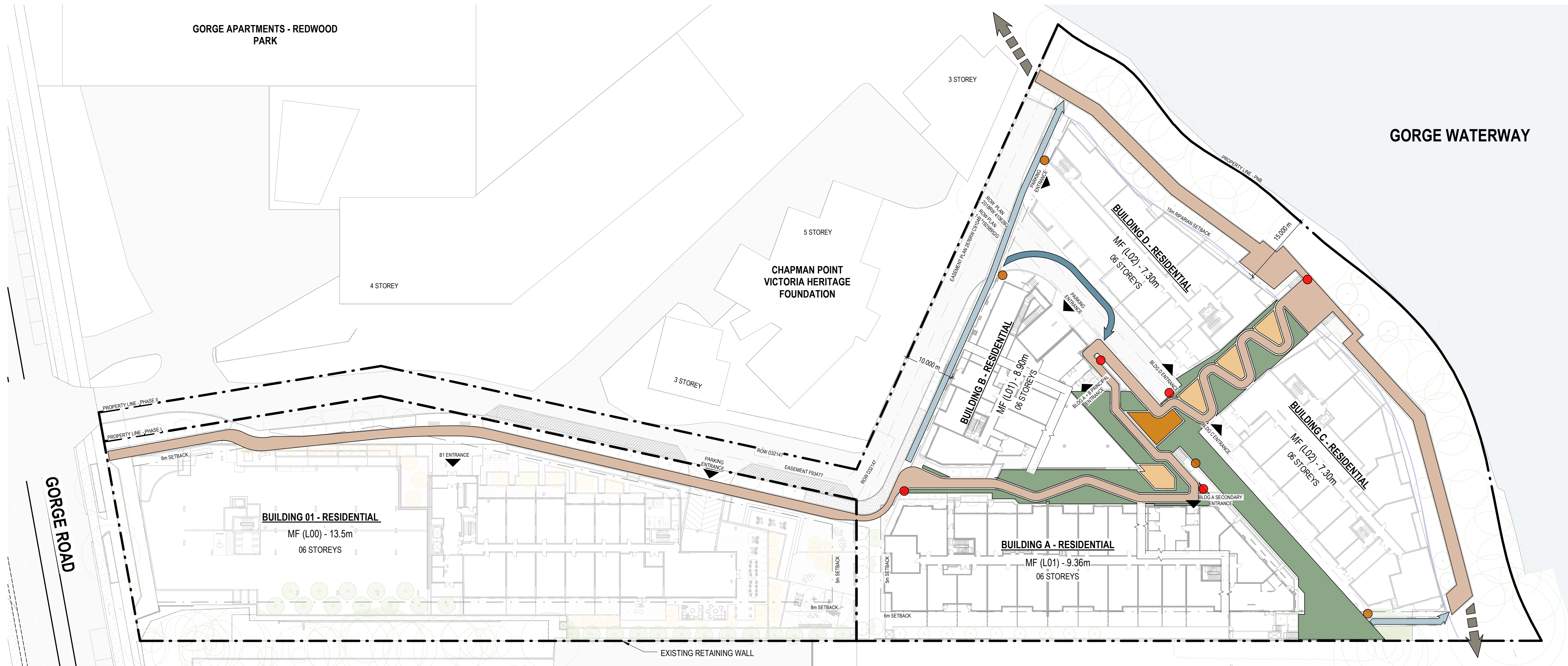
SRW PATHWAY - PER COVENANT



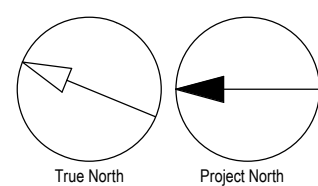
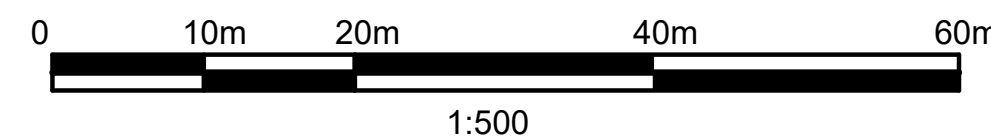
SRW PATHWAY - ADDITIONAL PROVIDED



2 OVERALL SITE CIRCULATION
SCALE: 1 : 1000

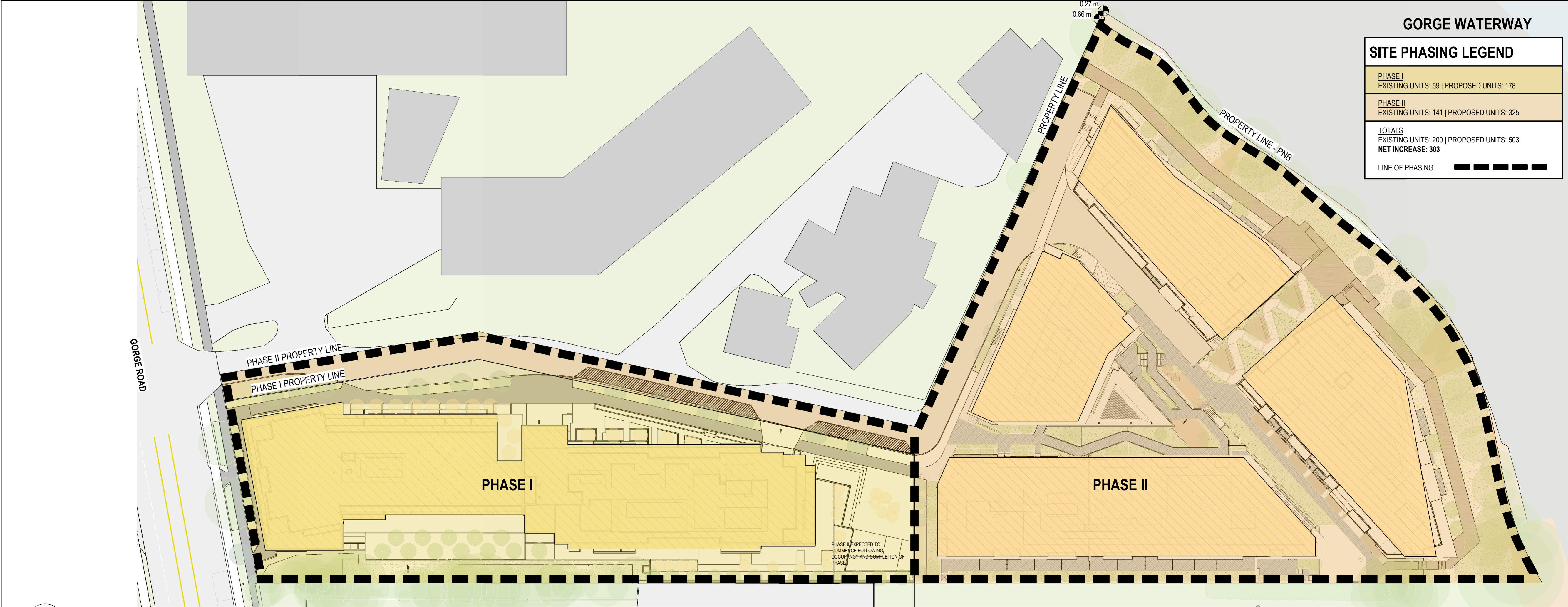


1 SITE CIRCULATION AND PROGRAMMING
SCALE: 1 : 500

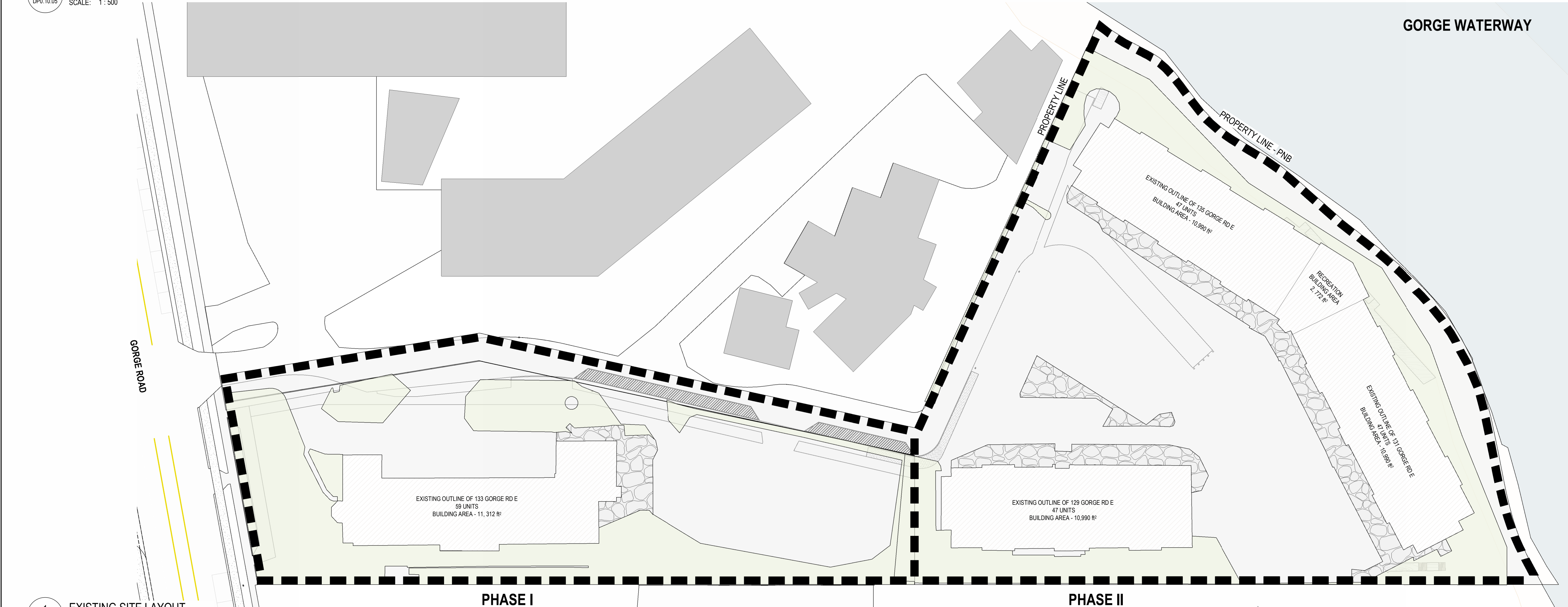


CLIENT		
INTRACORP Building the Extraordinary		
Suite 600 Burrard Street Vancouver, Canada, V6C 2B5		
COPYRIGHT This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.		
Arcadis Architects (Canada) Inc.		
ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04
CONSULTANTS		
SEAL		
 2026-08-04		
Arcadis Architects (Canada) Inc. formerly IBI Group Architects (Canada) Inc.  ARCADIS 1353 Ellis Street - Suite 202 Kelowna BC V1Y 1Z9 Canada tel 250 900 4520 www.arcadis.com		
PROJECT BELLWETHER PHASE 2 PHASE A - (BUILDING A + B) 129-135 GORGE ROAD E, VICTORIA, BC		
PROJECT NO: 30257313		
DRAWN BY:		CHECKED BY:
PROJECT MGR:		APPROVED BY: ARCADIS
SHEET TITLE SITE CIRCULATION AND PROGRAMMING		
SHEET NUMBER DP0.10.04		ISSUE F

Autodesk Docs J1138114-135E_GorgeRD_E20138814_GorgeRD-PH1-BLDG-248_1226.rvt
1/16



2 OVERALL PHASING PLAN
DP0.10.05 SCALE: 1 : 500



1 EXISTING SITE LAYOUT
DP0.10.05 SCALE: 1 : 500

CLIENT

INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULAY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Y1 129 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

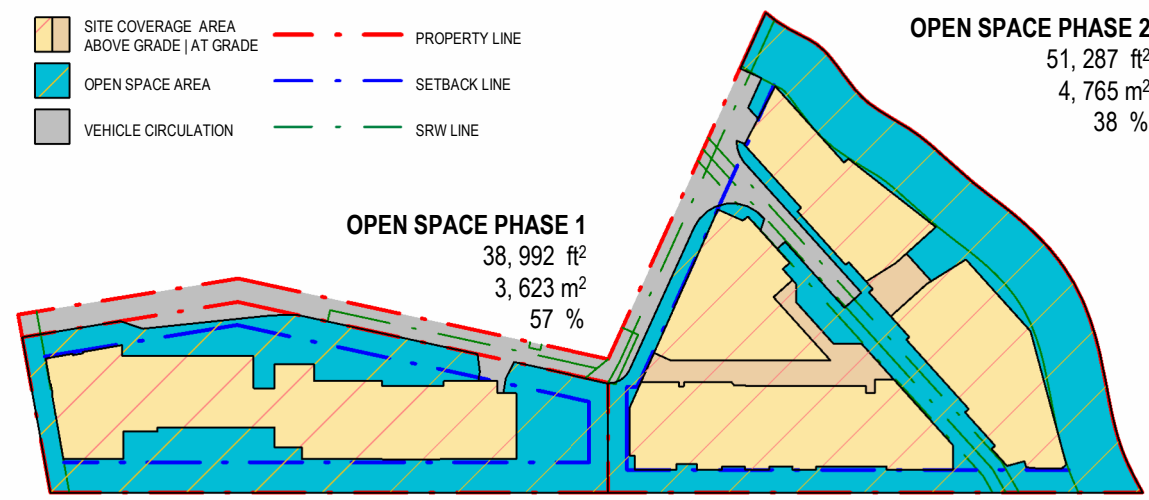
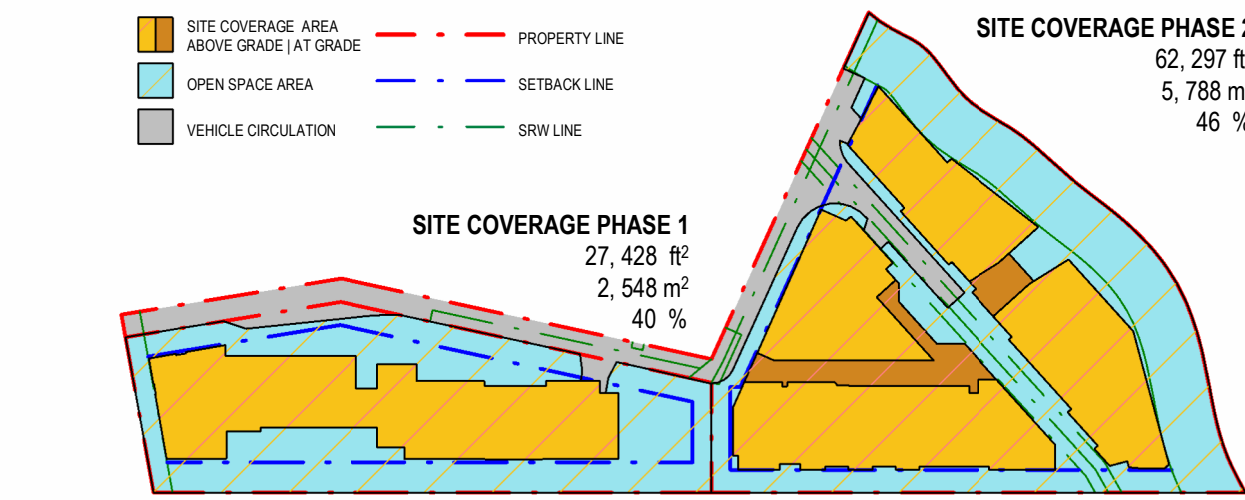
PHASING PLAN

SHEET NUMBER

DP0.10.05

ISSUE

F

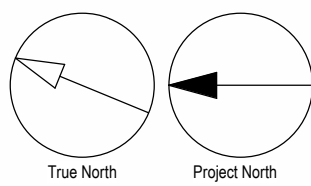
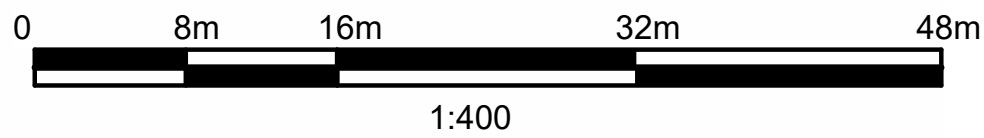
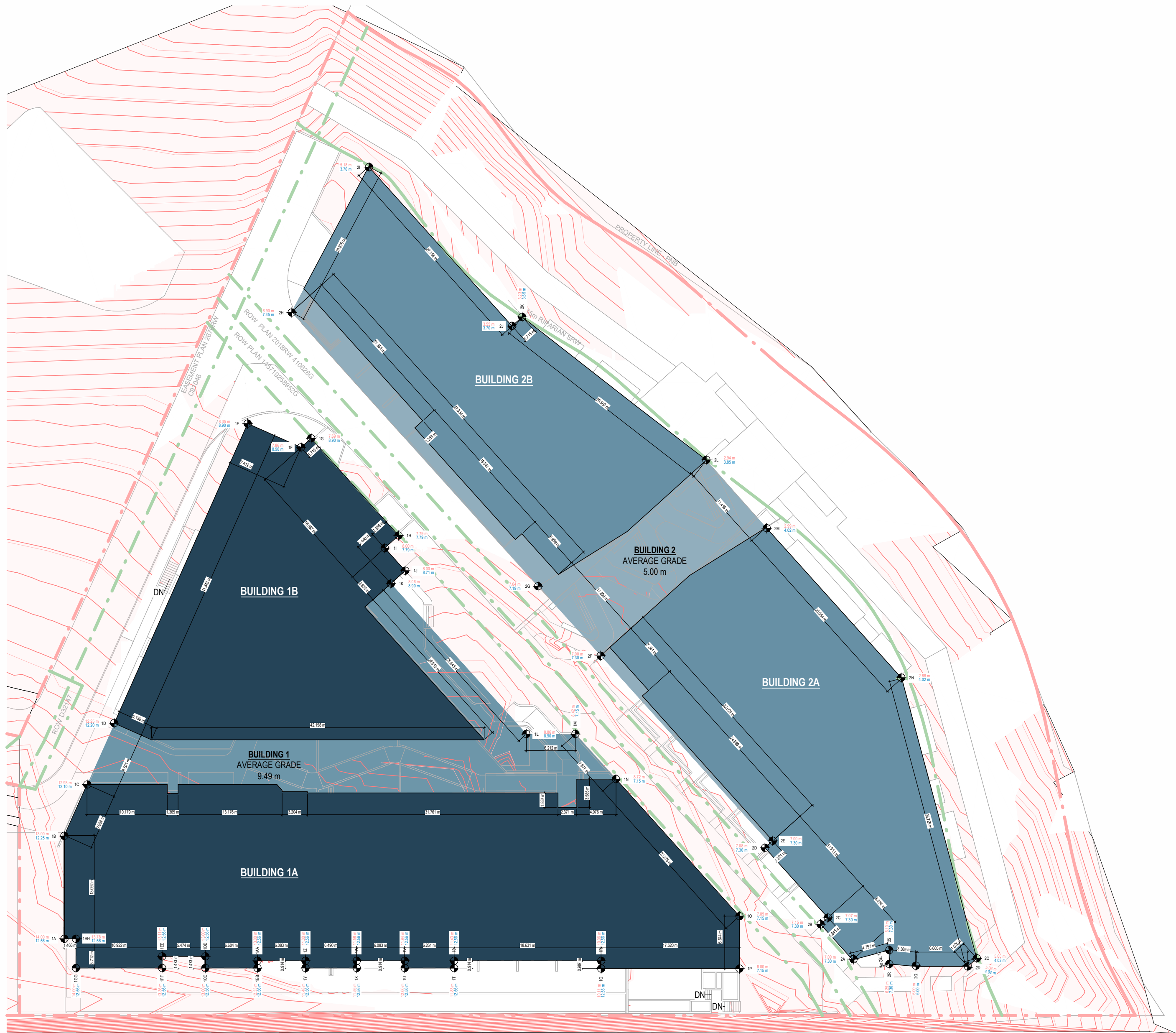


Ceiling Elevation @ L01 12.11 Existing Grade Used Proposed Grade Used

PHASE 2 - BUILDING A + B					
Mark	Elevation 1 (m)	Mark	Elevation 2 (m)	Length (m)	Avg x Length
1A	12.56	1B	12.25	13.09	162.41
1B	12.25	1C	12.10	7.05	85.88
1C	12.10	1D	12.20	8.50	103.29
1D	12.20	1E	8.35	41.54	426.85
1E	8.35	1F	7.86	7.41	60.07
1F	7.86	1G	7.79	1.71	13.30
1G	7.79	1H	7.79	16.57	128.23
1H	7.79	1I	8.00	2.36	18.62
1I	8.00	1J	8.00	3.87	30.96
1J	8.00	1K	8.06	2.44	19.59
1K	8.06	1L	8.86	25.64	216.94
1L	8.86	1M	8.42	6.21	53.67
1M	8.42	1N	7.15	7.68	59.77
1N	7.15	1O	7.15	23.38	167.13
1O	7.15	1P	7.15	6.64	47.50
1P	7.15	1Q	10.11	17.52	151.20
1Q	10.11	1R	10.06	0.99	9.95
1R	10.06	1S	11.43	18.63	200.19
1S	11.43	1T	11.83	0.91	10.63
1T	11.83	1U	12.00	6.26	74.60
1U	12.00	1V	11.94	0.91	10.94
1V	11.94	1W	11.58	6.08	71.54
1W	11.58	1X	11.56	0.91	10.57
1X	11.56	1Y	11.48	6.49	74.76
1Y	11.48	1Z	11.00	0.91	10.27
1Z	11.00	1AA	12.56	6.08	71.66
1AA	12.56	BB	12.33	0.91	11.37
BB	12.33	1CC	12.56	6.60	82.19
1CC	12.56	1DD	12.56	1.47	18.50
1DD	12.56	1EE	12.56	5.47	68.75
1EE	12.56	1FF	12.56	1.47	18.50
1FF	12.56	1GG	12.56	10.92	137.18
1GG	12.56	1HH	12.56	3.71	46.62
1HH	12.56	1A	12.56	1.47	18.41
SUM				271.85	2692.06
AVG GRADE (m)					9.90
L01 ABOVE GRADE (m)					2.20

Ceiling Elevation @ L01 6.84 Existing Grade Used Proposed Grade Used

PHASE 2 - BUILDING C + D					
Mark	Elevation 1 (m)	Mark	Elevation 2 (m)	Length (m)	Avg x Length
2A	7.00	2B	7.15	6.07	42.97
2B	7.15	2C	7.07	1.25	8.85
2C	7.07	2D	7.08	11.91	84.28
2D	7.08	2E	7.00	1.32	9.30
2E	7.00	2F	7.00	32.03	224.20
2F	7.00	2G	7.04	11.21	78.69
2G	7.04	2H	6.90	47.33	329.92
2H	6.90	2I	3.70	20.87	110.61
2I	3.70	2J	3.55	27.16	98.44
2J	3.55	2K	3.23	1.72	5.81
2K	3.23	2L	2.94	29.56	91.19
2L	2.94	2M	2.99	11.42	33.85
2M	2.99	2N	2.88	25.68	75.38
2N	2.88	2O	4.02	36.73	126.70
2O	4.02	2P	4.02	1.53	6.13
2P	4.02	2Q	6.00	6.61	26.55
2Q	6.00	2R	6.00	3.37	20.21
2R	6.25	2S	6.25	1.70	10.64
2S	6.10	2A	7.00	4.80	31.42
SUM				282.25	1415.17
AVG GRADE (m)					5.01
L01 ABOVE GRADE (m)					1.83



INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL



2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT
BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE
AVERAGE GRADE PLAN

SHEET NUMBER

DP0.10.06

ISSUE

F

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- ELEVATION IN m
- HARDSCAPE
- SOFTSCAPE
- PATIO
- ROADWAY
- SITE SERVICES - REFER TO CIVIL
- EXISTING SITE CONDITIONS
- PROPOSED SITE CONDITIONS

- PROPOSED TREE
- TREES FOR REMOVAL
- TREE TRUNK
- DRIPLINE RADIUS (m)
- CRITICAL ROOT ZONE RADIUS (m)
- EXISTING TREE WITH TAG

- NOTES
- SIGNAGE BY OTHERS.
 - FOR UNDERGROUND UTILITIES SITE SERVICES AND ADDITIONAL SITE INFORMATION, REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS.
 - FINISHED GRADE TO SLOPE AWAY MINIMUM 2% AWAY FROM BUILDING. SLOPES AT PATH OF TRAVEL NOT TO EXCEED MAXIMUM 5%.
 - FOR DESIGN OF SOFTSCAPE REFER TO LANDSCAPE DRAWINGS.
 - FOR ADDITIONAL GRADES REFER TO SHEETS DP0.10.06, DP0.10.07, LANDSCAPE AND CIVIL DRAWINGS.
 - FOR SITE LIGHTING DESIGN REFER TO ELECTRICAL DRAWINGS.
 - FOR ADDITIONAL INFORMATION ON EXISTING & REMOVED TREES REFER TO ARBOURIST REPORT

LEGAL DESCRIPTION AND MUNICIPAL ADDRESS

LOT'S 1 AND 2, SECTION 10, VICTORIA DISTRICT, PLAN 22973
CIVIC ADDRESS: 133 AND 135 EAST GORGE ROAD, VICTORIA, B.C.



1 MULTI-DISCIPLINARY COORDINATION SITE PLAN
SCALE: 1:250

GORGE WATERWAY

CLIENT

INTRACORP
Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAREN MACAULAY
BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

MULTI-DISCIPLINARY
COORDINATION SITE PLAN

SHEET NUMBER

DP0.10.07

ISSUE

F

LEGEND

- PROPERTY LINE
--- SETBACK LINE
--- EASEMENT LINE
ELEVATION IN m
HARDSCAPE
SOFTSCAPE
PATIO
ROADWAY
PROPOSED TREE
TREES FOR REMOVAL
TREE TRUNK
DRIPLINE RADIUS (m)
CRITICAL ROOT ZONE RADIUS (m)
EXISTING TREE WITH TAG

NOTES

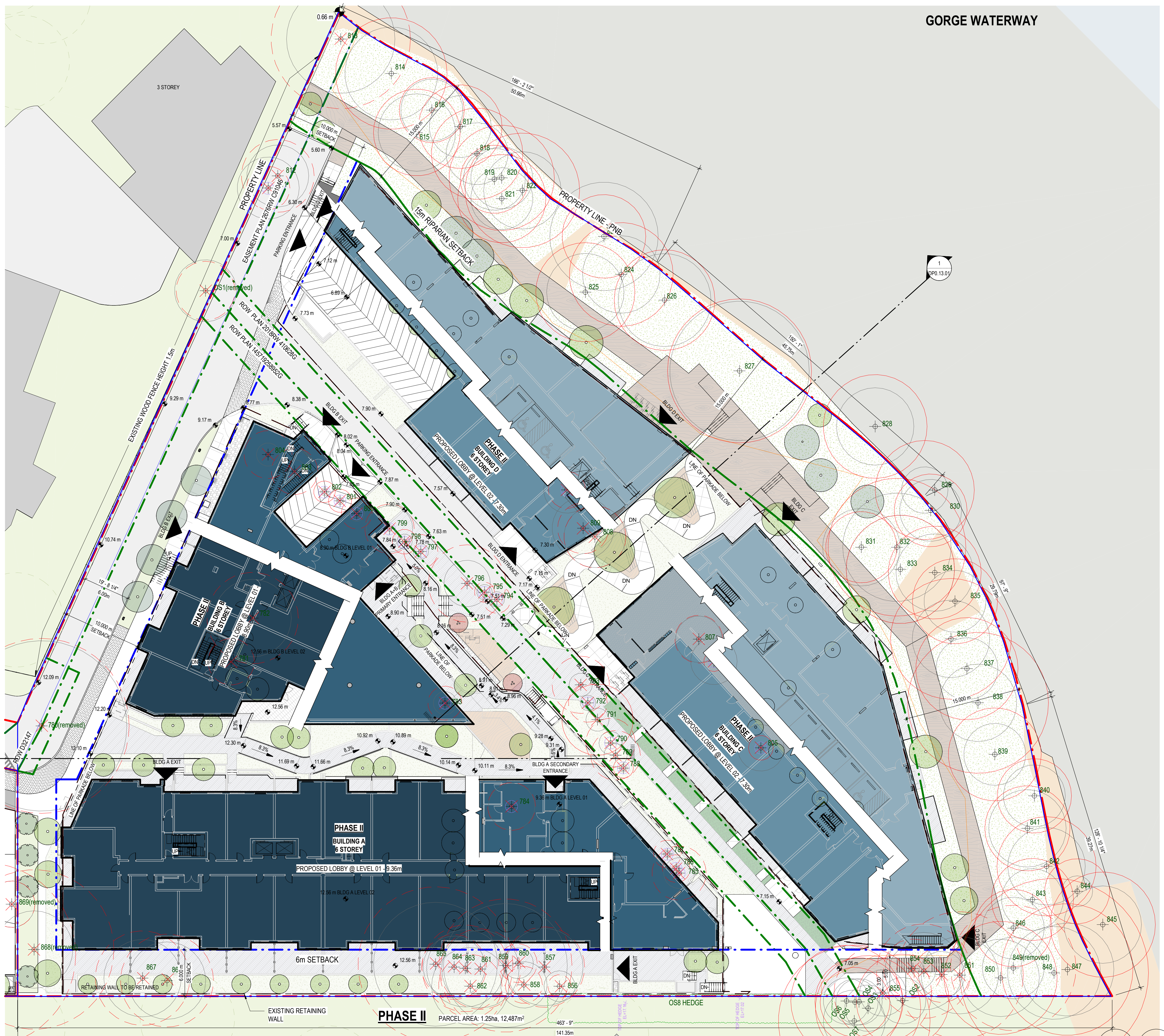
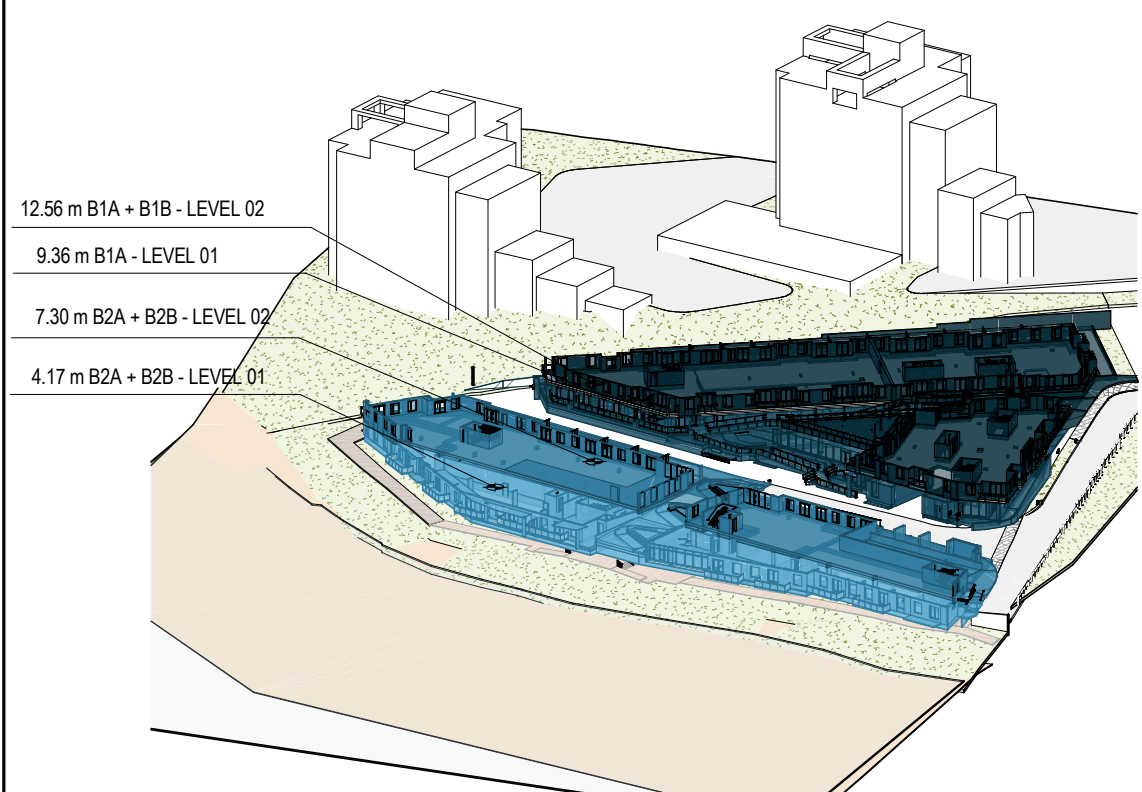
- SIGNAGE BY OTHERS.
- FOR UNDERGROUND UTILITIES SITE SERVICES AND ADDITIONAL SITE INFORMATION, REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS.
- FINISHED GRADE TO SLOPE AWAY MINIMUM 2% AWAY FROM BUILDING. SLOPES AT PATH OF TRAVEL NOT TO EXCEED MAXIMUM 5%.
- FOR DESIGN OF SOFTSCAPE REFER TO LANDSCAPE DRAWINGS.
- FOR ADDITIONAL GRADES REFER TO SHEETS DP0.10.06, DP0.10.07, LANDSCAPE AND CIVIL DRAWINGS.
- FOR SITE LIGHTING DESIGN REFER TO ELECTRICAL DRAWINGS.
- FOR ADDITIONAL INFORMATION ON EXISTING & REMOVED TREES REFER TO ARBOURIST REPORT

LEGAL DESCRIPTION AND MUNICIPAL ADDRESS

LOTS 1 AND 2, SECTION 10, VICTORIA DISTRICT, PLAN 22973
CIVIC ADDRESS: 133 AND 135 EAST GORGE ROAD, VICTORIA, B.C.

SITE PLAN LEGEND

- LEVEL 02 - BLDG A + B
LEVEL 01 - BLDG A + B
LEVEL 02 - BLDG C + D
LEVEL 01 - BLDG C + D



1 OVERALL PHASE 2 SITE PLAN
SCALE: 1 : 250

GORGE WATERWAY

CLIENT

INTRACORP
Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL



2026-08-04

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

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313DRAWN BY:
ARCADISPROJECT MGR:
ARCADISCHECKED BY:
ARCADISAPPROVED BY:
ARCADIS

SHEET TITLE

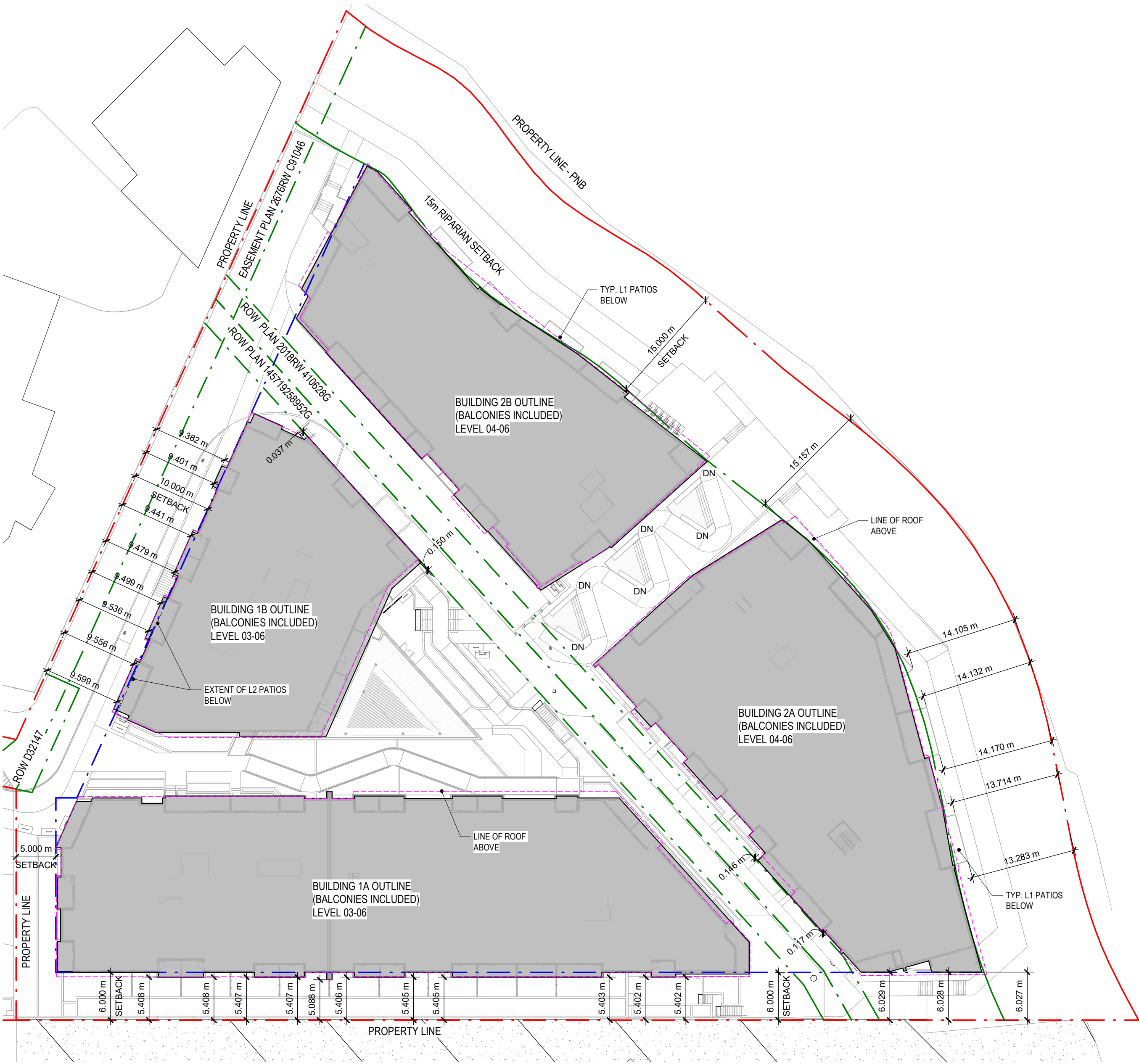
OVERALL PHASE 2 SITE PLAN

SHEET NUMBER

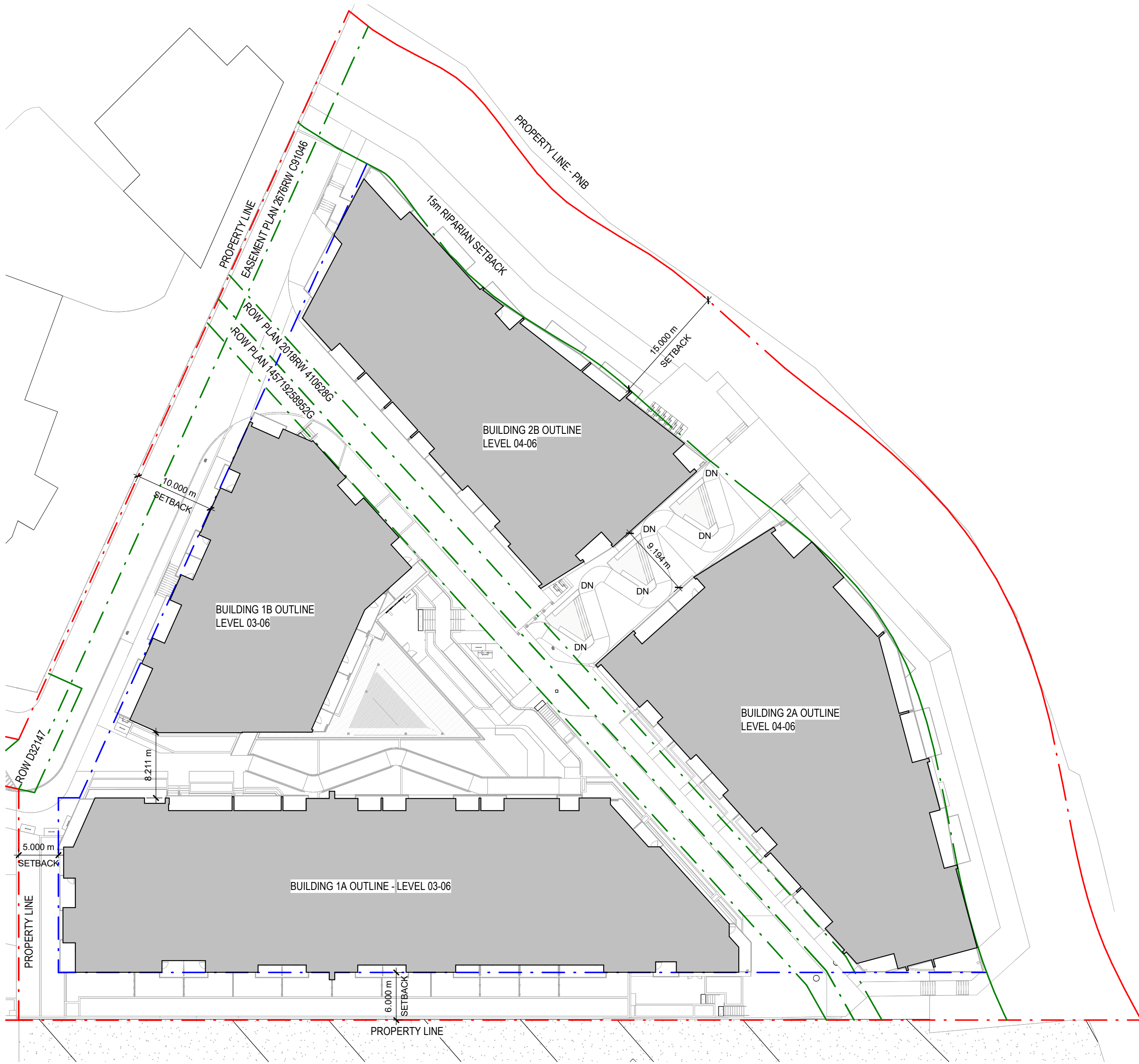
DP0.10.08

ISSUE

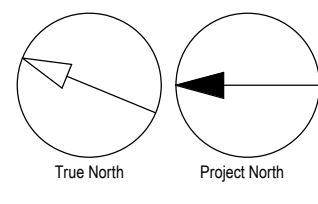
F



2 SITE SETBACK PLAN (BALCONIES INCLUSIVE)
DP0.10.09 SCALE: 1:400



1 SITE SETBACK PLAN
DP0.10.09 SCALE: 1:400



CLIENT

INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
B	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01
C	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
Author

PROJECT MGR:
Designer

CHECKED BY:
Checker

APPROVED BY:
Approver

SHEET TITLE

BUILDING SETBACK PLANS

SHEET NUMBER

DP0.10.09

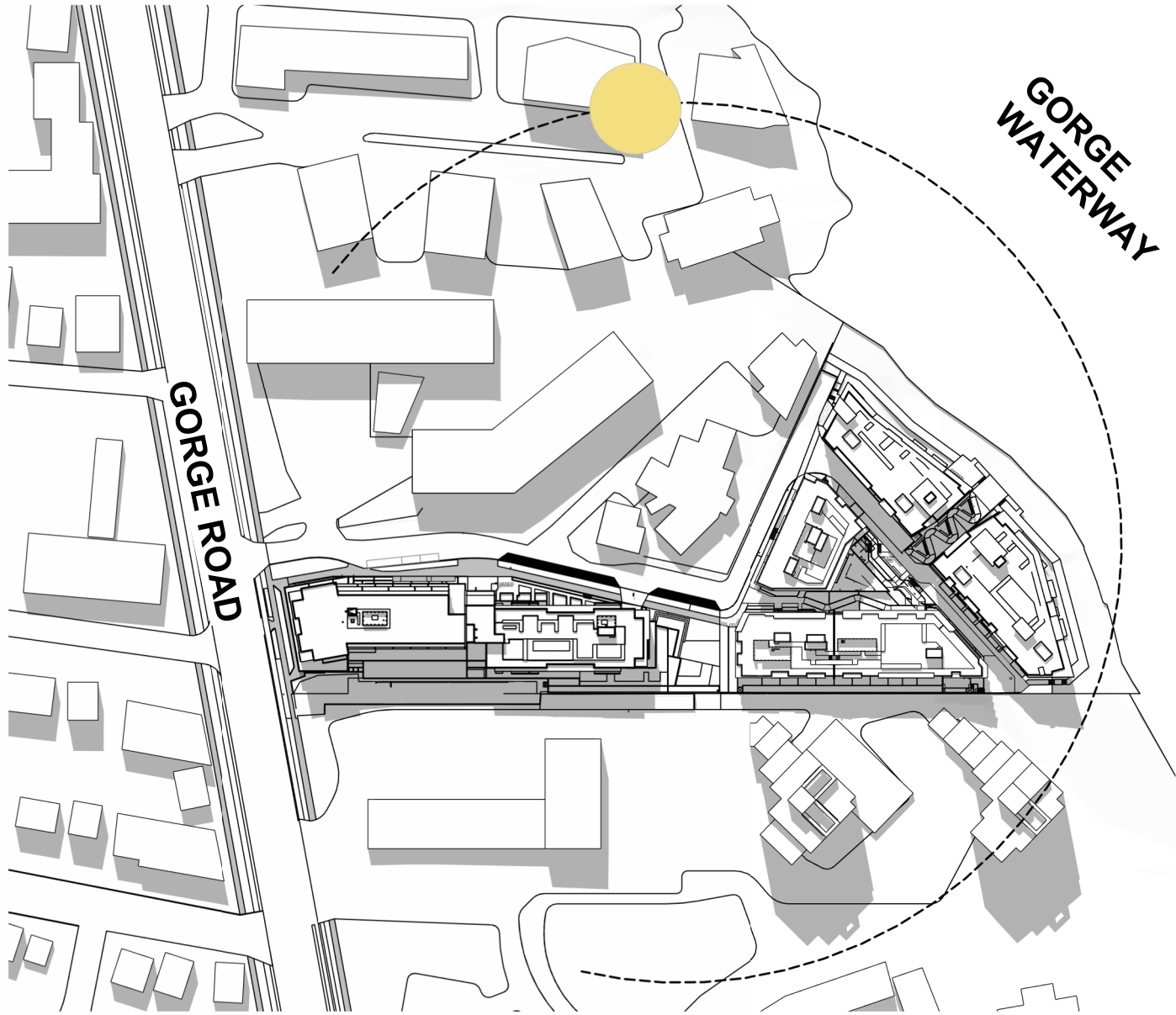
ISSUE

F

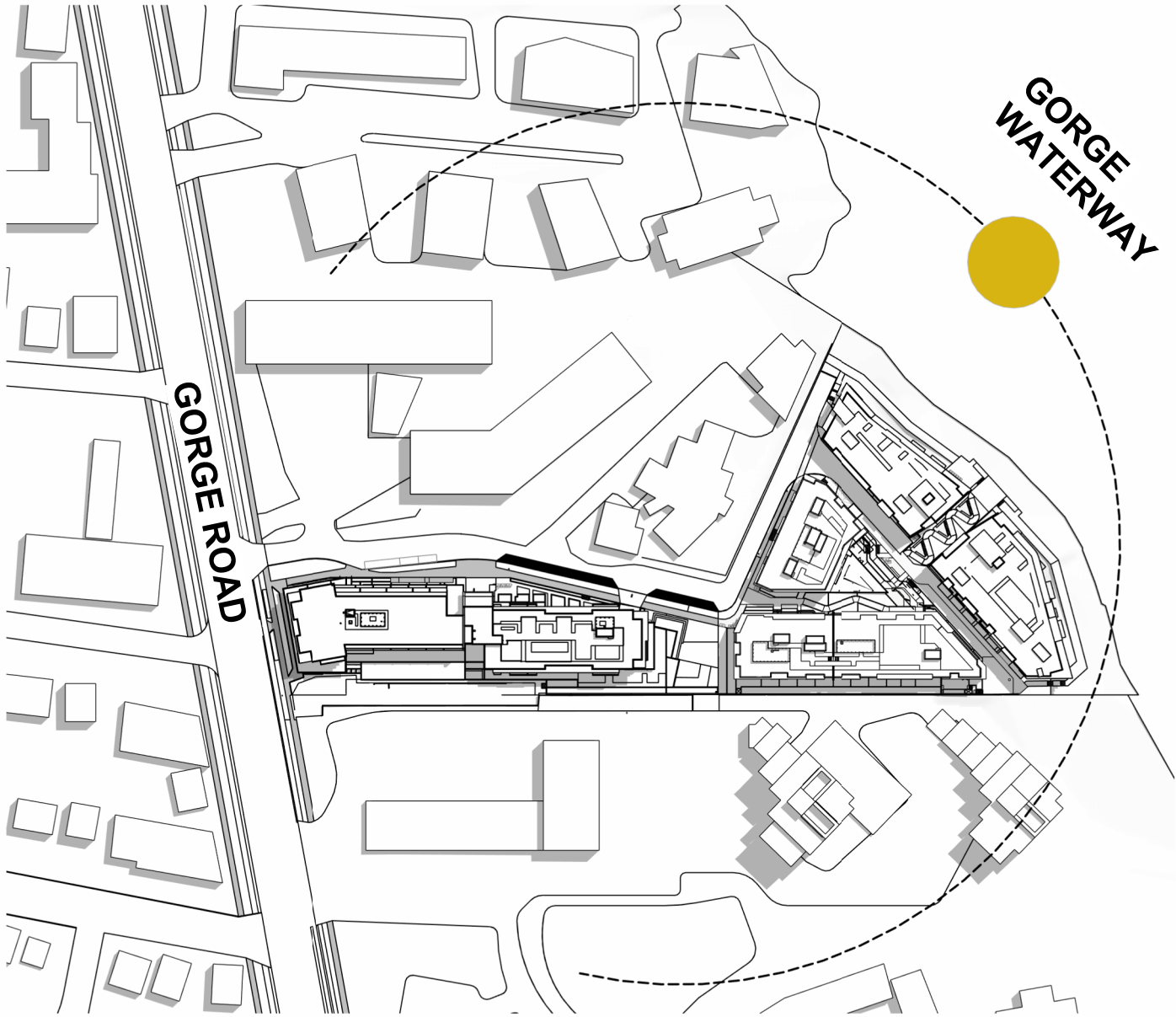
7/30/2026 9:16:03 AM

Autocheck Docs: J:\138114-135E Gorge Rd, E201\138114_GorgeRd-PH1-BLOC-2AB_R206.rvt

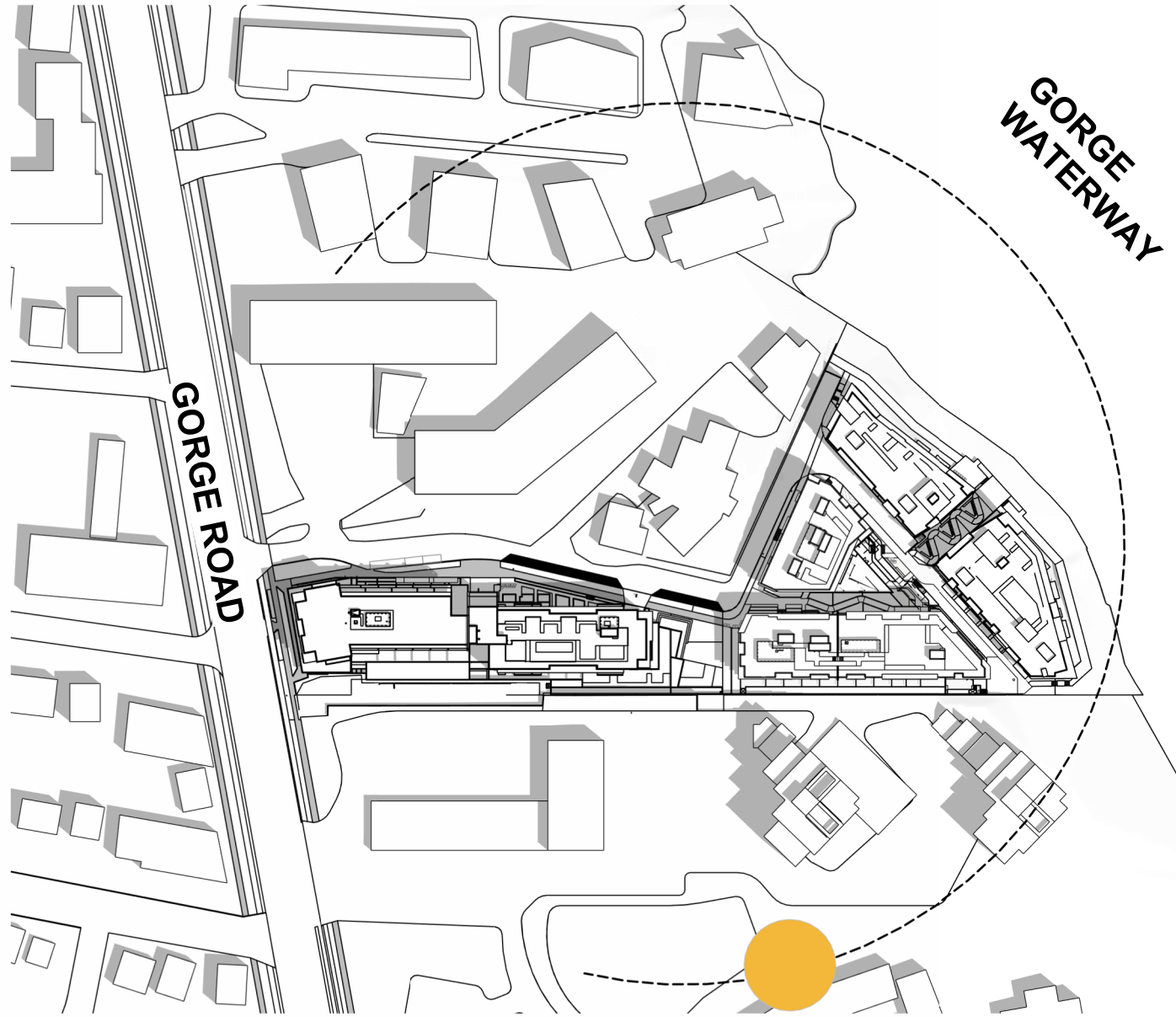
1/16



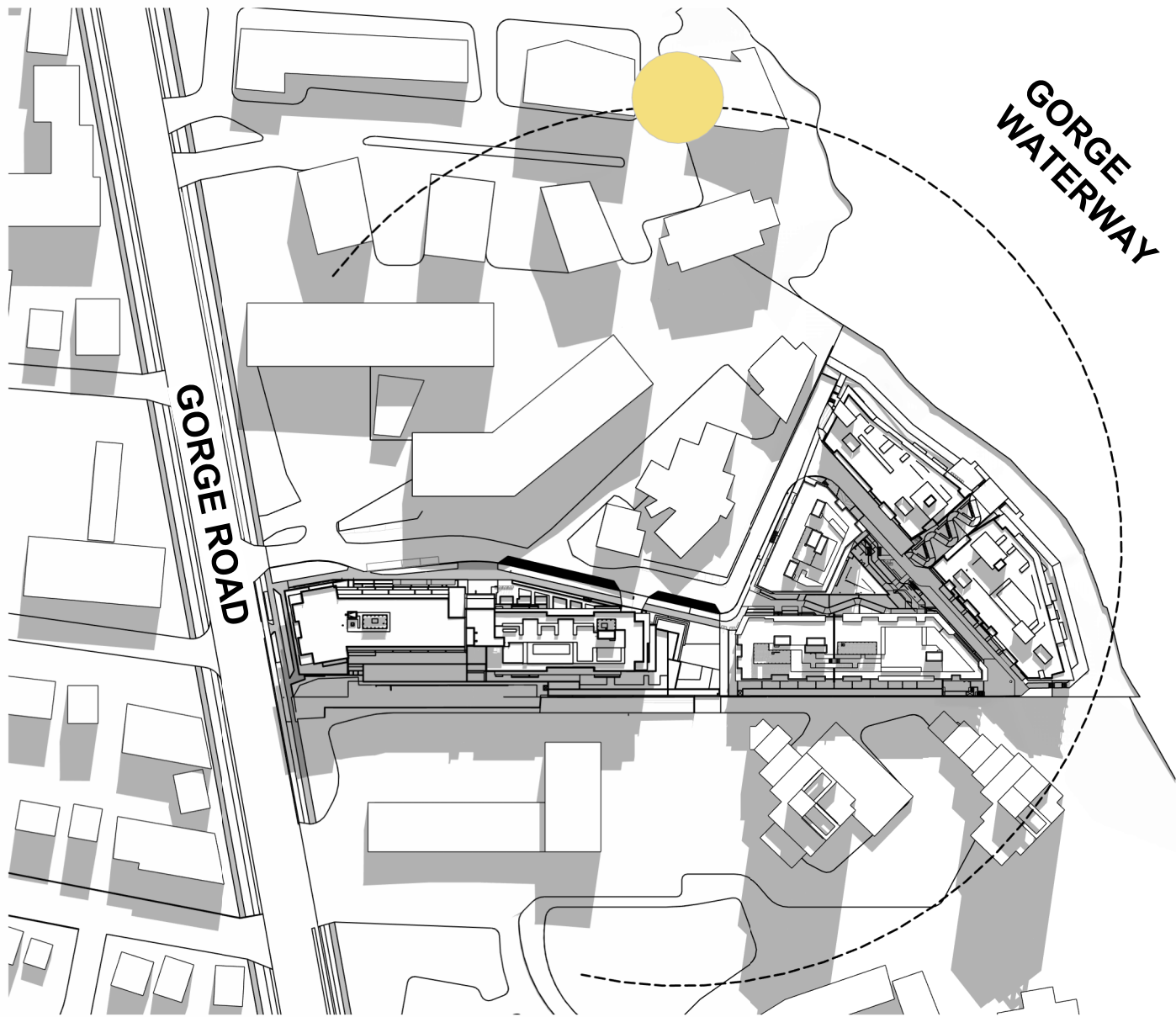
1 SUMMER SOLSTICE 9:30 AM
DP0.11.01 SCALE: NTS



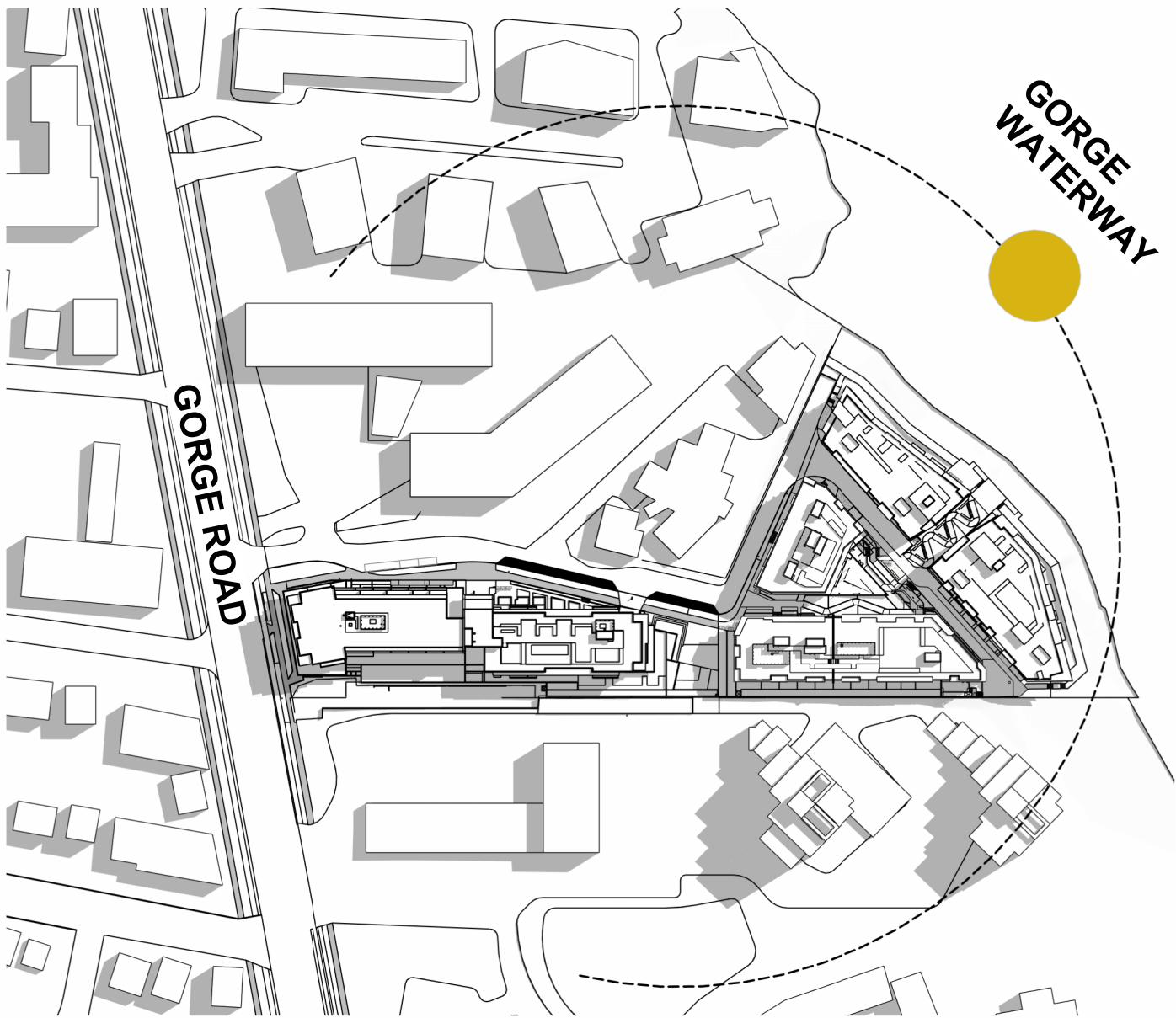
2 SUMMER SOLSTICE 12:30 PM
DP0.11.01 SCALE: NTS



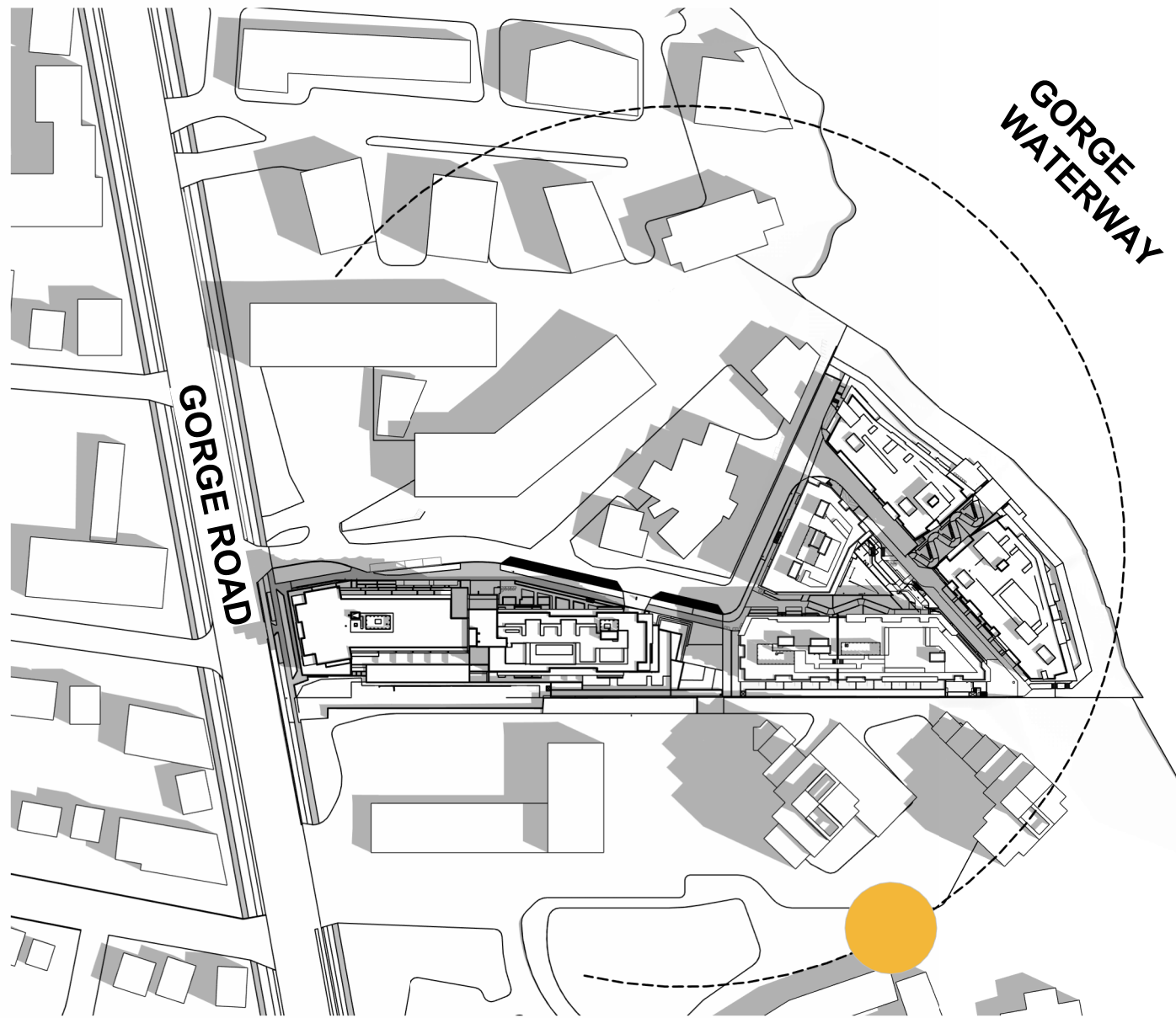
3 SUMMER SOLSTICE 3:30 PM
DP0.11.01 SCALE: NTS



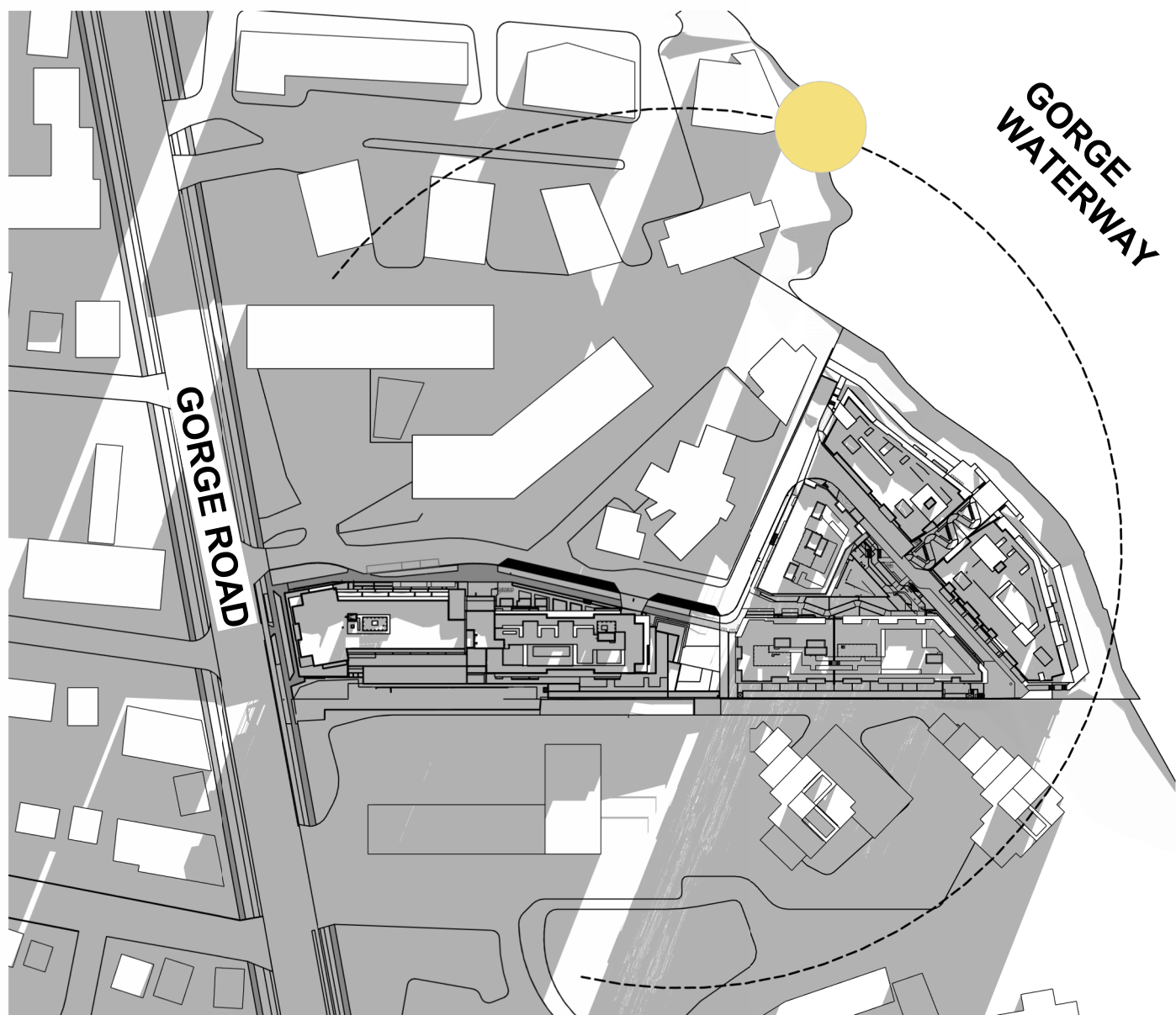
4 FALL EQUINOX 9:30 AM
DP0.11.01 SCALE: NTS



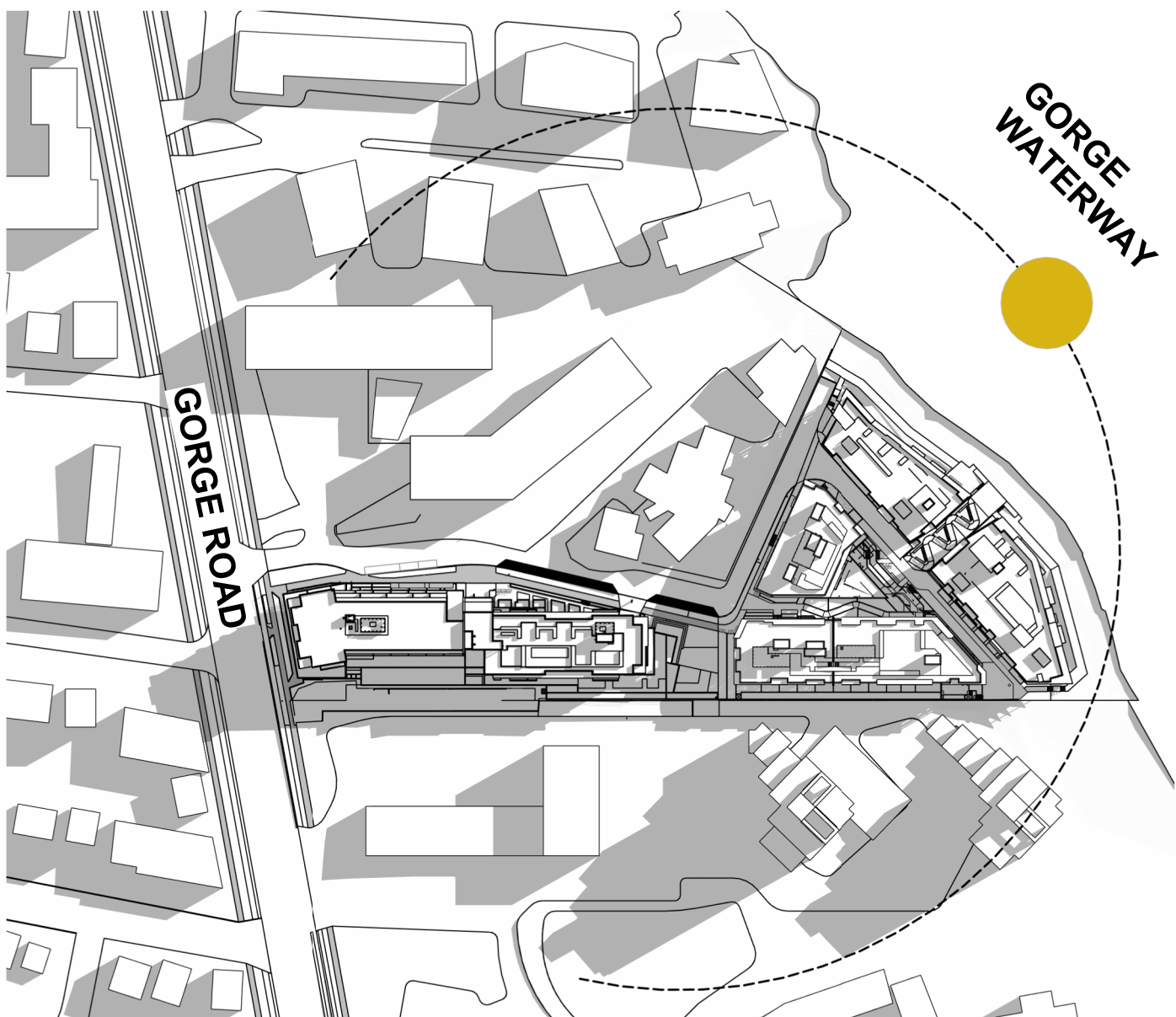
5 FALL EQUINOX 12:30 PM
DP0.11.01 SCALE: NTS



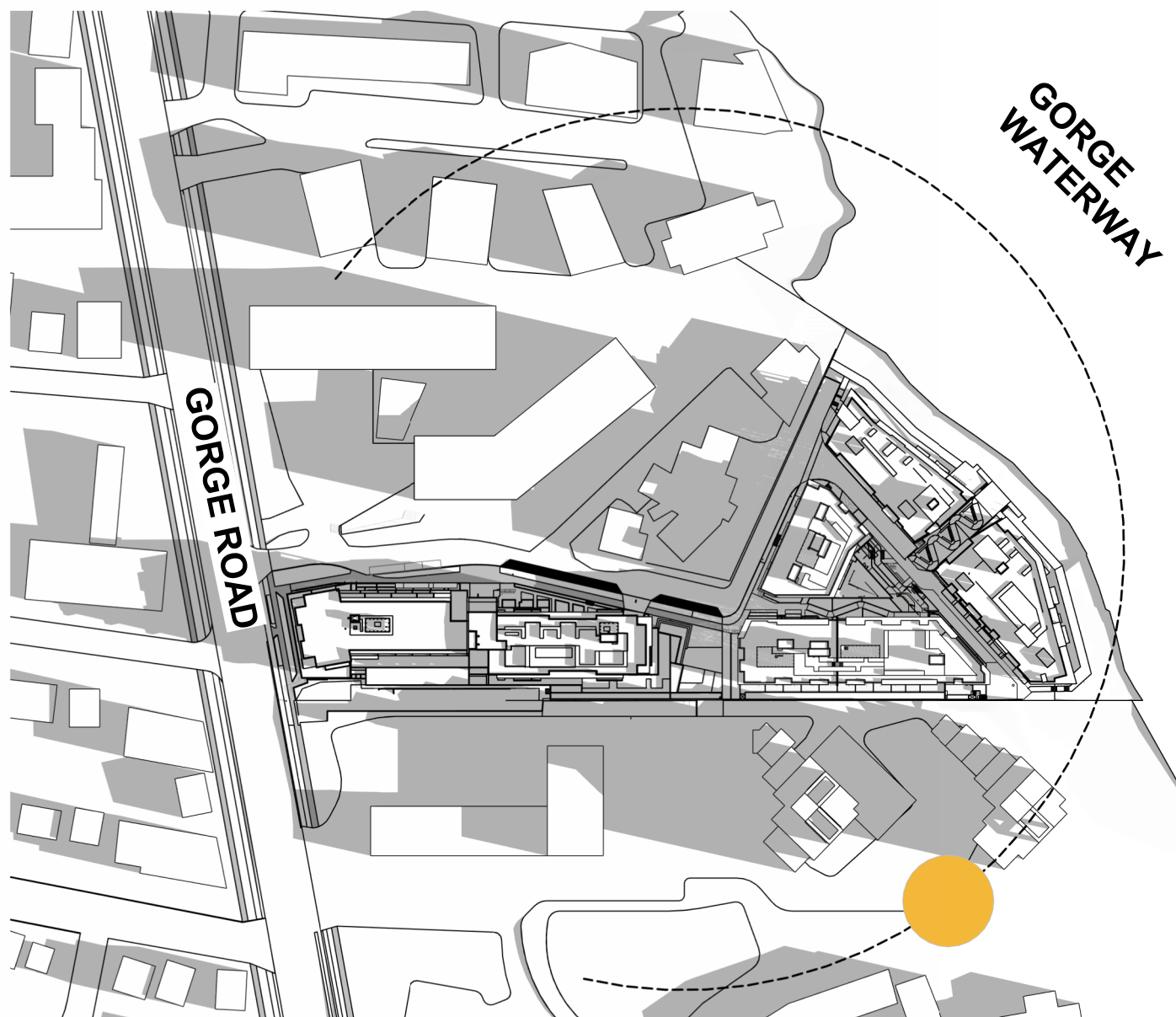
6 FALL EQUINOX 3:30 PM
DP0.11.01 SCALE: NTS



7 WINTER SOLSTICE 9:30 AM
DP0.11.01 SCALE: NTS



8 WINTER SOLSTICE 12:30 PM
DP0.11.01 SCALE: NTS



9 WINTER SOLSTICE 3:30 PM
DP0.11.01 SCALE: NTS

CLIENT

INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULAY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

SHADOW STUDY DIAGRAMS

SHEET NUMBER

DP0.11.01

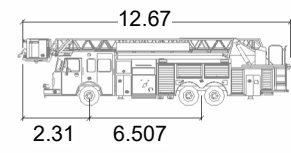
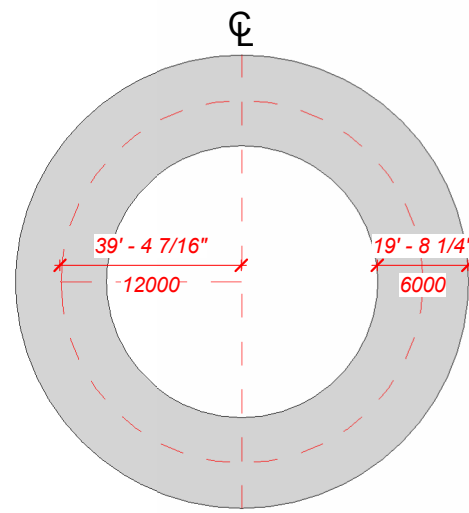
ISSUE

F

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- ELEVATION IN m
- HARDSCAPE
- SOFTSCAPE
- PATIO
- ROADWAY
- TREE
- POWER POLE
- TREES FOR REMOVAL

- NOTES
- SIGNAGE BY OTHERS.
 - FOR UNDERGROUND UTILITIES SITE SERVICES AND ADDITIONAL SITE INFORMATION, REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS.
 - FINISHED GRADE TO SLOPE AWAY MINIMUM 2% AWAY FROM BUILDING. SLOPES AT PATH OF TRAVEL NOT TO EXCEED MAXIMUM 5%.
 - FOR DESIGN OF SOFTSCAPE REFER TO LANDSCAPE DRAWINGS.
 - FOR ADDITIONAL GRADES REFER TO SHEETS DP0.10.06, DP0.10.07, LANDSCAPE AND CIVIL DRAWINGS.



CoV Bronto
meters
Width : 2.530
Track : 2.540
Lock to Lock Time : 6.0s
Steering Angle : 45.0°

BCBC ARTICLE 3.2.5.6.

- HAVE A CLEAR WIDTH NOT LESS THAN 6m (19.7 FT), UNLESS IT CAN BE SHOWN THAT LESSER WIDTHS ARE SATISFACTORY.
- HAVE A CENTRELINE RADIUS NOT LESS THAN 12m (39.4 FT).
- HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m (16.4 FT).
- HAVE A CHANGE GRADIENT NOT MORE THAN 1 IN 12.5 OVER MINIMUM DISTANCE OF 15m (49.2 FT).
- BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE, ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS.
- HAVE A TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m (295.2 FT) LONG, AND
- BE CONNECTED WITH A PUBLIC THROUGHFARE.

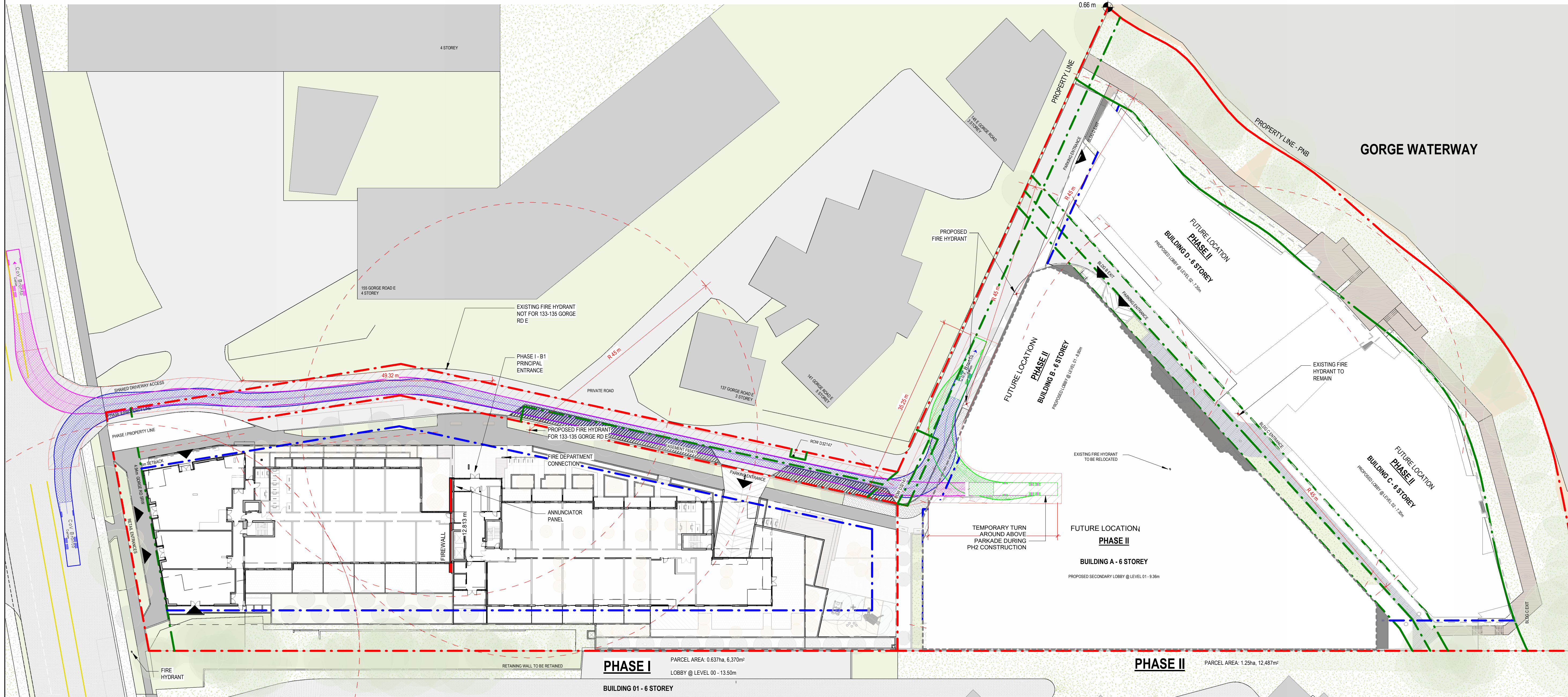
PHASING LEGEND

- DPV No. 00257
ASSUMED START DATE OF 2025
- DDP1021
ASSUMED START DATE OF 2026
- DDP1021
ASSUMED START DATE OF 2027

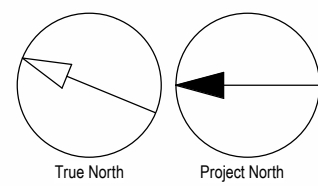
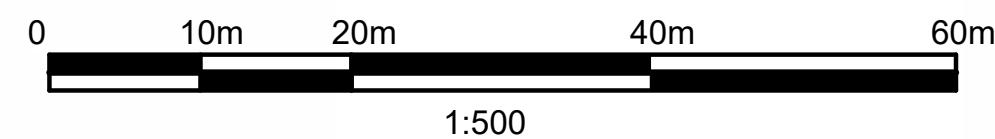
- FIRE TRUCK SWEEP ENTRY
- FIRE TRUCK SWEEP EXIT
- FIRE TRUCK SWEEP REVERSE

FIRE ACCESS LEGEND

- MAIN ENTRANCE
- ENTRY / EXIT
- GEODETTIC ELEVATION
- PROPERTY LINE
- FIRE HYDRANT
- 45m RADIUS LINE
- 15m RADIUS LINE



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



CLIENT

INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULAY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

FIRE ACCESS PLAN PHASE II -
PHASE I ACCESS DURING PHASE II
CONSTRUCTION

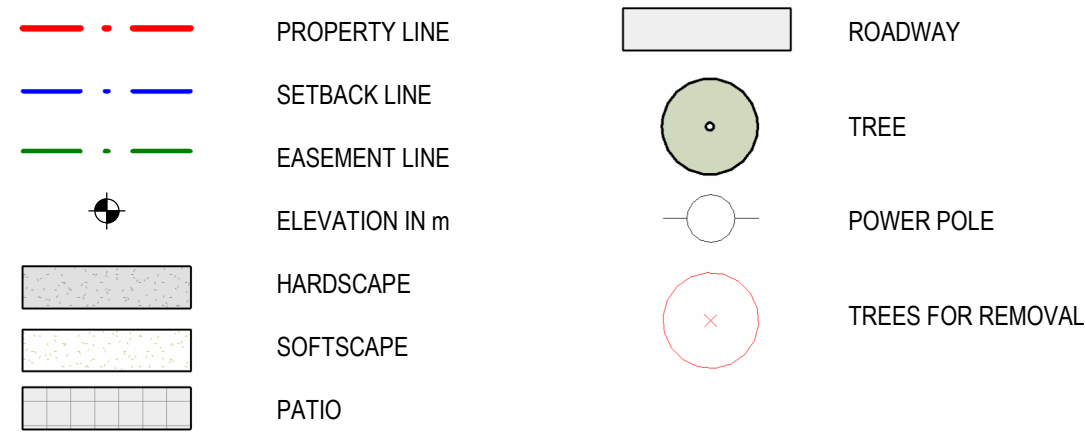
SHEET NUMBER

DP0.12.01

ISSUE

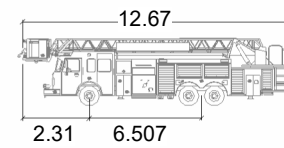
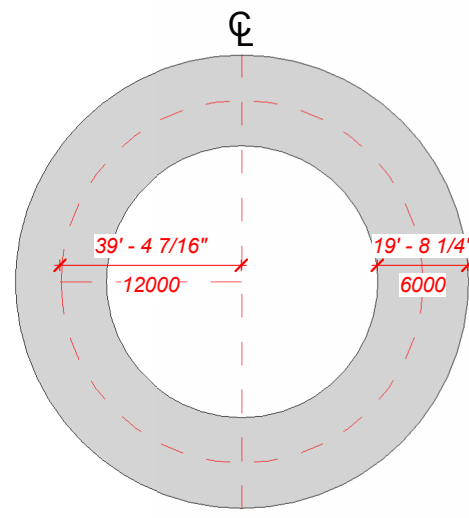
F

LEGEND



NOTES

- SIGNAGE BY OTHERS.
- FOR UNDERGROUND UTILITIES SITE SERVICES AND ADDITIONAL SITE INFORMATION, REFER TO CIVIL, LANDSCAPE, MECHANICAL AND ELECTRICAL DRAWINGS.
- FINISHED GRADE TO SLOPE AWAY MINIMUM 2%, AWAY FROM BUILDING. SLOPES AT PATH OF TRAVEL NOT TO EXCEED MAXIMUM 5%.
- FOR DESIGN OF SOFTSCAPE REFER TO LANDSCAPE DRAWINGS.
- FOR ADDITIONAL GRADES REFER TO SHEETS DP0.10.06, DP0.10.07, LANDSCAPE AND CIVIL DRAWINGS.



CoV Bronto

Width : 2.530
Track : 2.540
Lock to Lock Time : 6.0s
Steering Angle : 45.0°

BCBC ARTICLE 3.2.5.6.

- HAVE A CLEAR WIDTH NOT LESS THAN 6m (19.7 FT), UNLESS IT CAN BE SHOWN THAT LESSER WIDTHS ARE SATISFACTORY.
- HAVE A CENTRELINE RADIUS NOT LESS THAN 12m (39.4 FT).
- HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m (16.4 FT).
- HAVE A CHANGE GRADIENT NOT MORE THAN 1 IN 12.5 OVER MINIMUM DISTANCE OF 15m (49.2 FT).
- BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE, ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS.
- HAVE A TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m (295.2 FT) LONG, AND
- BE CONNECTED WITH A PUBLIC THROUGHFARE.

PHASING LEGEND

- DPV No. 00257
ASSUMED START DATE OF 2025
- DDP01021
ASSUMED START DATE OF 2026
- DDP01021
ASSUMED START DATE OF 2027

- FIRE TRUCK SWEEP ENTRY
- FIRE TRUCK SWEEP EXIT
- FIRE TRUCK SWEEP REVERSE

FIRE ACCESS LEGEND

- MAIN ENTRANCE
- ENTRY / EXIT
- GEODETTIC ELEVATION
- PROPERTY LINE
- FIRE HYDRANT
- 45m RADIUS LINE
- 15m RADIUS LINE

CLIENT

INTRACORP
Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL



2026-08-04

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.
ARCADIS
1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

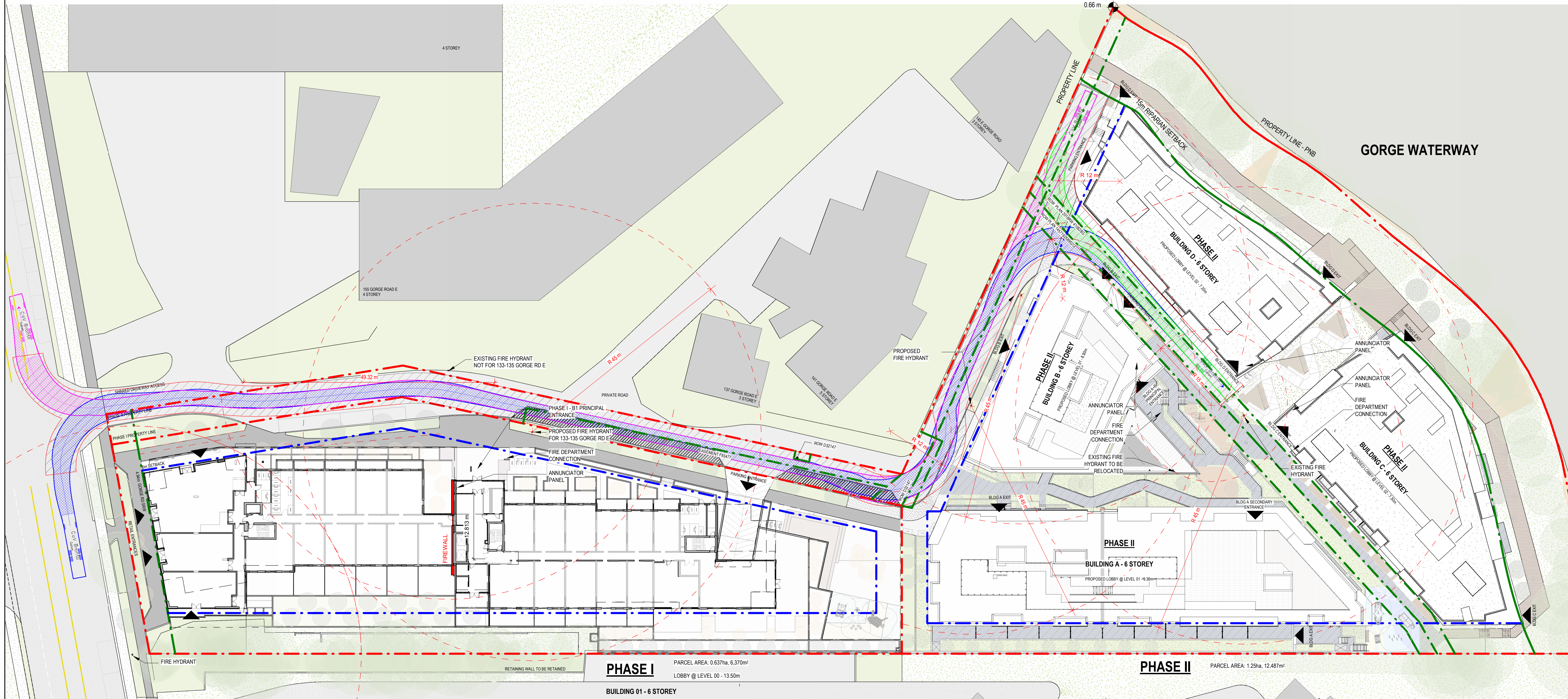
FIRE ACCESS PLAN PHASE II -
ACCESS AT PHASE II COMPLETION

SHEET NUMBER

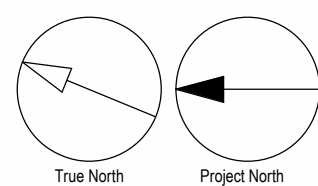
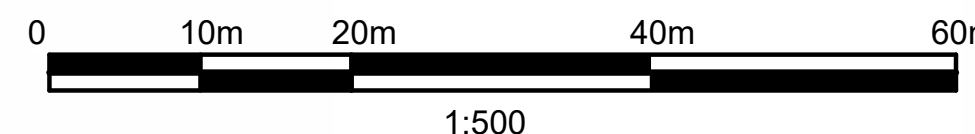
DP0.12.02

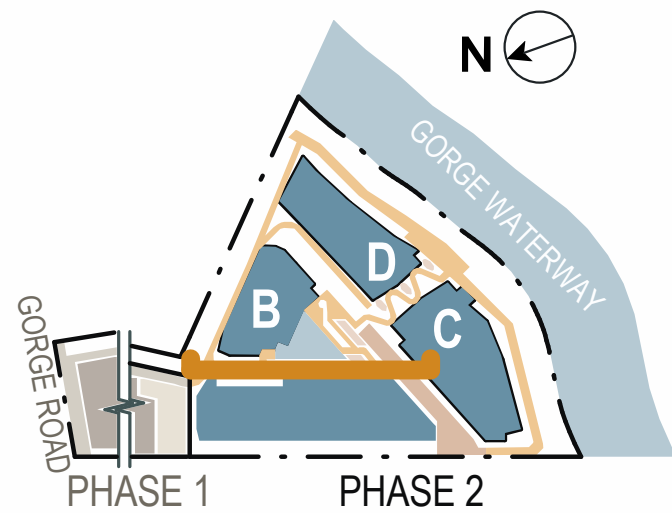
ISSUE

F

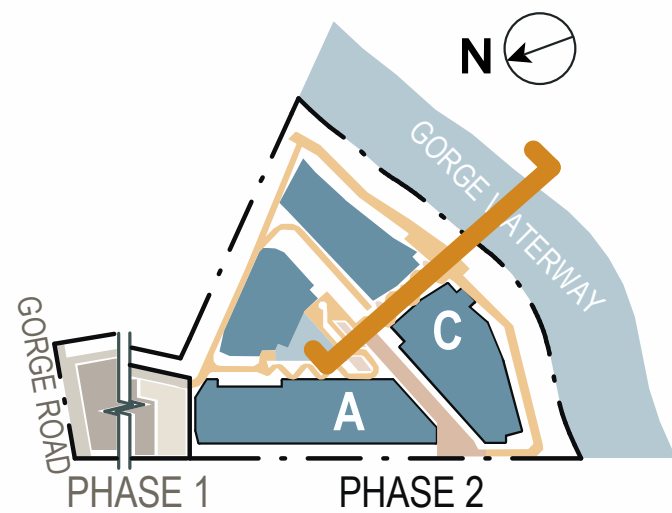


1 FIRE ACCESS PLAN PHASE I + II
DP0.12.02 SCALE: 1:400

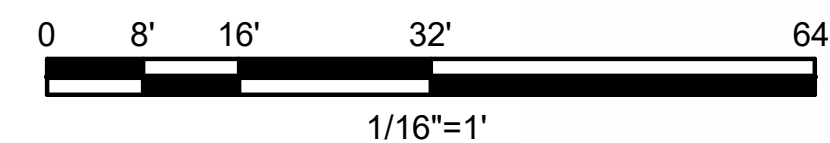




2 OVERALL SITE SECTION B
DP0.13.01 SCALE: 1/16" = 1'-0"



1 OVERALL SITE SECTION A
DP0.13.01 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL



2026-08-04

Arcadis Architects (Canada) Inc.
formerly IBI Group Architects (Canada) Inc.
ARCADIS
1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT
BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313
DRAWN BY:
ARCADIS
CHECKED BY:
ARCADIS
PROJECT MGR:
C.VIANI
APPROVED BY:
ARCADIS

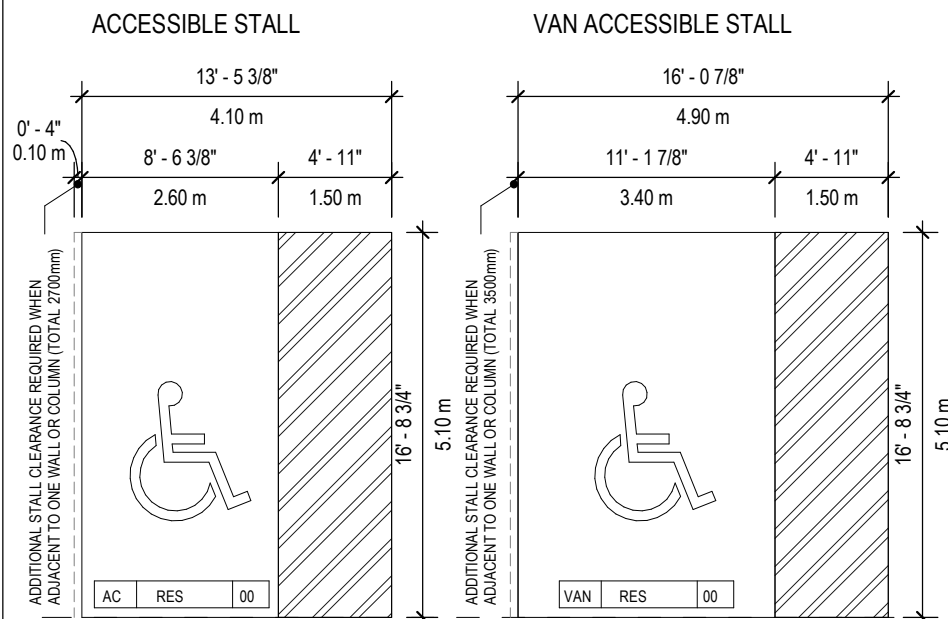
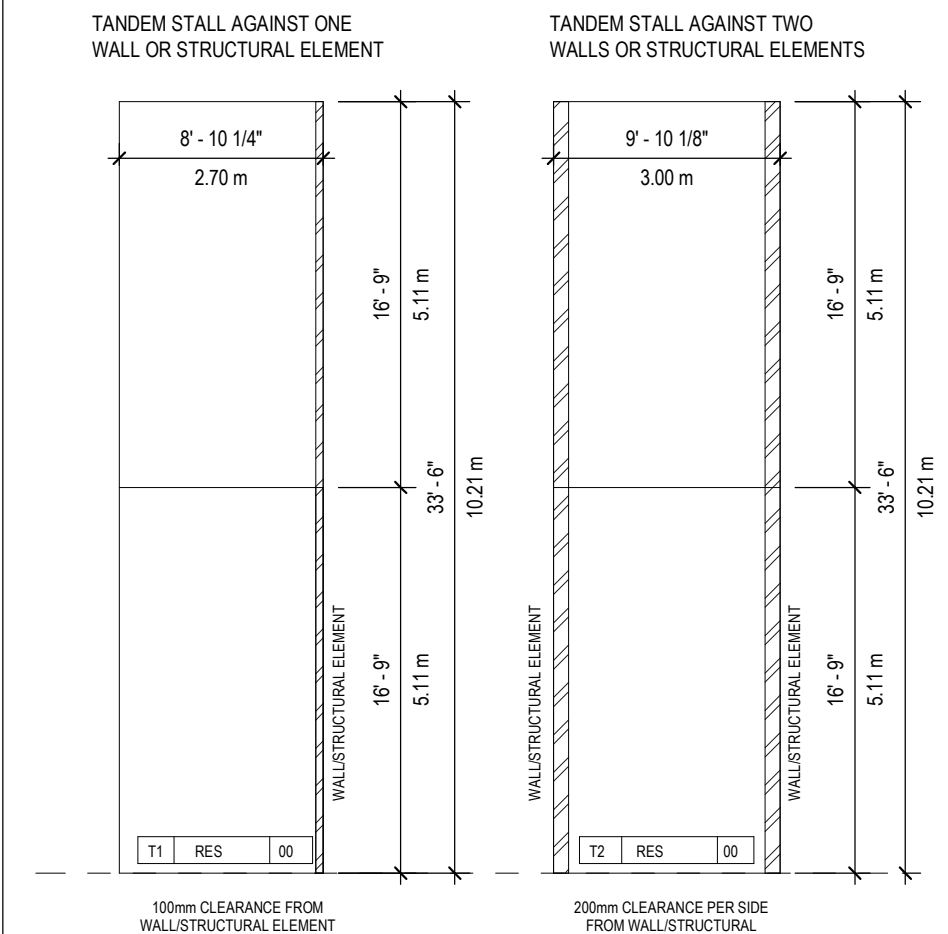
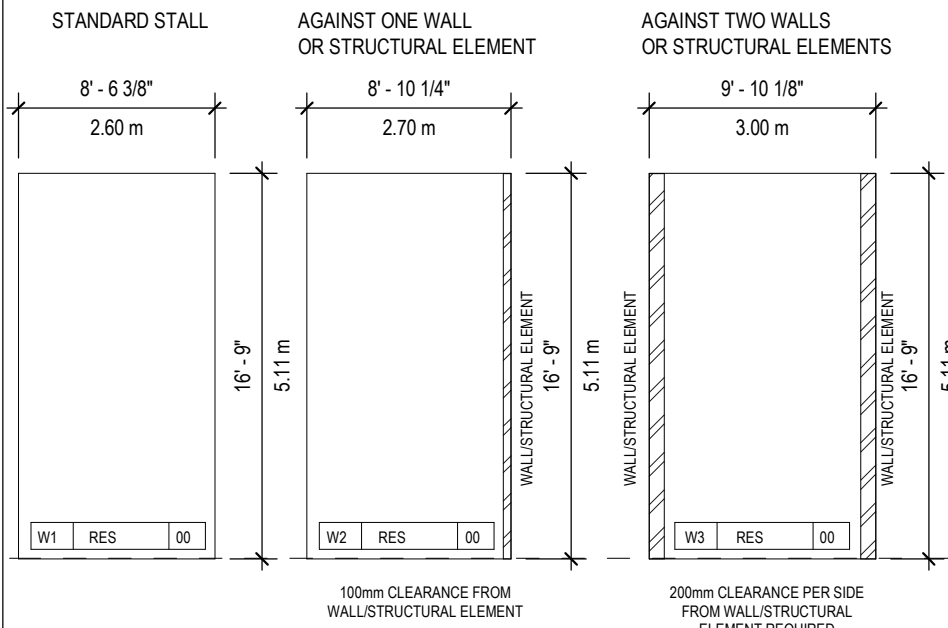
SHEET TITLE
SITE SECTIONS

SHEET NUMBER
DP0.13.01
ISSUE
F

VEHICLE PARKING STALLS PROVIDED - BUILDING A+B			
LEVEL	PARKING TYPE	STALL TYPE	TOTAL
B01 - LEVEL 01	RESIDENTIAL	RESIDENTIAL	50
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL	63
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	5
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE VAN	1
B01 - LEVEL P1	RESIDENTIAL	RESIDENTIAL - CAR SHARE	1
B01 - LEVEL P1	VISITOR	VISITOR	18
B01 - LEVEL P1	VISITOR	VISITOR - ACCESSIBLE VAN	1
Grand total: 139			139

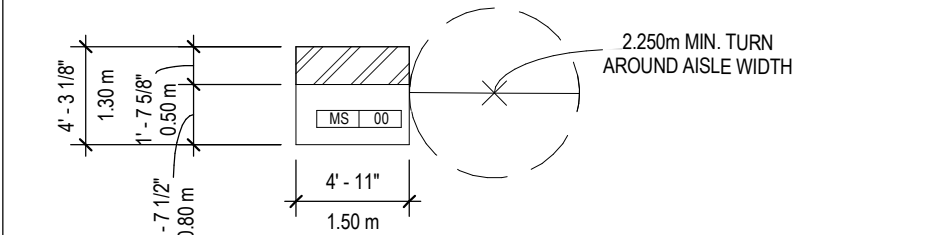
PARKING LEGEND - CITY OF VICTORIA

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



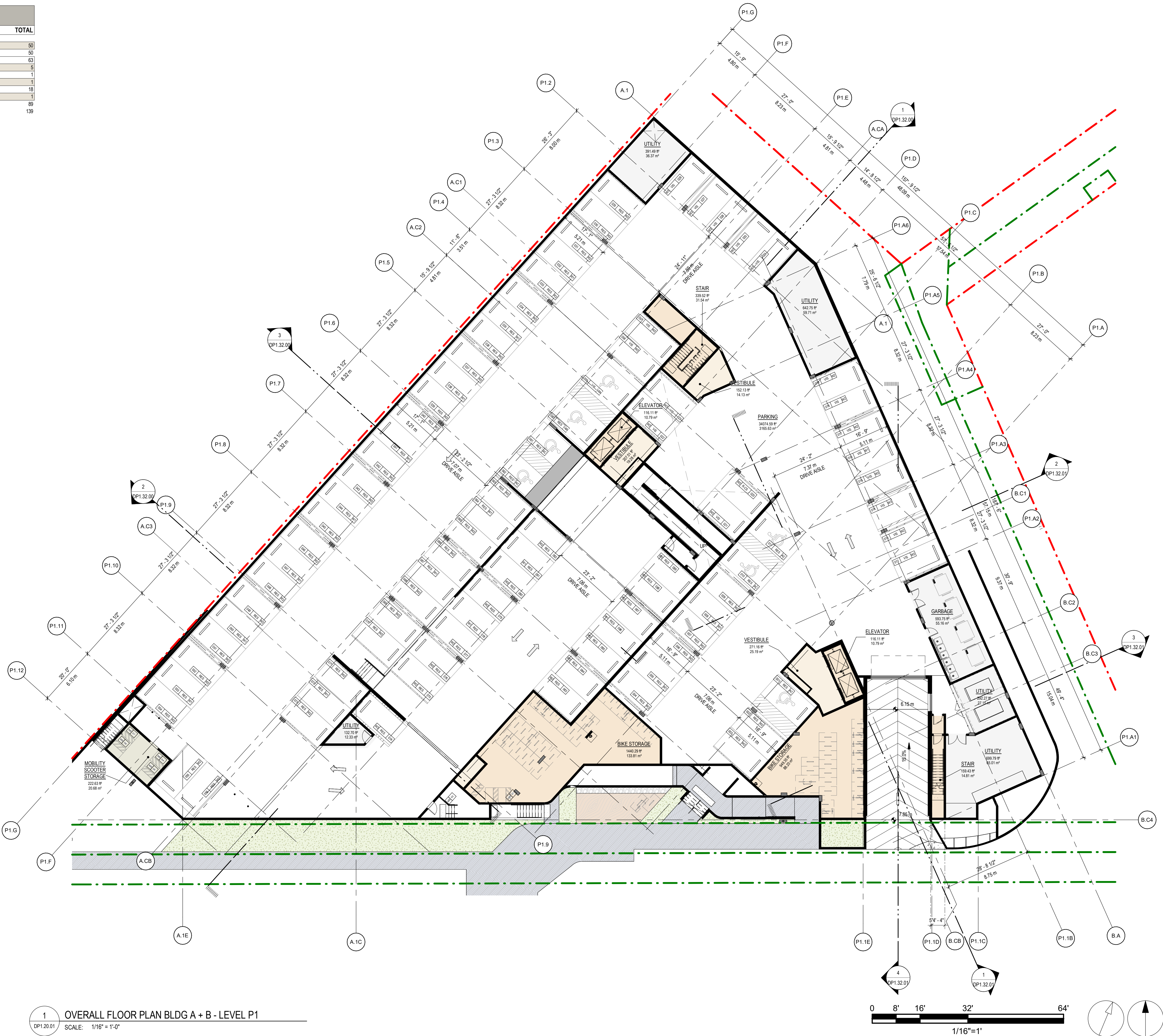
NOTE: FOR ACCESSIBLE STALLS BETWEEN TWO WALLS OR COLUMNS, AN ADDITIONAL 200mm IS REQUIRED FOR STALL CLEARANCE (TOTAL 300mm/370mm) IN ADDITION TO THE 100mm ACCESSIBLE AISLE.

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



PARKING ABBREVIATION LEGEND	
AC	STANDARD ACCESSIBLE STALL
R-CS	RESIDENTIAL STALL - CAR SHARE
RES	RESIDENTIAL STALL
T1	TANDEM STALL AGAINST ONE STRUCTURAL ELEMENT STALL WIDTH
T2	TANDEM STALL AGAINST TWO STRUCTURAL ELEMENTS STALL WIDTH
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

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



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

CLIENT

INTRACORP
Building the Extraordinary

Suite 600 Burrard Street Vancouver,
Canada, V6C 2B5

COPYRIGHT

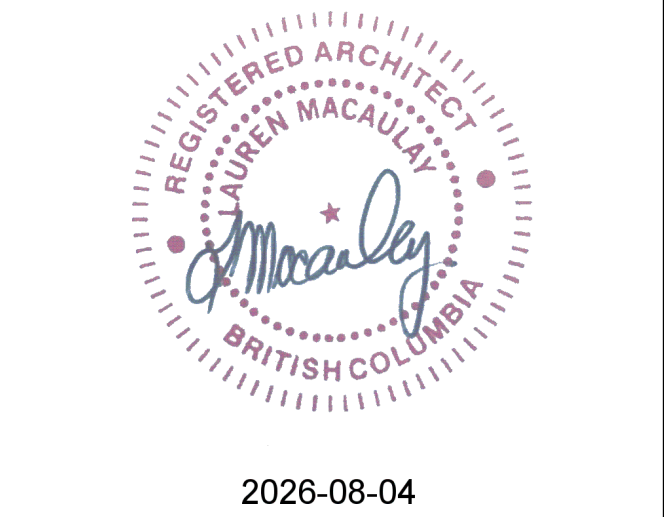
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by Arcadis is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and Arcadis shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL



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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

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

SHEET TITLE

OVERALL FLOOR PLAN BLDG A + B - LEVEL P1

SHEET NUMBER

DP1.20.01

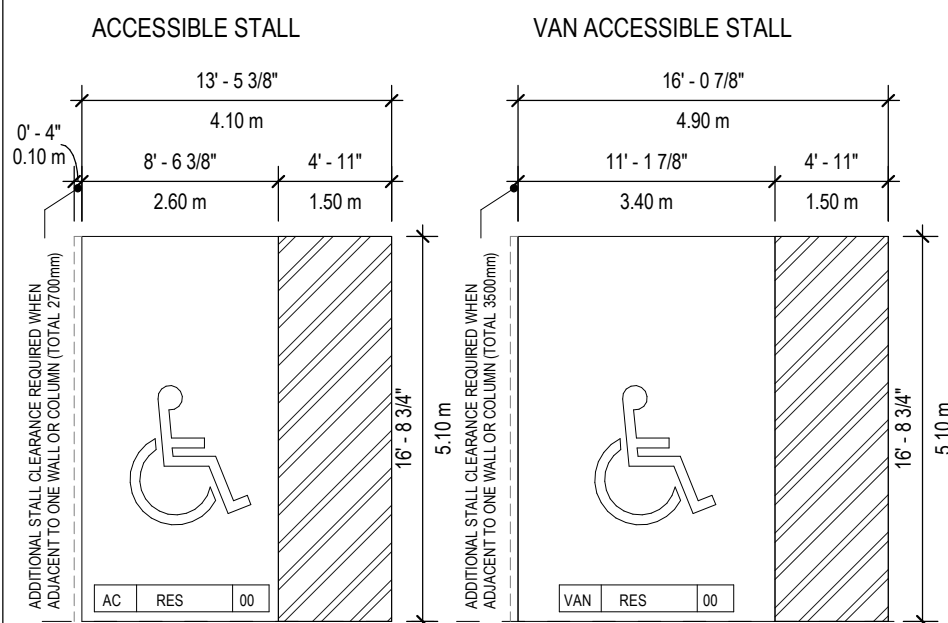
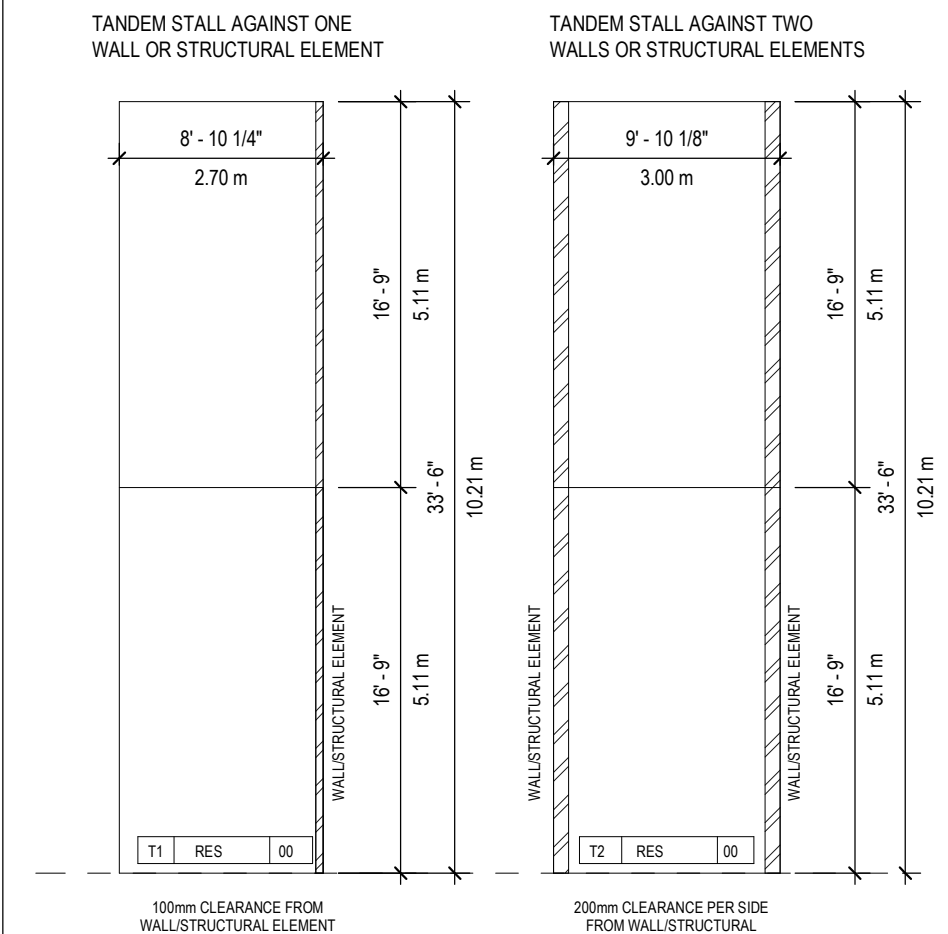
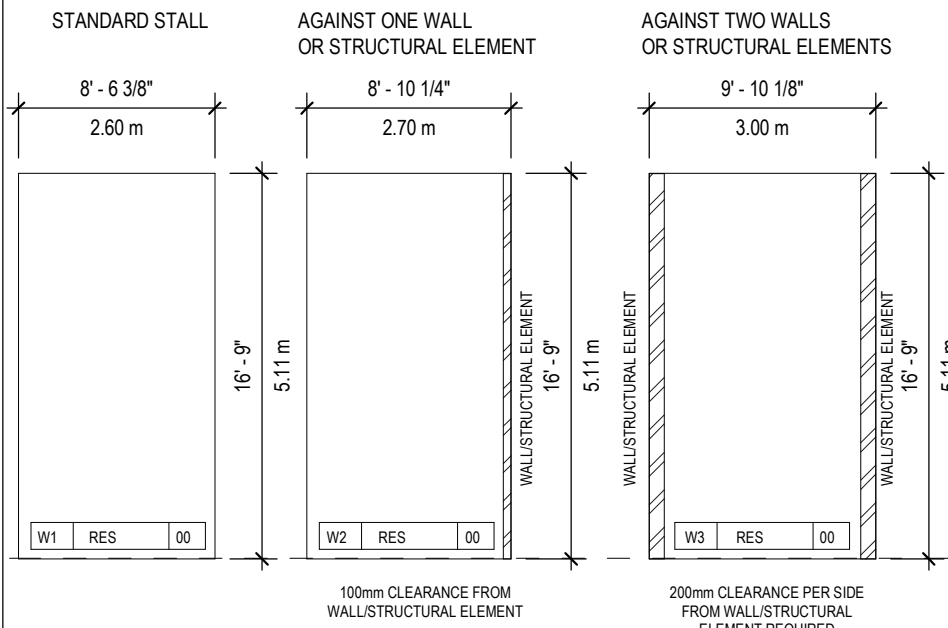
ISSUE

F

VEHICLE PARKING STALLS PROVIDED - BUILDING A+B			
LEVEL	PARKING TYPE	STALL TYPE	TOTAL

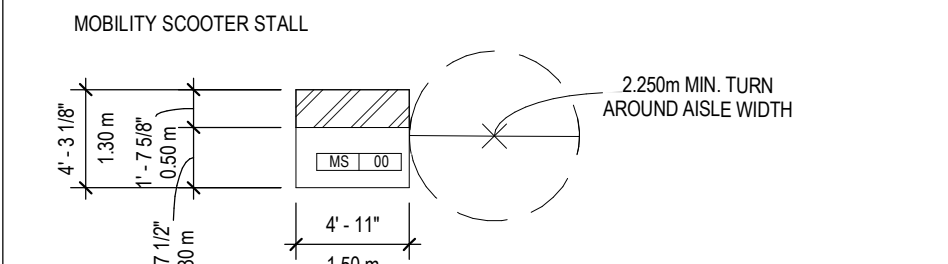
PARKING LEGEND - CITY OF VICTORIA

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



NOTE: FOR ACCESSIBLE STALLS BETWEEN TWO WALLS OR COLUMNS, AN ADDITIONAL 200mm IS REQUIRED FOR STALL CLEARANCE (TOTAL 300mm/370mm) IN ADDITION TO THE 100mm ACCESS AISLE.

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



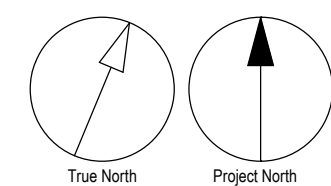
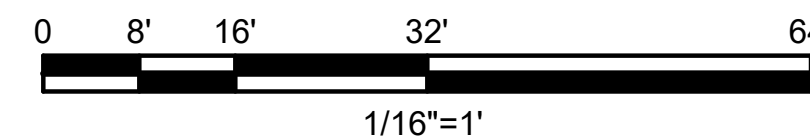
PARKING ABBREVIATION LEGEND

- AC STANDARD ACCESSIBLE STALL
- R-C RESIDENTIAL STALL - CAR SHARE
- RES RESIDENTIAL STALL
- T1 TANDEM STALL AGAINST ONE STRUCTURAL ELEMENT STALL WIDTH
- T2 TANDEM STALL AGAINST TWO STRUCTURAL ELEMENTS STALL WIDTH
- 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

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



1 OVERALL FLOOR PLAN BLDG A + B - LEVEL 01
DP1.20.02 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LARSEN MACAULAY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 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 A + B -
LEVEL 01

SHEET NUMBER

DP1.20.02

ISSUE

F



1 OVERALL FLOOR PLAN BLDG A + B - LEVEL 02
DP1.20.03 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LARSEN MACAULAY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

OVERALL FLOOR PLAN BLDG A + B -
LEVEL 02

SHEET NUMBER

DP1.20.03

ISSUE

F

7/30/2025 9:16:03 AM

Autodesk Docs: J13814-135E_GorgeRD_E2013814_GorgeRD-PH1-BLDG-2AB_E26.rvt 1/1



CLIENT

INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAREN MACAULEY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

OVERALL FLOOR PLAN BLDG A + B -
LEVEL 03

SHEET NUMBER

DP1.20.04

ISSUE

F

7/30/2026 9:16:03 AM



1 OVERALL FLOOR PLAN BLDG A + B - LEVEL 04
DP1.20.05 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LARSEN MACAULAY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

OVERALL FLOOR PLAN BLDG A + B -
LEVEL 04

SHEET NUMBER

DP1.20.05

ISSUE

F

7/30/2026 9:16:03 AM

Autodesk Docs: J13814-135E_Compiled_R20113814_Compiled_PMI_BLDG-248_1238.rvt 1/16



1 OVERALL FLOOR PLAN BLDG A + B - LEVEL 05
DP1.20.06 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAREN MACAULEY
BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

OVERALL FLOOR PLAN BLDG A + B -
LEVEL 05

SHEET NUMBER

DP1.20.06

ISSUE

F



1 OVERALL FLOOR PLAN BLDG A + B - LEVEL 06
DP1.20.07 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAREN MACAULEY
BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

OVERALL FLOOR PLAN BLDG A + B -
LEVEL 06

SHEET NUMBER

DP1.20.07

ISSUE

F

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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

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

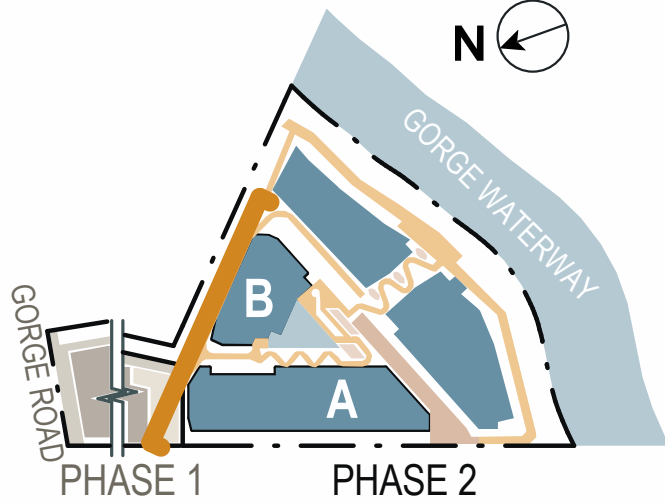
 **ARCADIS**

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z3 Canada
tel 250 900 4520
www.arcadis.com

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

SHEET NUMBER	ISSUE
DP1.20.08	F

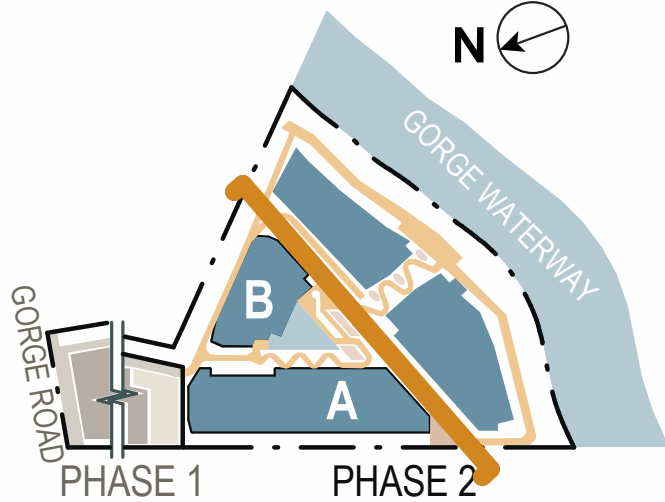




2 BLDG A + B NORTHEAST ELEVATION
DP1.30.01 SCALE: 1/16" = 1'-0"

MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
01B	CONCRETE FACED INSULATION	NATURAL	NATURAL
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
02B	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03C	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	KNOXVILLE GRAY
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
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	CEDARMILL	DESERT BEACH
07	METAL PANEL	ANODIZED ALUMINUM	MIDNIGHT BLACK
10. OPENING FINISHES			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION
11C	WINDOW WALL	ANODIZED ALUMINUM	BLUE GREY METAL PANEL SPANDREL W. INSULATION + BLACK MULLION
12A	STOREFRONT	CLEAR GLAZING W BLACK MULLION	CLEAR GLAZING W BLACK MULLION
12B	STOREFRONT	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION
13A	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	BLACK W. CLEAR GLAZING

MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
13B. RAILING + GATE FINISHES			
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
20. RAILING + GATE FINISHES			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
22A	PRIVACY SCREEN	ALUMINUM W. GLAZING	BLACK W. OBSCURED GLAZING
30. METAL FINISHES			
31A	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
31B	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
35	FASCIA	ANODIZED ALUMINUM POWDER COAT	BLACK
40. MISC. SITE FINISHES			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOOD LOOK MECH SCREENING	WOODGRAIN	NATURAL CEDAR



1 BLDG A + B SOUTH ELEVATION
DP1.30.01 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general performance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAUREN MACAULAY
BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

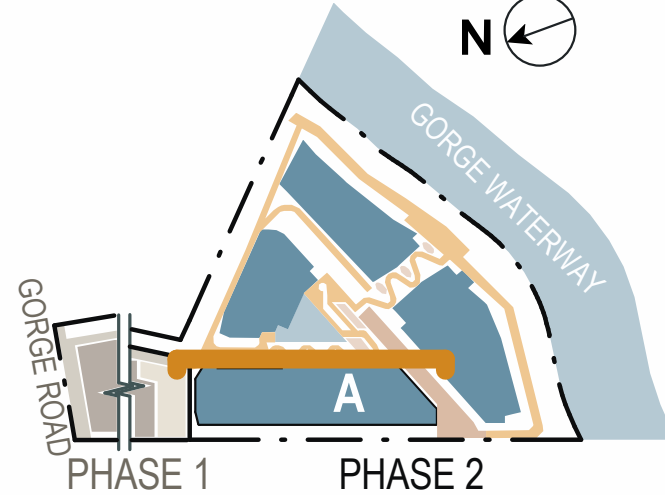
BLDG A + B NORTHEAST +
SOUTHEAST ELEVATIONS

SHEET NUMBER

DP1.30.01

ISSUE

F

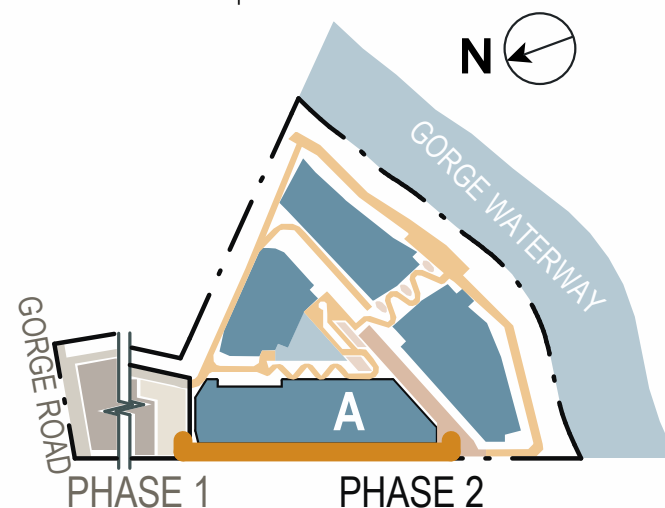


2 BLDG A EAST ELEVATION

DP1.30.02 SCALE: 1/16" = 1'-0"

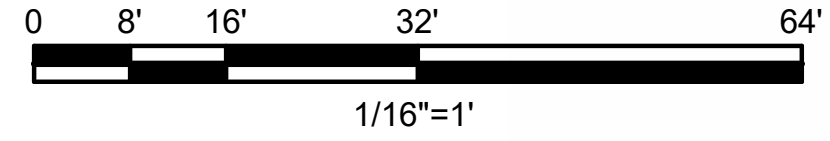
MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
01B	CONCRETE FACED INSULATION	NATURAL	NATURAL
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
02B	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03C	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	KNOXVILLE GRAY
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
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	CEDARMILL	DESERT BEACH
07	METAL PANEL	ANODIZED ALUMINUM	MIDNIGHT BLACK
10. OPENING FINISHES			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION
11C	WINDOW WALL	ANODIZED ALUMINUM	BLUE GREY METAL PANEL SPANDREL W. INSULATION + BLACK MULLION
12A	STOREFRONT	CLEAR GLAZING W BLACK MULLION	CLEAR GLAZING W BLACK MULLION
12B	STOREFRONT	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION
13A	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	BLACK W. CLEAR GLAZING

MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
13B PVC WINDOW FRAME			
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
20. RAILING + GATE FINISHES			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
22A	PRIVACY SCREEN	ALUMINUM W. GLAZING	BLACK W. OBSCURED GLAZING
30. METAL FINISHES			
31A	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
31B	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
35	FASCIA	ANODIZED ALUMINUM POWDER COAT	BLACK
40. MISC. SITE FINISHES			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOOD LOOK MECH SCREENING	WOODGRAIN	NATURAL CEDAR



1 BLDG A WEST ELEVATION

DP1.30.02 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

2026-08-04

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

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

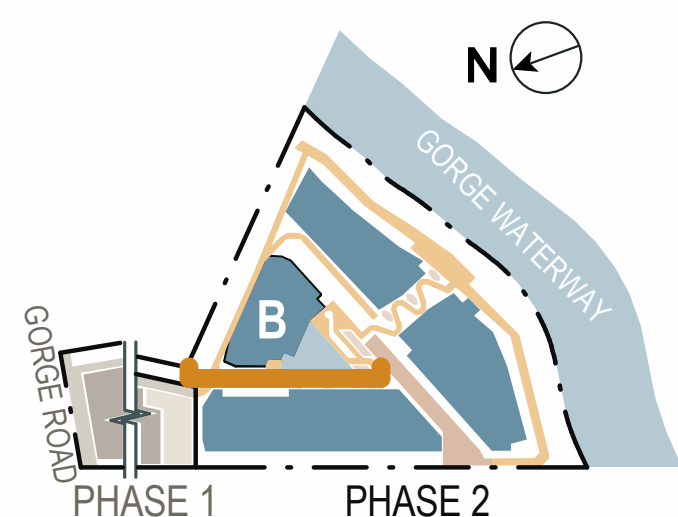
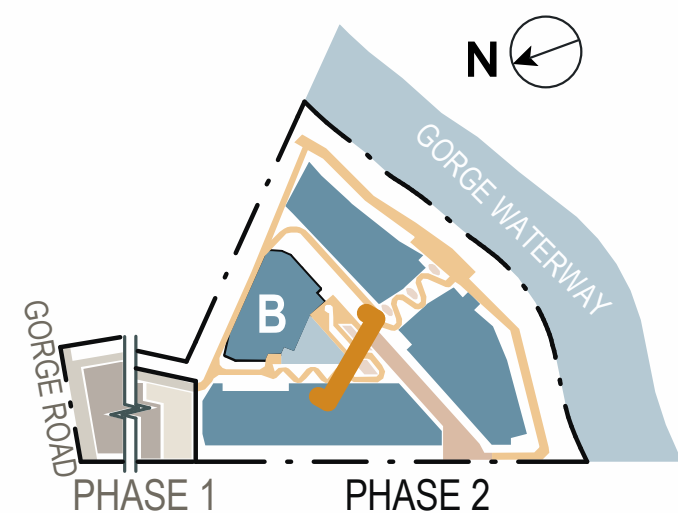
PROJECT NO:
30257313

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

SHEET TITLE

BLDG A EAST + WEST ELEVATIONS

SHEET NUMBER	ISSUE
DP1.30.02	F



MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
01B	CONCRETE FACED INSULATION	NATURAL	NATURAL
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
02B	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03C	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	KNOXVILLE GRAY
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
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	CEDARMILL	DESERT BEACH
07	METAL PANEL	ANODIZED ALUMINUM	MIDNIGHT BLACK
10. OPENING FINISHES			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION
11C	WINDOW WALL	ANODIZED ALUMINUM	BLUE GREY METAL PANEL SPANDREL W. INSULATION + BLACK MULLION
12A	STOREFRONT	CLEAR GLAZING W BLACK MULLION	CLEAR GLAZING W BLACK MULLION
12B	STOREFRONT	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION	CLEAR GLAZING SPANDREL W. INSULATION + BLACK MULLION
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
20. RAILING + GATE FINISHES			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
22A	PRIVACY SCREEN	ALUMINUM W. GLAZING	BLACK W. OBSCURED GLAZING
30. METAL FINISHES			
31A	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
31B	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
35	FASCIA	ANODIZED ALUMINUM POWDER COAT	BLACK
40. MISC. SITE FINISHES			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOOD LOOK MECH 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, 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 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	2024-11-2
B	DEVELOPMENT PERMIT RESUBMISSION	2025-08-2
C	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-1
D	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-0
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-3
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-0

CONSULTANTS

SEAL



2026-08-04

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

 **ARCADIS**

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO
30257313

DRAWN BY:
ARCADIS

CHECKED BY:
ARCADIS

PROJECT MG
ARCADIS

APPROVED BY
ARCADIS

SHEET TITLE
BLDG B SOUTHWEST + WEST
ELEVATIONS

SHEET NUMBER

DP1.30.03

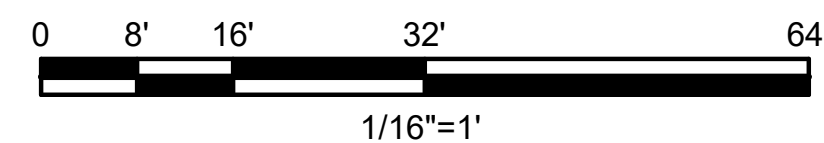
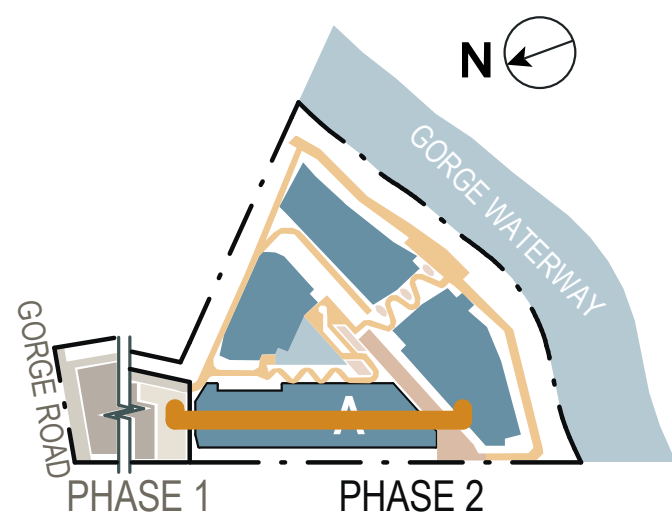
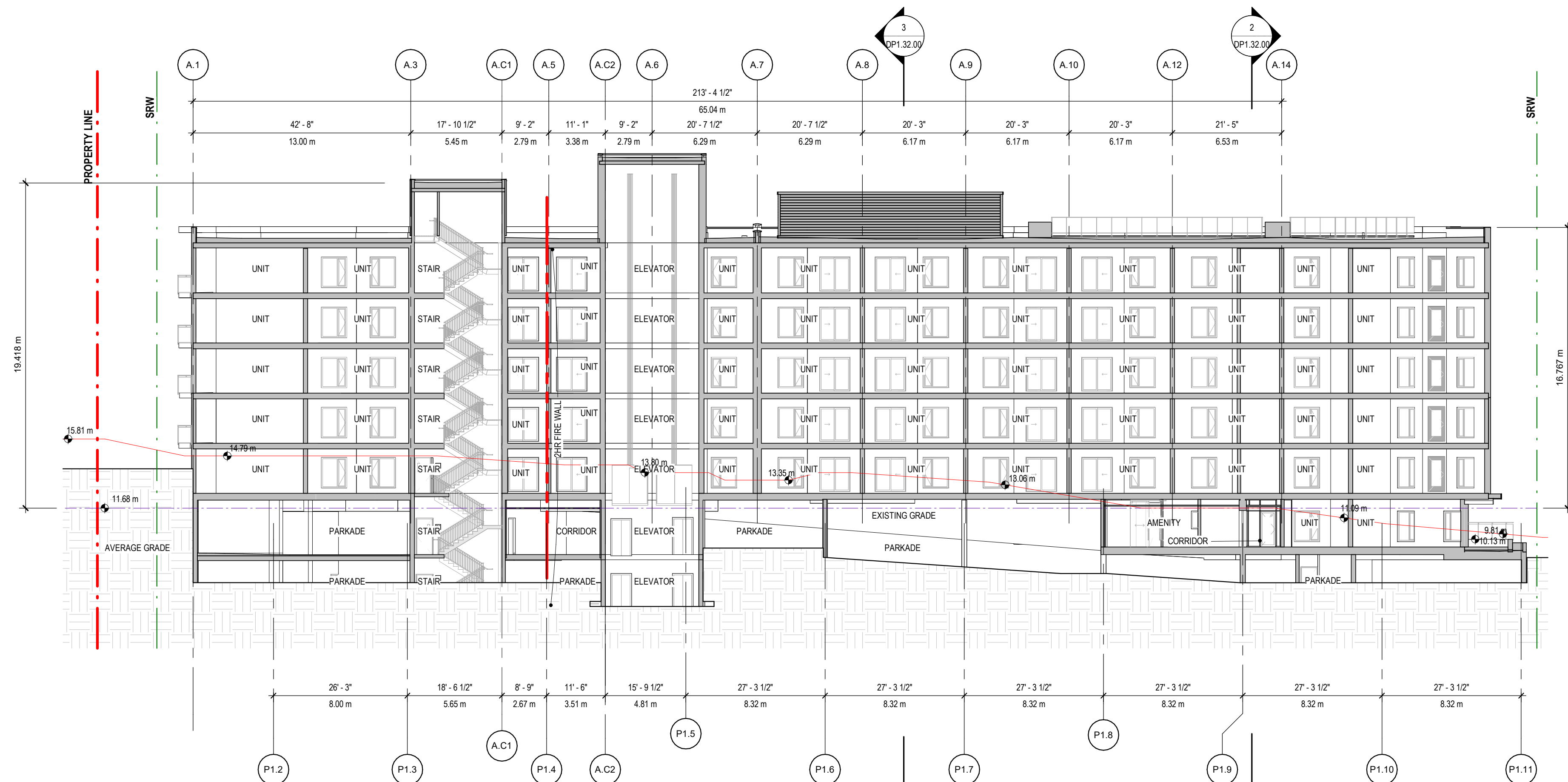
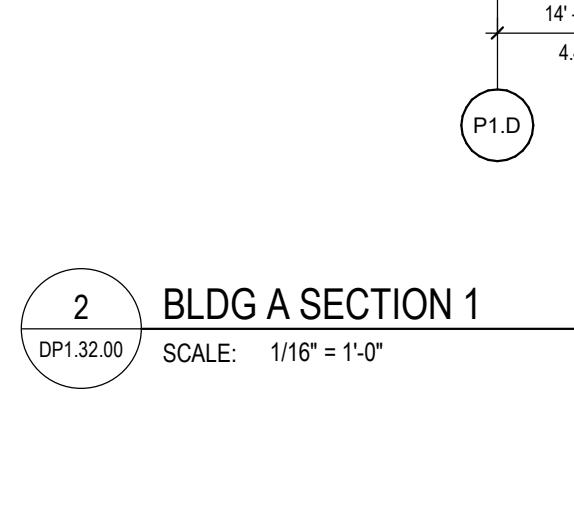
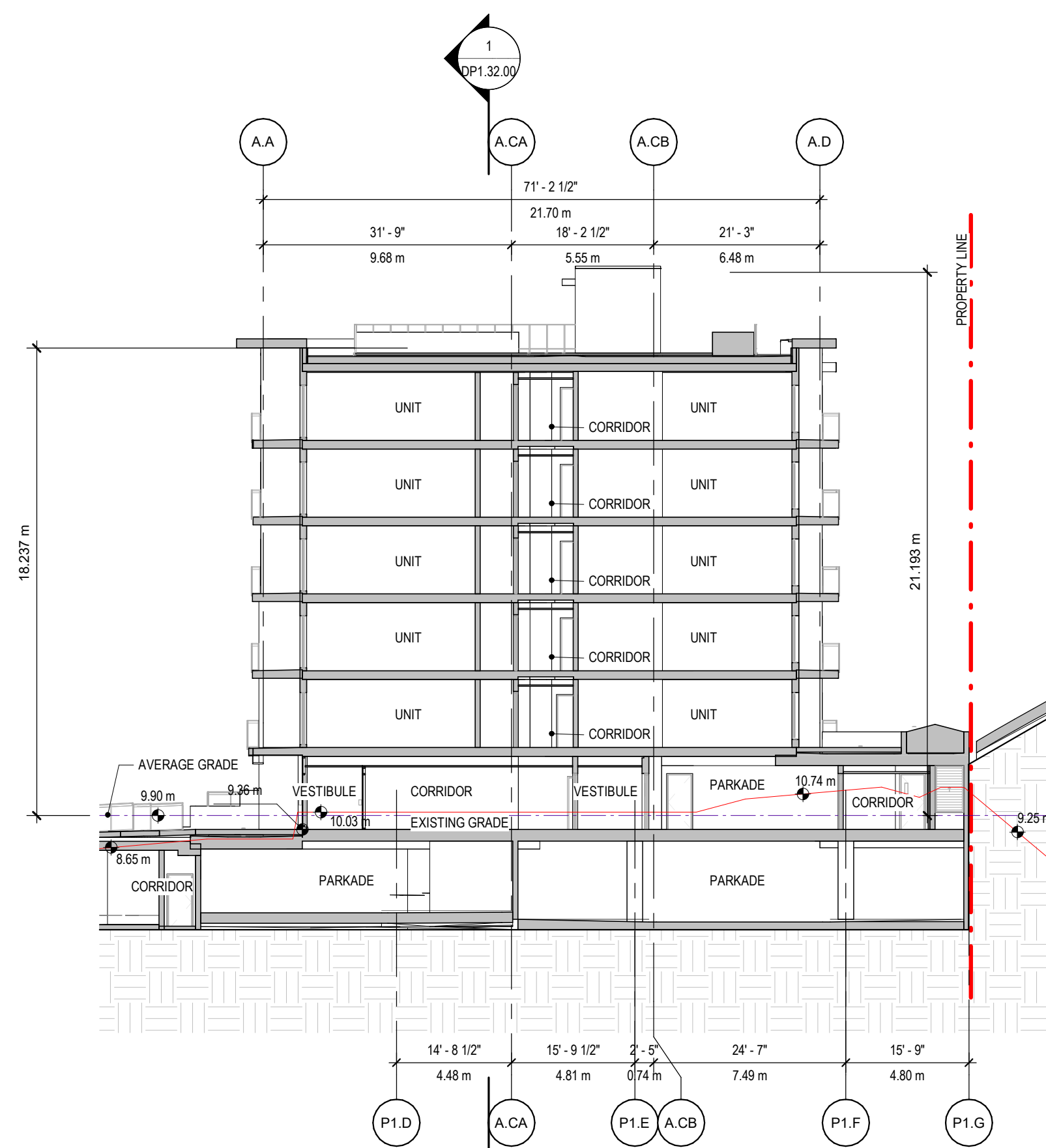
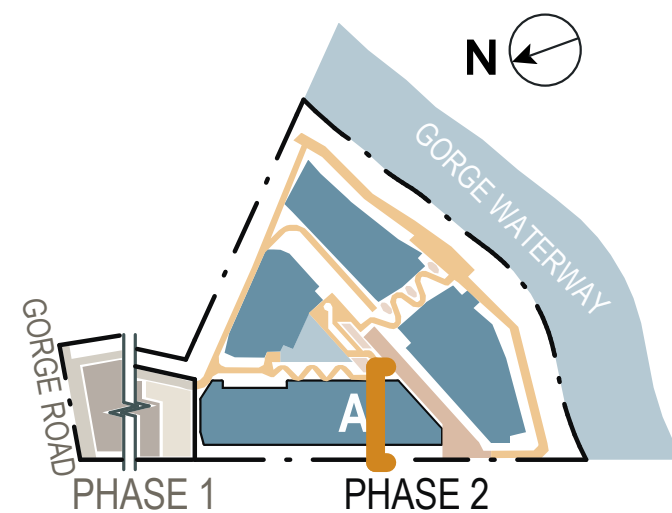
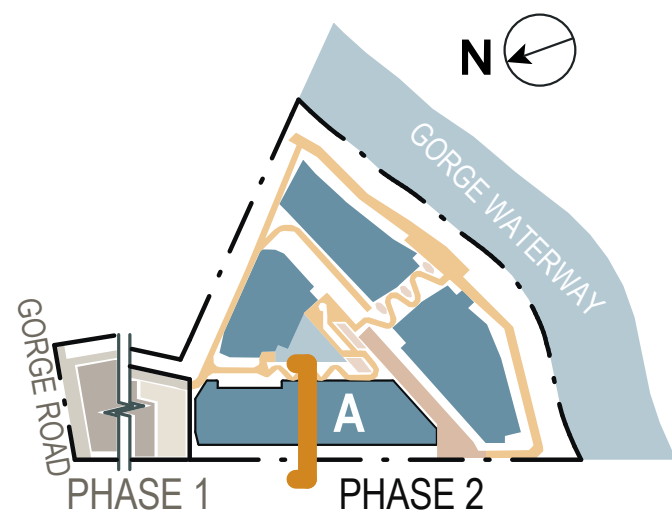
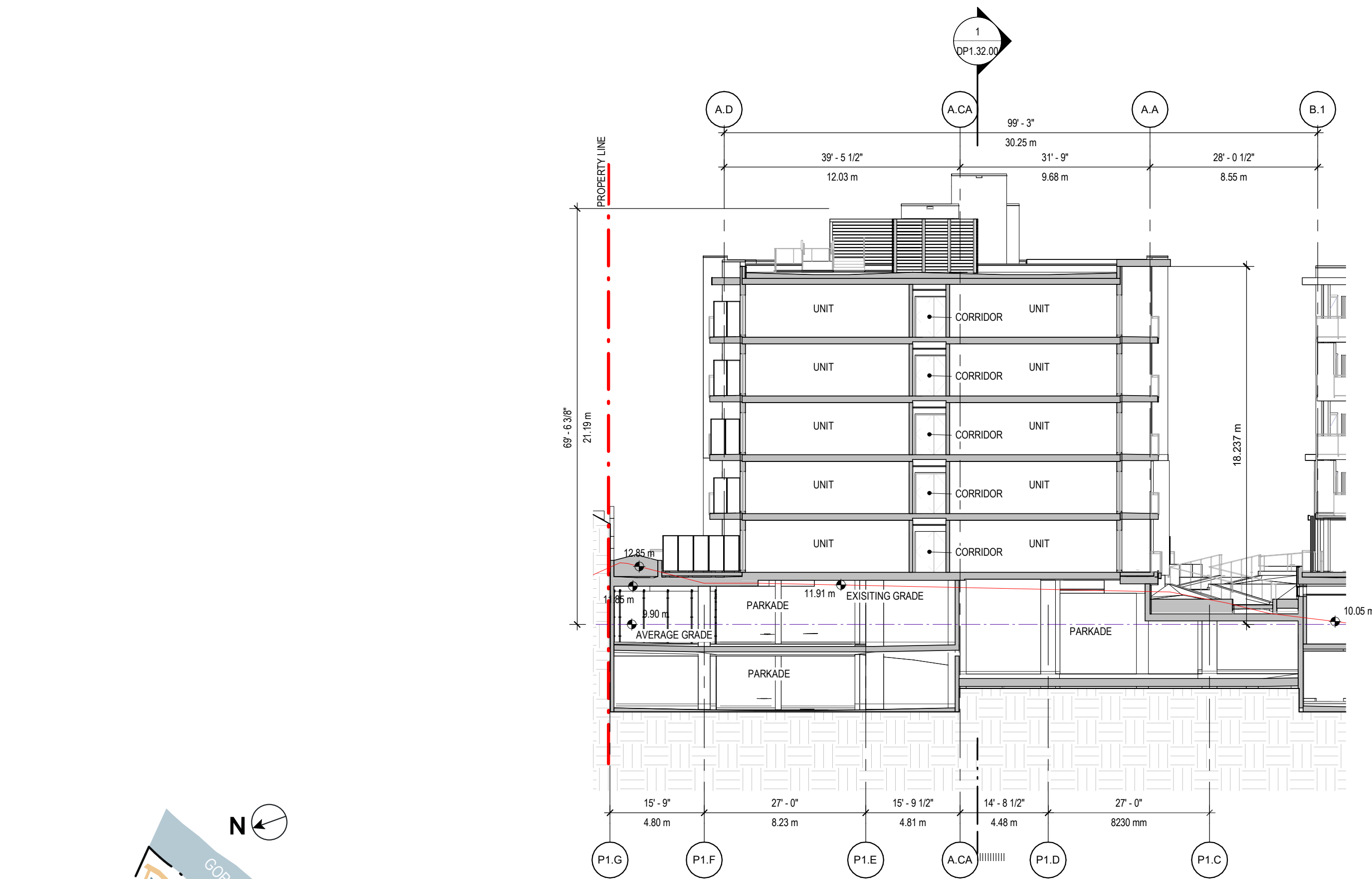
ISSUE

F

7/30/2026 9:16:03 AM

Autodesk Docs: //138914-135E-GarconBd R26/138914 GarageBd-PHIL-BIDG2AB R26 M

--	--



CLIENT

INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULEY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

BLDG A SECTIONS

SHEET NUMBER

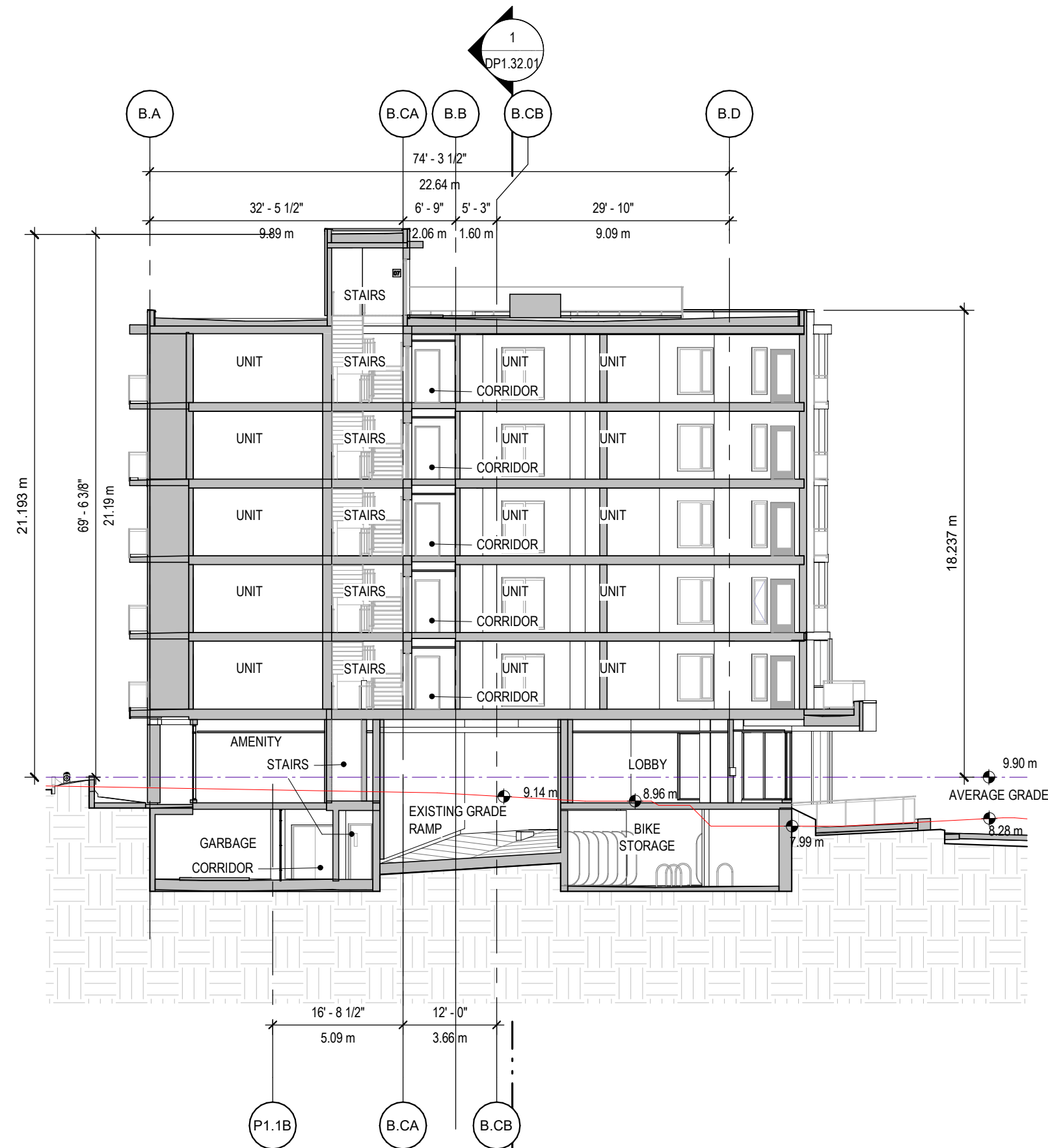
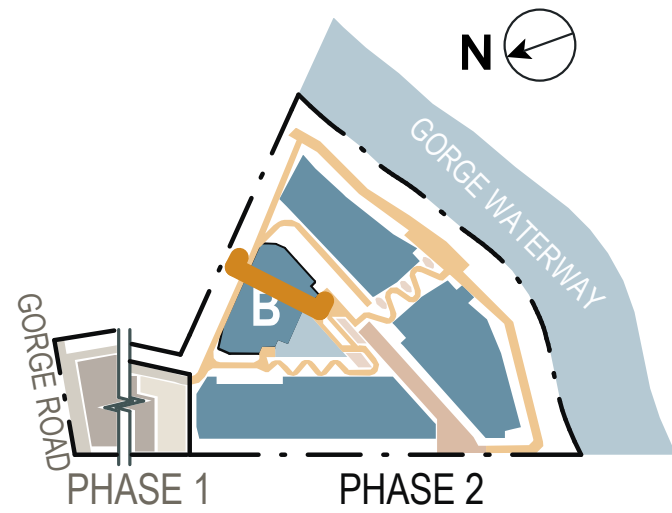
DP1.32.00

ISSUE

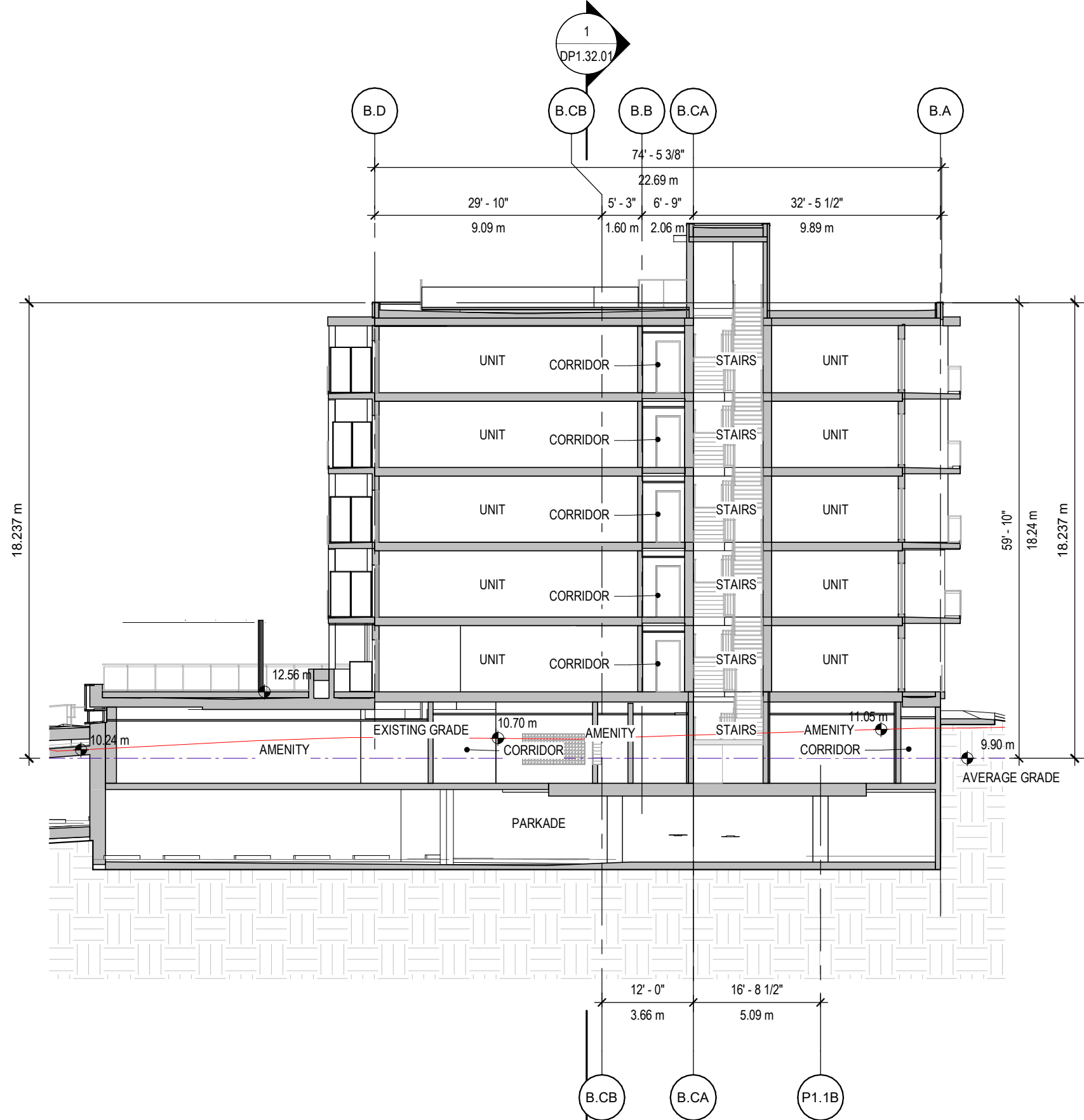
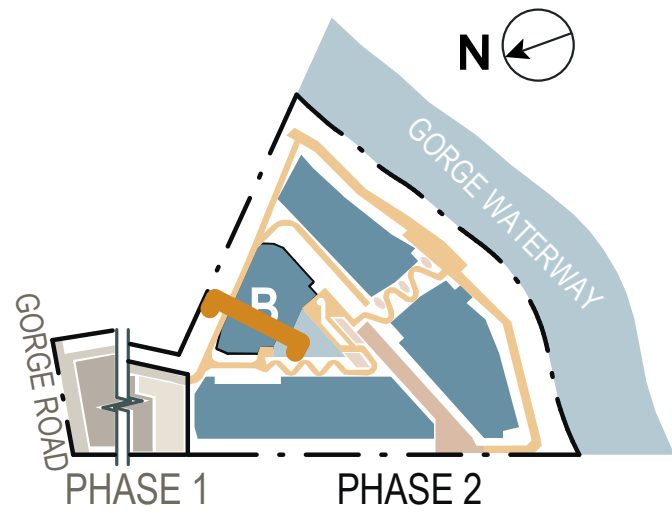
F

7/30/2026 9:16:03 AM

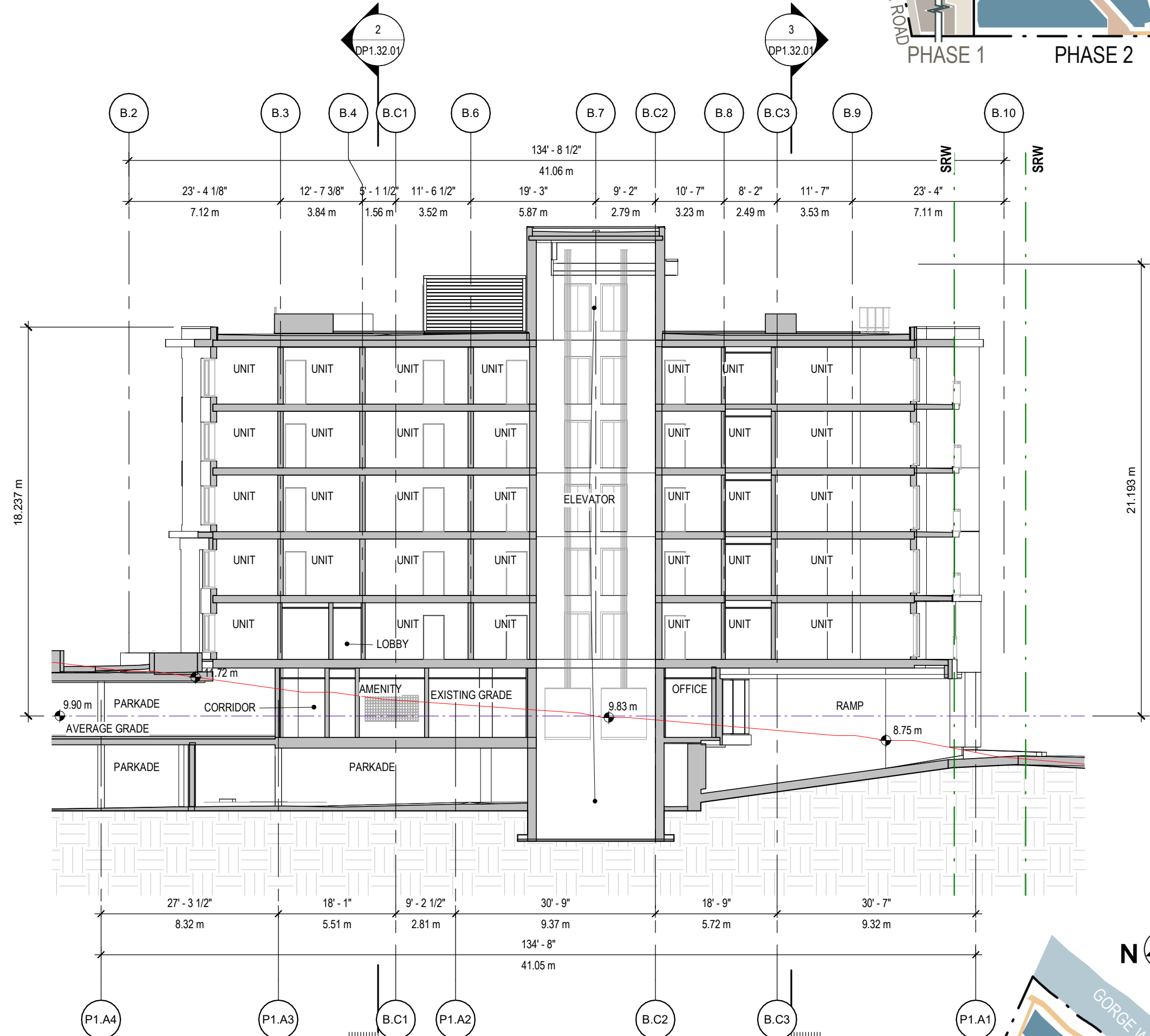
Autodesk Docs://13814-135E_GorgeRd_E20138814_GorgeRd_P1H1_BLDG-24B_1226.rvt 1/16



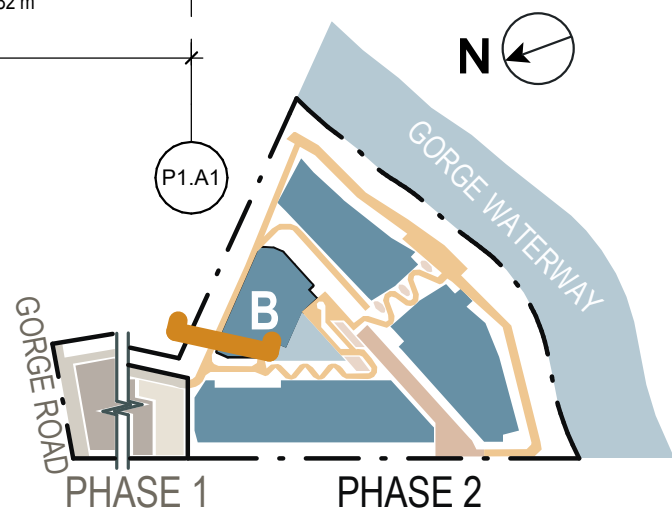
3 BLDG B SECTION 2
DP1.32.01 SCALE: 1/16" = 1'-0"



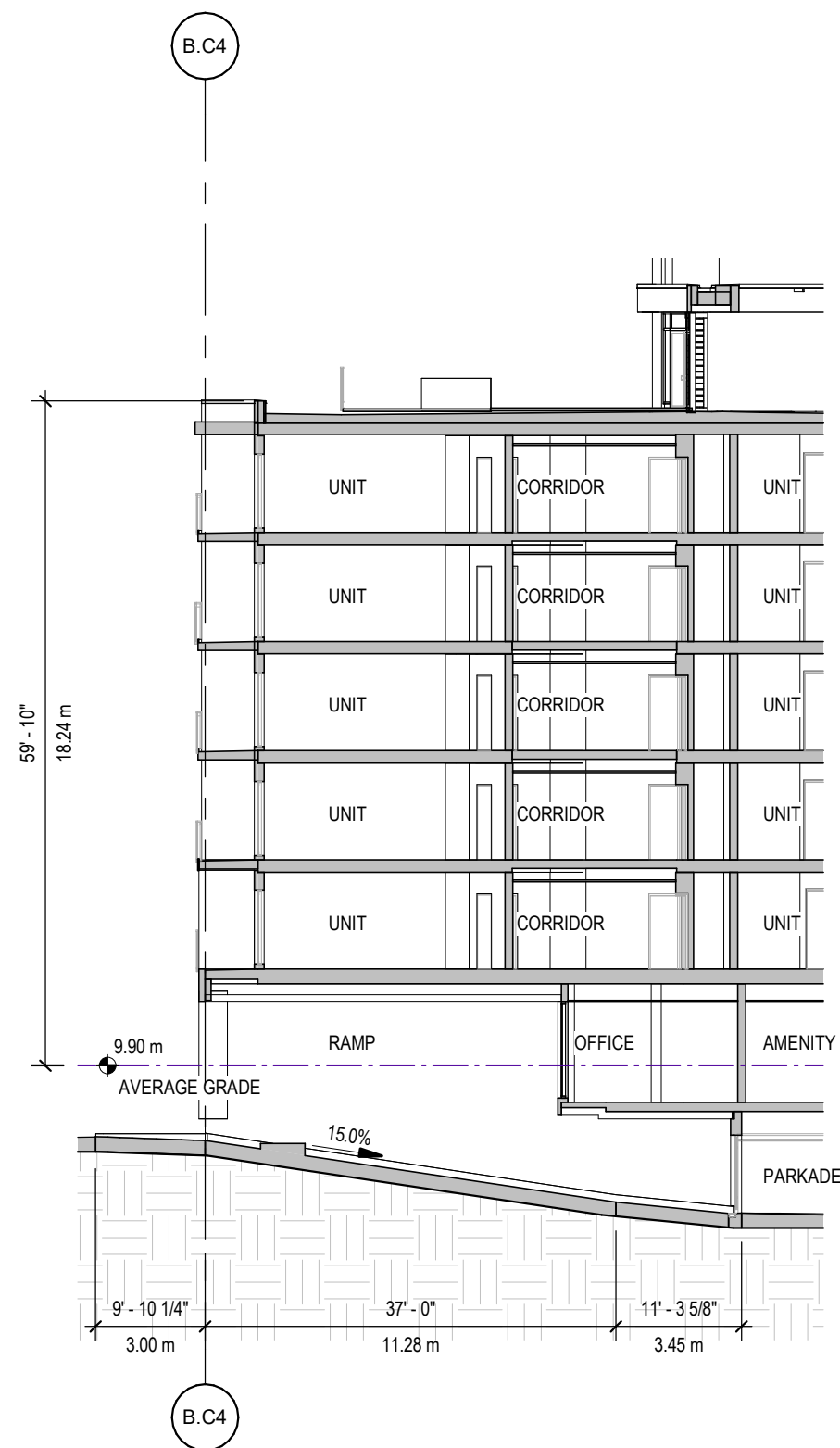
2 BLDG B SECTION 1
DP1.32.01 SCALE: 1/16" = 1'-0"



1 BLDG B OVERALL SECTION
DP1.32.01 SCALE: 1/16" = 1'-0"



4 BLDG B SECTION 3
DP1.32.01 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULAY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

BLDG B SECTIONS

SHEET NUMBER

DP1.32.01

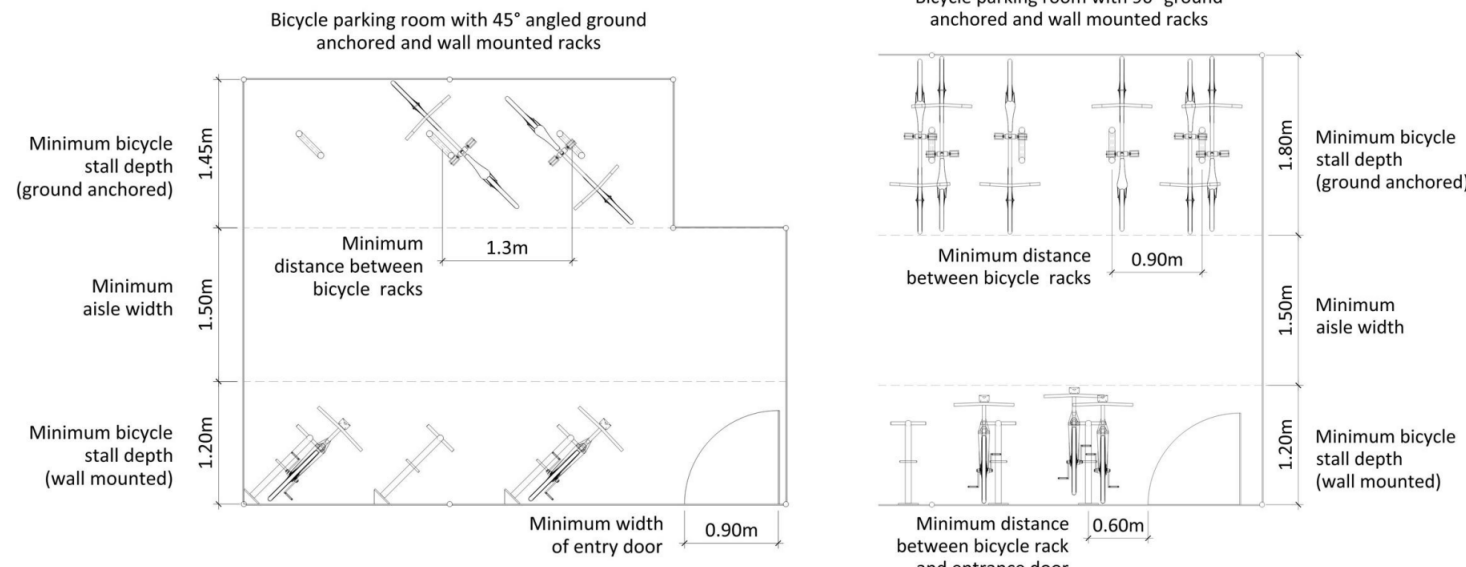
ISSUE

F

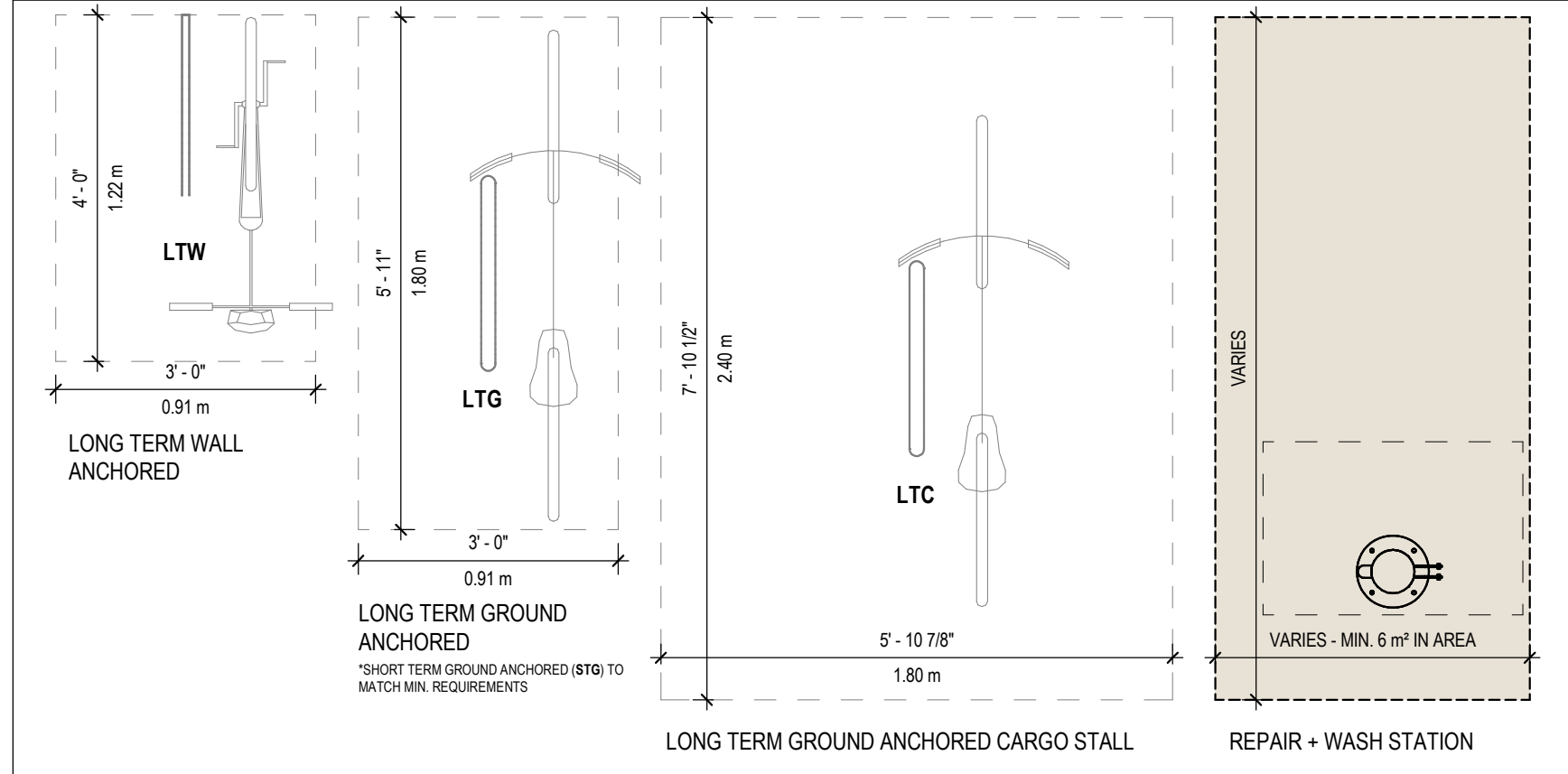
BICYCLE PARKING STALLS PROVIDED - BUILDING AB				
LEVEL	PARKING TYPE	STALL TYPE	TOTAL	% MIX
AB - LEVEL P1	CLASS A	LONG TERM WALL ANCHORED	52	50%
AB - LEVEL P1	CLASS A	LONG TERM GROUND ANCHORED	50	48%
AB - LEVEL P1	CLASS A	LONG TERM CARGO GROUND ANCHORED	2	2%
			104	100%

VICTORIA ZONING BYLAW BICYCLE PARKING DIAGRAMS

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



BICYCLE STALL AND ROOM LEGEND



CLIENT

INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAREN MACAULEY

BRITISH COLUMBIA

2026-08-04

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

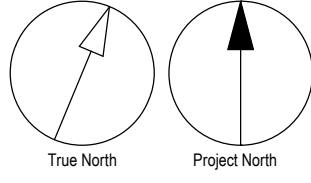
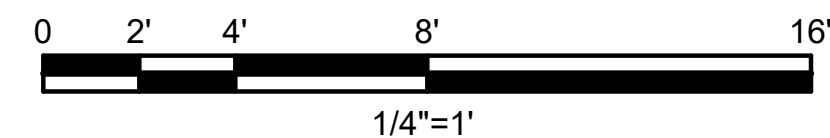
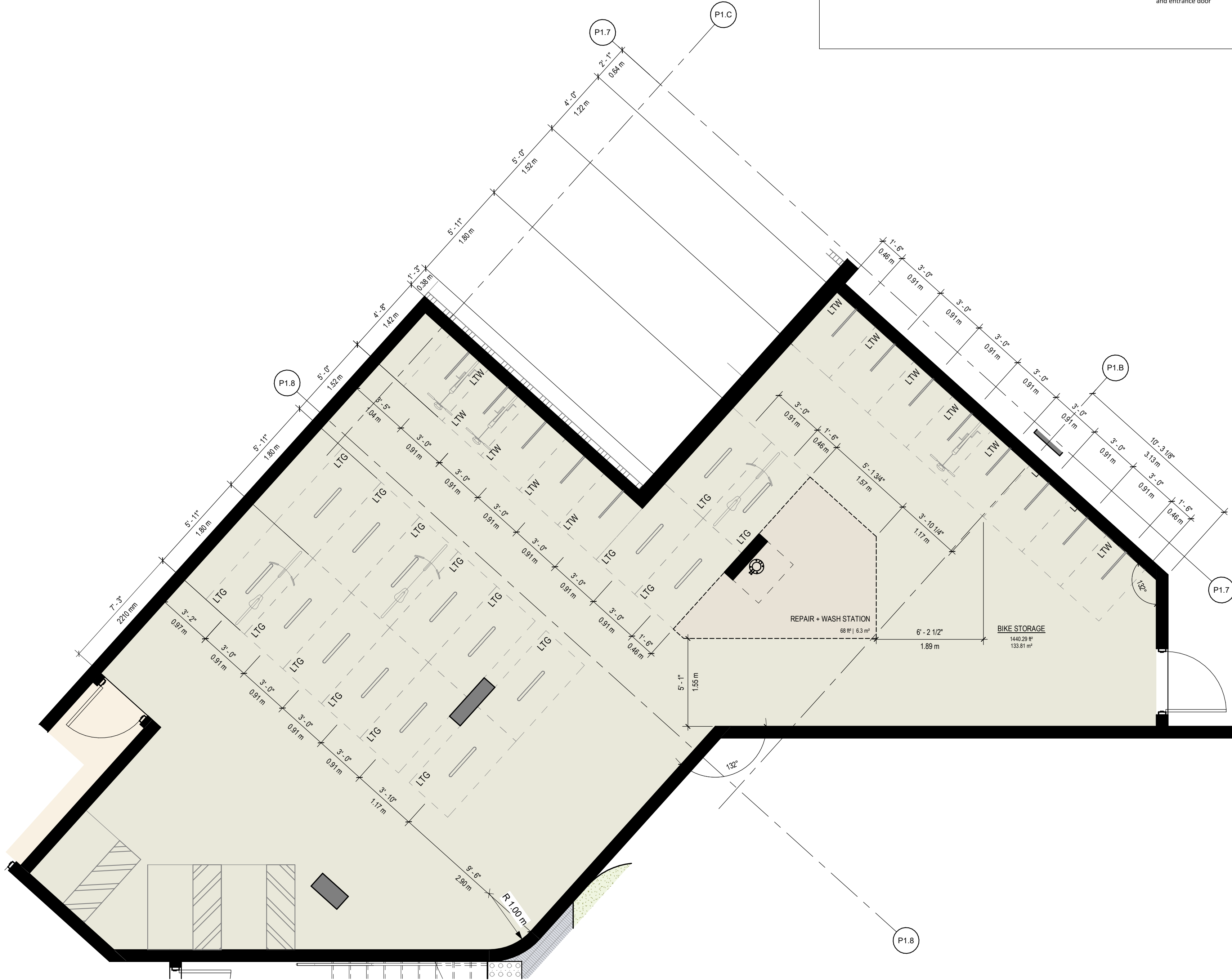
1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT
BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

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

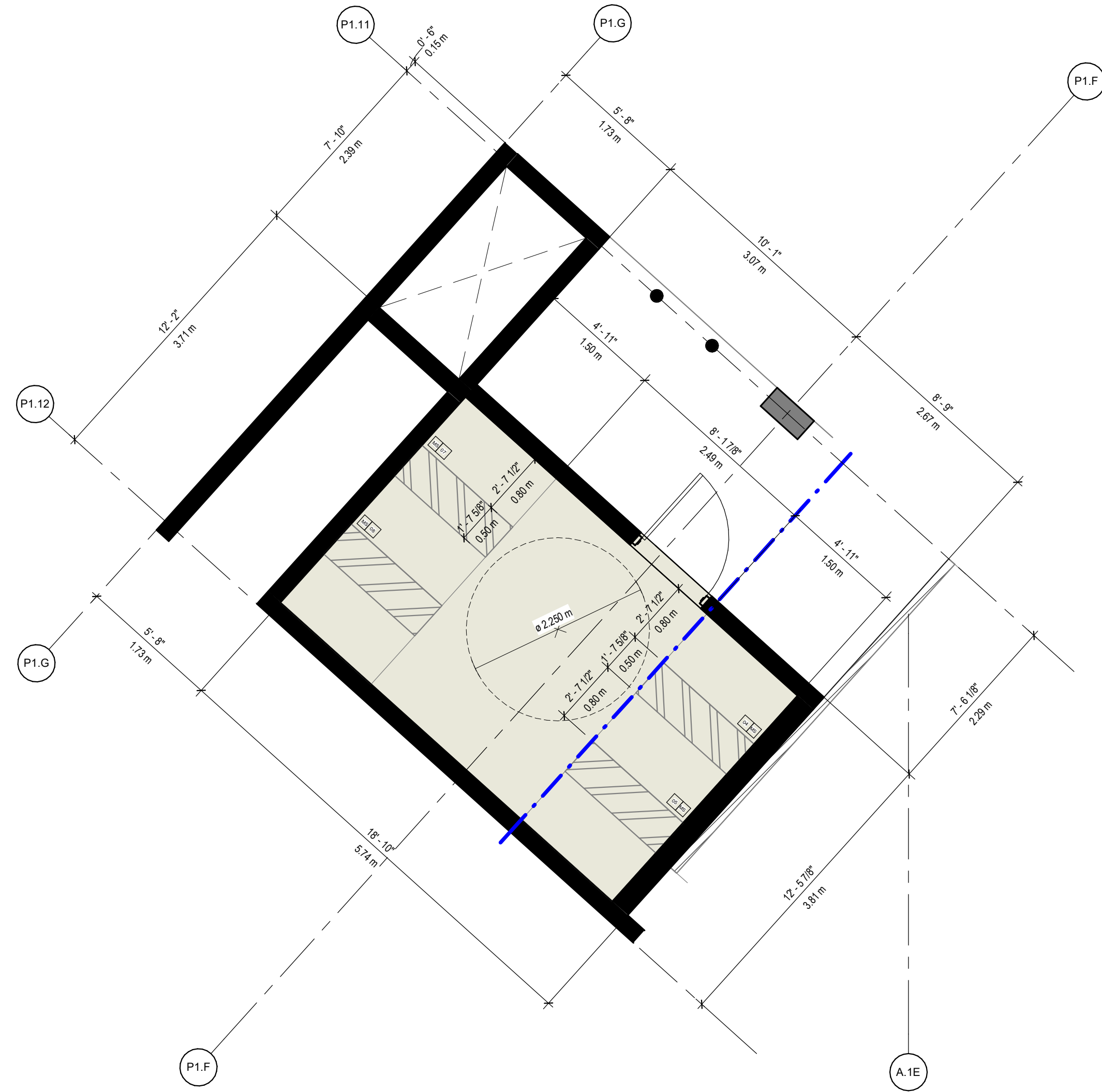
SHEET TITLE
ENLARGED BIKE PLANS BLDG A + B

SHEET NUMBER	ISSUE
DP1.40.01	F

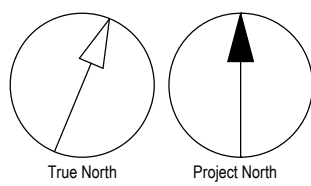


2 ENLARGED BIKE PLAN BLDG A + B - LEVEL P1
DP1.40.01 SCALE: 1/4" = 1'-0"

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



1 ENLARGED MOBILITY SCOOTER STORAGE PLAN BLDG A + B - LEVEL P1
DP1.40.02 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

Arcadis Architects (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
A	DEVELOPMENT PERMIT RESUBMISSION 2	2025-12-18
B	DEVELOPMENT PERMIT RESUBMISSION 3	2026-04-01
C	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULAY

Lauren Macaulay

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY: TM/KL	CHECKED BY: KL/CV
PROJECT MGR: CV	APPROVED BY: LM

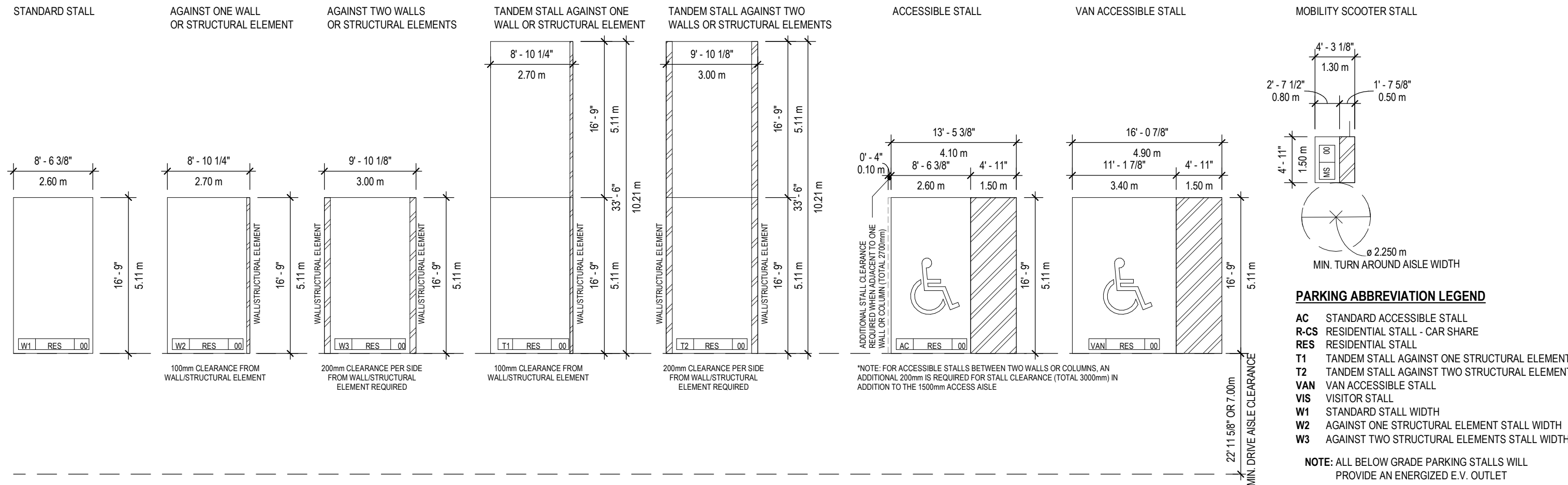
SHEET TITLE

ENLARGED MOBILITY SCOOTER
PLANS BLDG A + B

SHEET NUMBER	ISSUE
DP1.40.02	F

PARKING LEGEND

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



VEHICLE PARKING STALLS PROVIDED - BUILDING C + D			
LEVEL	PARKING TYPE	STALL TYPE	TOTAL
CD - LEVEL 01	RESIDENTIAL	RESIDENTIAL	24
CD - LEVEL 01	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	3
CD - LEVEL 01	RESIDENTIAL	RESIDENTIAL - CAR SHARE	1
CD - LEVEL 01	VISITOR	VISITOR	13
CD - LEVEL 01	VISITOR	VISITOR - ACCESSIBLE VAN	1
CD - LEVEL P1	RESIDENTIAL	RESIDENTIAL	56
CD - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	2
CD - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE VAN	1
Grand total: 101			101

CLIENT

INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL



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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

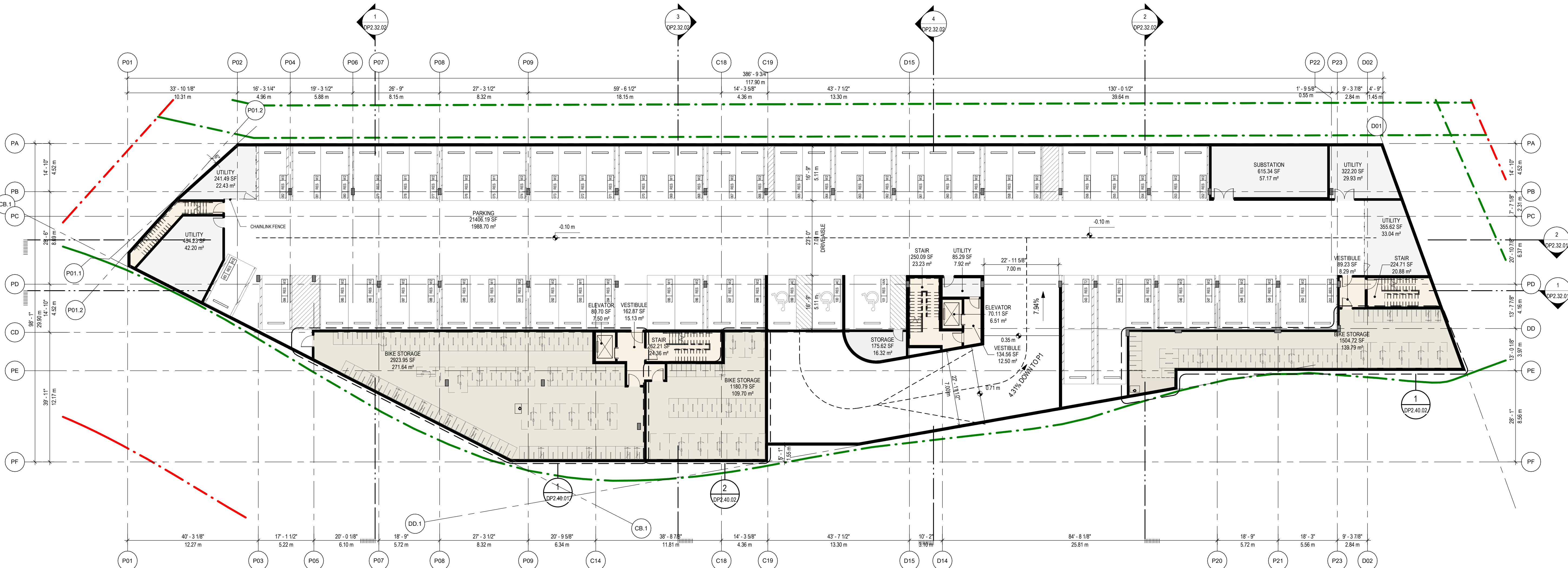
BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

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

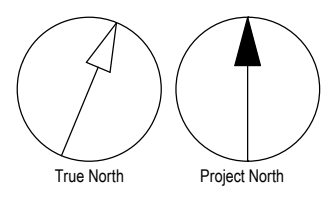
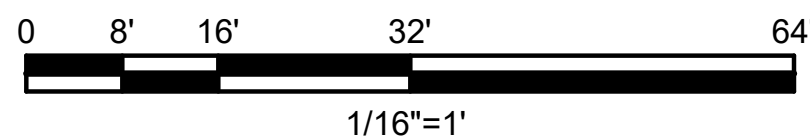
SHEET TITLE

OVERALL FLOOR PLAN BLDG C + D - LEVEL P1

SHEET NUMBER	ISSUE
DP2.20.00	F

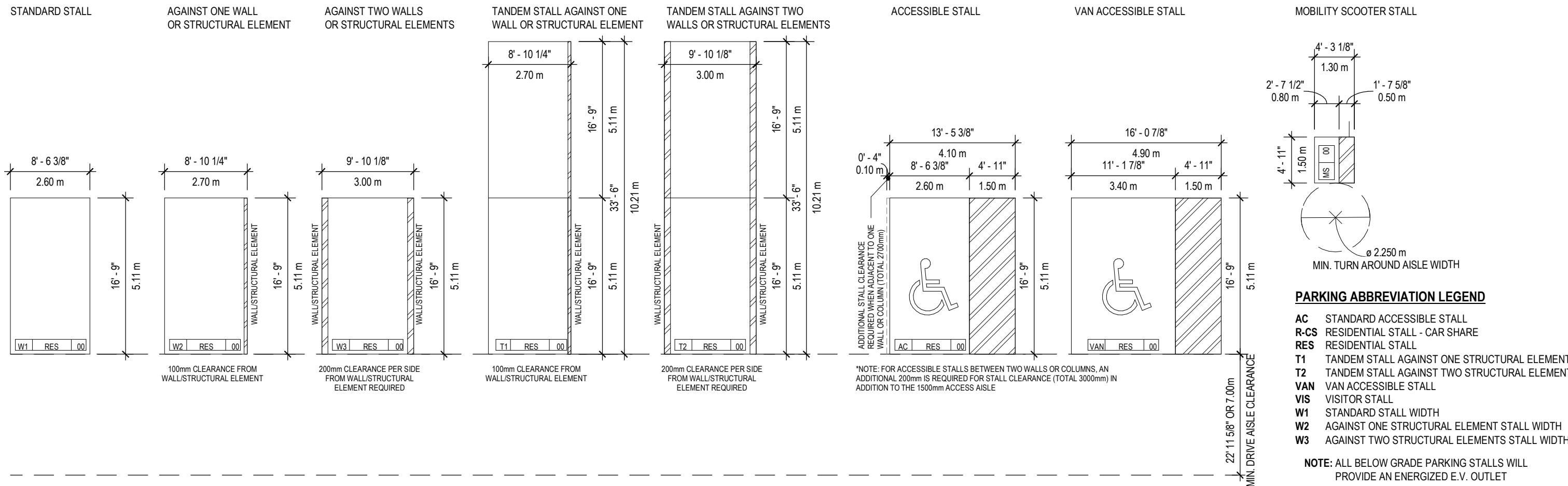


1 OVERALL FLOOR PLAN BLDG C + D - LEVEL P1
DP2.20.00 SCALE: 1/16" = 1'-0"



PARKING LEGEND

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



VEHICLE PARKING STALLS PROVIDED - BUILDING C + D			
LEVEL	PARKING TYPE	STALL TYPE	TOTAL
CD - LEVEL 01	RESIDENTIAL	RESIDENTIAL	24
CD - LEVEL 01	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	3
CD - LEVEL 01	RESIDENTIAL	RESIDENTIAL - CAR SHARE	1
CD - LEVEL 01	VISITOR	VISITOR	13
CD - LEVEL 01	VISITOR	VISITOR - ACCESSIBLE VAN	1
CD - LEVEL P1	RESIDENTIAL	RESIDENTIAL	42
CD - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE	2
CD - LEVEL P1	RESIDENTIAL	RESIDENTIAL - ACCESSIBLE VAN	1
Grand total: 101			101

CLIENT

INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL



2026-08-04

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

ARCADIS

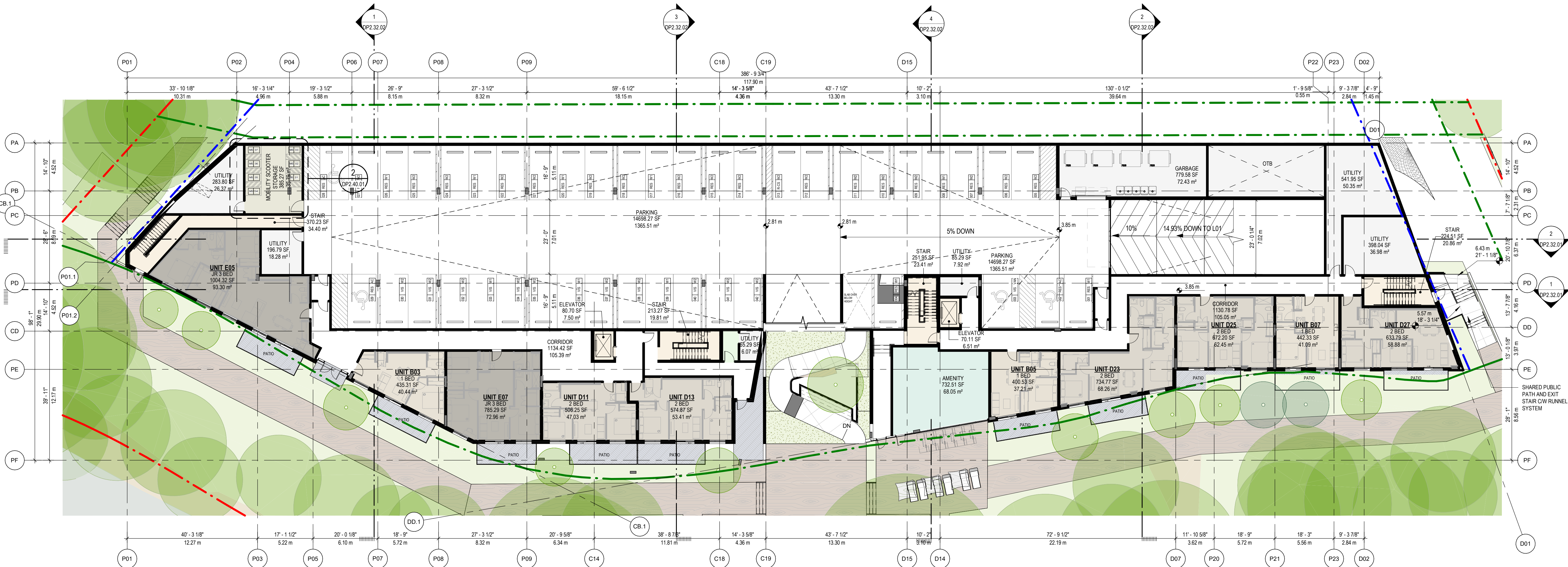
1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT
BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

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

SHEET TITLE
OVERALL FLOOR PLAN BLDG C + D -
LEVEL 01

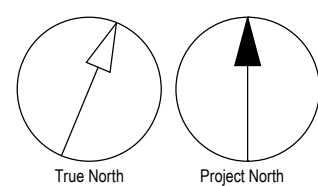
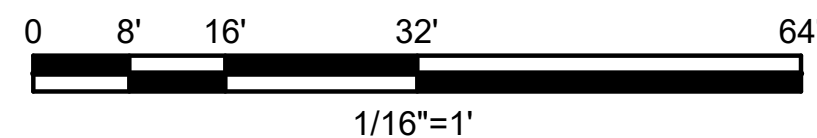
SHEET NUMBER DP2.20.01	ISSUE F
---------------------------	------------



1 OVERALL FLOOR PLAN BLDG C + D - LEVEL 01
DP2.20.01 SCALE: 1/16" = 1'-0"



1 OVERALL FLOOR PLAN BLDG C + D - LEVEL 02
DP2.20.02 SCALE: 1/16\"/>



CLIENT

INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAREN MACAULEY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

OVERALL FLOOR PLAN BLDG C + D -
LEVEL 02

SHEET NUMBER

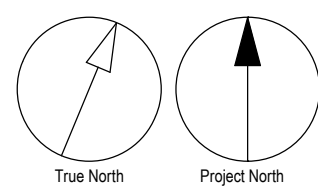
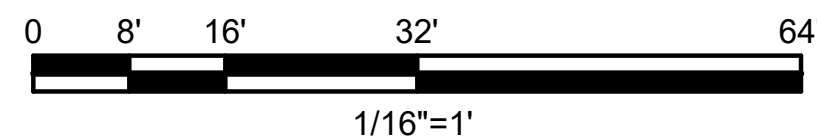
DP2.20.02

ISSUE

F



1 OVERALL FLOOR PLAN BLDG C + D - LEVEL 03
DP2.20.03 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAREN MACAULEY
BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

OVERALL FLOOR PLAN BLDG C + D -
LEVEL 03

SHEET NUMBER

DP2.20.03

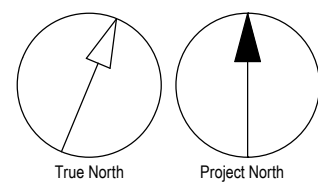
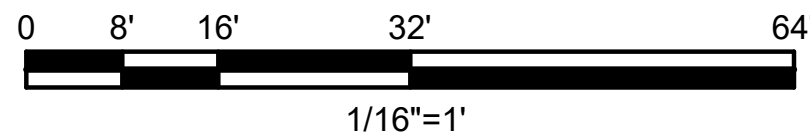
ISSUE

F

Autodesk Docs: J13814-135E_GorgeRd_E20138814_GorgeRd-PH-BLDG-C-D-03B.rvt 1/16



1 OVERALL FLOOR PLAN BLDG C + D - LEVEL 04
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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAREN MACAULEY
BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE
OVERALL FLOOR PLAN BLDG C + D -
LEVEL 04

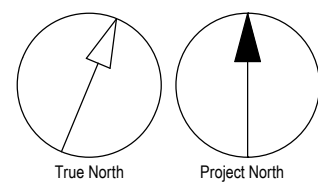
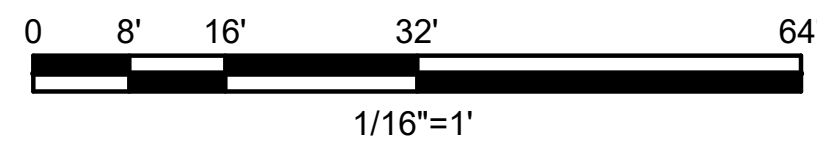
SHEET NUMBER
DP2.20.04

ISSUE
F

Autodesk Docs://13814-135E_GorgeRd_E2013814_GorgeRd_Plan_BLDG-C-D-04B_026.rvt 1/16



1 OVERALL FLOOR PLAN BLDG C + D - LEVEL 05
SCALE: 1/16\"/>



CLIENT

INTRACORP

Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAREN MACAULEY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

OVERALL FLOOR PLAN BLDG C + D -
LEVEL 05

SHEET NUMBER

DP2.20.05

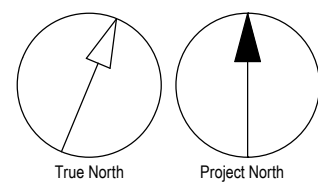
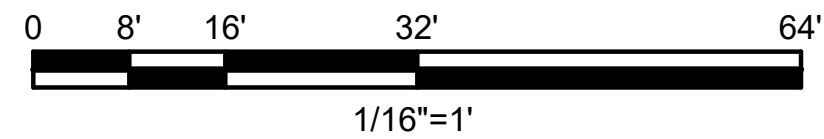
ISSUE

F

Autocheck Docs: J:\138114-135E_GorgeRd_E20138814_GorgeRd_Plan_BLDG-C-D-05.dwg, 1/16



1 OVERALL FLOOR PLAN BLDG C + D - LEVEL 06
DP2.20.06 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAREN MACAULEY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 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 C + D -
LEVEL 06

SHEET NUMBER

DP2.20.06

ISSUE

F

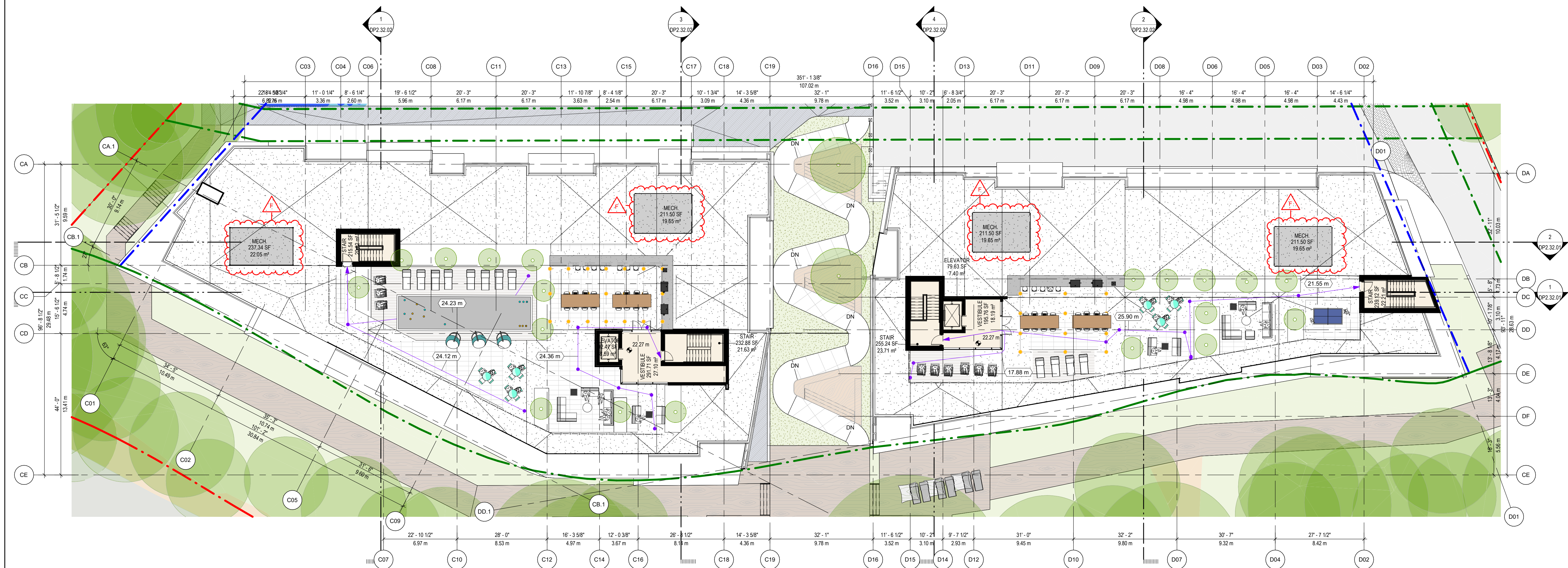
1/16" = 1'

1/16" = 1'

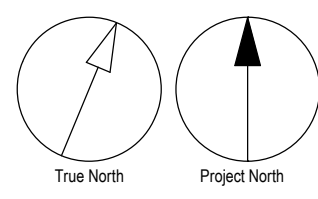
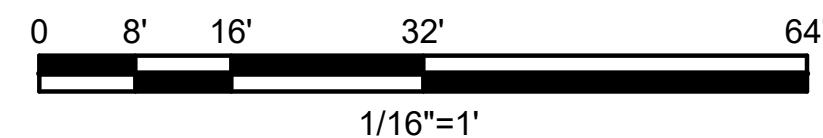
1/16" = 1'

1/16" = 1'

7/30/2026 9:16:03 AM



1 OVERALL FLOOR PLAN BLDG C + D - ROOF
DP2.20.07 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAREN MACAULEY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

OVERALL FLOOR PLAN BLDG C + D - ROOF

SHEET NUMBER

DP2.20.07

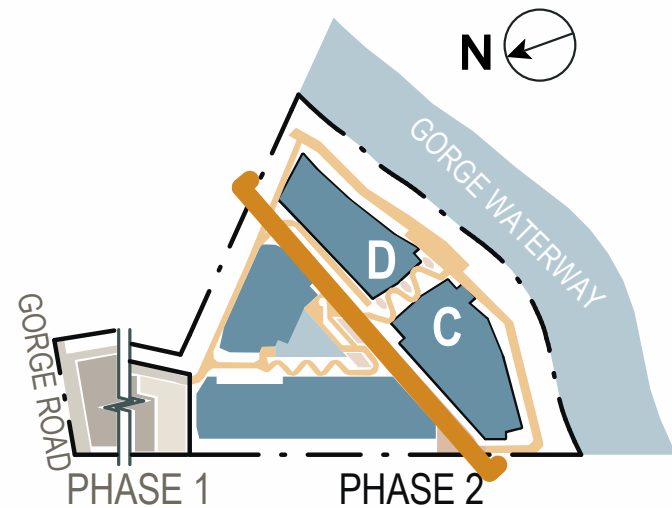
ISSUE

F

Autodesk Docs://13814-135E_GorgeRd_P2013814_GorgeRd_P2013814_BLDG C+D-ROOF.dwg



2 BLDG C + D NORTH ELEVATION
DP2.30.01 SCALE: 1/16" = 1'-0"

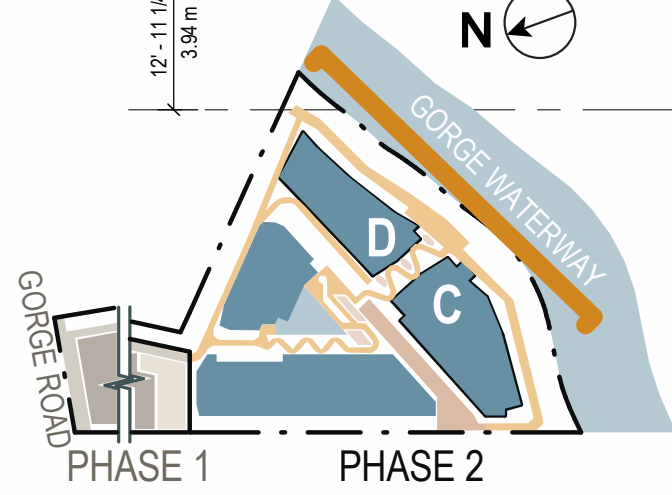


MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
01B	CONCRETE FACED INSULATION	NATURAL	NATURAL
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
02B	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03C	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	KNOXVILLE GRAY
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
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	CEDARMILL	DESERT BEACH
07	METAL PANEL	ANODIZED ALUMINUM	MIDNIGHT BLACK
10. OPENING FINISHES			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION
11C	WINDOW WALL	ANODIZED ALUMINUM	BLUE GREY METAL PANEL SPANDREL W. INSULATION + BLACK MULLION
12A	STOREFRONT	CLEAR GLAZING W BLACK MULLION	CLEAR GLAZING W BLACK MULLION
12B	STOREFRONT	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION
13A	PVC WINDOW FRAME	DOUBLE GLAZED VINYL	BLACK W. CLEAR GLAZING

MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
13B. PVC WINDOW FRAME			
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
20. RAILING + GATE FINISHES			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
22A	PRIVACY SCREEN	ALUMINUM W. GLAZING	BLACK W. OBSCURED GLAZING
30. METAL FINISHES			
31A	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
31B	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
35	FASCIA	ANODIZED ALUMINUM POWDER COAT	BLACK
40. MISC. SITE FINISHES			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOOD LOOK MECH SCREENING	WOODGRAIN	NATURAL CEDAR



1 BLDG C + D SOUTHEAST ELEVATION
DP2.30.01 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT
LAREN MACAULEY
BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

BLDG C + D NORTHWEST + SOUTHEAST ELEVATIONS

SHEET NUMBER

DP2.30.01

ISSUE

F

MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
01B	CONCRETE FACED INSULATION	NATURAL	NATURAL
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
02B	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03C	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	KNOXVILLE GRAY
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
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	CEDARMILL	DESERT BEACH
07	METAL PANEL	ANODIZED ALUMINUM	MIDNIGHT BLACK
10. OPENING FINISHES			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION
11C	WINDOW WALL	ANODIZED ALUMINUM	BLUE GREY METAL PANEL SPANDREL W. INSULATION + BLACK MULLION
12A	STOREFRONT	CLEAR GLAZING W BLACK MULLION	CLEAR GLAZING W BLACK MULLION
12B	STOREFRONT	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION
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
20. RAILING + GATE FINISHES			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
22A	PRIVACY SCREEN	ALUMINUM W. GLAZING	BLACK W. OBSCURED GLAZING
30. METAL FINISHES			
31A	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
31B	METAL FLASHING	PRE-FINISHED ALUMINUM	TO MATCH ADJACENT
35	FASCIA	ANODIZED ALUMINUM POWDER COAT	BLACK
40. MISC. SITE FINISHES			
41	METAL TRELLIS	REFER TO LANDSCAPE DRAWINGS	N/A
42	TREATED WOOD DECKING	STAINED/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance before proceeding with fabrication.

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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LARSEN MACAULEY

BRITISH COLUMBIA

2026-08-04

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



1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

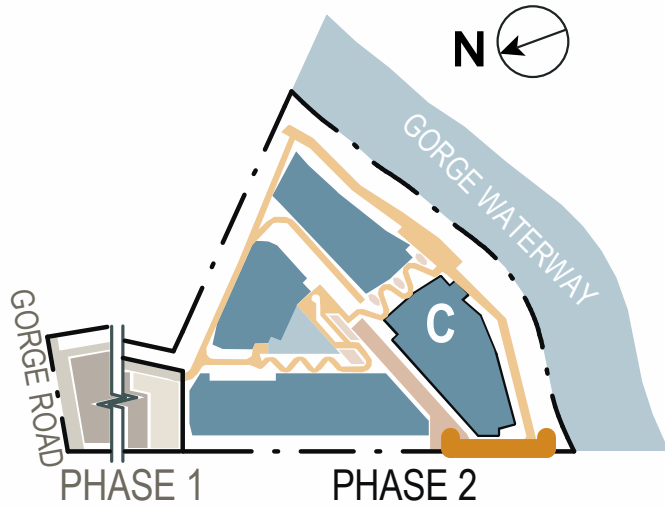
BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

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

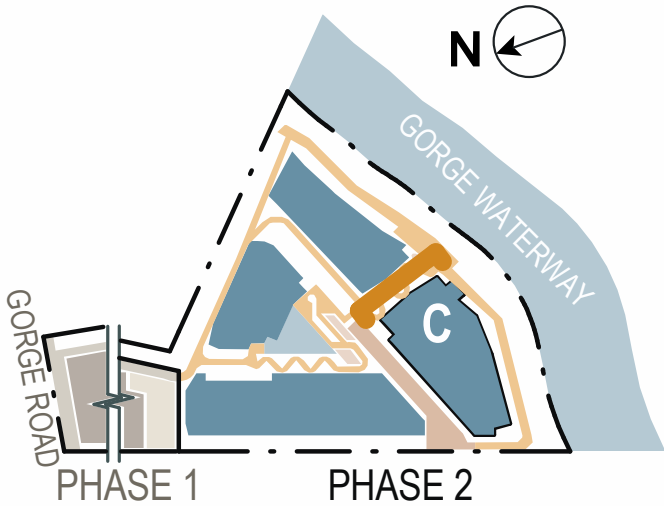
SHEET TITLE

BLDG C EAST + WEST ELEVATIONS

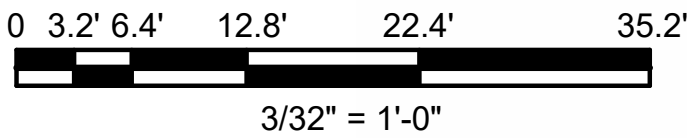
SHEET NUMBER	ISSUE
DP2.30.02	F



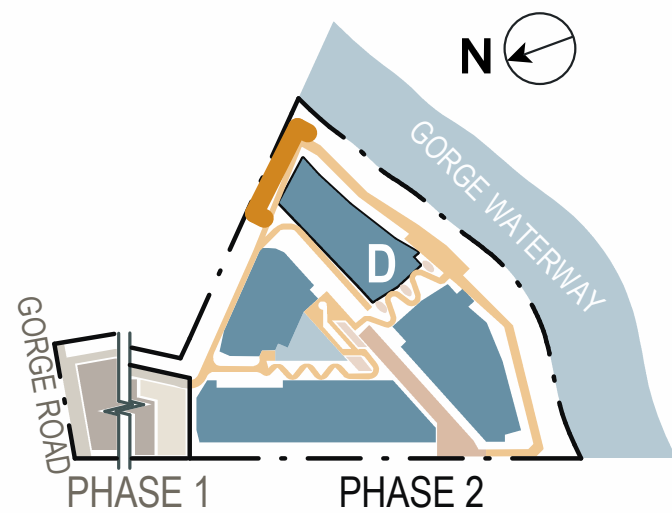
2 BLDG C WEST ELEVATION
DP2.30.02 SCALE: 3/32" = 1'-0"



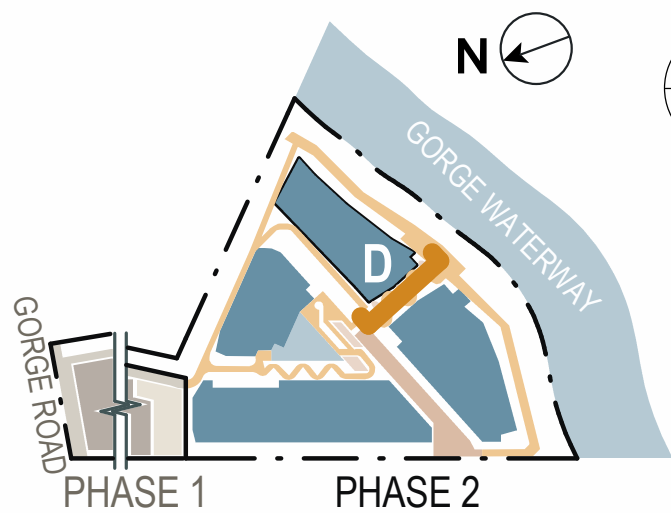
1 BLDG C EAST ELEVATION
DP2.30.02 SCALE: 3/32" = 1'-0"



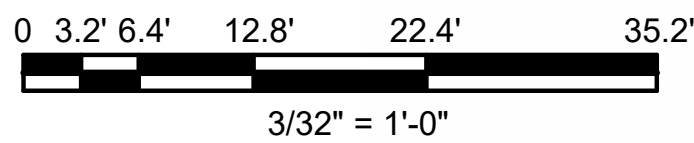
7/30/2026 9:16:03 AM



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



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



MATERIAL LEGEND			
MARK	DESCRIPTION	FINISH	COLOUR
00. GENERAL FINISHES			
01A	BRICK	STANDARD BRICK - RUNNING COURSE	WARM GREY
01B	CONCRETE FACED INSULATION	NATURAL	NATURAL
02A	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
02B	CAST-IN-PLACE CONCRETE	NATURAL	NATURAL
03A	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	ARCTIC WHITE
03B	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	MIDNIGHT BLACK
03C	FIBRE CEMENT BOARD AND BATTEN	CEDARMILL	KNOXVILLE GRAY
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
05	FIBRE CEMENT SHINGLE SIDING	STRAIGHT CUT	ARCTIC WHITE
06	WOOD SOFFIT	CEDARMILL	DESERT BEACH
07	METAL PANEL	ANODIZED ALUMINUM	MIDNIGHT BLACK
10. OPENING FINISHES			
11A	WINDOW WALL	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
11B	WINDOW WALL	ANODIZED ALUMINUM	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION
11C	WINDOW WALL	ANODIZED ALUMINUM	BLUE GREY METAL PANEL SPANDREL W. INSULATION + BLACK MULLION
12A	STOREFRONT	CLEAR GLAZING W BLACK MULLION	CLEAR GLAZING W BLACK MULLION
12B	STOREFRONT	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION	CLEAR GLAZED SPANDREL W. INSULATION + BLACK MULLION
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
20. RAILING + GATE FINISHES			
21A	ALUMINUM RAILING W. GLAZING	ANODIZED ALUMINUM	BLACK W. CLEAR GLAZING
22A	PRIVACY SCREEN	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/TREATED CEDAR	NATURAL CEDAR
43	BACKLIT SITE SIGNAGE	SIGNAGE BY OTHERS - REFER TO SHOPS	N/A
44	LANDSCAPE FEATURE	REFER TO LANDSCAPE DRAWINGS	VARIES
45	WOOD LOOK MECH 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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULAY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

CHECKED BY:
ARCADIS

PROJECT MGR:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

BLDG D NORTHEAST + WEST
ELEVATIONS

SHEET NUMBER

DP2.30.03

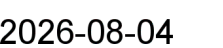
ISSUE

F

Autodesk Docs://13814-135E_GorgeRD_E2013814_GorgeRD-PH1-BLDG-D-248_E26.rvt 1/16

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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

SEAL



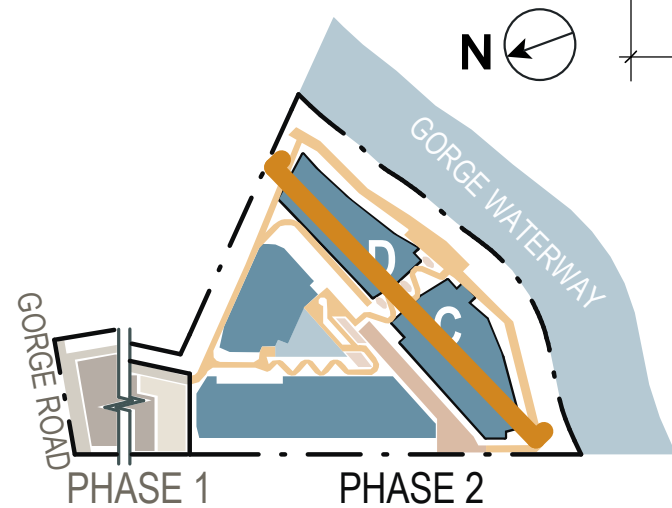
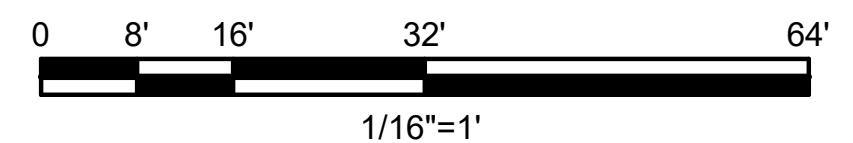
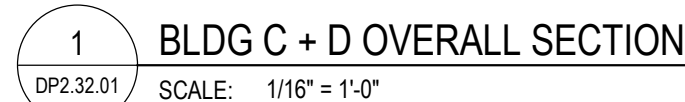
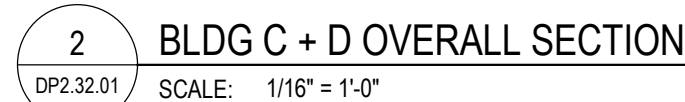
PROJECT

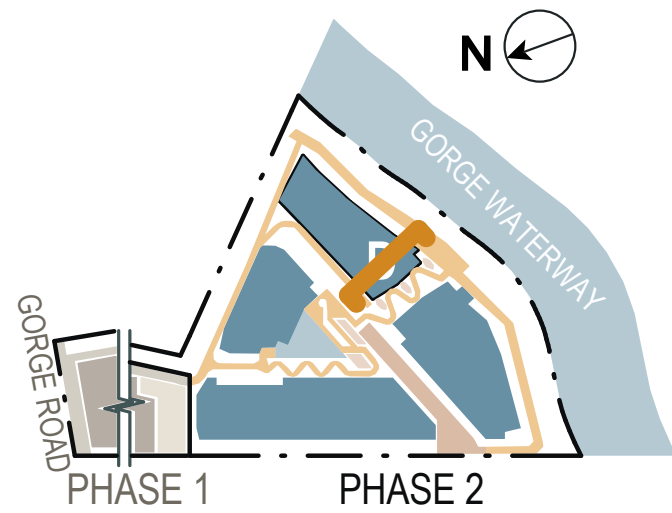
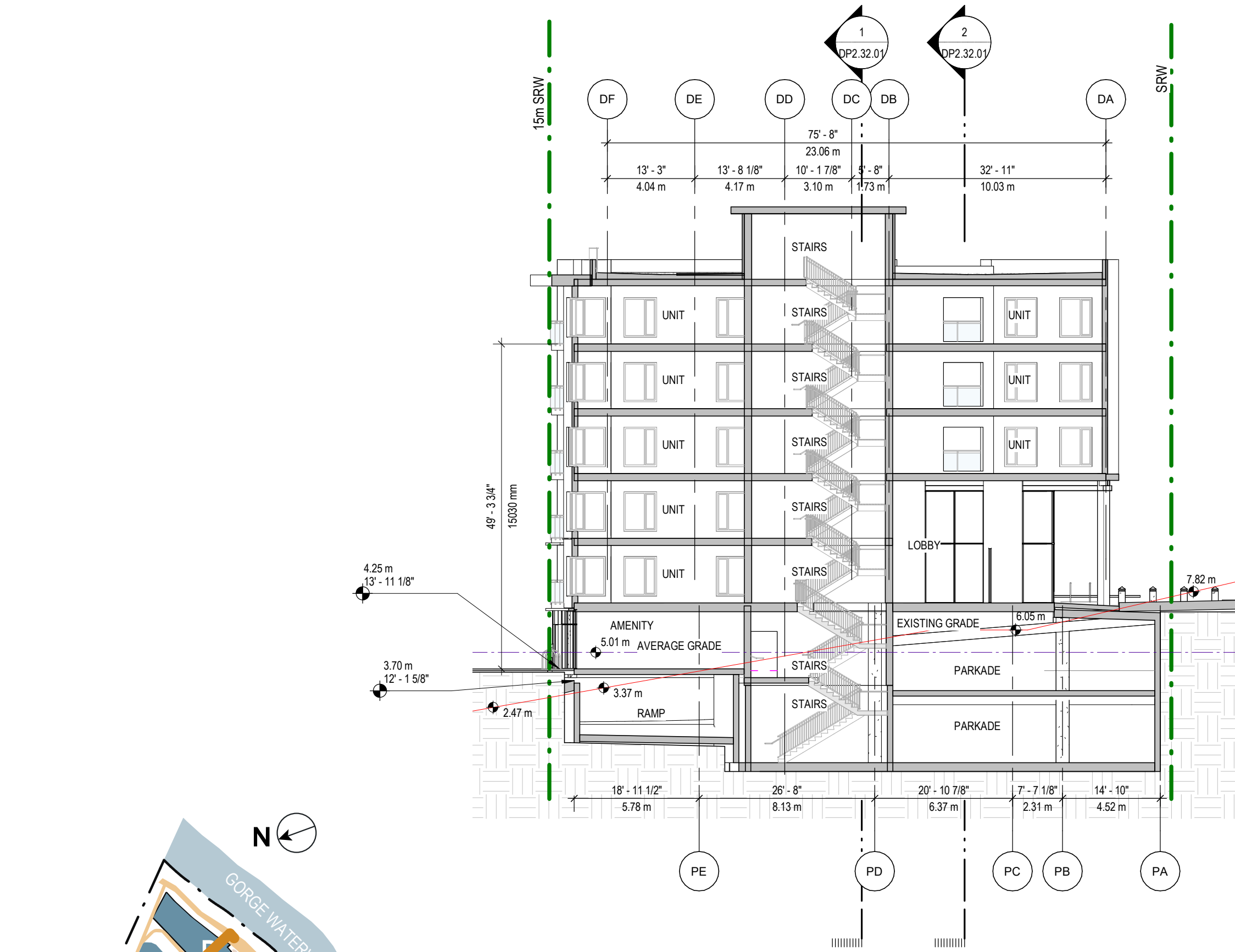
**BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)**

129-135 GORGE ROAD E, VICTORIA, BC

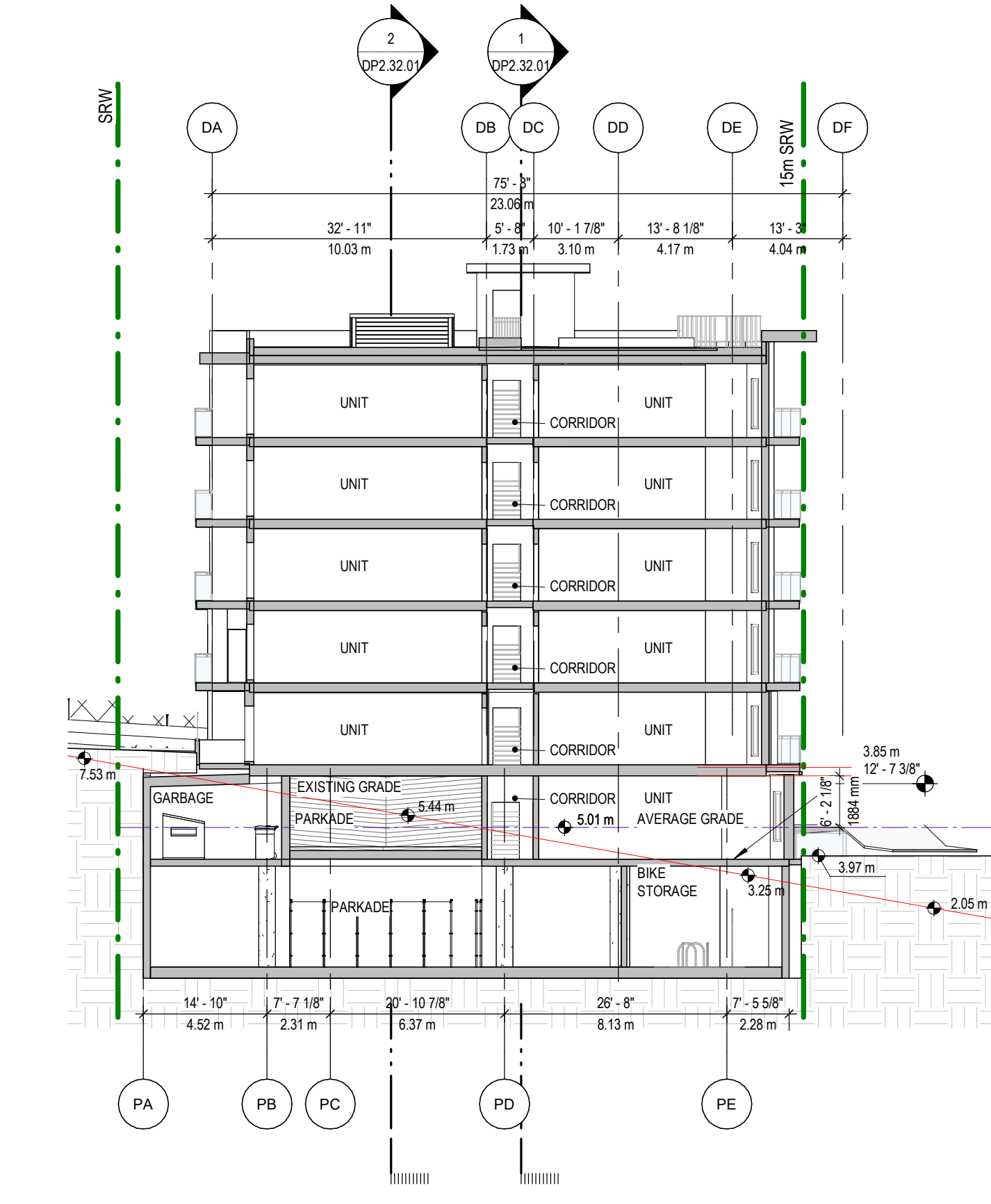
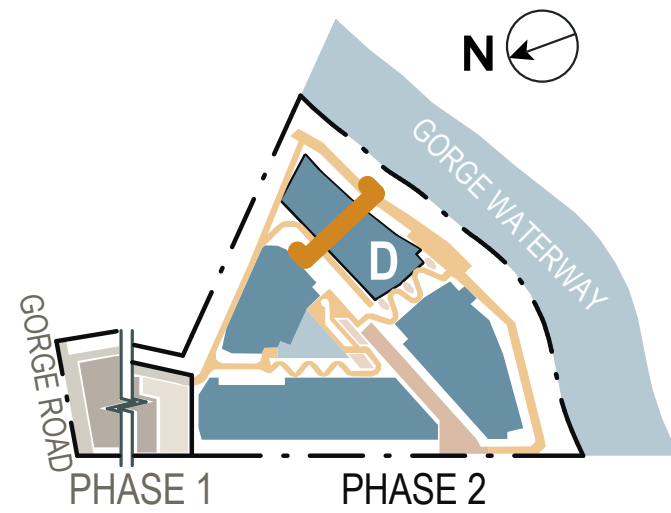
SHEET TITLE
BLDG C + D OVERALL SECTION

SHEET NUMBER	ISSUE
DP2.32.01	F

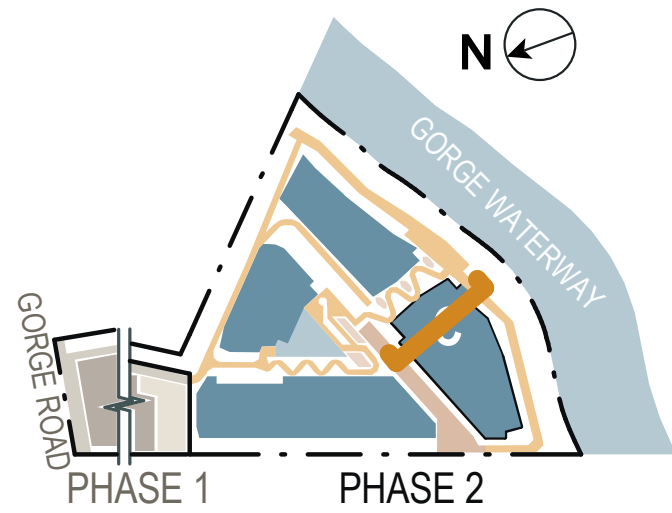
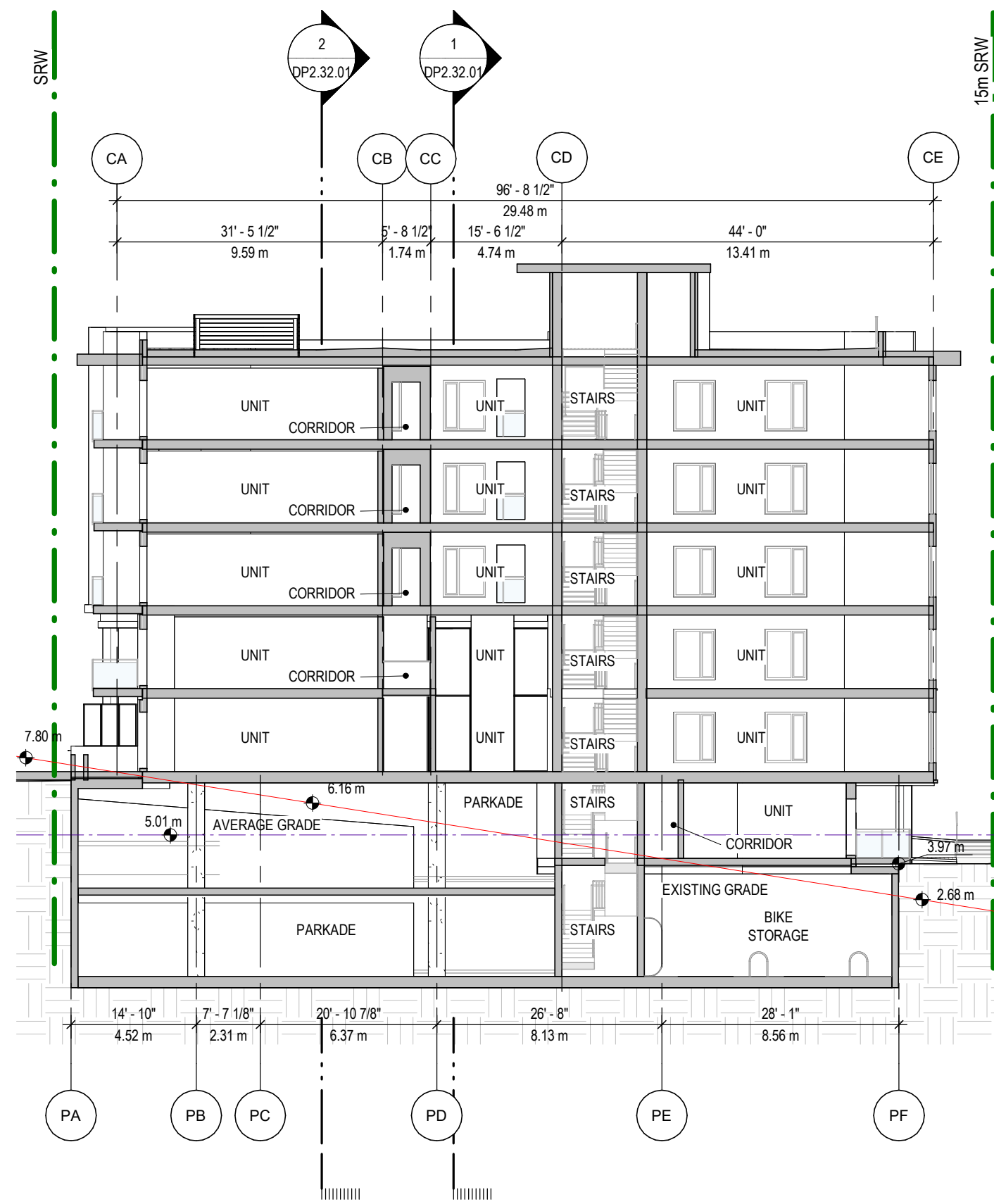




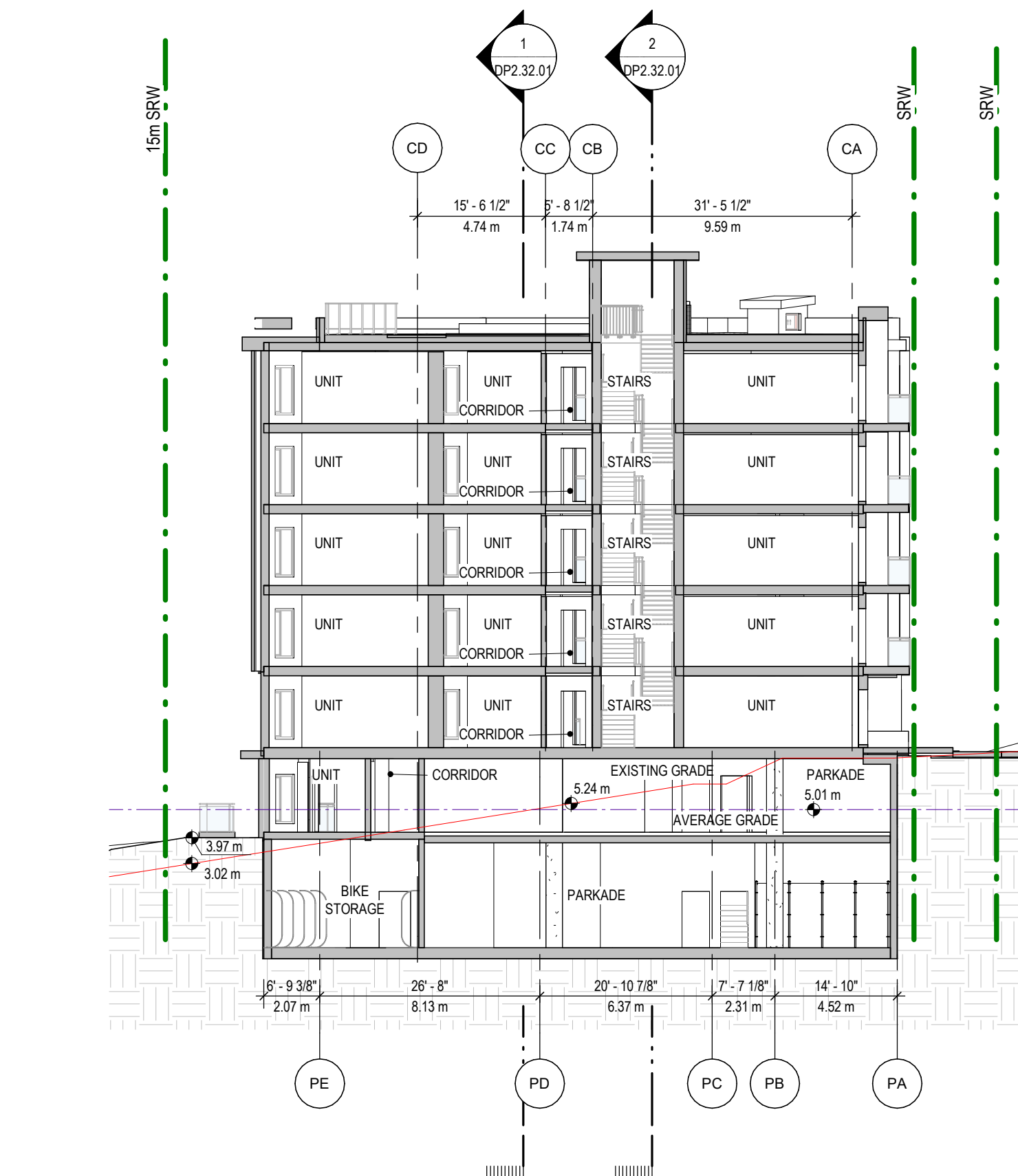
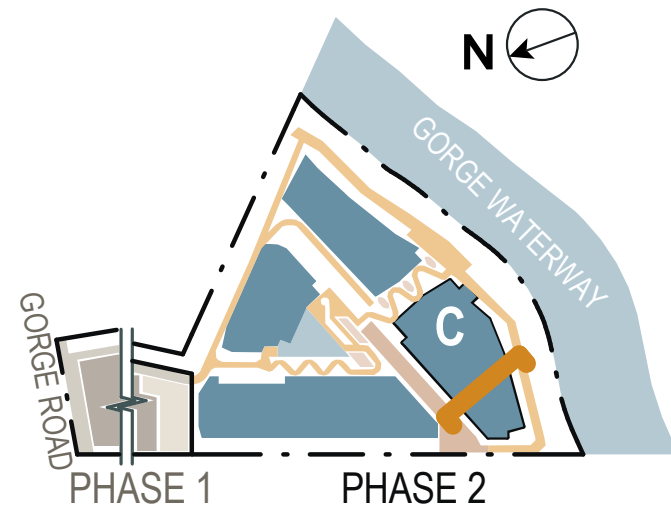
4 BLDG D SECTION 1
SCALE: 1/16" = 1'-0"



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



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



1 BLDG C SECTION 2
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, 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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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	
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30	
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04	

CONSULTANTS

SEAL

REGISTERED ARCHITECT

LAUREN MACAULEY

BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)
129-135 GORGE ROAD E, VICTORIA, BC

PROJECT NO:
30257313

DRAWN BY:
ARCADIS

PROJECT MGR:
ARCADIS

CHECKED BY:
ARCADIS

APPROVED BY:
ARCADIS

SHEET TITLE

BLDG C + D SECTIONS

SHEET NUMBER

DP2.32.02

ISSUE

F

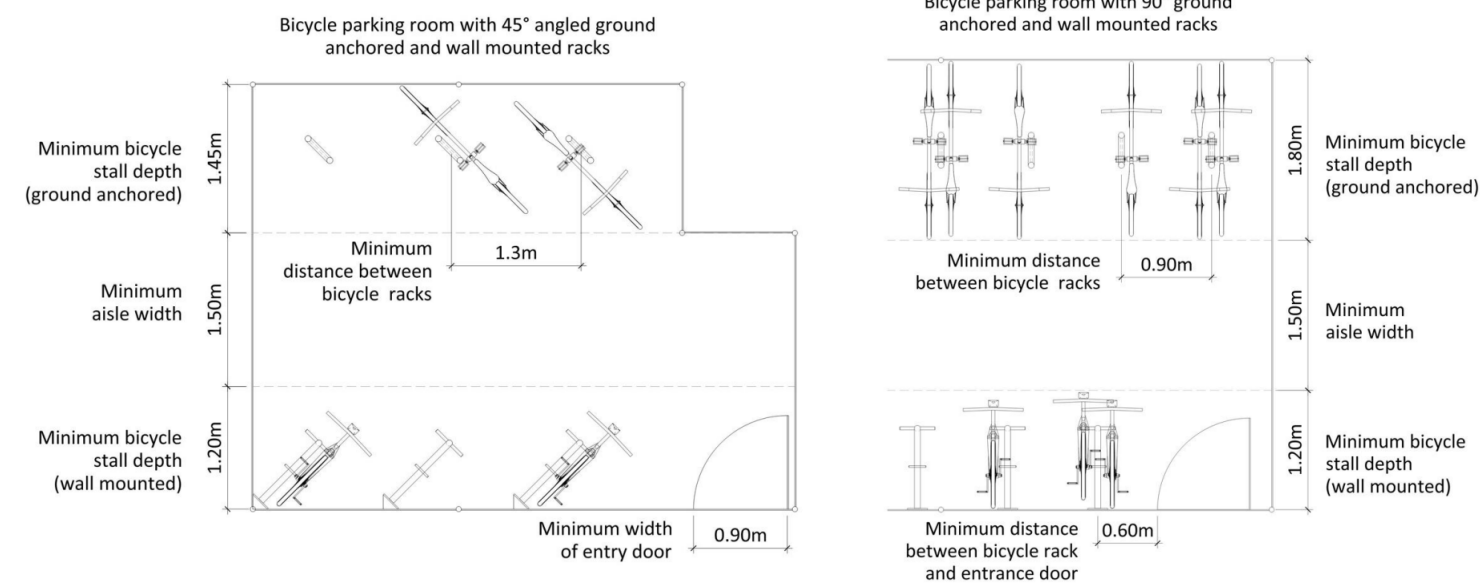
7/30/2025 9:16:03 AM

Autodesk Docs J13814-135E_GorgeRd_E2013814_GorgeRd-PH1-BLDG-2AB_R26.rvt 1/16

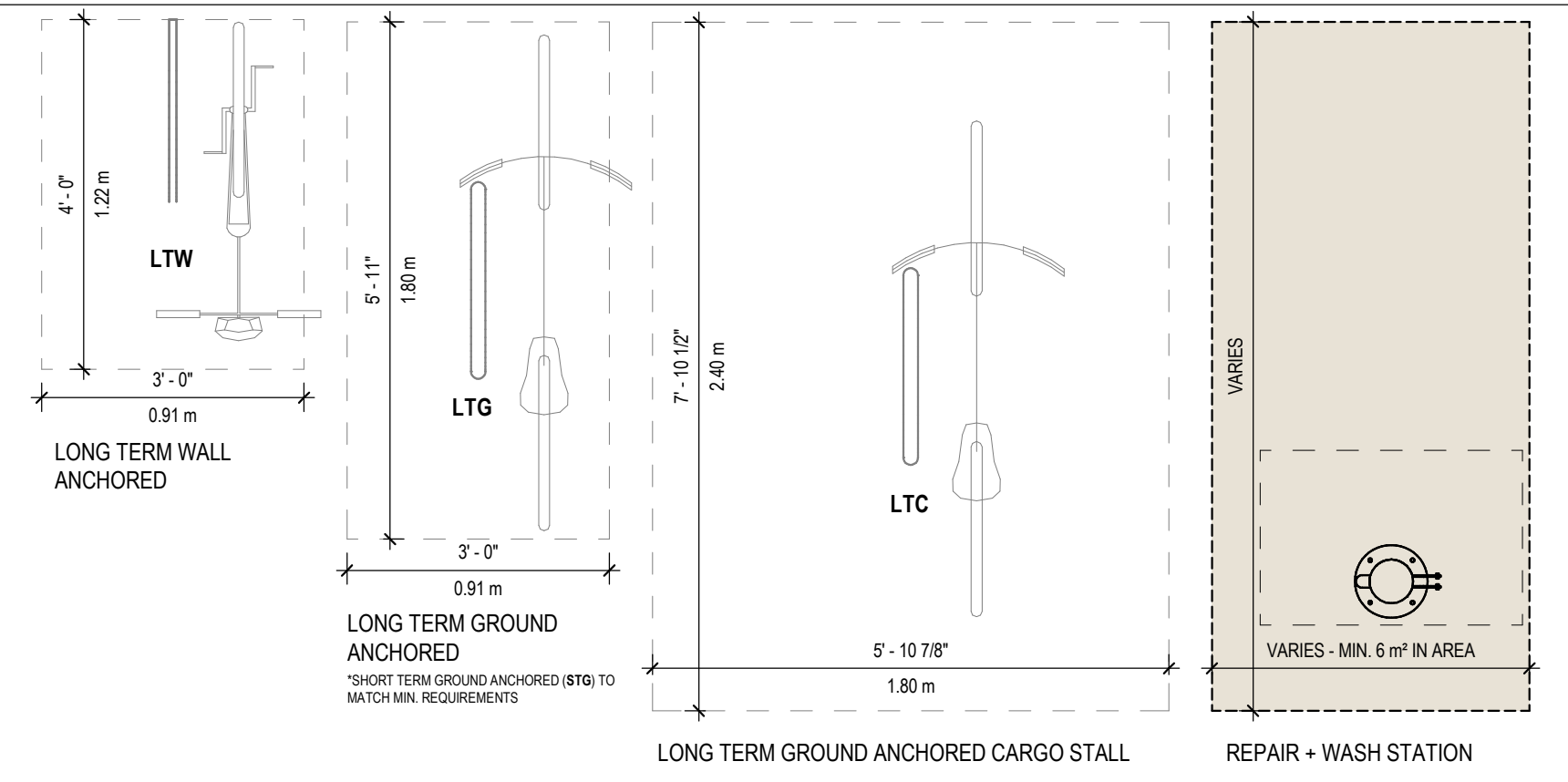
BICYCLE PARKING STALLS PROVIDED - BUILDING CD				
LEVEL	PARKING TYPE	STALL TYPE	TOTAL	% MIX
CD - LEVEL P1	CLASS A	LONG TERM GROUND ANCHORED	138	47%
CD - LEVEL P1	CLASS A	LONG TERM CARGO GROUND ANCHORED	38	13%
			176	60%
CD - LEVEL P1	CLASS A	LONG TERM WALL ANCHORED	116	40%
			116	40%

VICTORIA ZONING BYLAW BICYCLE PARKING DIAGRAMS

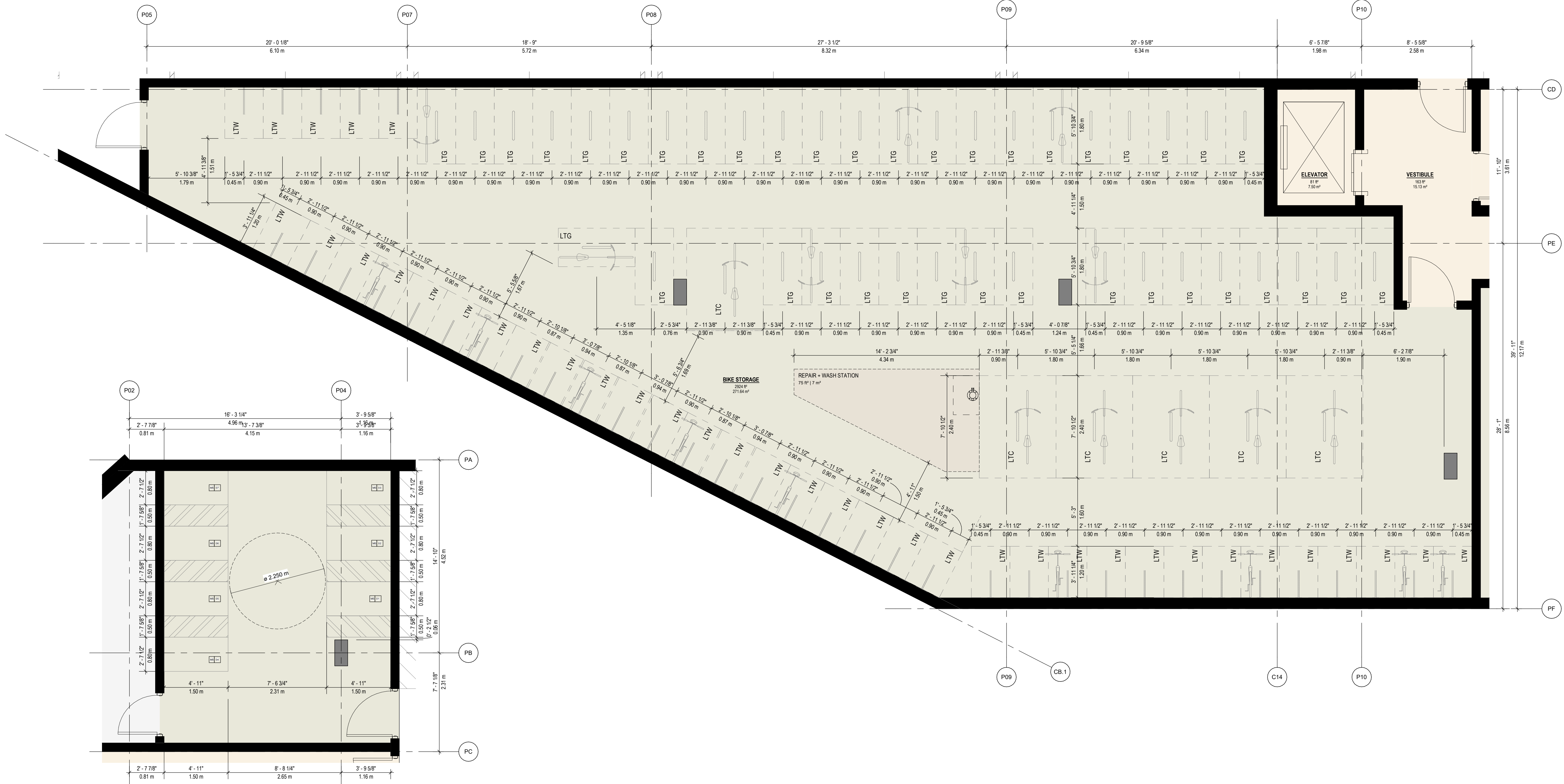
STALL SIZING AND REQUIREMENTS PER CITY OF VICTORIA ZONING BYLAW NO. 80-159 - SCHEDULE C



BICYCLE STALL AND ROOM LEGEND



CLIENT		
INTRACORP Building the Extraordinary		
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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04



CONSULTANTS	
SEAL	

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT
**BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)**
129-135 GORGE ROAD E, VICTORIA, BC

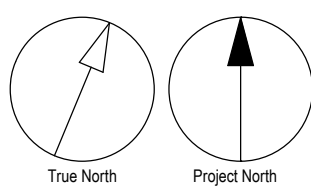
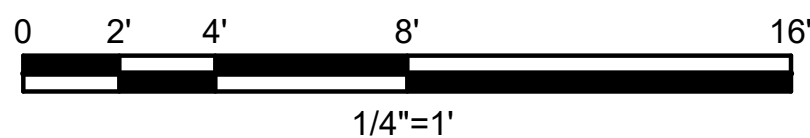
PROJECT NO: 30257313	CHECKED BY: ARCADIS
DRAWN BY: ARCADIS	APPROVED BY: ARCADIS
PROJECT MGR: ARCADIS	

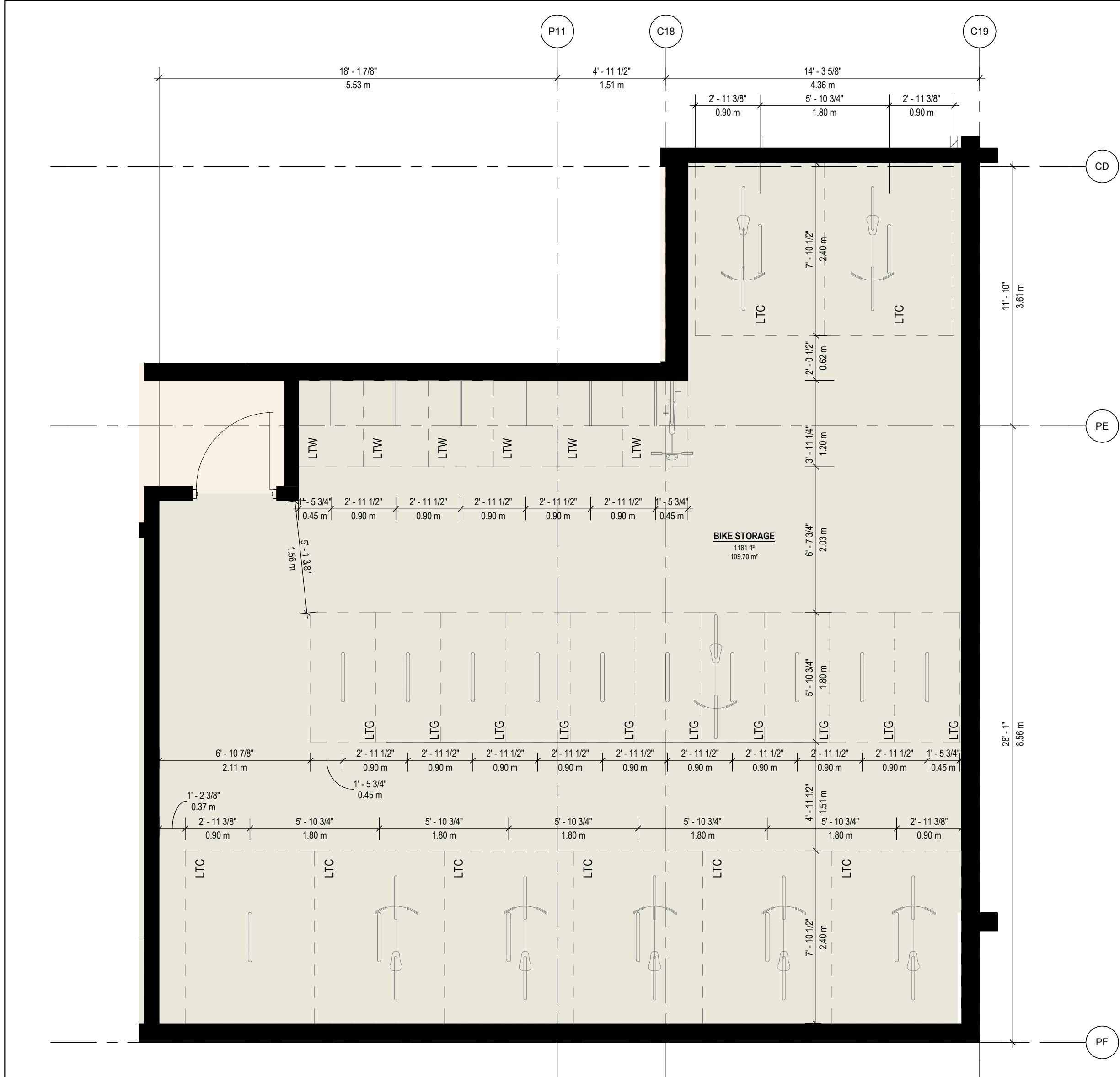
SHEET TITLE
**ENLARGED BIKE + MOBILITY
SCOOTER PLANS BLDG C + D**

SHEET NUMBER DP2.40.01	ISSUE F
----------------------------------	-------------------

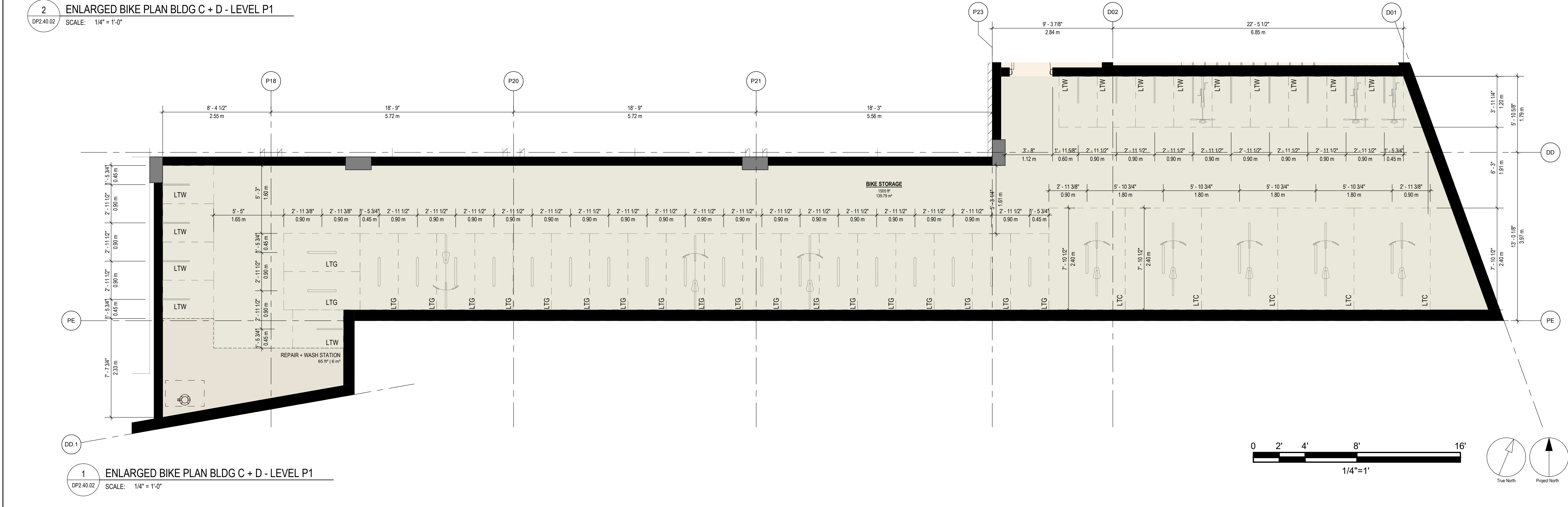
2 ENLARGED MOBILITY SCOOTER STORAGE PLAN BLDG 2 - L01
SCALE: 1/4" = 1'-0"

1 ENLARGED BIKE PLAN BLDG C + D - LEVEL P1
SCALE: 1/4" = 1'-0"





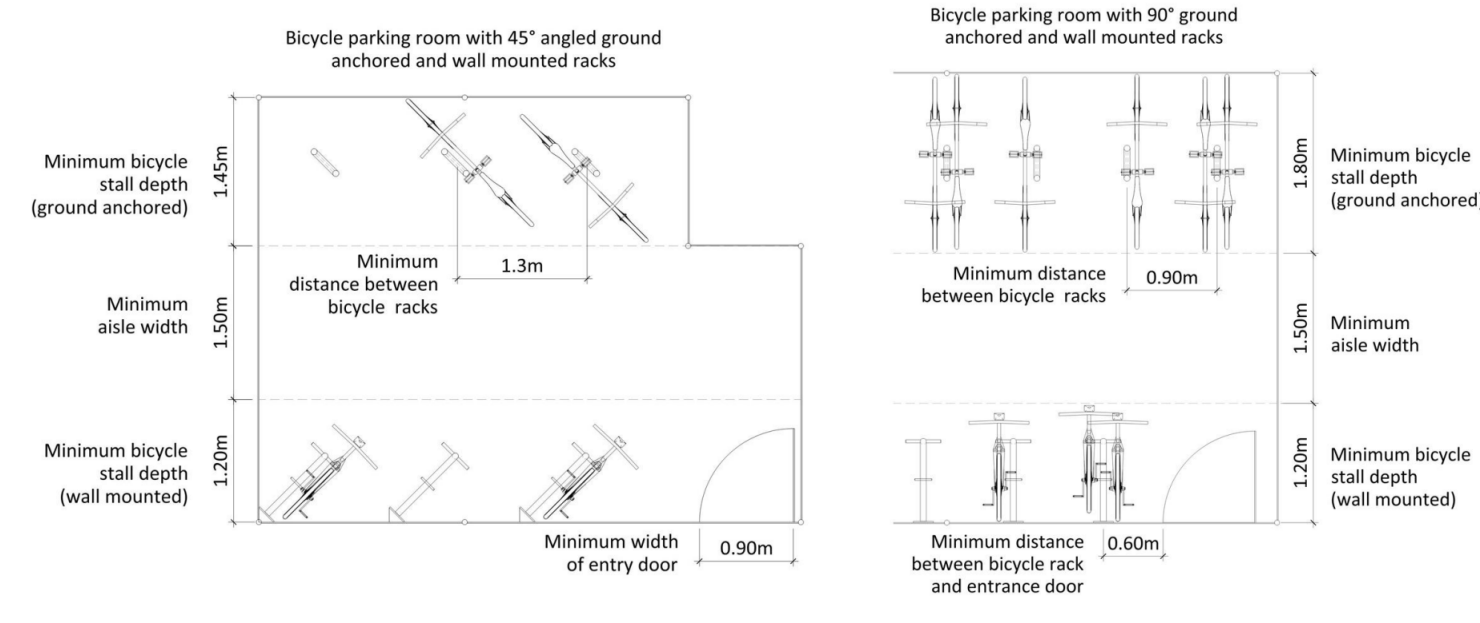
2 ENLARGED BIKE PLAN BLDG C + D - LEVEL P1
DP2.40.02 SCALE: 1/4" = 1'-0"



1 ENLARGED BIKE PLAN BLDG C + D - LEVEL P1
DP2.40.02 SCALE: 1/4" = 1'-0"

VICTORIA ZONING BYLAW BICYCLE PARKING DIAGRAMS

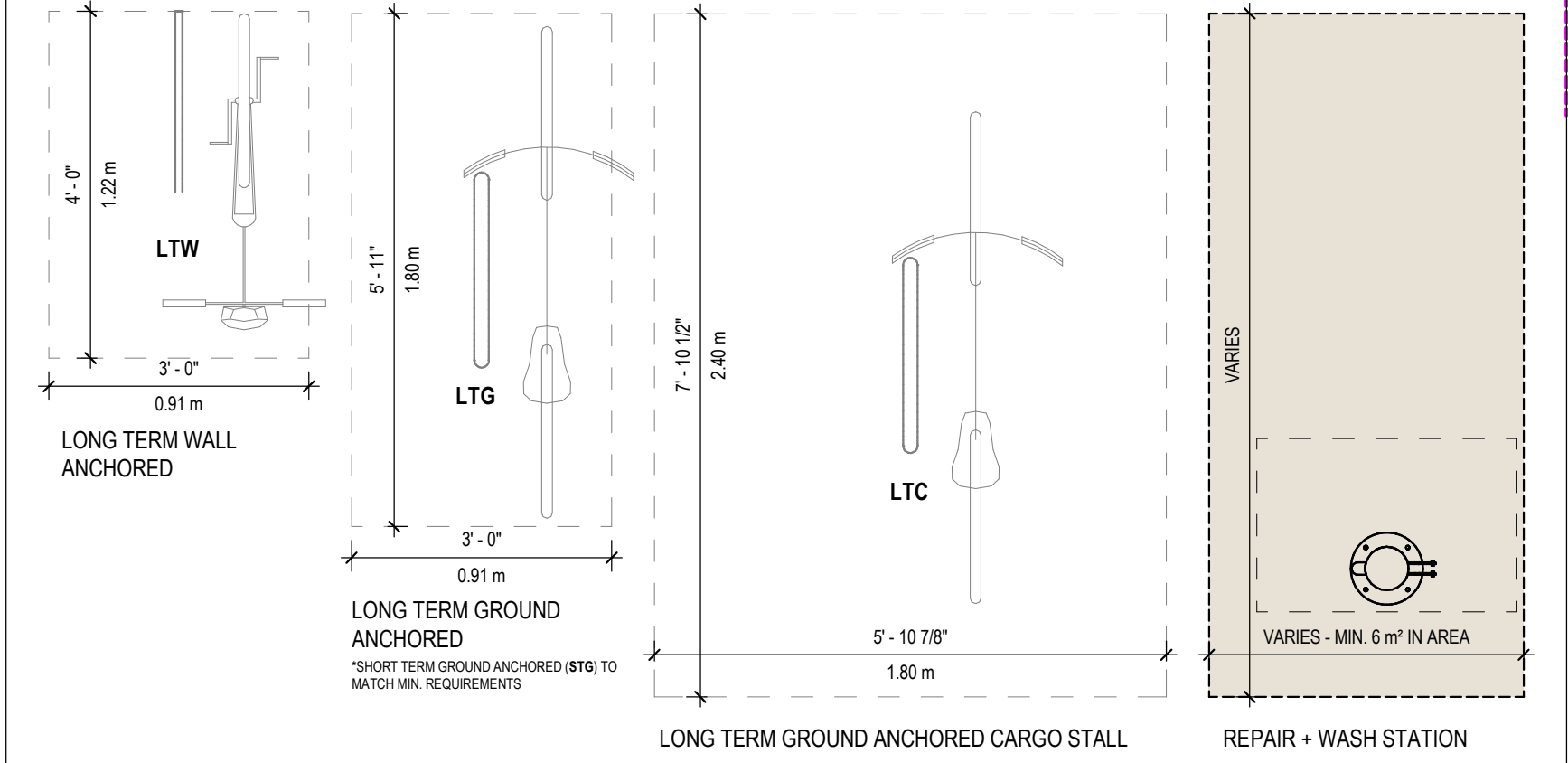
STALL SIZING AND REQUIREMENTS PER CITY OF VICTORIA ZONING BYLAW NO. 80-159 - SCHEDULE C



BICYCLE PARKING STALLS PROVIDED - BUILDING CD

LEVEL	PARKING TYPE	STALL TYPE	TOTAL	% MIX
CD - LEVEL P1	CLASS A	LONG TERM GROUND ANCHORED	138	47%
CD - LEVEL P1	CLASS A	LONG TERM CARGO GROUND ANCHORED	38	13%
			176	60%
CD - LEVEL P1	CLASS A	LONG TERM WALL ANCHORED	116	40%
			116	40%

BICYCLE STALL AND ROOM LEGEND



CLIENT

INTRACORP
Building the Extraordinary

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 on the drawing. Shop drawings shall be submitted to Arcadis for general conformance 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
E	DEVELOPMENT PERMIT RESUBMISSION 4	2026-06-30
F	DEVELOPMENT PERMIT RESUBMISSION 4 REVISION	2026-08-04

CONSULTANTS

SEAL

REGISTERED ARCHITECT
Lauren Macaulay
BRITISH COLUMBIA

2026-08-04

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

ARCADIS

1353 Ellis Street - Suite 202
Kelowna BC V1Y 1Z9 Canada
tel 250 900 4520
www.arcadis.com

PROJECT

**BELLWETHER PHASE 2
PHASE A - (BUILDING A + B)**
129-135 GORGE ROAD E, VICTORIA, BC

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

SHEET TITLE
ENLARGED BIKE PLANS BLDG C + D

SHEET NUMBER DP2.40.02	ISSUE F
----------------------------------	-------------------

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.



2305 Hemlock Street, Vancouver, BC V6H 2V1
T: 604 681 3305 www.connectla.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

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.



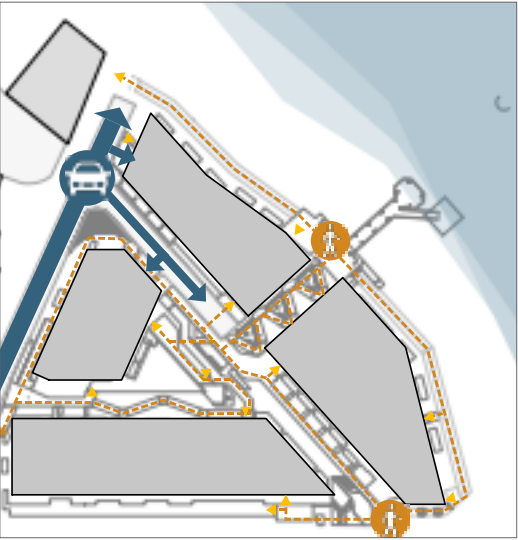
8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
5	ISSUED FOR DP	24-11-28
4	ISSUED FOR REZONING	22-10-28
3	ISSUED FOR REVIEW	22-09-15
2	ISSUED FOR REVIEW	22-07-19
1	ISSUED FOR REVIEW	22-07-11
REVISIONS		

INTRACORP GORGE PH2

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

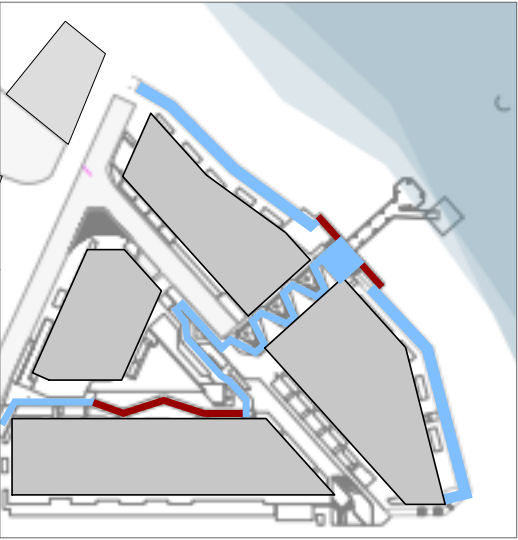
INSPIRATION & PRINCIPLES

DIAGRAMS



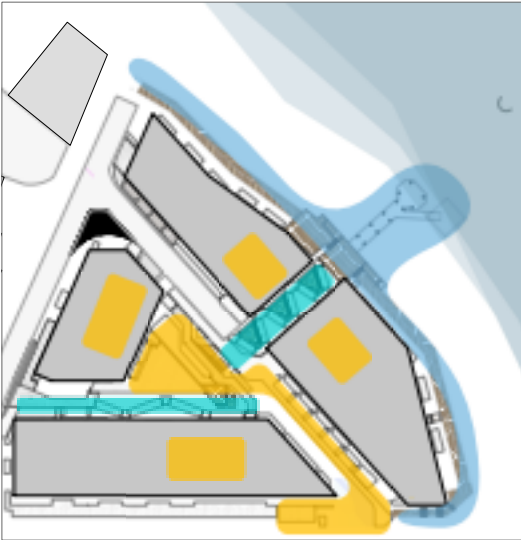
SITE CIRCULATION

- VEHICULAR
- PEDESTRIAN
- BLDG ENTRY



ACCESSIBLE ROUTE

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



SITE PROGRAM

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



WAYFINDING

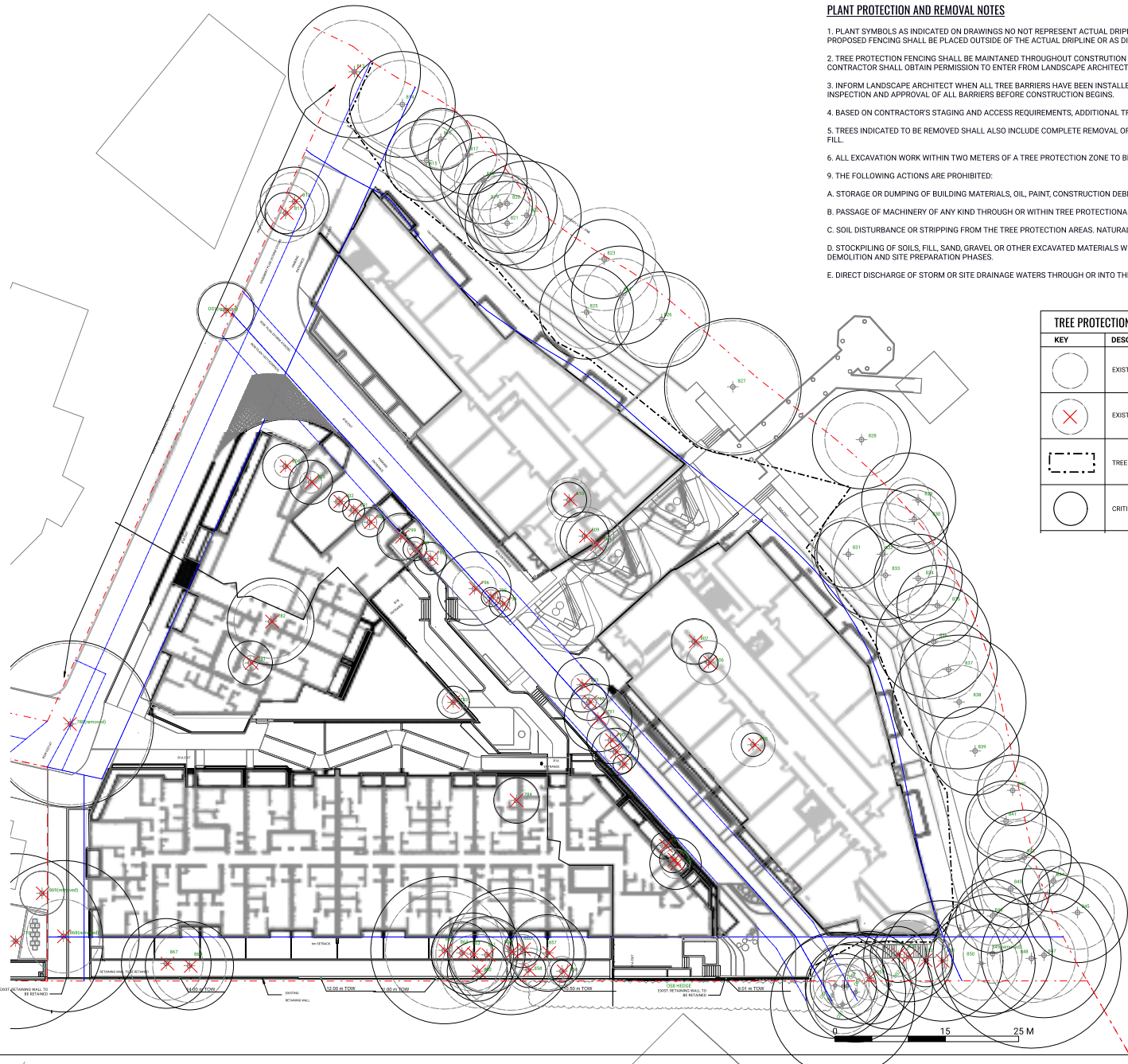
- ACCESSIBLE WALKWAY
- SIGNAGE
- ILLUMINATION



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

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





PLANT PROTECTION AND REMOVAL NOTES

1. PLANT SYMBOLS AS INDICATED ON DRAWINGS NO NOT REPRESENT ACTUAL DIPLINES. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO CONSTRUCTION. PROPOSED FENCING SHALL BE PLACED OUTSIDE OF THE ACTUAL DIPLINE 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. INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
3. INFORM LANDSCAPE ARCHITECT WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED AND PRIOR TO CONSTRUCTION. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
4. BASED ON CONTRACTOR'S STAGING AND ACCESS REQUIREMENTS, ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED.
5. TREES INDICATED TO BE REMOVED SHALL ALSO INCLUDE COMPLETE REMOVAL OF STUMP AND ROOTS AND FILLING IN DEPRESSION WITH SUITABLE SOIL FILL.
6. ALL EXCAVATION WORK WITHIN TWO METERS OF A TREE PROTECTION ZONE TO BE CONDUCTED UNDER ARBORIST SUPERVISION.
9. THE FOLLOWING ACTIONS ARE PROHIBITED:
 - A. STORAGE OR DUMPING OF BUILDING MATERIALS, OIL, PAINT, CONSTRUCTION DEBRIS, BUILDINGS OR EQUIPMENT WITHIN THE TREE PROTECTION AREAS.
 - B. PASSAGE OF MACHINERY OF ANY KIND THROUGH OR WITHIN TREE 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

INTRACORP GORGE PH2

Scale: 1:350

Drawn: YL

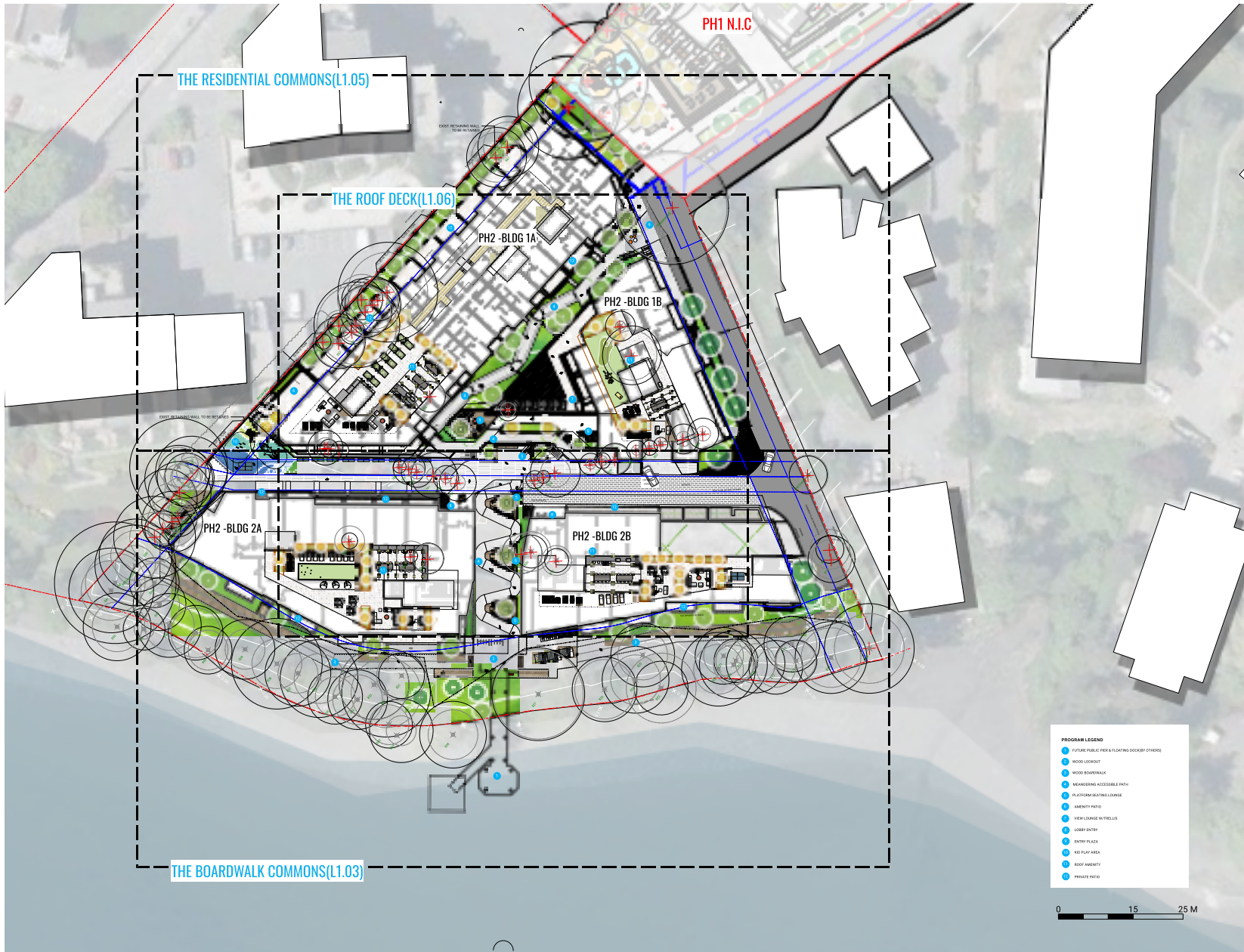
Reviewed: OM

Project No. 06-793

OVERALL SITE PLAN



L1.00



THE BOARDWALK COMMONS

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



A PLACE TO GATHER

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

AN ACCESSIBLE WATERFRONT

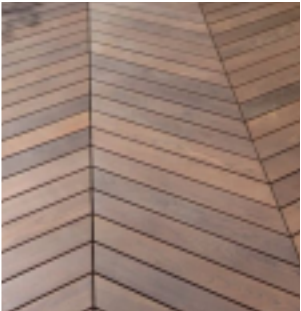
The boardwalk is connected to the community through an adjacent feature curvi-linear walkway, providing a direct accessible pathway to the waterfront. The main boardwalk platform will be included in the development, allowing everyone to enjoy the waterfront views.

PRESERVATION OF NATURAL ELEMENTS

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

NATURAL MATERIALS

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



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		

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

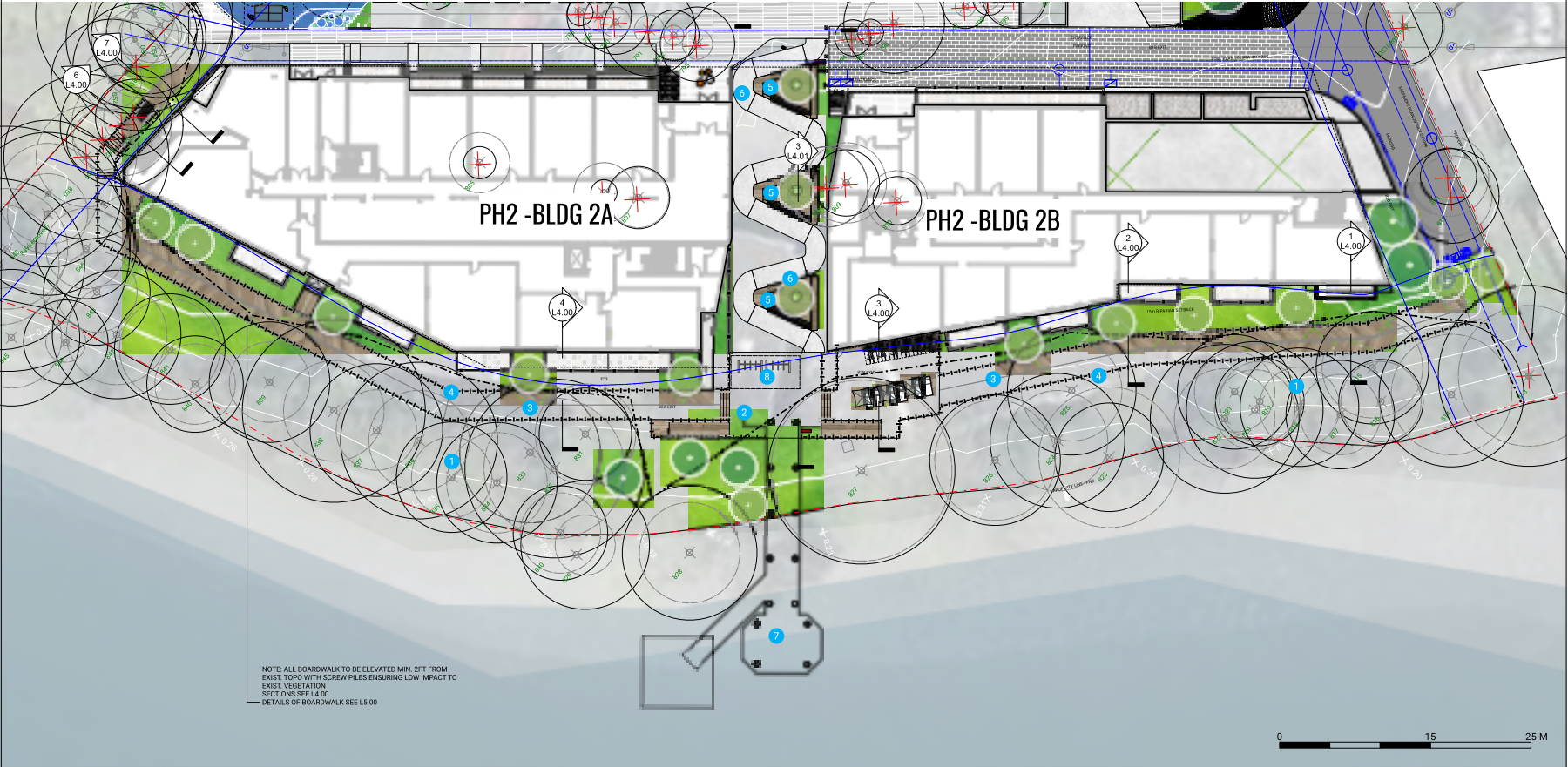
THE BOARDWALK COMMONS

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	1-2
	COLOR: NATURAL	1/5.00
	PATIO SLAB PAVERS	5
	COLOR: CHARCOAL	1/5.00
	CONCRETE UNIT PAVERS	5
	COLOR: NATURAL/IRON/DESERT	1/5.00
	WOOD BOARDWALK	8
	HERRINGBONE PATTERN	1/5.00
	RUBBER PLAY SURFACE	3
		1/5.00
	VEHICULAR UNIT PAVERS	7
	COLOR: CHARCOAL	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 TBD 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



2305 Hemlock Street, Vancouver, BC V6H 2V1
T: 604 681 3303 www.connectla.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. CL.A. AND AT ALL TIMES SHALL REMAIN EXCLUSIVE PROPERTY OF CL.A. CL.A. HOLDS THE COPYRIGHT AND OWNERSHIP IN THIS DRAWING, WHICH CANNOT BE USED FOR ANY PURPOSES WITH THE EXPRESS WRITTEN CONSENT OF CL.A.

COPYRIGHT

KEYPLAN



SEAL

REVISIONS	
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

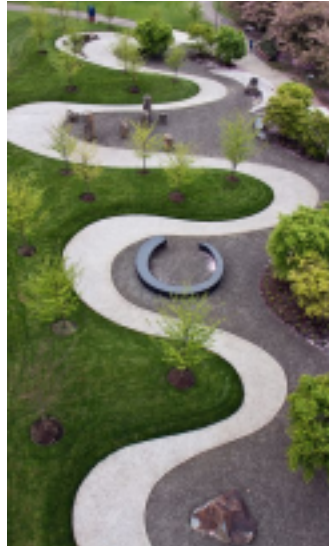
Scale:	1:200
Drawn:	YL
Reviewed:	OM
Project No.	06-793

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/IRON/DESERT	5 1:5.00
	WOOD BOARDWALK HERRINGBONE PATTERN	8 1:5.00
	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 TIED 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



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

COPYRIGHT RESERVED. THESE DRAWINGS AND DESIGNS CONTAINED HEREIN OR WHICH MAY BE INFERRED 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 THIS DRAWING, WHICH CANNOT BE USED FOR ANY PURPOSES WITH THE EXPRESS WRITTEN CONSENT OF CLA.

COPYRIGHT

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

ENLARGEMENT PLAN
THE RESIDENTIAL COMMONS



L1.04

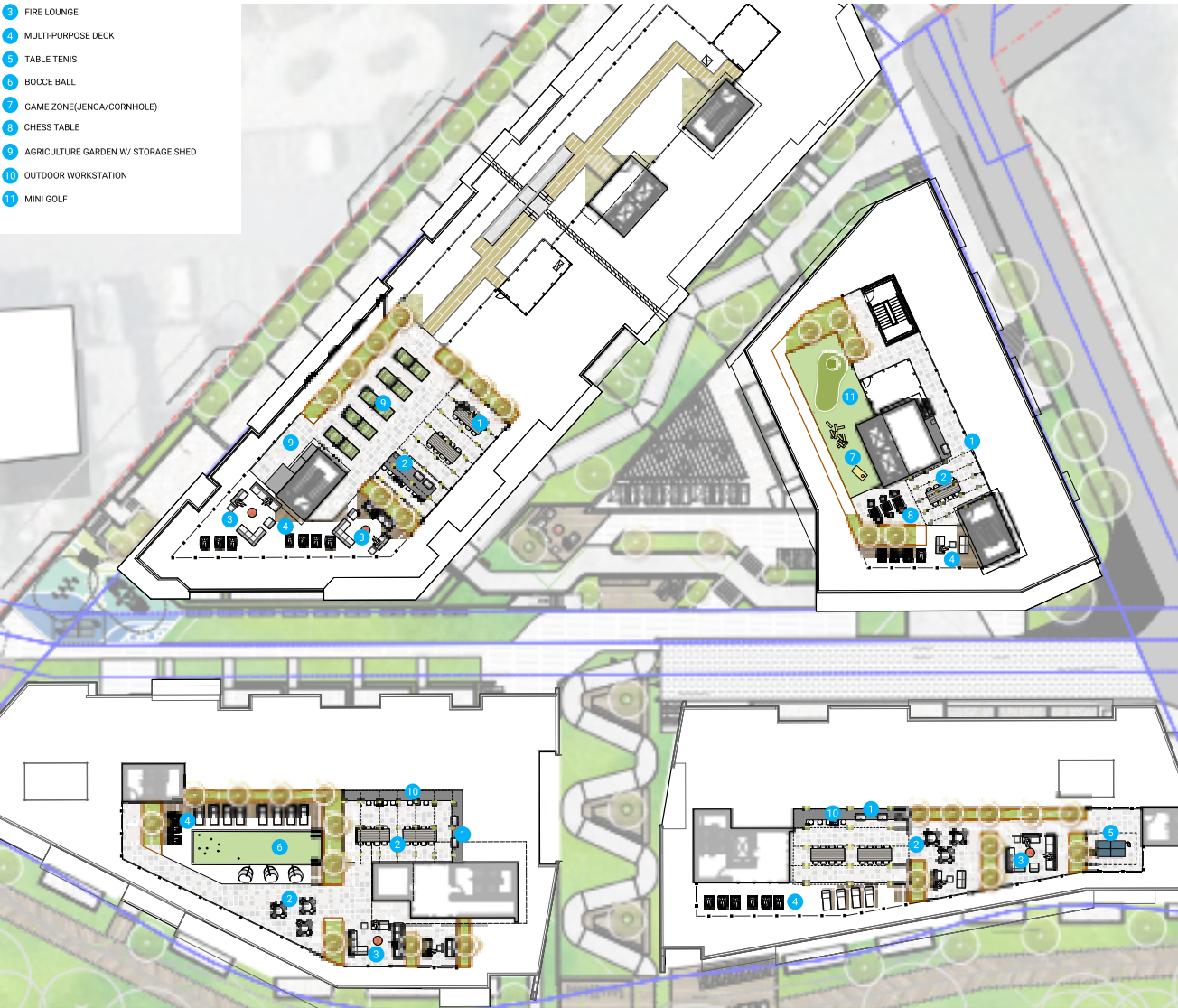
THE ROOF DECK

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 PAVES COLOUR: NORTHERN SHADOW	6 5.00'
	WOOD DECK	6 5.00'
	ROOF SLAB PAVES WOOD GRAIN TEXTURE	6 5.00'
	ARTIFICIAL TURF	4 5.00'

SOFTSCAPE LEGEND		
KEY	DESCRIPTION	
	PLANTING	5 5.00'
	SEDUM MAT	

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

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

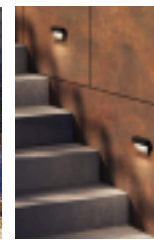
ENLARGEMENT PLAN
THE ROOF DECK



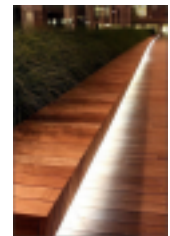
L1.05



BOLLARD



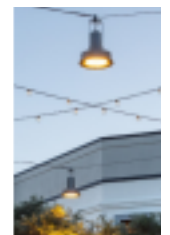
WALL/STEP LIGHT



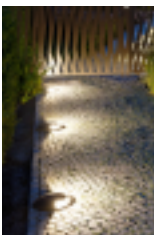
LED STRIP LIGHT



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.



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

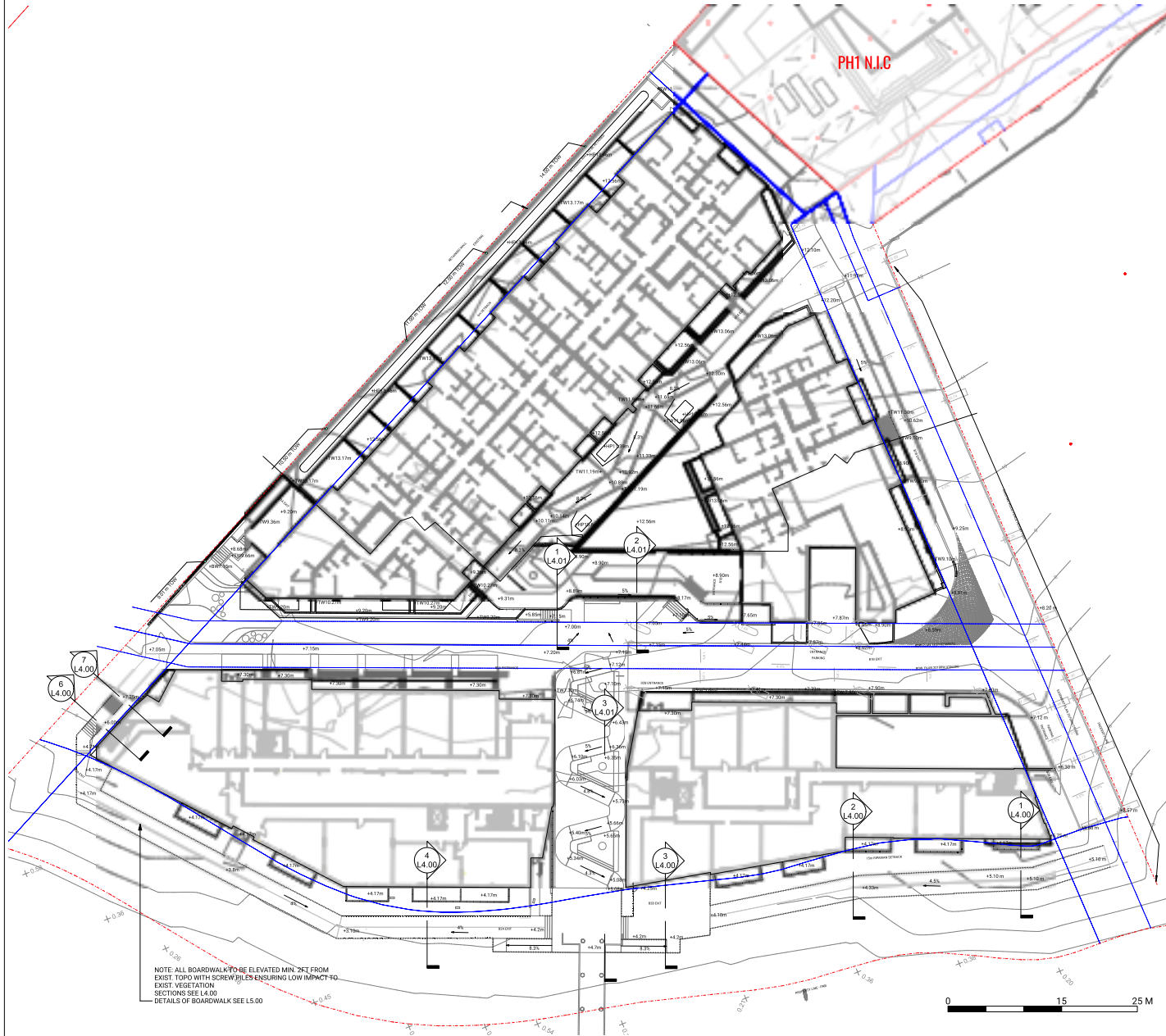
INTRACORP GORGE PH2

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

GRADING PLAN



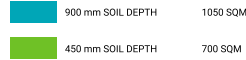
L2.01



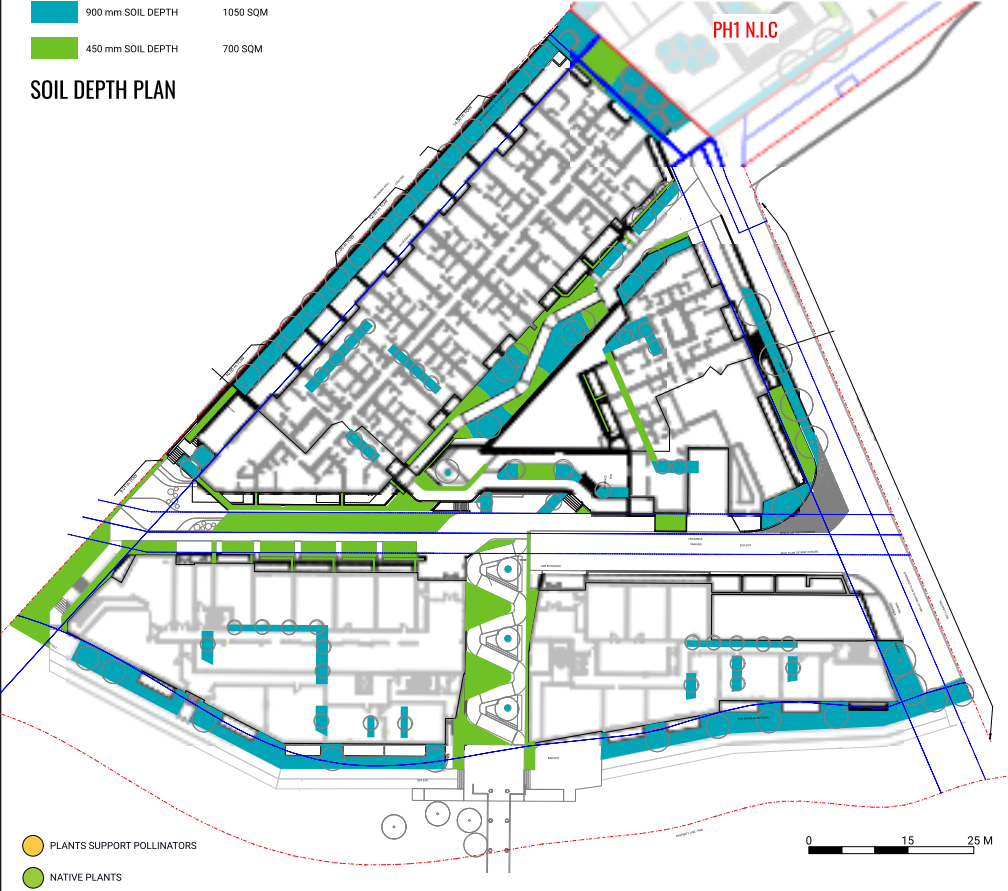
NOTE: ALL BOARDWALKS TO BE ELEVATED MIN. 2FT FROM EXIST. TOPO WITH SCREWS/PILES ENSURING LOW IMPACT TO EXIST. VEGETATION. SECTIONS SEE L4.00. DETAILS OF BOARDWALK SEE L5.00.

PLANT LIST FOR PH2

ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	SPACING
DECIDUOUS TREES					
ACI	8	Acer circinatum	Vine Maple	#15 pot	AS SHOWN
APS	2	Acer palmatum 'Sango Kaku'	Coral Bark Maple	3m Ht., multistem	AS SHOWN
BNJ	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
Qfr	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
CONIFEROUS TREES					
AF	4	Abies fraseri	Fraser Fir	3-4m Ht.	AS SHOWN
PC	6	Pinus contorta ssp. contorta	Shore Pine	3m Ht.	AS SHOWN
SHRUBS					
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	#3 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.
PERENNIALS					
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'	Plantain Lily	#1 pot	750 o.c.
hss	27	Hosta 'Sum & Substance'	Plantain Lily	#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.
GROUNDCOVERS					
Coc	977	Cornus canadensis	Bunchberry	#1 pot	300 o.c.
Gas	185	Gaultheria shallon	Salal	#1 pot	600 o.c.
Mar	830	Maianthemum repens	Creeping Oregon Grape	#1 pot	450 o.c.
pat	436	Pachysandra terminalis	Japanese Spruce	#1 pot	450 o.c.
FERNS					
bis	232	Blechnum spicant	Deer Fern	#1 pot	450 o.c.
pom	78	Polystichum munitum	Sword Fern	#2 pot	800 o.c.
GRASSES					
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



PLANTING NOTES

- ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD LATEST EDITION.
- SEE SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS AND PLAN PROTECTION.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED THAT MEETS OR EXCEEDS THE CONDITIONS PRIOR TO DISTURBANCE.
- ALL PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANTING SETBACKS FROM UTILITIES ARE TO FOLLOW THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- STREET TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 CM DIAMETER CALIPER MEASURED 15 CM ABOVE GROUND, AND A WELL-BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M - 2.5 M ABOVE GROUND. TREES MUST BE PLANTED PER THE CITY OF VICTORIA SUPPLEMENTAL DRAWING SD P4 (TREE PLANTING IN BOULEVARD) THE CANADIAN LANDSCAPE STANDARD.
- REQUIRED PARKS INSPECTIONS FOR STREET TREE PLANTING:
 - INSPECTION OF SOIL AND PLANTING AREA PRIOR TO PLANTING.
 - INSPECTION OF TREE STOCK PRIOR TO PLANTING.
 - 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.
- REQUIRED PARKS INSPECTIONS FOR SEED AND SOD BOULEVARD:
 - INSPECTION OF EXCAVATED AND SCARIFIED SUBGRADE PRIOR TO BACKFILL.
 - INSPECTION OF INSTALLED ROLLED AND PREPARED GROWING MEDIA PRIOR TO SODDING.
 - INSPECTION WHEN THE INSTALLED TURF-GRASS MEETS THE CONDITIONS FOR TOTAL PERFORMANCE AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- 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.
- 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
REVISIONS		

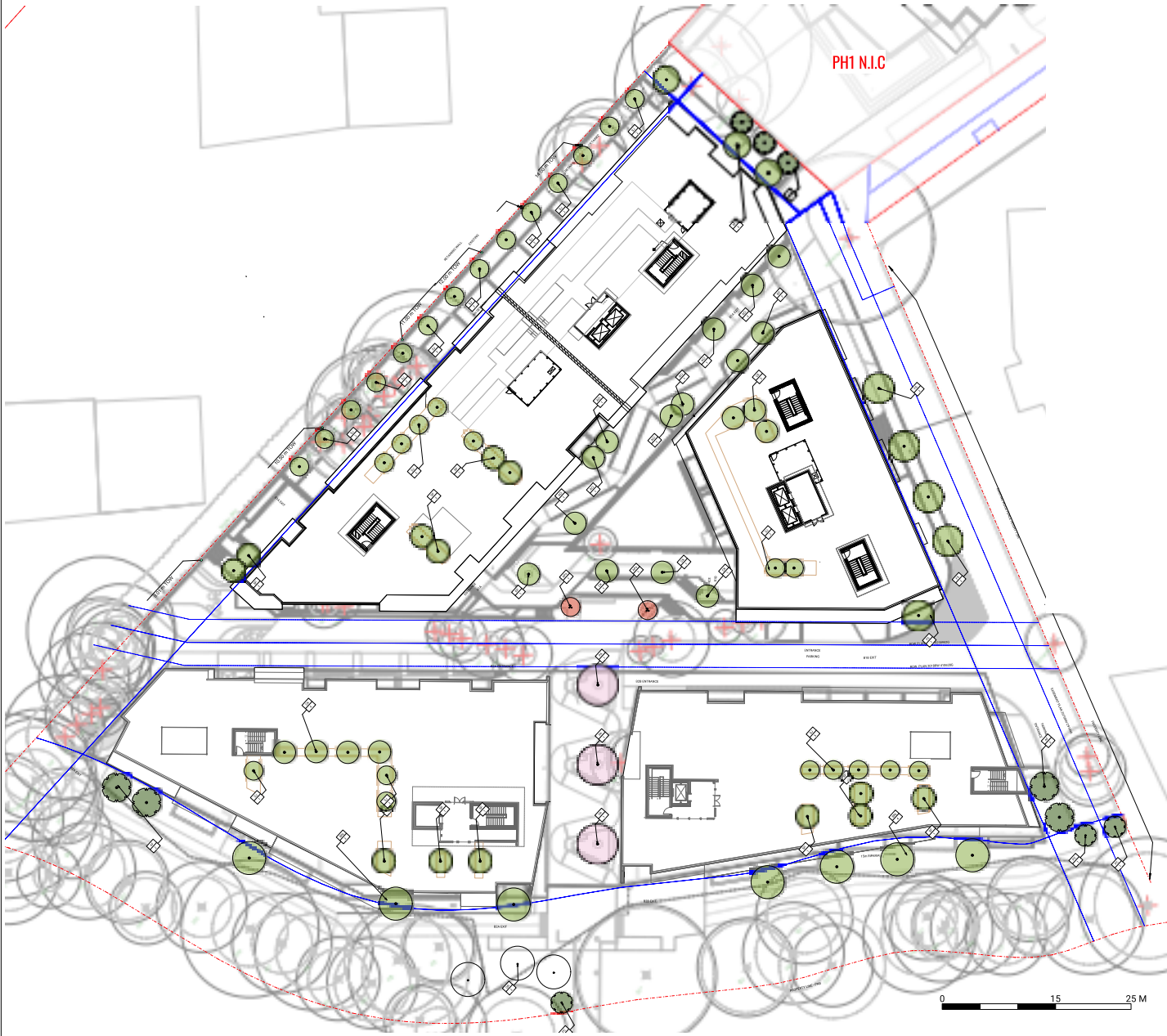
INTRACORP GORGE PH2

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

PLANTING PALETTE & SOIL DEPTH



L3.00



KEYPLAN



SEAL

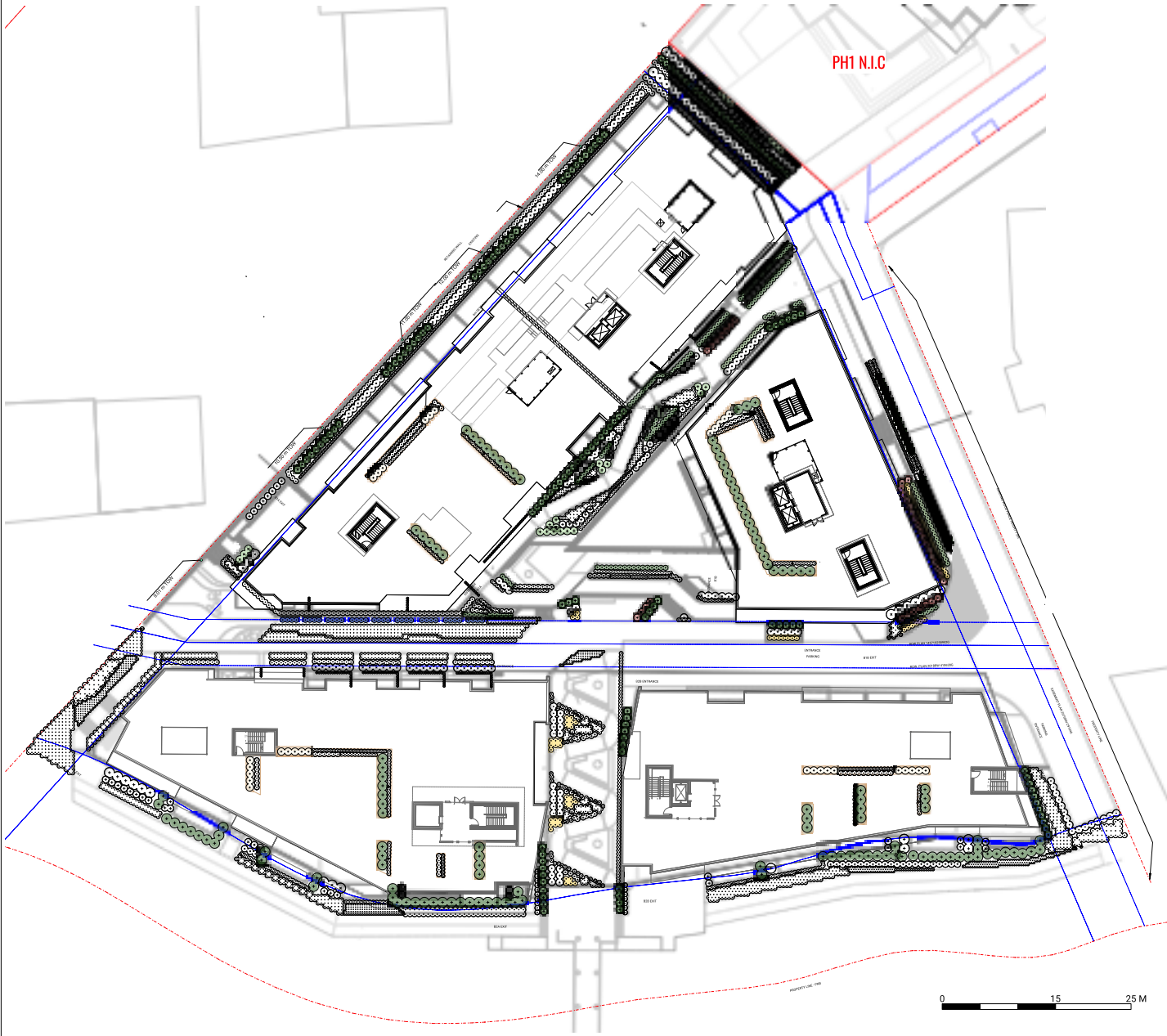
8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
5	ISSUED FOR DP	24-11-28
4	ISSUED FOR REZONING	22-10-28
3	ISSUED FOR REVIEW	22-09-15
2	ISSUED FOR REVIEW	22-07-19
1	ISSUED FOR REVIEW	22-07-11

REVISIONS

INTRACORP GORGE PH2

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

TREE 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

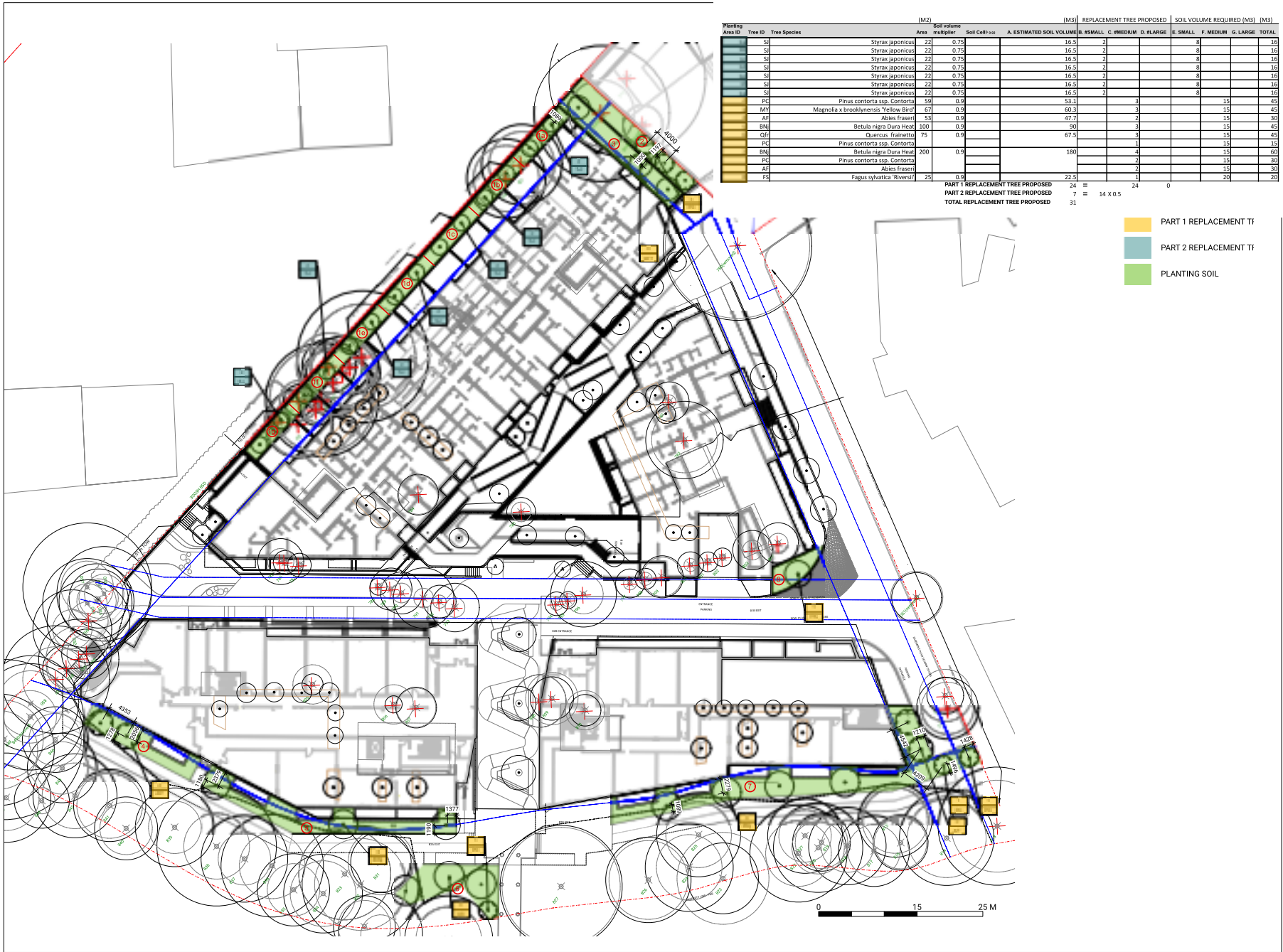
INTRACORP GORGE PH2

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

PLANTING PLAN



L3.02



(M2)					(M3)					REPLACEMENT TREE PROPOSED				SOIL VOLUME REQUIRED (M3)				(M3)
Area ID	Tree ID	Tree Species	Area	Soil volume multiplier	Soil Cells x100	A. ESTIMATED SOIL VOLUME	B. #SMALL	C. #MEDIUM	D. #LARGE	E. SMALL	F. MEDIUM	G. LARGE	TOTAL					
S1	S1	Syrax japonicus	22	0.75		16.5	2			8			16					
	S1	Syrax japonicus	22	0.75		16.5	2			8			16					
	S1	Syrax japonicus	22	0.75		16.5	2			8			16					
	S1	Syrax japonicus	22	0.75		16.5	2			8			16					
	S1	Syrax japonicus	22	0.75		16.5	2			8			16					
	S1	Syrax japonicus	22	0.75		16.5	2			8			16					
	S1	Syrax japonicus	22	0.75		16.5	2			8			16					
	S1	Syrax japonicus	22	0.75		16.5	2			8			16					
	PC	Pinus contorta ssp. Contorta	59	0.0		53.1		3				15		43				
	MH	Magnolia x brooklynensis "Yellow Bird"	67	0.0		60.3		3				15		43				
	AF	Abies fraseri	53	0.0		47.7		2				15		30				
	BN	Betula nigra Dura Heat	100	0.0		90		3				15		43				
QFR	Quercus frainetto	75	0.0		67.5		3				15		43					
PC	Pinus contorta ssp. Contorta							4			15		15					
BN	Betula nigra Dura Heat	200	0.9		180						15		60					
PC	Pinus contorta ssp. Contorta										15		30					
AF	Abies fraseri										15		30					
FS	Fagus sylvatica "Verso"	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



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

COPYRIGHT RESERVED. THESE DRAWINGS AND DESIGNS CONTAINED HEREIN, OR WHICH MAY BE INFERRED 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 THIS DRAWING, WHICH CANNOT BE USED FOR ANY PURPOSES WITH THE EXPRESS WRITTEN CONSENT OF CLA.

COPYRIGHT

KEYPLAN



SEAL

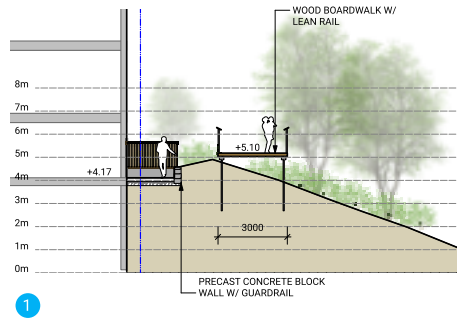
8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
5	ISSUED FOR DP	24-11-28
4	ISSUED FOR REZONING	22-10-28
3	ISSUED FOR REVIEW	22-09-15
2	ISSUED FOR REVIEW	22-07-19
1	ISSUED FOR REVIEW	22-07-11

REVISIONS

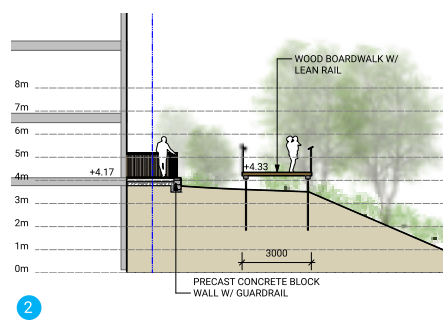
INTRACORP GORGE PH2

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

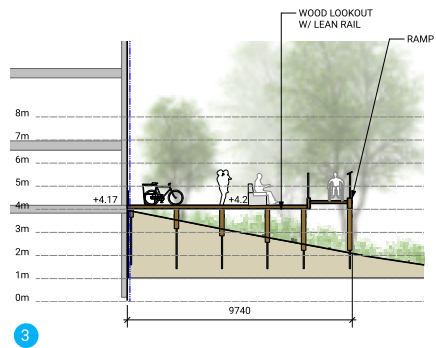
TREE REPLACEMENT PLAN



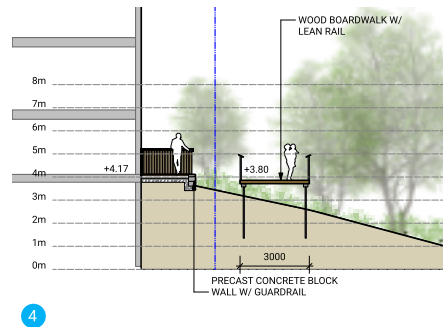
1



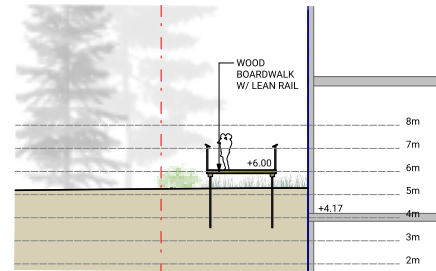
2



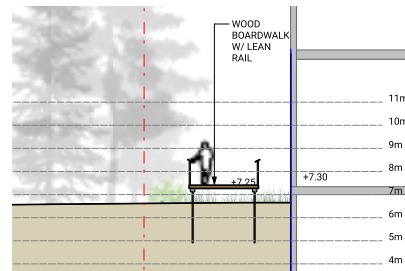
3



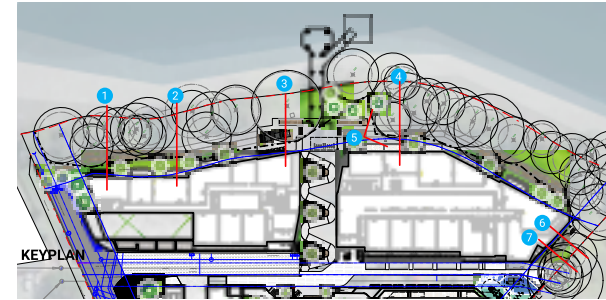
4



6



7

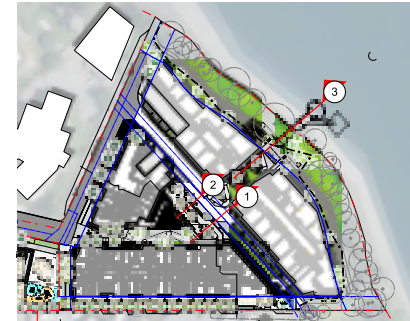
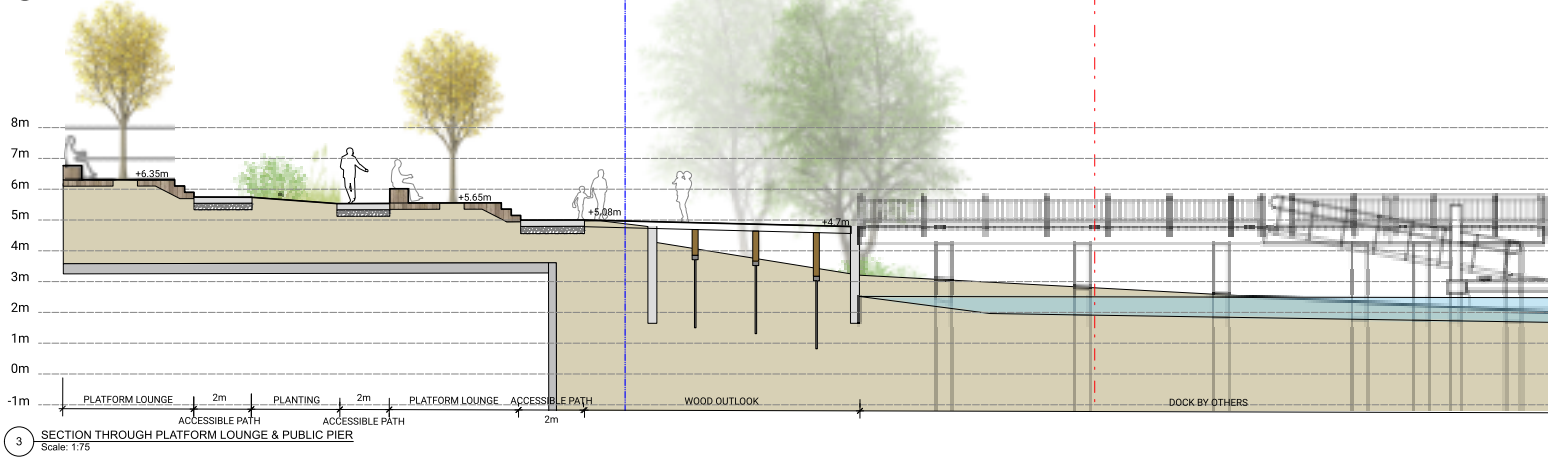
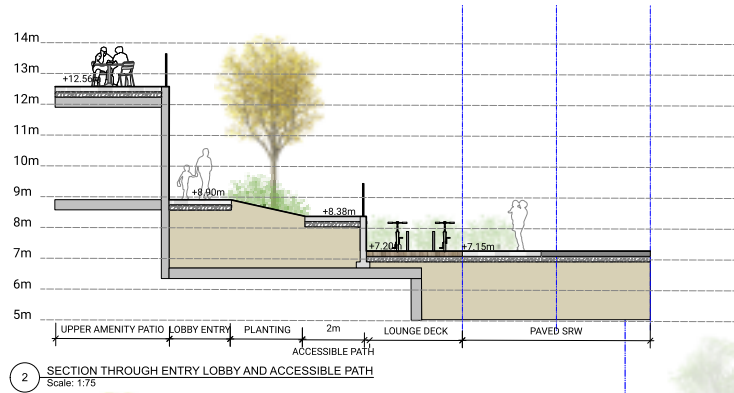
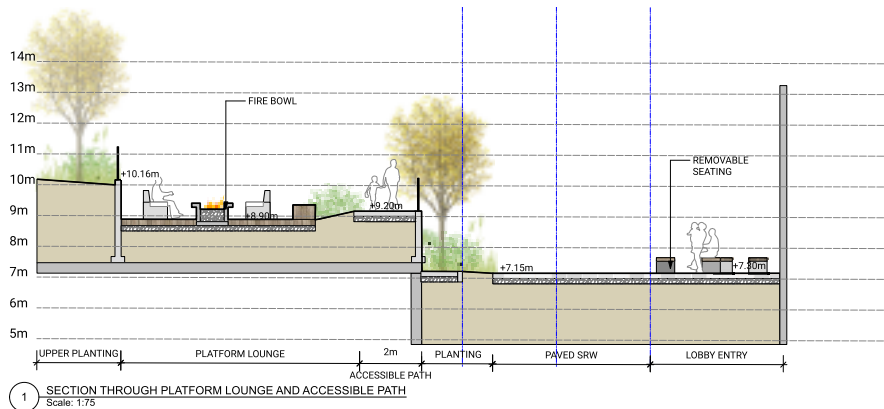


5



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

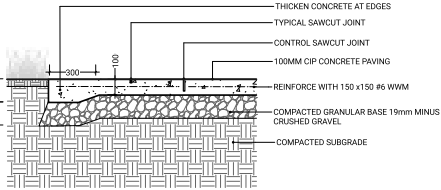


KEYPLAN

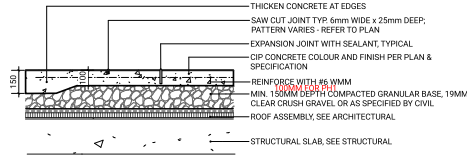


8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-08-20
5	ISSUED FOR DP	24-11-28
4	ISSUED FOR REZONING	22-10-28
3	ISSUED FOR REVIEW	22-09-15
2	ISSUED FOR REVIEW	22-07-19
1	ISSUED FOR REVIEW	22-07-11

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



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

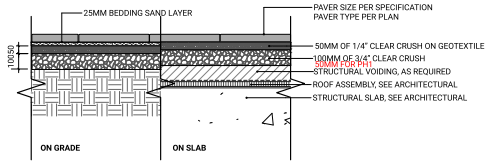
3 RUBBER PLAY SURFACE
Scale: Actual Size

4 ARTIFICIAL TURF
Scale: Actual Size

CONCRETE UNIT PAVER
MODEL: BROADWAY PLANK 100
SIZE: 600mm x 150mm x 100mm
COLOUR: NATURAL, CHARCOAL, STERLING
PATTERN: RUNNING BOND
BY: BARKMAN CONCRETE



PATIO SLAB PAVER
MODEL: MANHATTAN VIBROPRESSED SLABS
SIZE: 450mm x 450mm x 50.8mm
COLOUR: CHARCOAL
PATTERN: GRID
BY: NEWSTONE

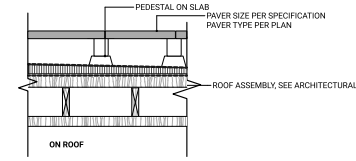


5 PAVER ON GRADE/ ON SLAB
Scale: 1:15

WOOD DECKING
TYPE: IPE WOOD TILE
SIZE: 1219 x 406 x 43 mm
COLOUR: BROWN
FINISH: SMOOTH
BY: BSCOMP



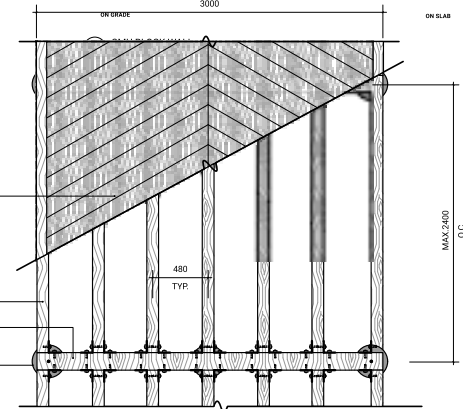
ROOF SLAB PAVER
MODEL: MANHATTAN VIBROPRESSED SLABS
SIZE: 301mm x 606mm x 50.8mm
COLOUR: WINTER BRY
PATTERN: GRID
BY: NEWSTONE



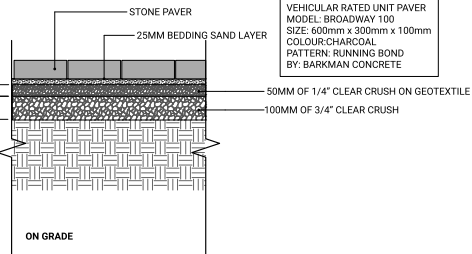
6 PAVER ON ROOF
Scale: 1:15



2. CLEAR 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

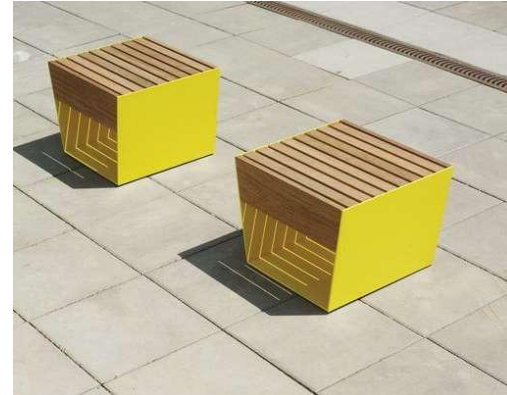
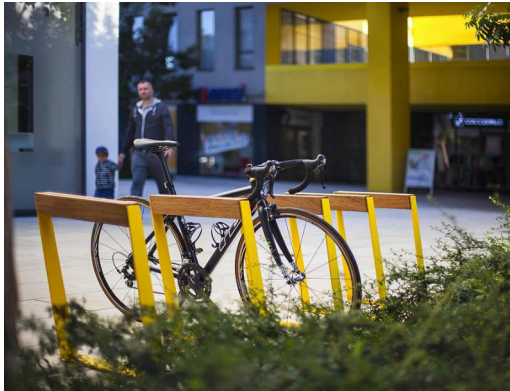


VEHICULAR RATED UNIT PAVER
MODEL: BROADWAY 100
SIZE: 600mm x 300mm x 100mm
COLOUR: CHARCOAL
PATTERN: RUNNING BOND
BY: BARKMAN CONCRETE



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

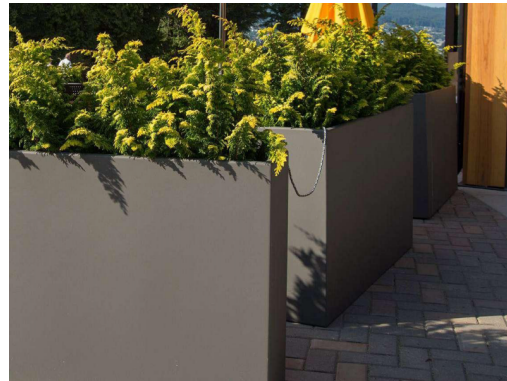
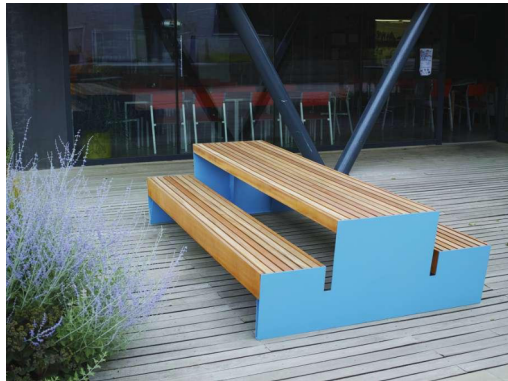
Scale:	AS SHOWN
Drawn:	YL
Reviewed:	OM
Project No.	06-793



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

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



1 CHESS TABLE
Scale: Actual Size

2 COMMUNITY HERB GARDEN
Scale: Actual Size

3 KIDS PLAY
Scale: Actual Size



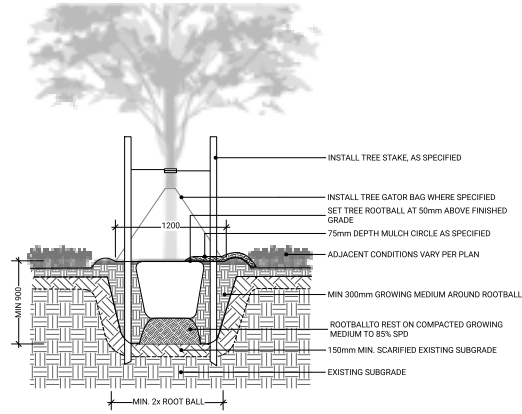
4 KIDS PLAY
Scale: Actual Size

5 KIDS PLAY
Scale: Actual Size

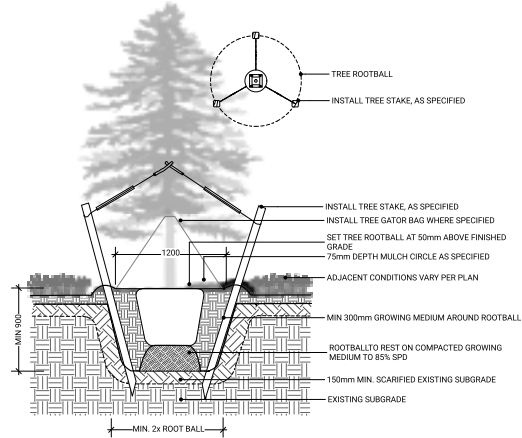


8	ISSUED FOR DP	26-04-01
7	ISSUED FOR DP	25-12-18
6	ISSUED FOR DP	25-06-12
5	ISSUED FOR DP	24-11-28
4	ISSUED FOR REZONING	22-10-28
3	ISSUED FOR REVIEW	22-09-15
2	ISSUED FOR REVIEW	22-07-19
1	ISSUED FOR REVIEW	22-07-11

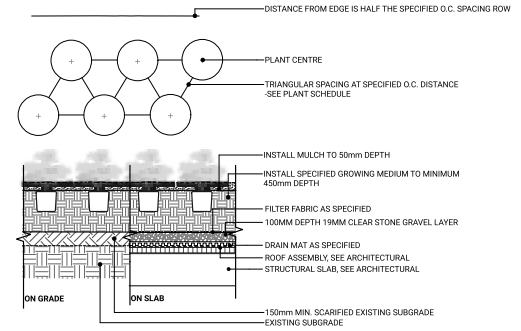
Scale:	AS SHOWN
Drawn:	YL
Reviewed:	OM
Project No.	06-793



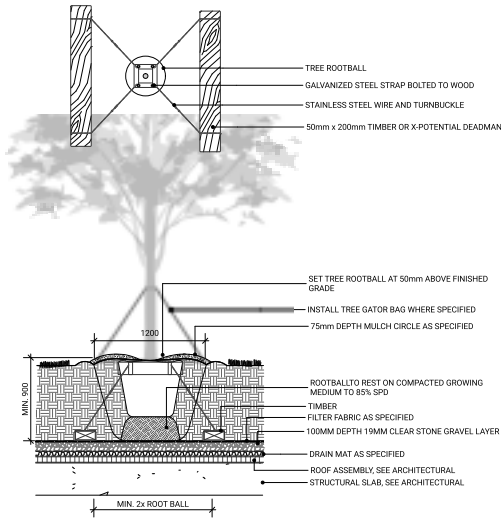
1 DECIDUOUS TREE PLANTING (TYPICAL)
Scale: 1:25



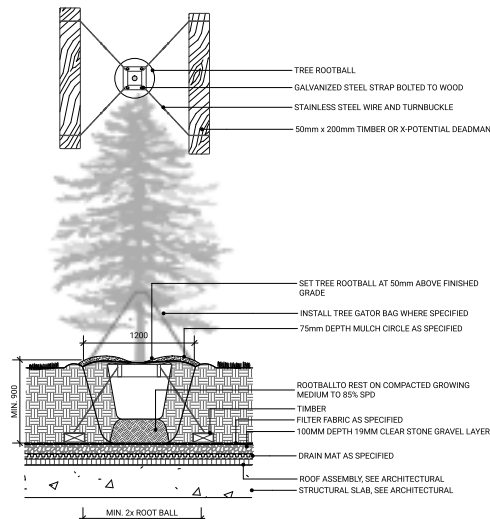
2 CONIFEROUS TREE PLANTING (TYPICAL)
Scale: 1:25



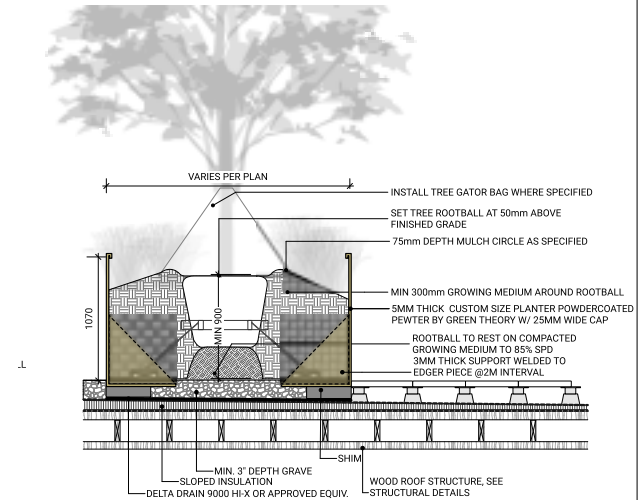
5 PLANTING (TYPICAL)
Scale: 1:25



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

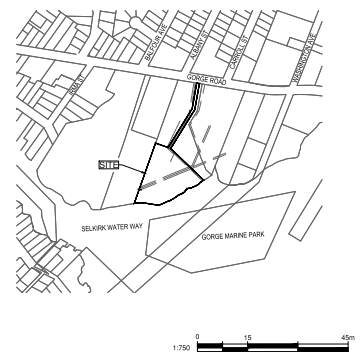
Scale:	AS SHOWN
Drawn:	YL
Reviewed:	OM
Project No.	06-793

SOFTSCAPE DETAILS

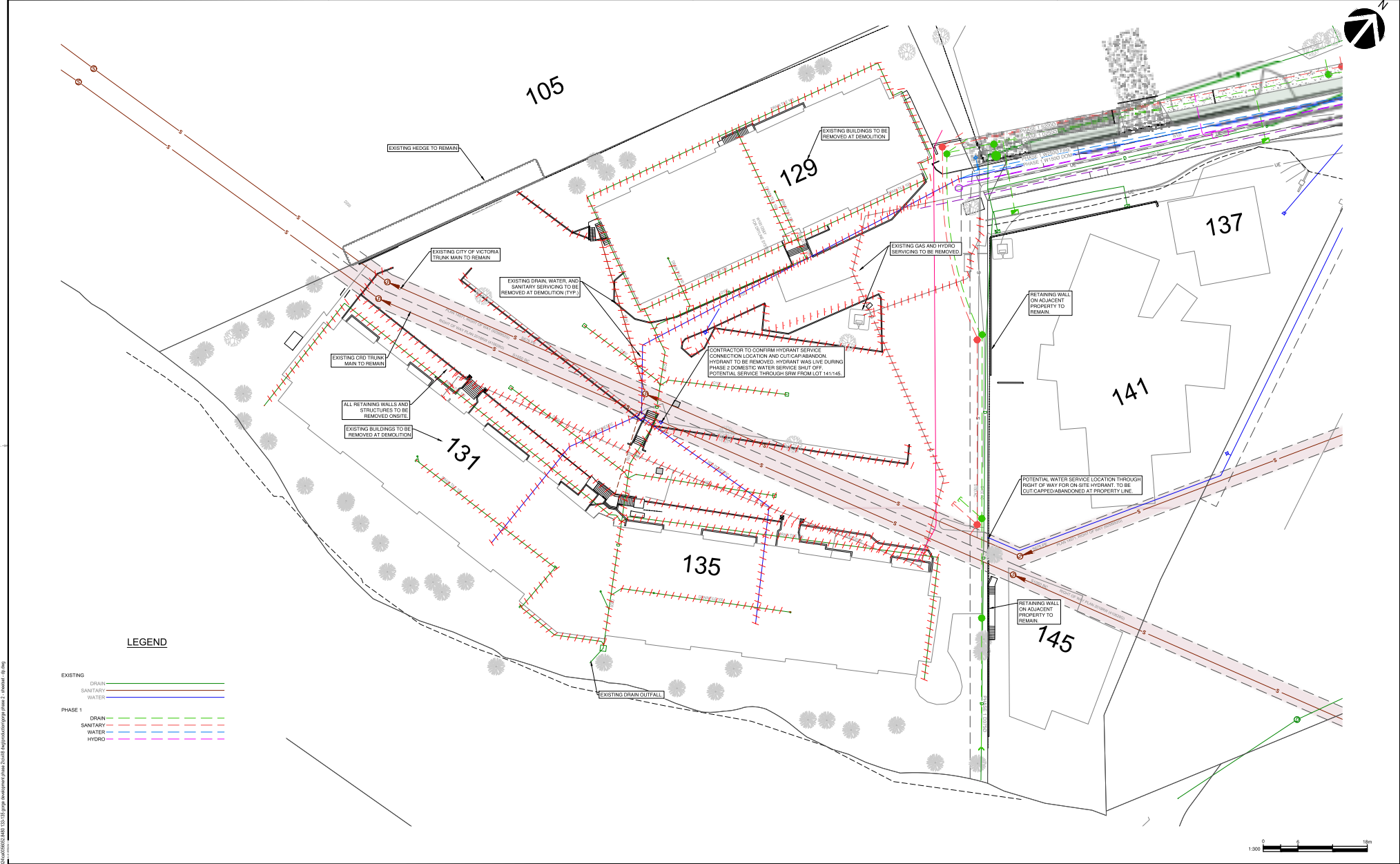
L5.03

1. CONSTRUCTION TO BE UNDERTAKEN USING BEST MANAGEMENT PRACTICES FOR STORMWATER TREATMENT. CONTRACTOR IS RESPONSIBLE TO PREPARE AND FOLLOW A SILT ABATEMENT PLAN WHICH WILL PREVENT CONTAMINATED WATER FROM ENTERING THE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND FOLLOW A SEWER/WATER/RAIN CONNECTION WITHIN PRIVATE EASEMENTS TO BE IN ACCORDANCE WITH BC PLUMBING CODE
2. CONTRACTOR FITTING OF ALL PIPES RESTRAINED OR THRUST BLOCKED
3. REINSTATE ALL EXISTING WATER SERVICES AND ABANDON MAINS ONLY AFTER NEW WATERMAIN HAS BEEN APPROVED FOR USE
4. CONTRACTOR TO CONDUCT AND REPORT ALL FLUSH AND DISINFECT WATERMAINS IN ACCORDANCE WITH HMCO AND ANWA STANDARDS IN THE PRESENCE OF ENGINEER OR REPRESENTATIVE. WATER SAMPLES FOR HEALTH TESTS TO BE COLLECTED AND PROVIDED BY CONTRACTOR
5. NEUTRALIZE CHLORINE SOLUTIONS IN ACCORDANCE WITH MINISTRY OF THE ENVIRONMENT AND FISHERIES AND OCEANS PRIOR TO DISCHARGE TO ANY DRAINAGE COURSE
6. CONNECTIONS TO EXISTING WATERMAINS AND METERS TO BE BY CITY OF VICTORIA CREWS AT APPLICANTS EXPENSES
7. MANHOLES AND GATE VALVES TO HAVE GEOTEXTILE PLACED BETWEEN FRAME AND GRATES TO REDUCE INFLOW OF SEDIMENT UNTIL SITE IS PAVED AND LANDSCAPED. CONTRACTOR TO CLEAN/REPLACE GEOTEXTILE AS REQUIRED TO ACHIEVE FLOW INTO GATE VALVES
8. ALL MANHOLES 1050mm DIAMETER. UNLESS OTHERWISE NOTED. MANHOLE CASTINGS TO BE C40A
9. SANITARY AND DRAIN MAINS TO BE FLUSHED AND VIDEO INSPECTED BY CONTRACTOR
10. CONNECTION TO EXISTING SAN AND DRAIN MAINS TO BE UNDER CUP BY VICTORIA SUPERVISION
11. EXISTING SERVICES MUST BE EXPOSED AT CROSSING AND TIE-IN POINTS PRIOR TO CONSTRUCTION FOR GRADE CHECK
12. PIPES THAT ARE TO BE ABANDONED SHALL BE SAW-CUT AT A MINIMUM OF 1.5m from EXISTING CONNECTION. PIPES TO BE CUT, CAPPED AND ENGAGED IN CONCRETE. REMOVE/ALL REDUNDANT CASTINGS (SEE TURNOVER IS COMPLETE)
13. ALL RESIDENTS TO BE NOTIFIED IN WRITING A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION. CONTRACTOR TO BE RESPONSIBLE FOR NOTIFYING ALL ADJACENT PROPERTY OWNERS
14. ANY UNSCHEDULED UTILITY SERVICE DISRUPTIONS TO BE RECTIFIED IN A TIMELY MANNER. CONTRACTOR TO KEEP STANDARD REPAIR COMPONENTS ON SITE AT ALL TIMES. CONTRACTOR TO BE RESPONSIBLE FOR NOTIFYING ALL ADJACENT PROPERTY OWNERS
15. ANY UNSCHEDULED UTILITY SERVICE DISRUPTION
16. ALL ROADS ARE KEPT CLEAN OF DEBRIS ON A REGULAR BASIS
17. ALL EXISTING ASPHALT TO BE CUT SQUARE WITH ASPHALT SAW
18. CONTRACTOR TO CO-ORDINATE ALL CONCRETE AND AGGREGATE TESTS AS REQUIRED BY ENGINEER
19. UNDERGROUND WIRING AND GAS TO BE CONSTRUCTED IN ACCORDANCE WITH BC ELECTRICAL AND GAS CODES, DRAWINGS AND SPECIFICATIONS

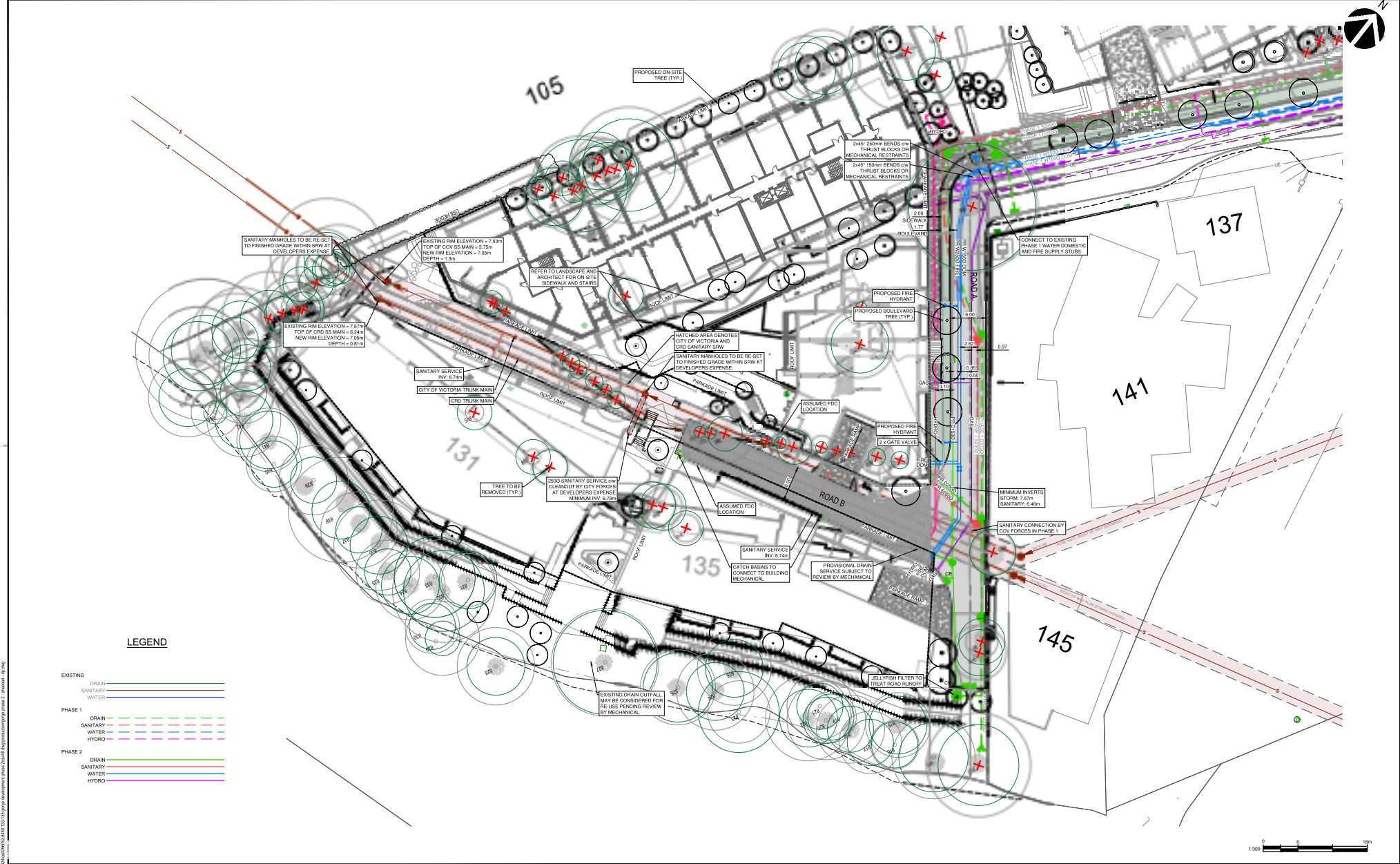
1. ALL TRAFFIC CONTROL TO CONFORM TO MOST CURRENT WORKSAFE BC, MMCD, AND MINISTRY OF TRANSPORTATION SPECIFICATIONS (TRAFFIC CONTROL MANUAL FOR ROADWORK) AND THE CITY OF VICTORIA TRAFFIC CONTROL MANUAL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO PREPARE AND SUBMIT TO CITY OF VICTORIA A TRAFFIC CONTROL PLAN FOR ACCEPTANCE. DOCUMENT TO INCLUDE:
 - a. TYPE OF WORK TO BE CONDUCTED
 - b. LOCATION OF WORK
 - c. PROVIDE TRAFFIC CONTROL, SIGNAGE, BARRICADES AND ILLUMINATION, AND CONE PLACING AS REQUIRED TO MAINTAIN TRAFFIC FLOW AND EMERGENCY VEHICLE ACCESS.
 - d. ALL FLAG PERSONS TO HAVE PROOF OF CERTIFICATION. FLAG PERSONS STRICTLY REQUIRED TO WEAR VEST, CONE, AND FLASHING LIGHTS.
 - e. AT THE END OF EVERY DAY, EXCAVATIONS SHALL BE COVERED WITH STEEL PLATES OR EQUIVALENT, SUFFICIENT TO MAINTAIN TRAFFIC MINIMUM 4200 LADING WHEREVER POSSIBLE.
 - f. 24 HOUR EMERGENCY CONTACT INFORMATION FOR CONTRACTOR REPRESENTATIVE TO BE SUBMITTED TO CITY OF VICTORIA.
 - g. CITY OF VICTORIA TO BE ADVISED OF ROUTING FOR DETOURS, IF REQUIRED, PRIOR TO ACCEPTANCE.
3. CONTRACTOR TO CONFORM TO CITY OF VICTORIA NOISE BY-LAW.



TITLE	PROJECT
GENERAL NOTES & SITE PLAN	BELLWETHER PHASE 2
DRAWING NUMBER	REV
C001	3



REVISION				
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				
47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				
84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				
98				
99				
100				
101				
102				
103				
104				
105				
106				
107				
108				
109				
110				
111				
112				
113				
114				
115				
116				
117				
118				
119				
120				
121				
122				
123				
124				
125				
126				
127				
128				
129				
130				
131				
132				
133				
134				
135				
136				
137				
138				
139				
140				
141				
142				
143				
144				
145				
146				
147				
148				
149				
150				
151				
152				
153				
154				
155				
156				
157				
158				
159				
160				
161				
162				
163				
164				
165				
166				
167				
168				
169				
170				
171				
172				
173				
174				
175				
176				
177				
178				
179				
180				
181				
182				
183				
184				
185				
186				
187				
188				
189				
190				
191				
192				
193				
194				
195				
196				
197				
198				
199				
200				
201				
202				
203				
204				
205				
206				
207				
208				
209				
210				
211				
212				
213				
214				
215				
216				
217				
218				
219				
220				
221				
222				
223				
224				
225				
226				
227				
228				
229				
230				
231				
232				
233				
234				
235				
236				
237				
238				
239				
240				
241				
242				
243				
244				
245				
246				
247				
248				
249				
250				
251				
252				
253				
254				
255				
256				
257				
258				
259				
260				
261				
262				
263				
264				
265				
266				
267				
268				
269				
270				
271				
272				
273				
274				
275				
276				
277				
278				
279				
280				
281				
282				
283				
284				
285				
286				
287				
288				
289				
290				
291				
292				
293				
294				
295				
296				
297				
298				
299				
300				
301				
302				
303				
304				
305				
306				
307				
308				
309				
310				
311				
312				
313				
314				
315				
316				
317				
318				
319				
320				
321				
322				
323				
324				
325				
326				
327				
328				
329				
330				
331				
332				
333				
334				
335				
336				
337				
338				
339				
340				
341				
342				
343				
344				
345				
346				
347				
348				
349				
350				
351				
352				
353				
354				
355				
356				
357				
358				
359				
360				
361				
362				
363				
364				
365				
366				
367				
368				
369				
370				
371				
372				
373				
374				
375				
376				
377				
378				
379				
380				
381				
382				
383				
384				
385				
386				
387				
388				
389				
390				
391				
392				
393				
394				
395				
396				
397				
398				
399				
400				
401				
402				
403				
404				
405				
406				
407				
408				
409				
410				
411				
412				
413				
414				
415				
416				
417				
418				
419				
420				
421				
422				
423				
424				
425				
426				
427				
428				
429				
430				
431				
432				
433				
434				
435				
436				
437				
438				



LEGEND

EXISTING	DRAIN	---
	SANITARY	---
	WATER	---
PHASE 1	DRAIN	---
	SANITARY	---
	WATER	---
	HYDRO	---
PHASE 2	DRAIN	---
	SANITARY	---
	WATER	---
	HYDRO	---

REV	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE
1	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQD	WQD	JCS
2	2025-12-19	RE-ISSUED FOR DEVELOPMENT PERMIT	WQD	WQD/SQ	ALS
3	2025-08-20	RE-ISSUED FOR DEVELOPMENT PERMIT	WQD	WQD	JCS
4	2025-11-20	ISSUED FOR DEVELOPMENT PERMIT	WQD	WQD	JCS



WSP Canada Inc.
Engineer B. Gaudet (No. 110000001)

DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.

COPYRIGHT © 2025 WSP Canada Inc.

DESIGNED BY: WQD	CHECKED BY: WQD	DATE: 2025-12-19
APPROVED BY: [Signature]	DISCIPLINE: CIVIL	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE



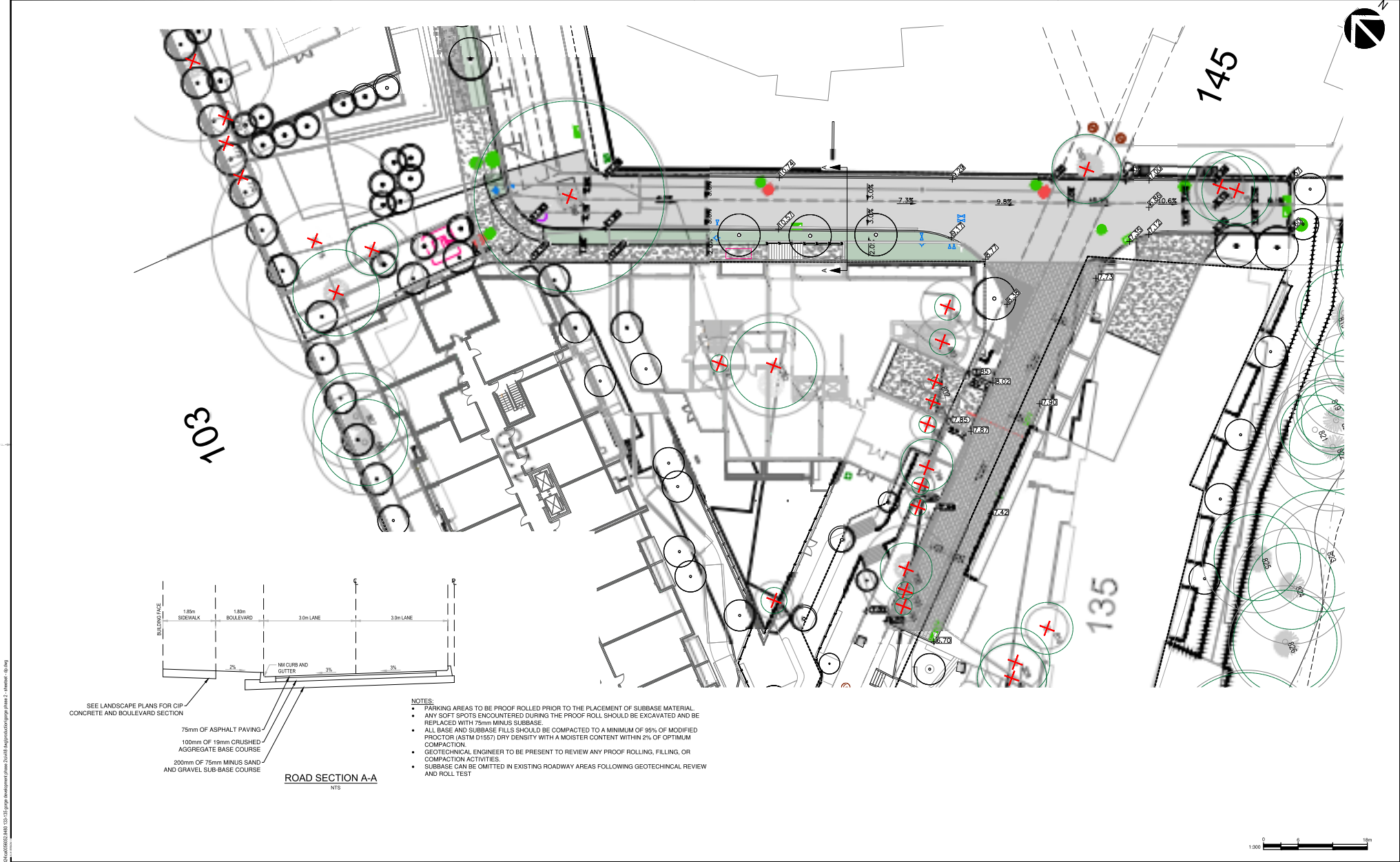
WSP Canada Inc.
301-3600 Uptown Boulevard, Victoria, BC V8Z 0B9
T: 250-384-5510 | www.wsp.com

PROJECT NUMBER: CA8052.8480

CLIENT: INTRACORP HOMES
CLIENT REF: # -

TITLE: PROPOSED SITE SERVICING
DRAWING NUMBER: C102

PROJECT: BELLWETHER PHASE 2
REV: 3



REVISION	DATE	DESCRIPTION	BY	CHK
1	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
2	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
3	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
4	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
5	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
6	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
7	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
8	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
9	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
10	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
11	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
12	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
13	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
14	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
15	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
16	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
17	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
18	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
19	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS
20	2025-04-01	RE-ISSUED FOR DEVELOPMENT PERMIT	WQ	JCS

WSP Canada Inc.
Engineer B. Gaudin (B.C.
Professional #115000001)

DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR
REVIEWED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING
WORK.

COPYRIGHT
© 2025 WSP Canada Inc.

ORIGINAL SCALE:	DATE:
DESIGNED BY:	IF THIS BAR IS NOT 20mm LONG, ADJUST YOUR PLOTTING SCALE
CHECKED BY:	
DRAWN BY:	
APPROVED BY:	
DISCIPLINE:	CIVIL

WSP Canada Inc.
301-3600 Uptown Boulevard, Victoria, BC, V8Z 0B9
T: 250-384-5510 | www.wsp.com

CLIENT:

INTRACORP HOMES

PROJECT NUMBER: CA8052.8480

TITLE:	PROPOSED SITE GRADING	PROJECT:	BELLWETHER PHASE 2
DRAWING NUMBER:	C201	REV:	3

L = LENGTH OF RESTRAINED PIPE (in metres)

PIPE SIZE (in)	SILT/SAND				WET CLAY				HARD PAN			
	ELUOVS	VALVE	TEE	END	ELUOVS	VALVE	TEE	END	ELUOVS	VALVE	TEE	END
11"	22'	40'	90'		11'	22'	40'	90'	11'	22'	40'	90'
150	0.3	1.8	4.3	12.8	0.3	0.9	1.8	4.6	12.5	0.3	0.6	1.5
175	0.6	1.2	2.4	5.8	17.7	0.6	1.2	2.7	6.4	18.9	0.6	0.9
200	0.6	1.5	3.0	7.2	23.5	0.9	1.8	3.7	8.5	24.7	0.6	1.2
250	0.9	1.8	3.7	9.1	28.0	0.9	2.1	4.3	10.4	29.6	0.9	1.5
300	0.9	2.1	4.3	10.7	32.9	1.2	2.4	4.9	12.2	34.7	0.9	1.5

L = RESTRAINED LENGTH FOR BRANCH OUTLET OF DROP IN TEES (in metres)

SOIL (SILT/SAND)	S = LENGTH OF PIPE ON EACH SIDE OF TEE (in metres)
MINIMUM TEE	S = 6.1
100x100	FIRST JOINT FIRST JOINT 0.3 0.3
150x150	FIRST JOINT FIRST JOINT 3.4 3.4
200x200	FIRST JOINT FIRST JOINT 7.0 13.4
250x250	FIRST JOINT 1.5 9.8 16.2
300x300	FIRST JOINT 4.6 12.8 19.5

THRUST RESTRAINT LENGTHS

NOTES:

- WHEN DEPTH OF SOIL COVER IS LESS THAN 0.6M VALUES FOR "L" MUST BE INCREASED BY 30%.
- WHEN DEPTH OF SOIL COVER IS LESS THAN HALF PIPE O.D. VALUES FOR "L" MUST BE INCREASED BY 100%.
- WHEN PIPE IS PARTIALLY OR FULLY EXPOSED, ALL JOINTS MUST BE RESTRAINED.
- WHEN IN DOUBT AS TO SOIL TYPE, DEPTH OR CONFIGURATION USE NEXT LONGEST VALUE OF "L".

