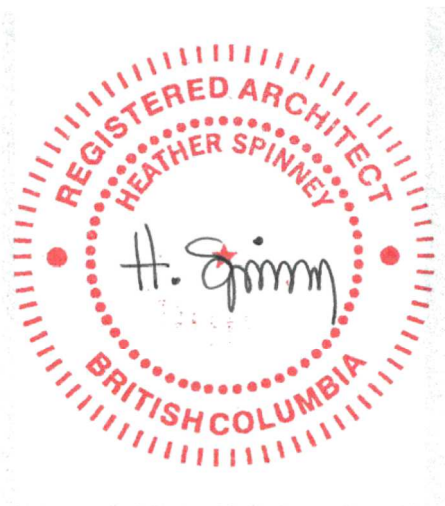


VILLAGE LANDING - TOWN HOUSES



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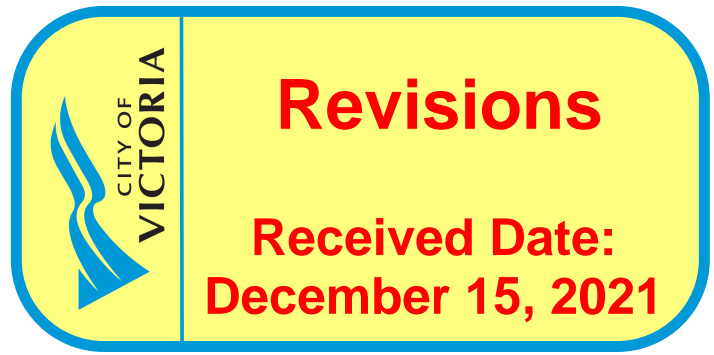


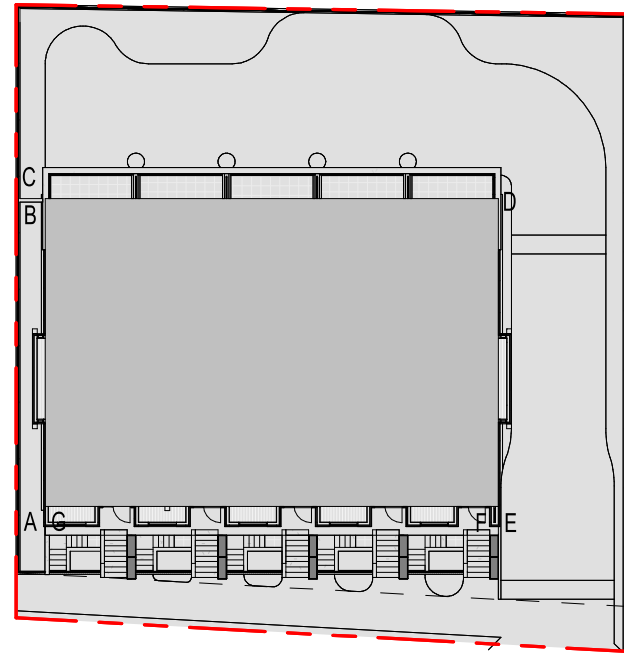
VILLAGE LANDING - TOWN HOUSES

1514 + 1520 Foul Bay Road
Victoria, BC V8R 4Z9
PROJECT NUMBER 21-002

COVER PAGE

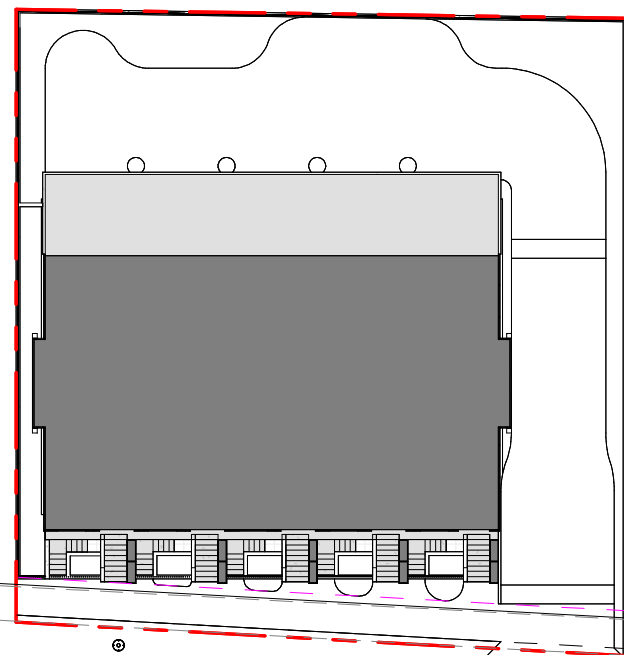
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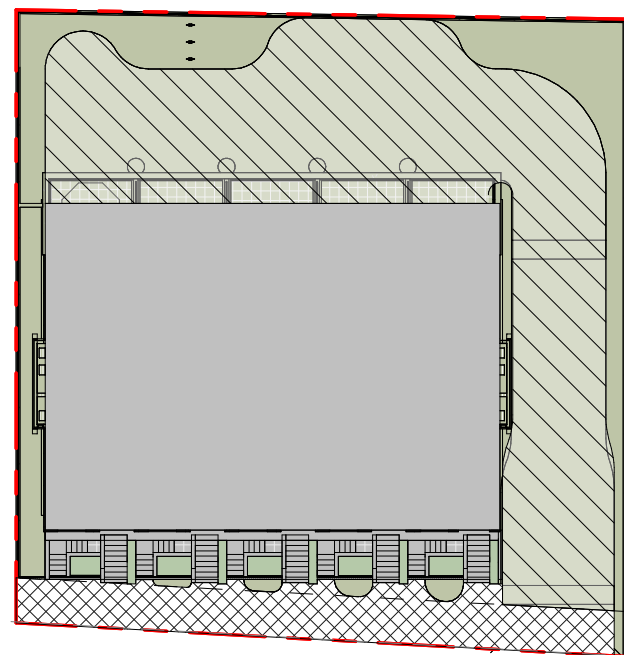
2 SITE - AVERAGE GRADE
1 : 400

MAIN STRUCTURE:	420.736 m ²
DECK AND STAIRS:	38.284 m ²
TOTAL:	560.324 m ²
LOT AREA:	1070.573m ²
SITE COVERAGE:	52.34%

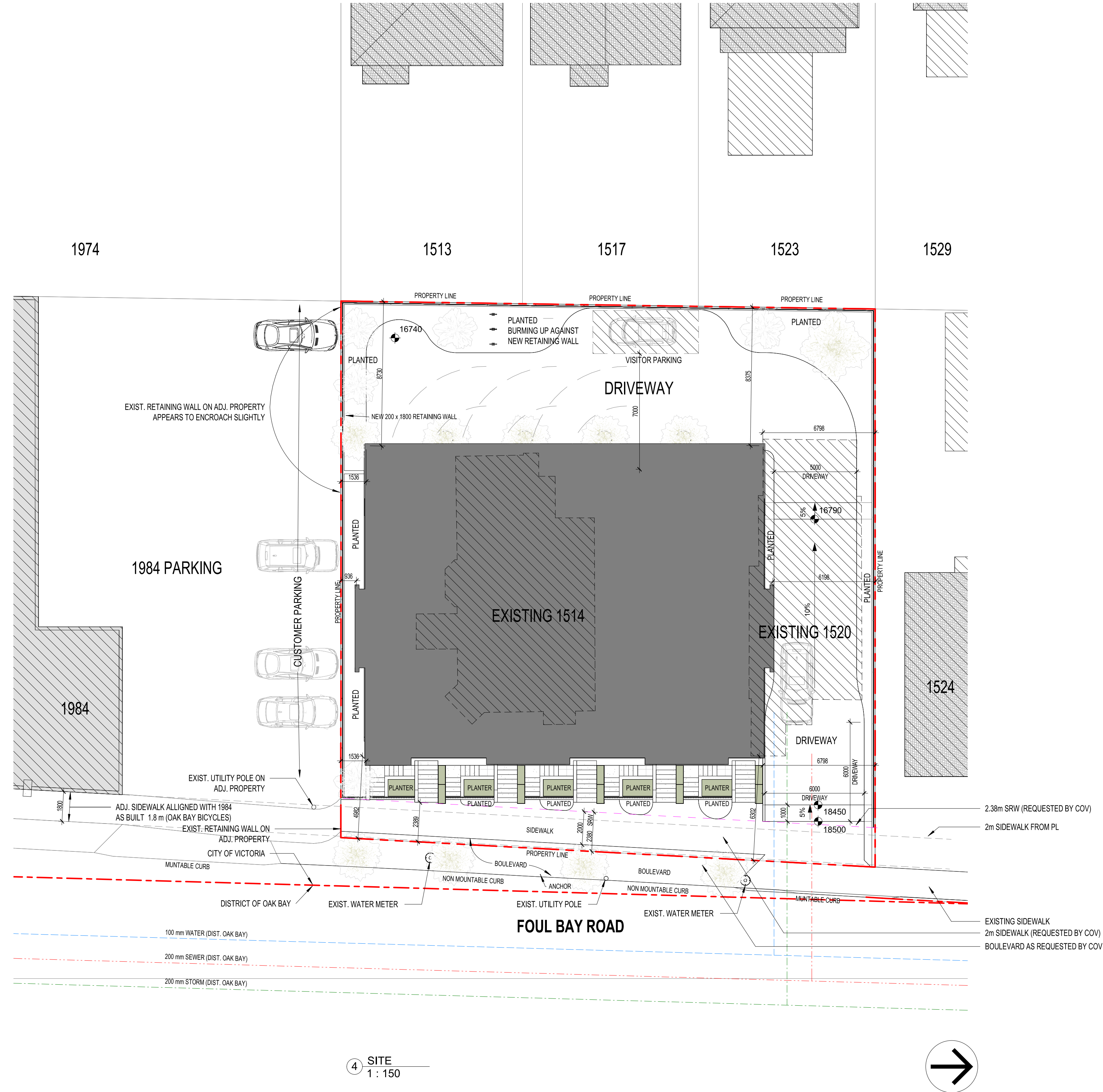


1 SITE - COVERAGE
1 : 400

LOT AREA:	1,070 m ²
MAIN STRUCTURE:	416.6 m ²
PERM. DRIVEWAY:	351.6 m ²
TOTAL BUILD SPACE:	768.2 m ²
SIDEWALK:	84.5 m ²
ACCESS DECK AND STAIRS:	64.2 m ²
LANDSCAPED SITE SPACE:	153.1 m ²
TOTAL OPEN SPACE:	301.8 m ²
OPEN SITE SPACE	= 28.2%



3 SITE - OPEN SITE SPACE
1 : 400



4 SITE
1 : 150



LOCATION PLAN

PROPOSED PROJECT INFORMATION

CIVIC ADDRESS	1514 + 1520 FOUL BAY ROAD
LEGAL ADDRESS	LOTS 9 & 10, BLOCK 1, SECTION 76, VICTORIA DISTRICT, PLAN 273, EXCEPT PART IN PLAN 15172
EXISTING ZONING	R1-B SINGLE FAMILY DWELLING
PROPOSED ZONE	NEW COMPREHENSIVE ZONE
SITE AREA	1,070 m ² / 11,517.38 ft ²
AVERAGE GRADE	17.14 m
BUILDING SETBACKS	FRONT 2.4 m (7.9') REAR 8.4 m (27.6') INTERIOR NORTH *) 6.8 m (22.3') *) 6.2 m (20.3') PROJECTION LEV. 1 AND LEV. 2 INTERIOR SOUTH *) 1.5 m (5.0') *) 0.9 m (3.0') PROJECTION LEV. 1 AND LEV. 2
FLOOR AREA	LOWER LEVEL 246 m ² (EXCLUDING GARAGE) LEVEL 1 329 m ² LEVEL 2 364 m ²
TOTAL FLOOR AREA	939 m ² (10,107 ft ²)
FLOOR SPACE RATIO	.88 : 1
SITE COVERAGE	45.1 %
OPEN SITE SPACE	23.0 %
HEIGHT	26.1 m (GEODEIC MEASURED TO FLAT ROOF) 8.9 m (HEIGHT OVER AVERAGE GRADE)
NO. STOREYS	3 STOREYS + ROOFTOP ACCESS
PARKING PROVIDED	TOWNHOUSES 5 (IN GARAGE) VISITOR 1 (0.1 SPACES / DWELLING UNIT) SECONDARY SUITE N/A VISITOR N/A
BIKE PARKING	TOWNHOUSES N/A (ACCESS TO PRIVATE GARAGE) VISITOR 6 SPACES SECONDARY SUITE N/A VISITOR N/A

RESIDENTIAL USE DETAILS:

NO. UNITS	TOWNHOUSE (3BR) 5 LOCK-OFF 5 TOTAL UNITS 5
TOWNHOUSE UNIT AREA	188 m ² (2023 ft ²)



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VILLAGE LANDING - TOWN HOUSES

1514 + 1520 Foul Bay Road
Victoria, BC V8R 4Z9
PROJECT NUMBER 21-002

SITE + CONTEXT

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A1



1984 OAK BAY AVE.

② STREET ELEVATION
1:100

1524 FOUL BAY RD.



① 3D SE View from street



VIEW FROM NORTH EAST

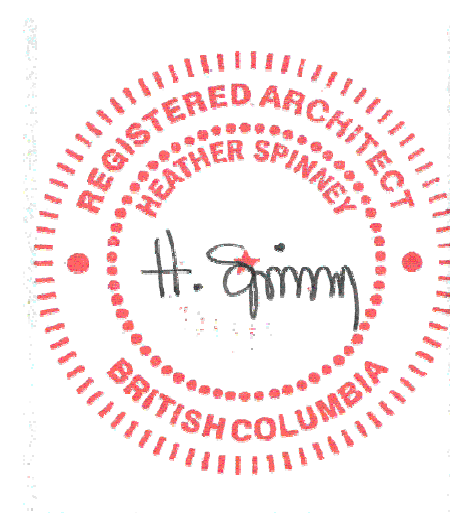


③ 3D NE View from Street



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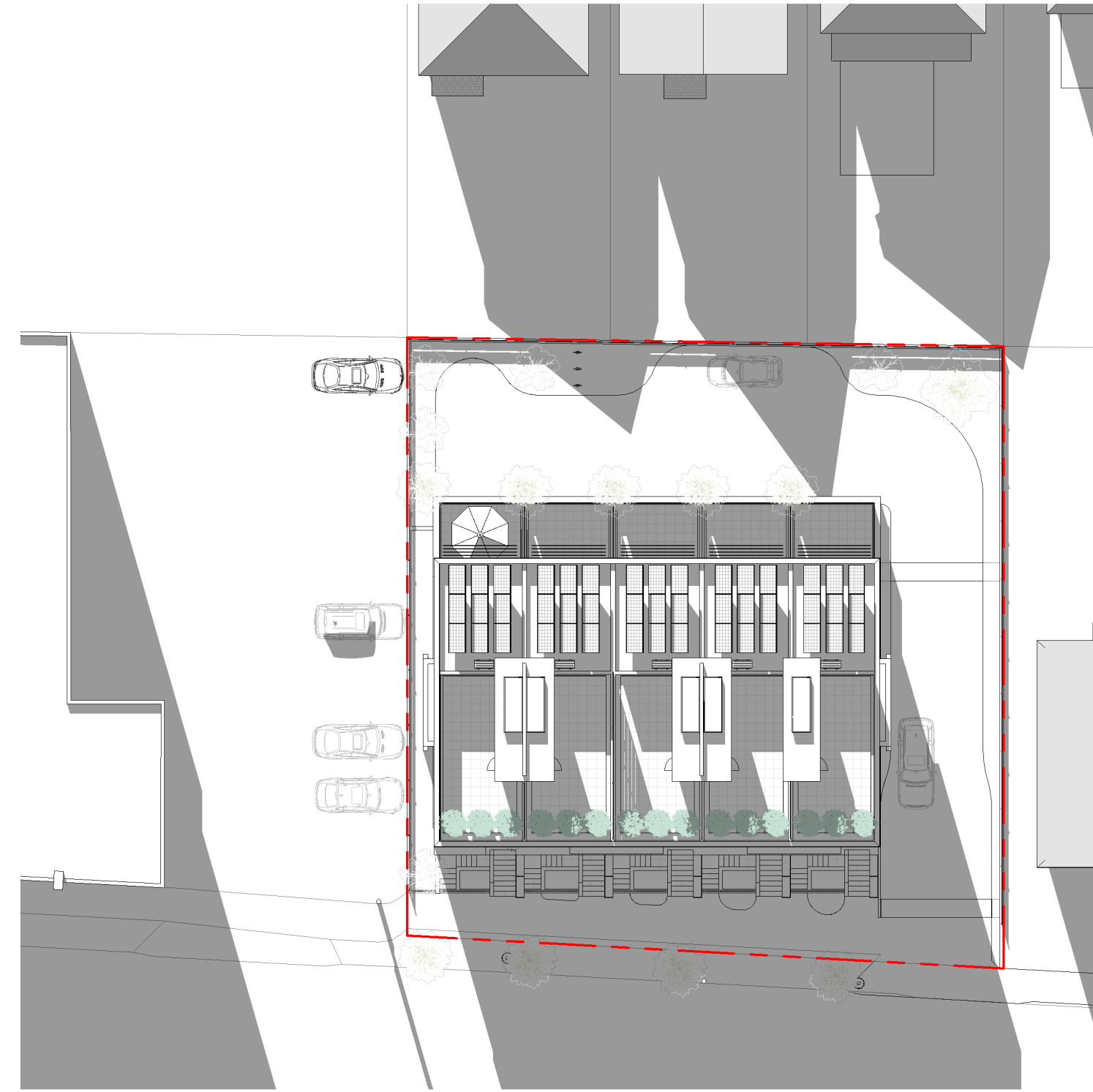
VILLAGE LANDING - TOWN HOUSES

1514 + 1520 Foul Bay Road
Victoria, BC V8R 4Z9
PROJECT NUMBER 21-002

3D CONCEPTUAL VIEWS

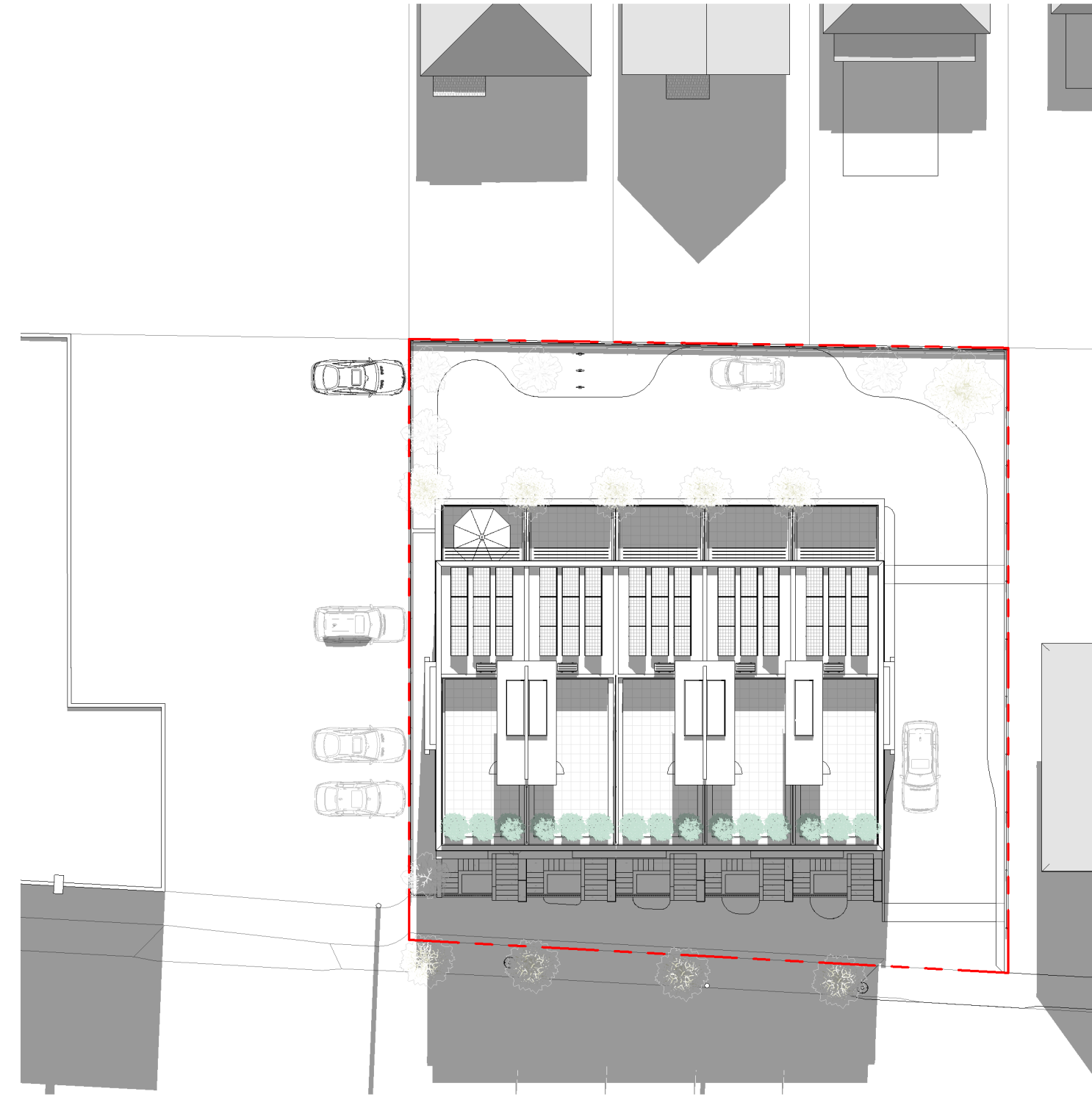
2021-12-07 ISSUED FOR REZONING

A2



① SHADOW 03-20 1800
1 : 300

SPRING EQUINOX



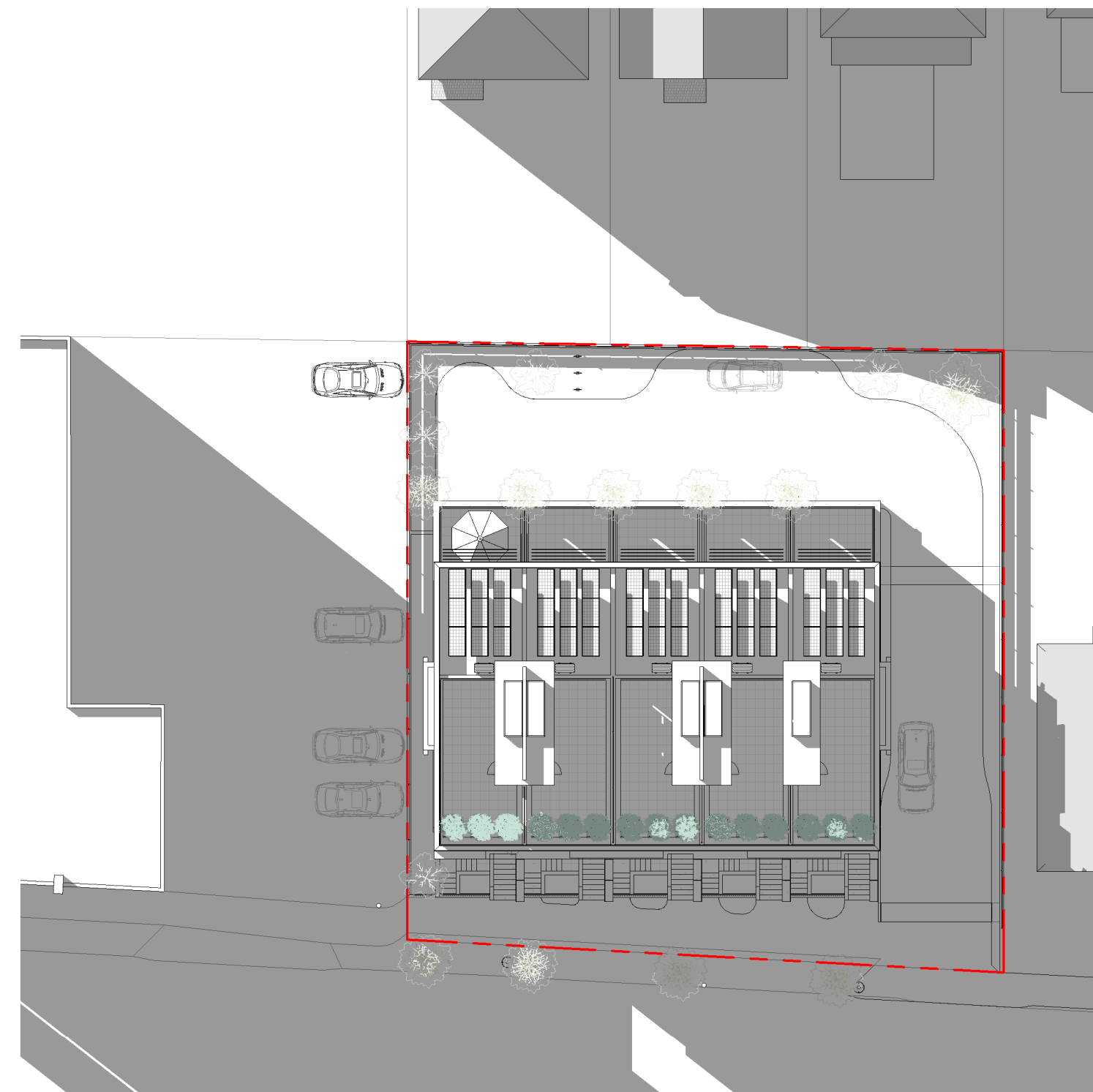
② SHADOW 06-21 1800
1 : 300

SUMMER SOLSTICE



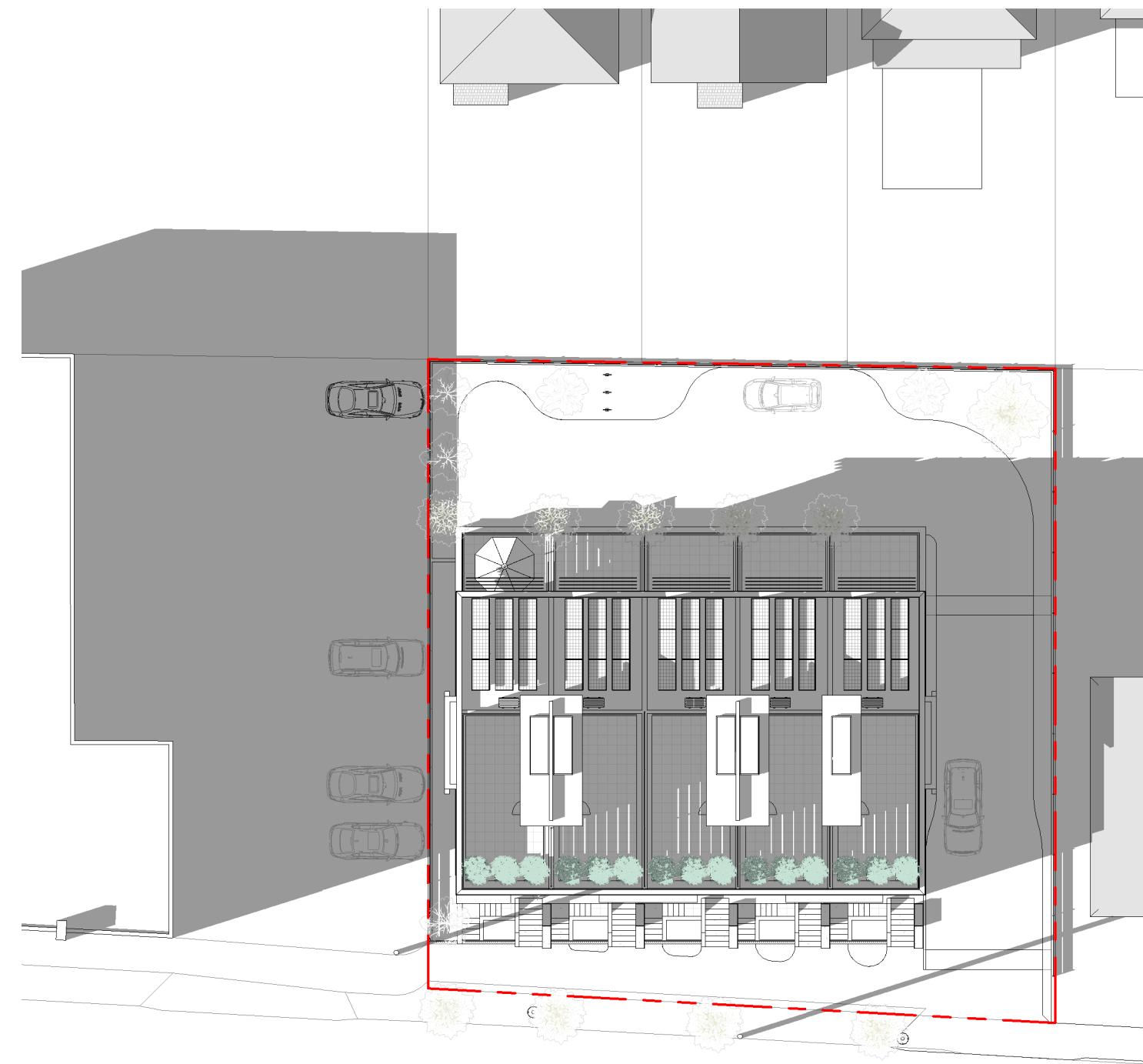
⑥ SHADOW 06-21 0830
1 : 300

SUMMER SOLSTICE



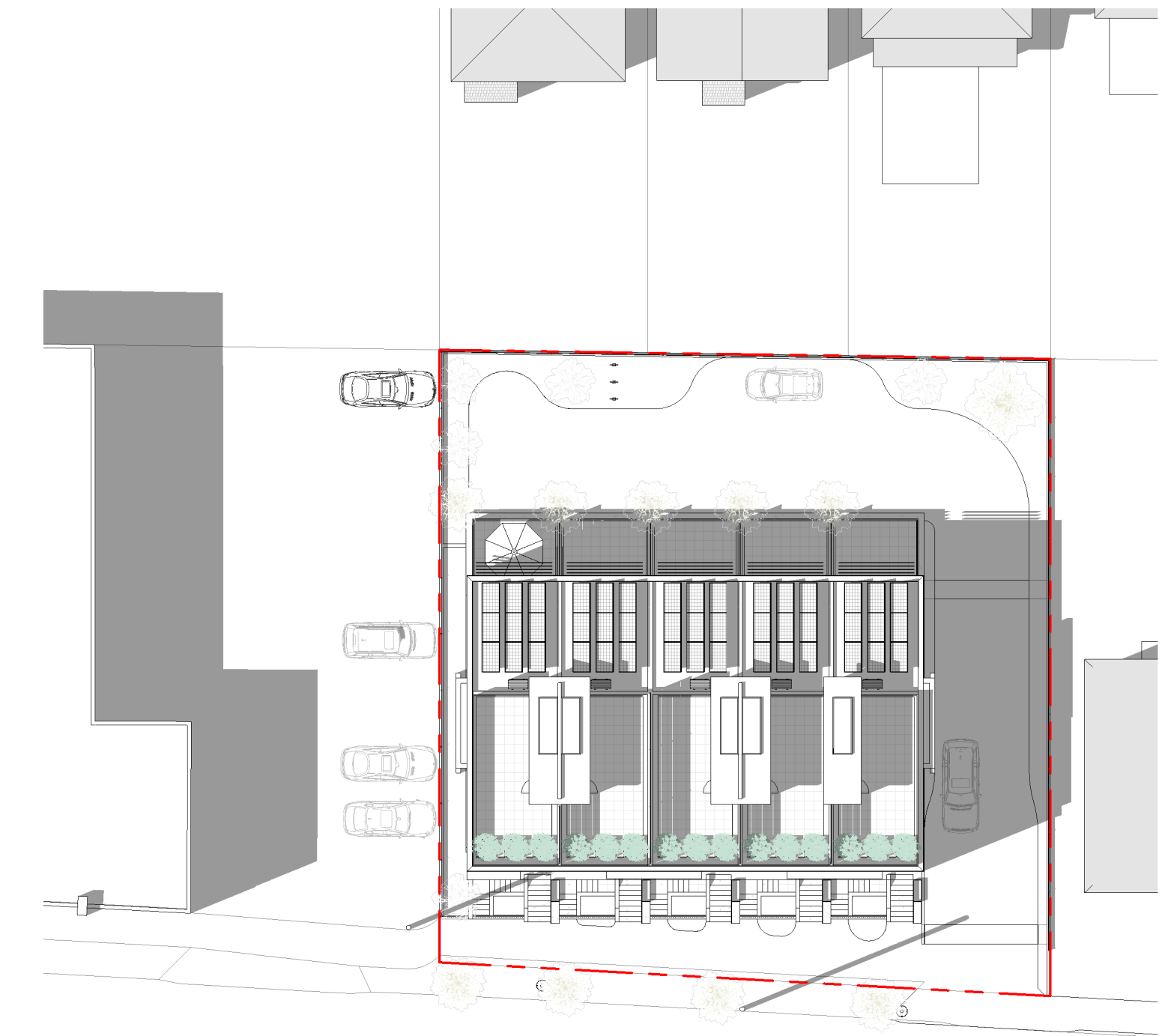
⑤ SHADOW 12-21 1630
1 : 300

WINTER SOLSTICE



④ SHADOW 12-21 1200
1 : 300

WINTER SOLSTICE



③ SHADOW 09-22 1200
1 : 300

FALL EQUINOX



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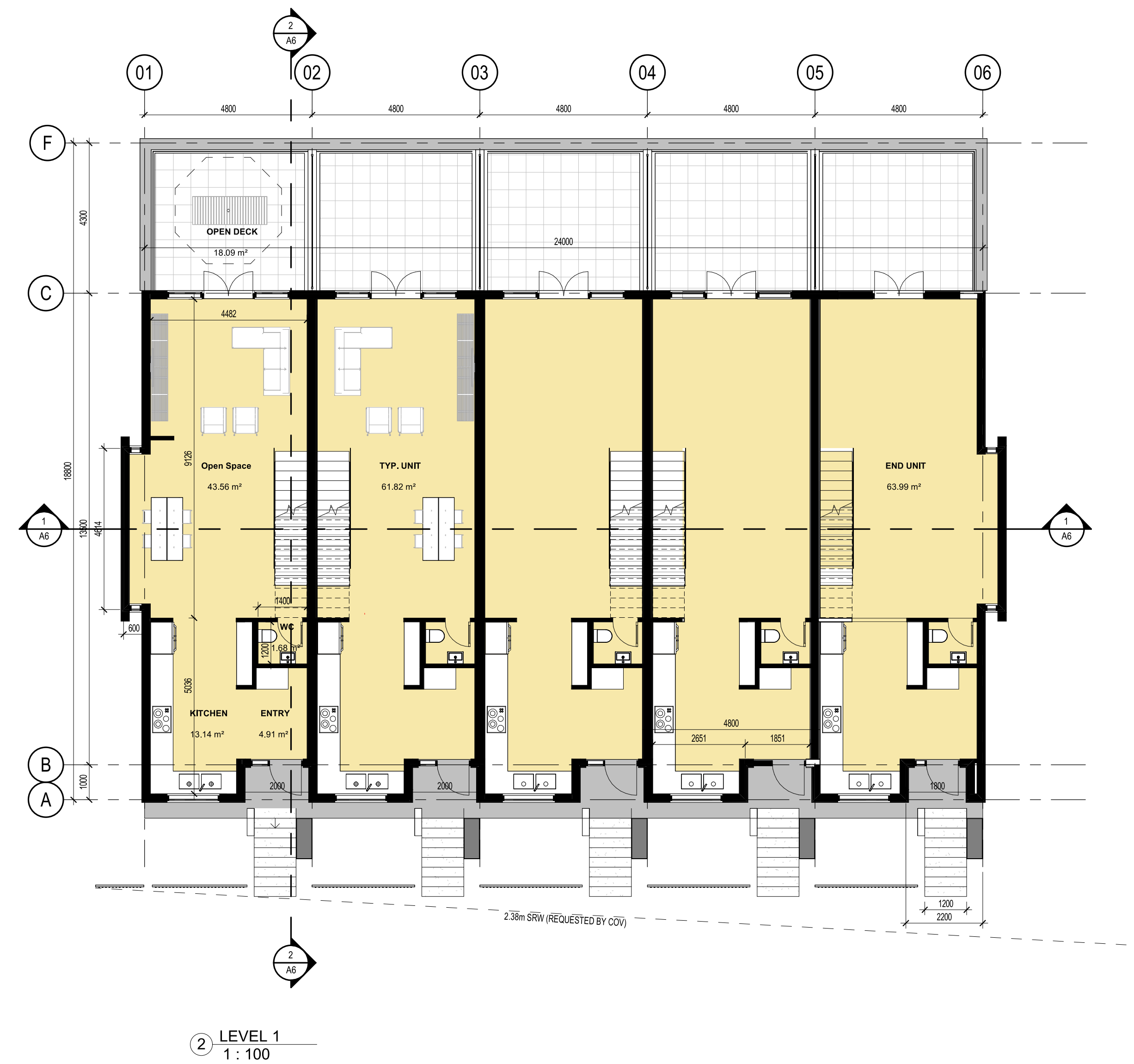
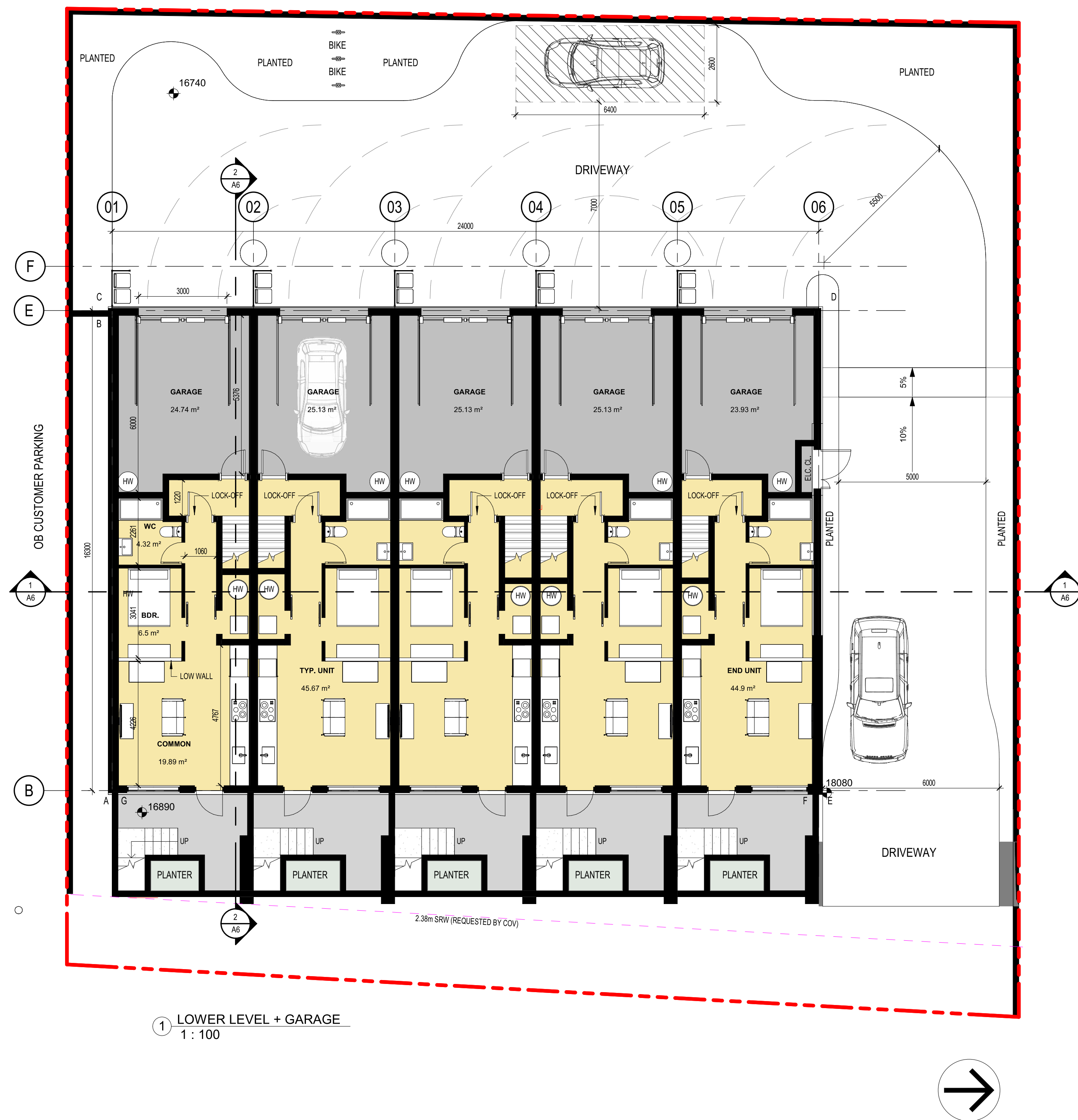
VILLAGE LANDING - TOWN HOUSES

1514 + 1520 Foul Bay Road
Victoria, BC V8R 4Z9
PROJECT NUMBER 21-002

SHADOW STUDY

2021-12-06 ISSUED FOR REZONING

A3



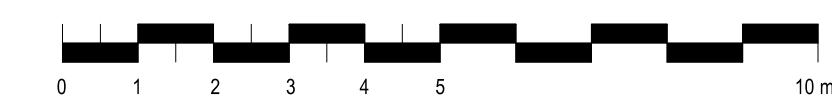
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VILLAGE LANDING - TOWN HOUSES

1514 + 1520 Foul Bay Road
Victoria, BC V8R 4Z9
PROJECT NUMBER 21-002



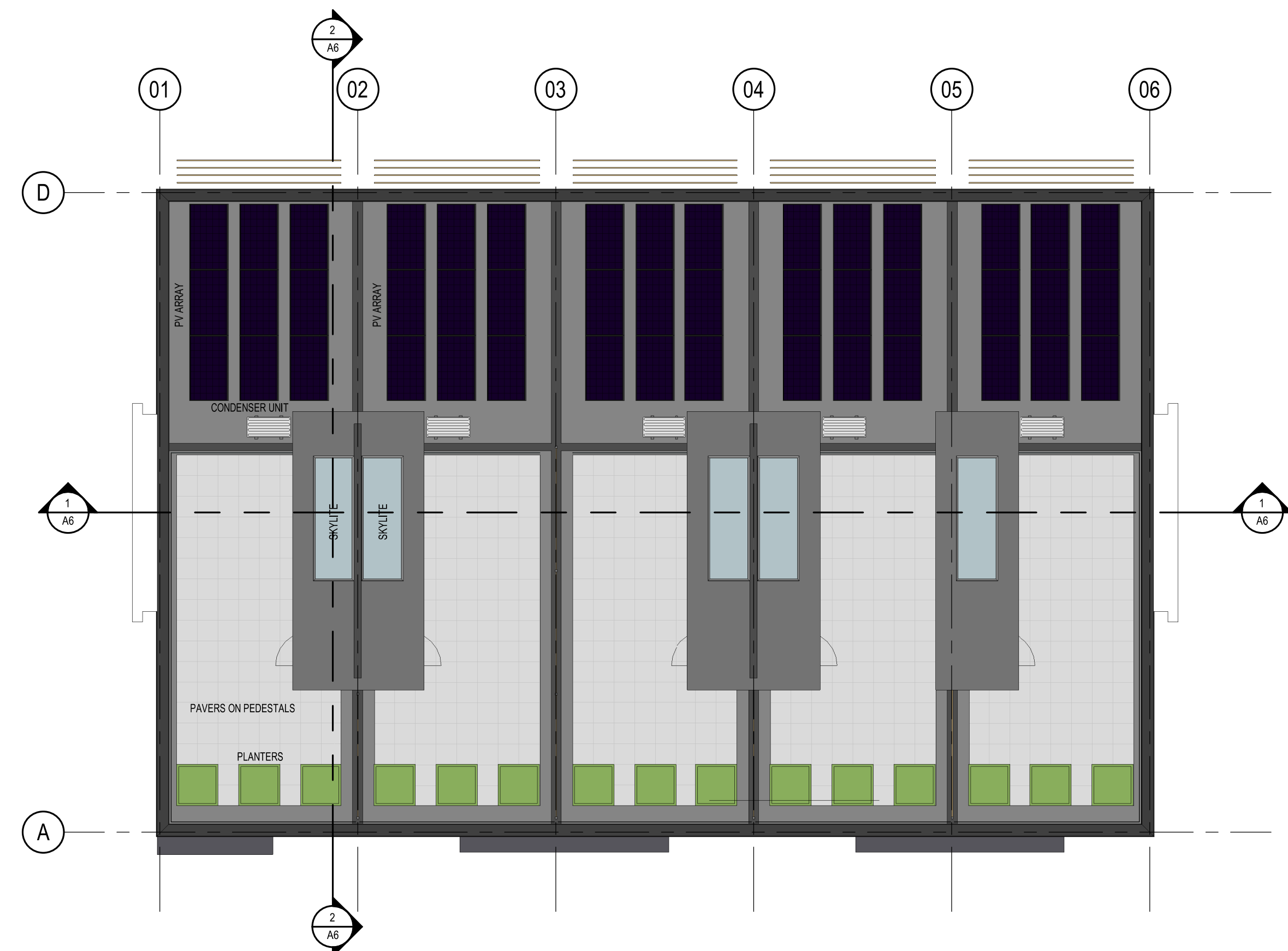
FLOOR PLANS

2021-12-06 ISSUED FOR REZONING

A4.1



① LEVEL 2
1 : 100



② ROOF
1 : 100



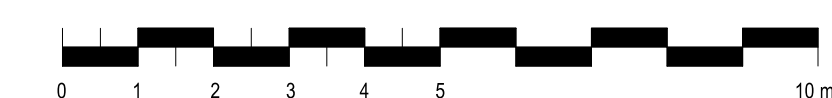
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VILLAGE LANDING - TOWN HOUSES

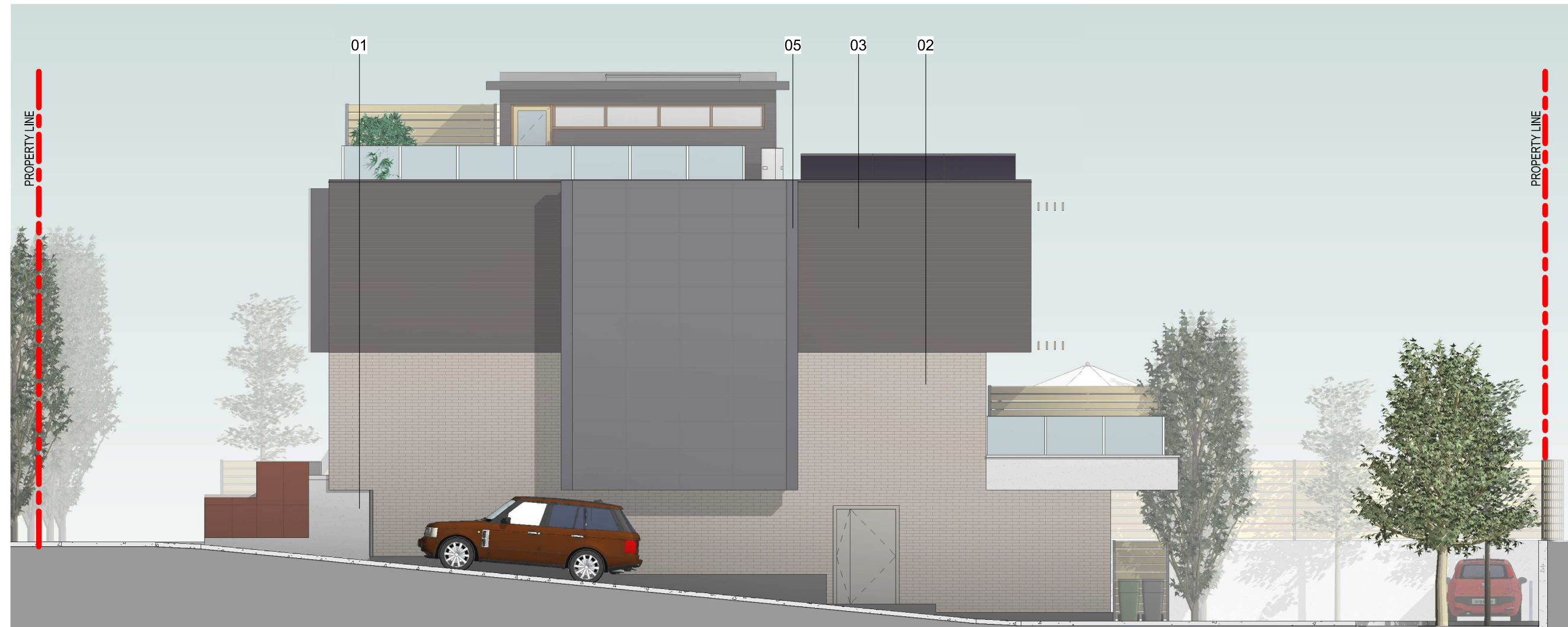
1514 + 1520 Foul Bay Road
Victoria, BC V8R 4Z9
PROJECT NUMBER 21-002



FLOOR PLANS

2021-12-06 ISSUED FOR REZONING

A4.2



③ NORTH ELEVATION
1 : 100



④ WEST ELEVATION
1 : 100



① EAST ELEVATION
1 : 100



② SOUTH ELEVATION
1 : 100

- 01 ARCHITECTURAL FINISHED CONCRETE
- 02 STO BRICK ECOSHAPES S9.3028 COLOR CZ
- 03 KNOTWOOD 150mm HOR. BLACK ASH
- 04 KNOTWOOD 150mm HOR. ATLANTIC CEDAR
- 05 KNOTWOOD SHEATHING CARBON
- 06 STO ACRYLIC STUCCO - CONCRETE



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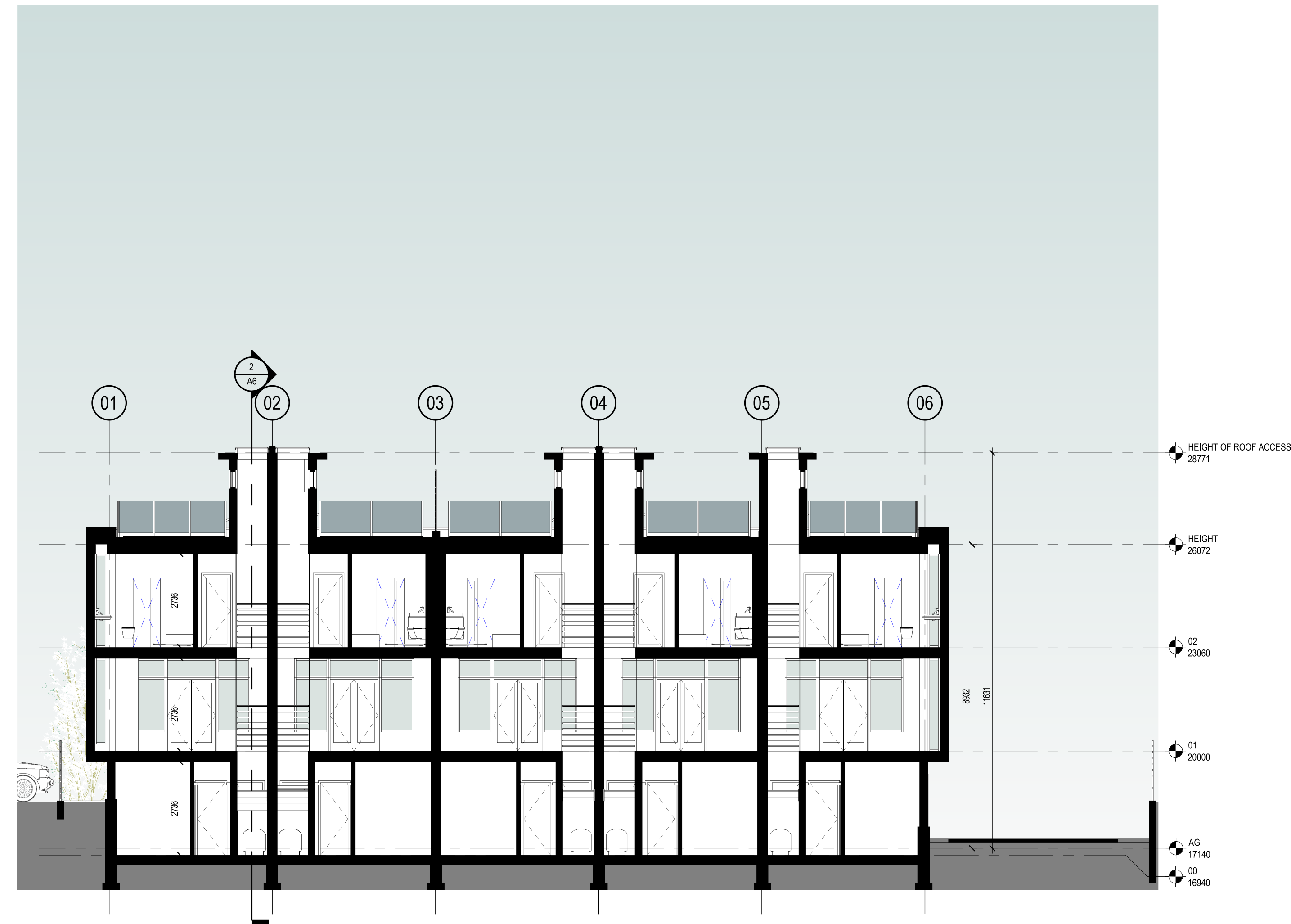
VILLAGE LANDING - TOWN HOUSES

1514 + 1520 Foul Bay Road
Victoria, BC V8R 4Z9
PROJECT NUMBER 21-002

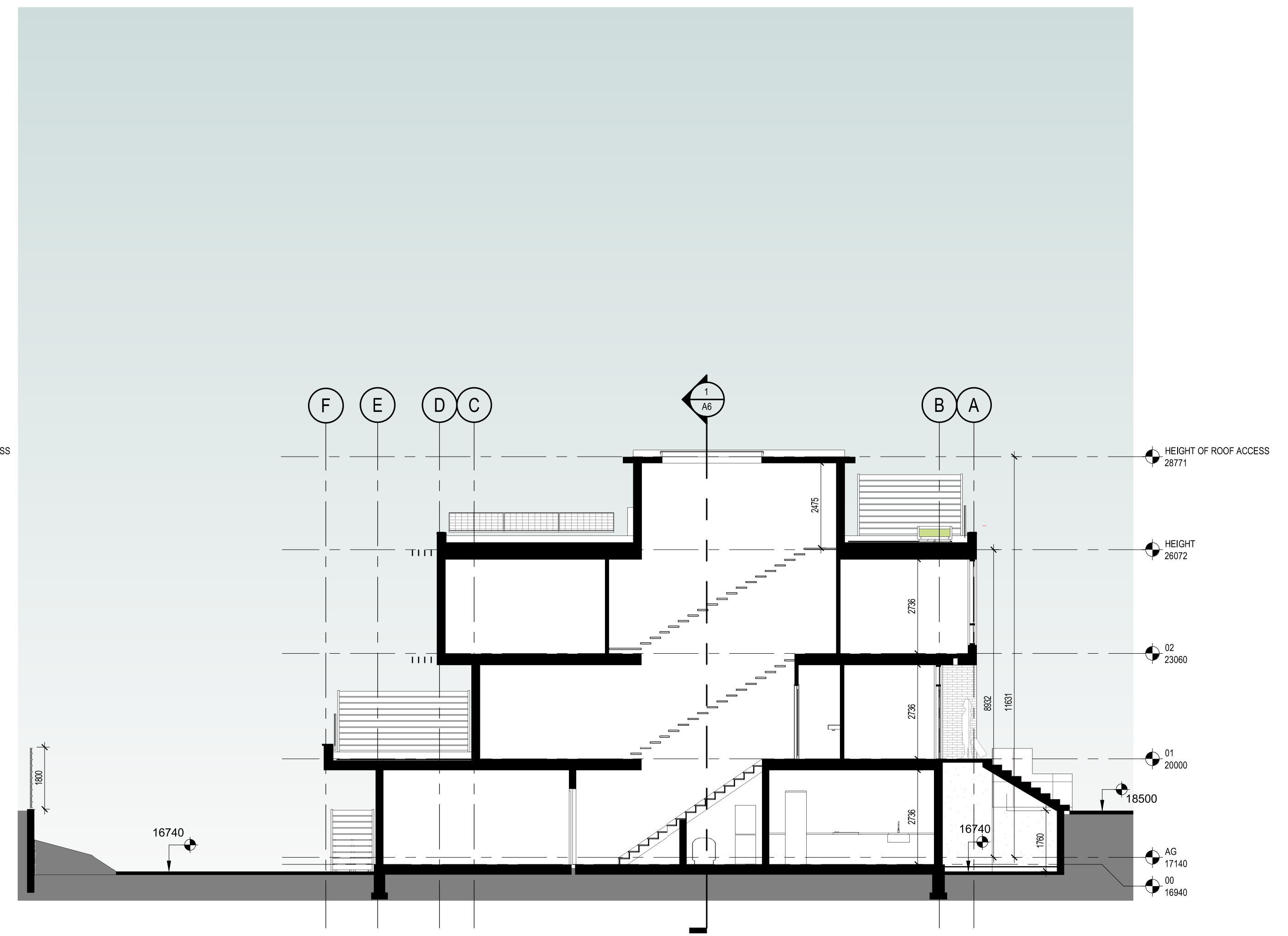
ELEVATIONS

2021-12-06 ISSUED FOR REZONING

A5



① NORHT/SOUTH SECTION
1 : 100



② EAST/WEST SECTION
1 : 100



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VILLAGE LANDING - TOWN HOUSES

1514 + 1520 Foul Bay Road
Victoria, BC V8R 4Z9
PROJECT NUMBER 21-002

BUILDING SECTIONS

2021-12-07 ISSUED FOR REZONING

A6

1514 - 1520 foul bay road



REZONING
November 15, 2021



1608 Camosun Street, Victoria BC V8T 3E6
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PROJECT NAME:
VILLAGE LANDING
PROJECT ADDRESS:
1514+ 1520 FOUL BAY RD

DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **KIM TANG**

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03

SEAL

NORTH ARROW

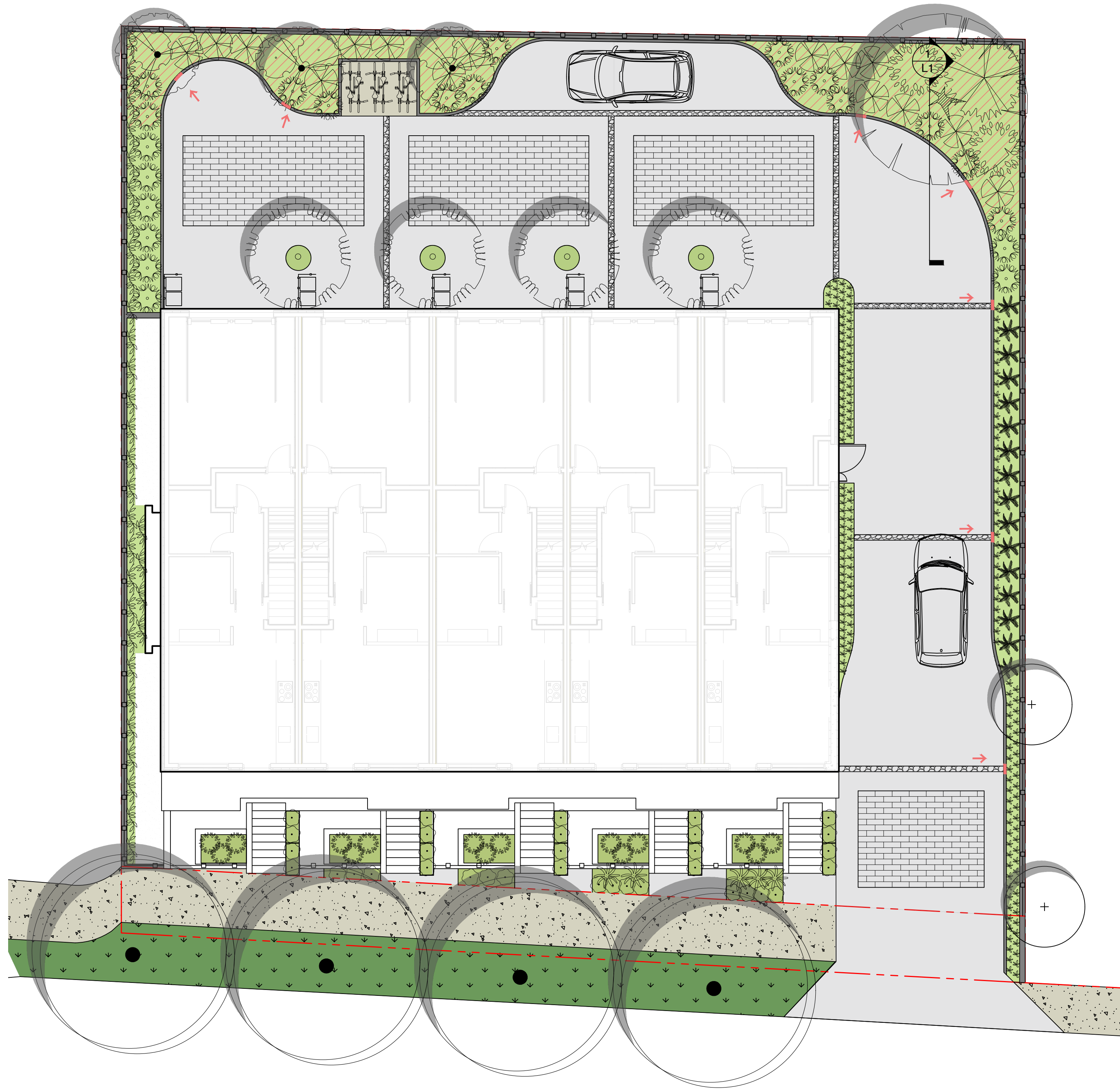


DRAWING TITLE:

DWG NO:

SCALE: #####

L0



LEGEND

PROPERTY LINE

ON-SITE LANDSCAPE AREA

PLANTER AREA

RAIN GARDEN

PEA GRAVEL MAINTENANCE AREA

PERMEABLE PAVER

CONCRETE

CONCRETE DRIVEWAY WITH GRAVEL

BOULEVARD AREA WITH NATIVE POLLINATOR PLANTINGS

MUNICIPAL SIDEWALK

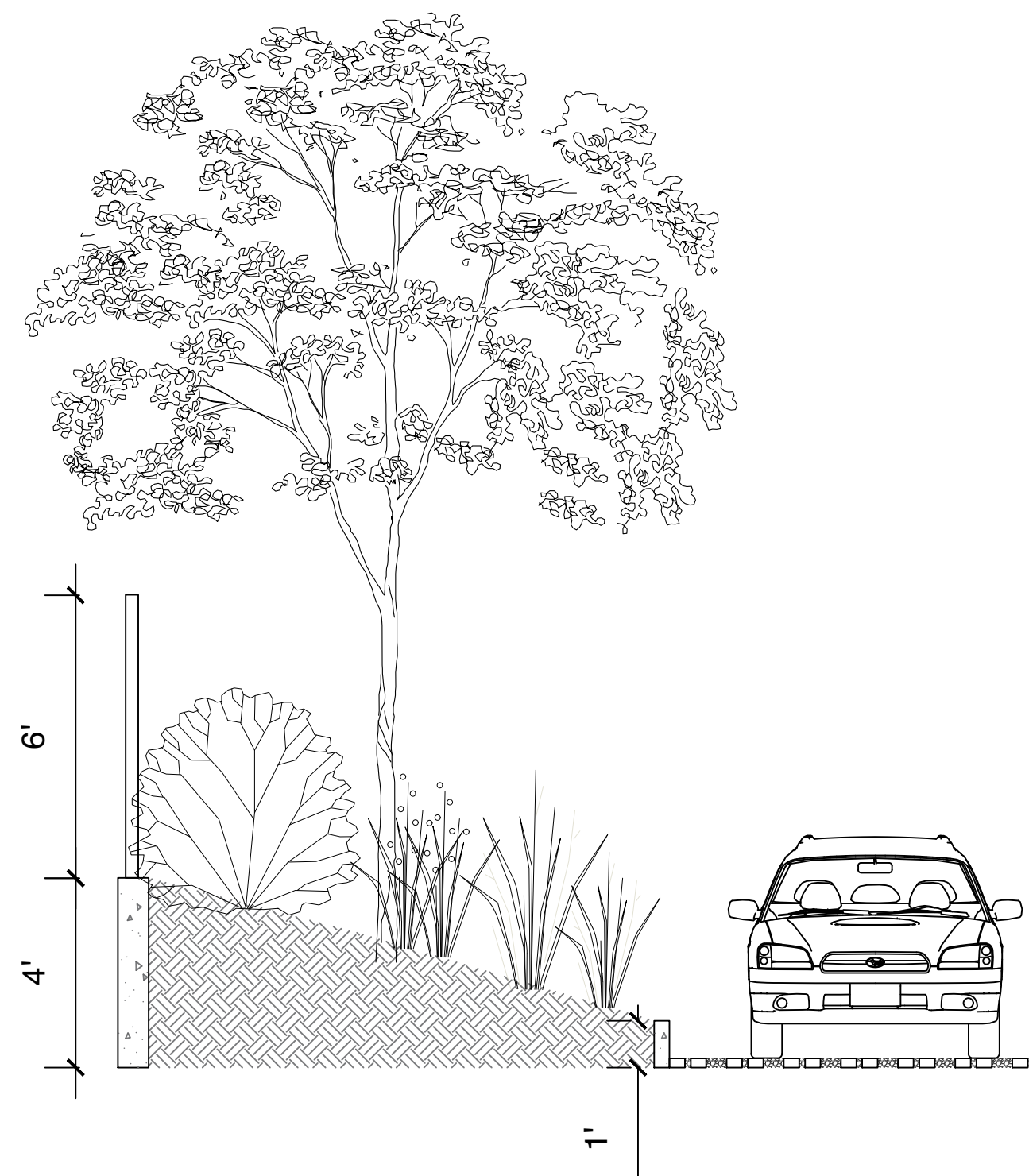
BIKE RACK

RETAINING WALL

PRIVACY FENCE

CURB GUTTER

STORM WATER DIRECTION



1 BACK GARDEN SECTION
L1



CURB GUTTER FOR STORM WATER



DRIVEWAY WITH GRAVEL GAP



HYDROPAVER PERMEABLE PAVER



PRIVACY FENCING



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PROJECT NAME:
VILLAGE LANDING

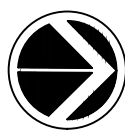
PROJECT ADDRESS:
1514+ 1520 FOUL BAY RD

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03

SEAL

NORTH ARROW



DRAWING TITLE:
LANDSCAPE SITE PLAN

DWG NO:

SCALE: 1:100

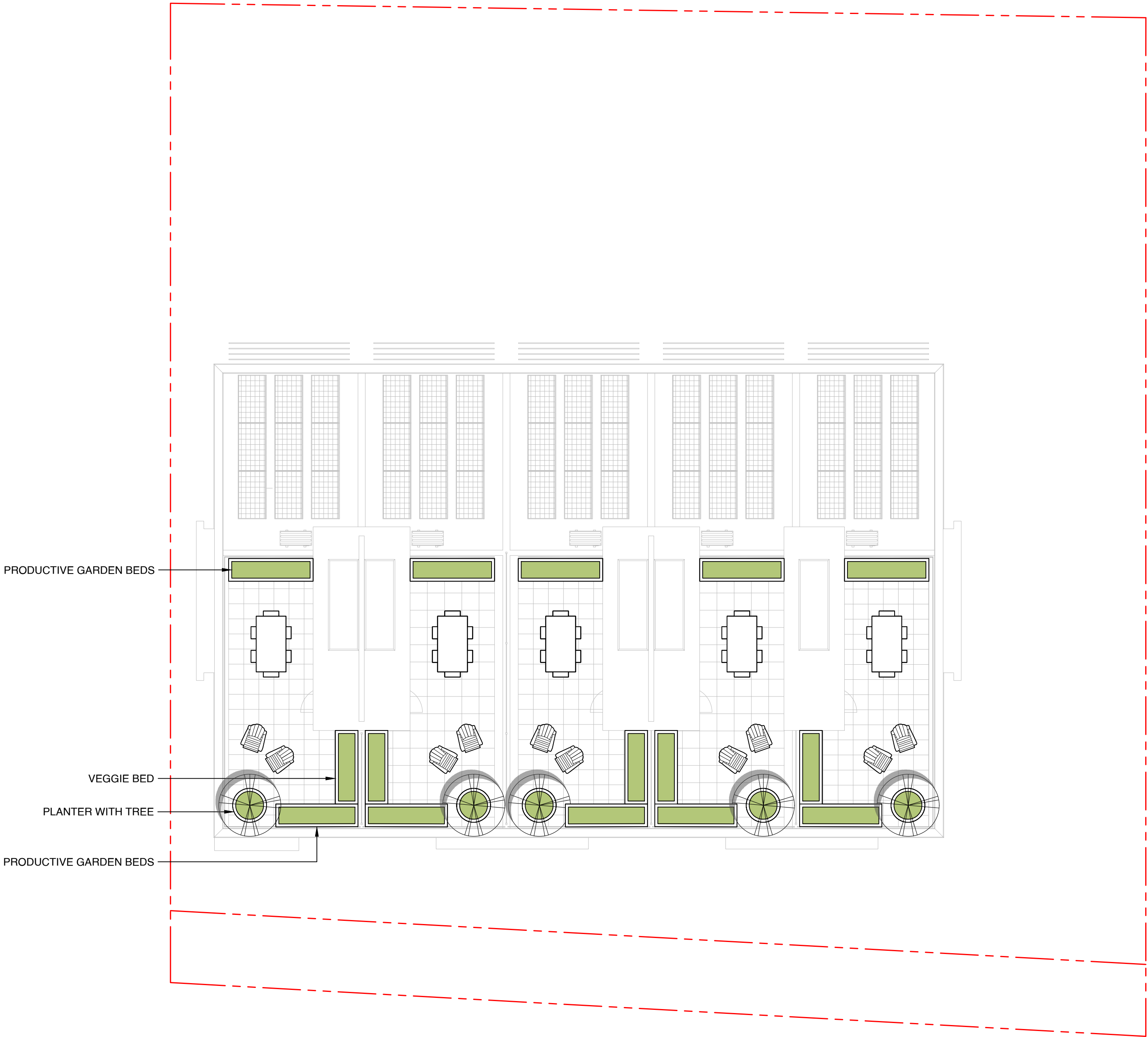
L1



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PROJECT NAME:
VILLAGE LANDING
PROJECT ADDRESS:
1514+ 1520 FOUL BAY RD

DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **KIM TANG**



PRODUCTIVE GARDEN BEDS + TREE PLANTER



BISTRO LIGHTS AND OUTDOOR DINING



PERGOLA



OLIVE TREE WITH HERBACEOUS PLANTS

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03

SEAL

NORTH ARROW

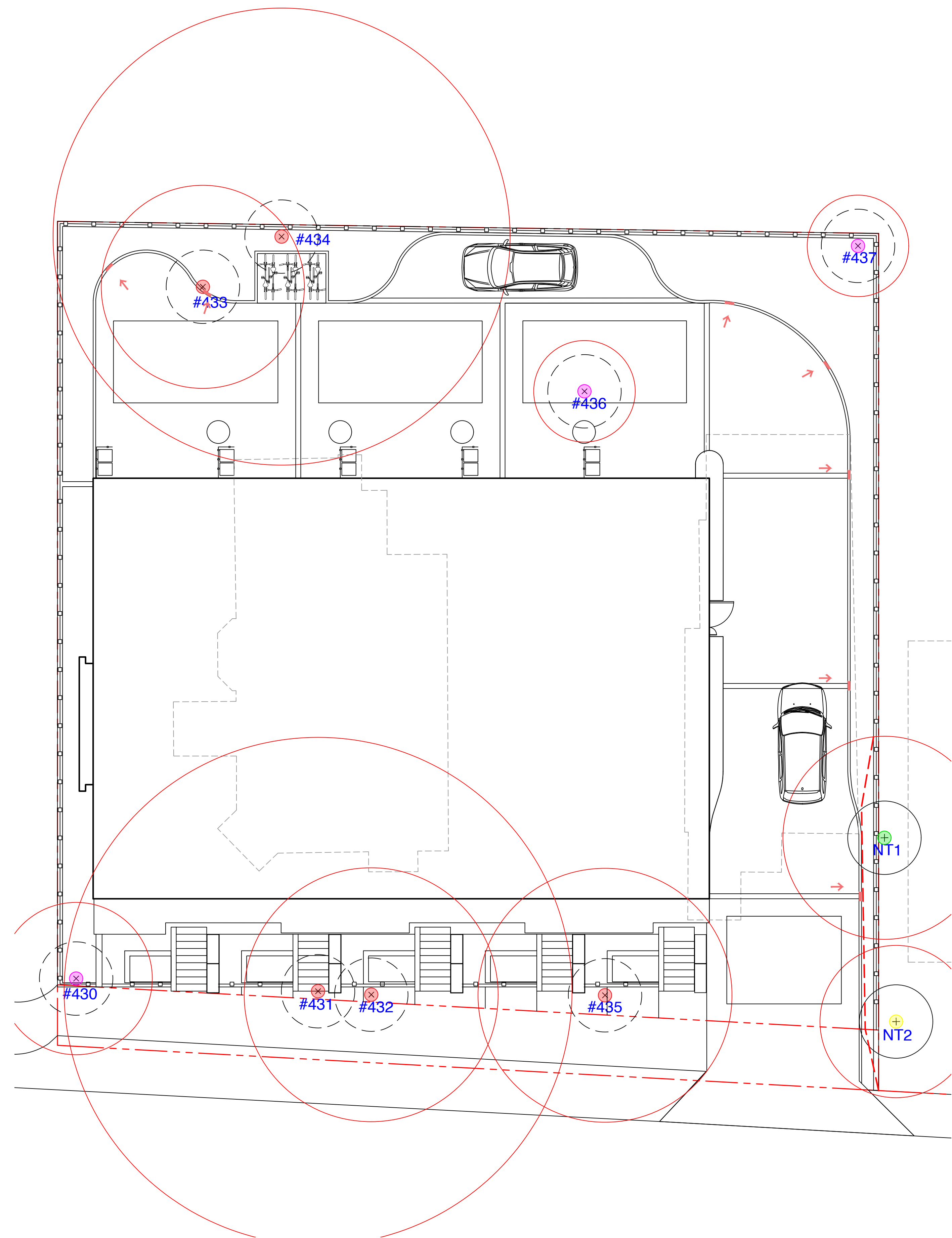


DRAWING TITLE:
ROOF LEVEL PLAN

DWG NO:

SCALE: 1:100

L2



OS7

EXISTING TREE TAG

+

EXISTING TREE TO REMAIN

x

EXISTING TREE TO BE REMOVED

PROTECTED ROOT ZONE

TREE PROTECTION FENCING

- TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
- TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
- TO MUNICIPAL STANDARD

ROOT BARRIER

PROTECTED TREE FOR REMOVAL

TREE FOR REMOVAL

PROTECTED TREE TO RETAIN

TREE TO BE RETAINED

CITY OF VICTORIA

SUPPLEMENTARY STANDARD
DETAIL DRAWINGS

2.40m

38mm x 89mm TOP RAIL

500mmx 500mm SIGN MUST BE ATTACHED TO FENCE: SEE BELOW NOTES FOR WORDING

1.20m

0.60m

38x89mm BOTTOM RAIL

38x89mm POST

TIES OR STAPLES TO SECURE MESH

TREE PROTECTION FENCING

- FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH"ZIP" TIES OR GALVANIZED STAPLES.
- ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

2011

TREE PROTECTION FENCING
AND SIGNAGE DETAIL

REVISIONS

DRAWING NUMBER:
SD P1

BIO
PHI
LIA

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PROJECT NAME:
VILLAGE LANDING

PROJECT ADDRESS:
1514+ 1520 FOUL BAY RD

DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **KIM TANG**

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03

SEAL

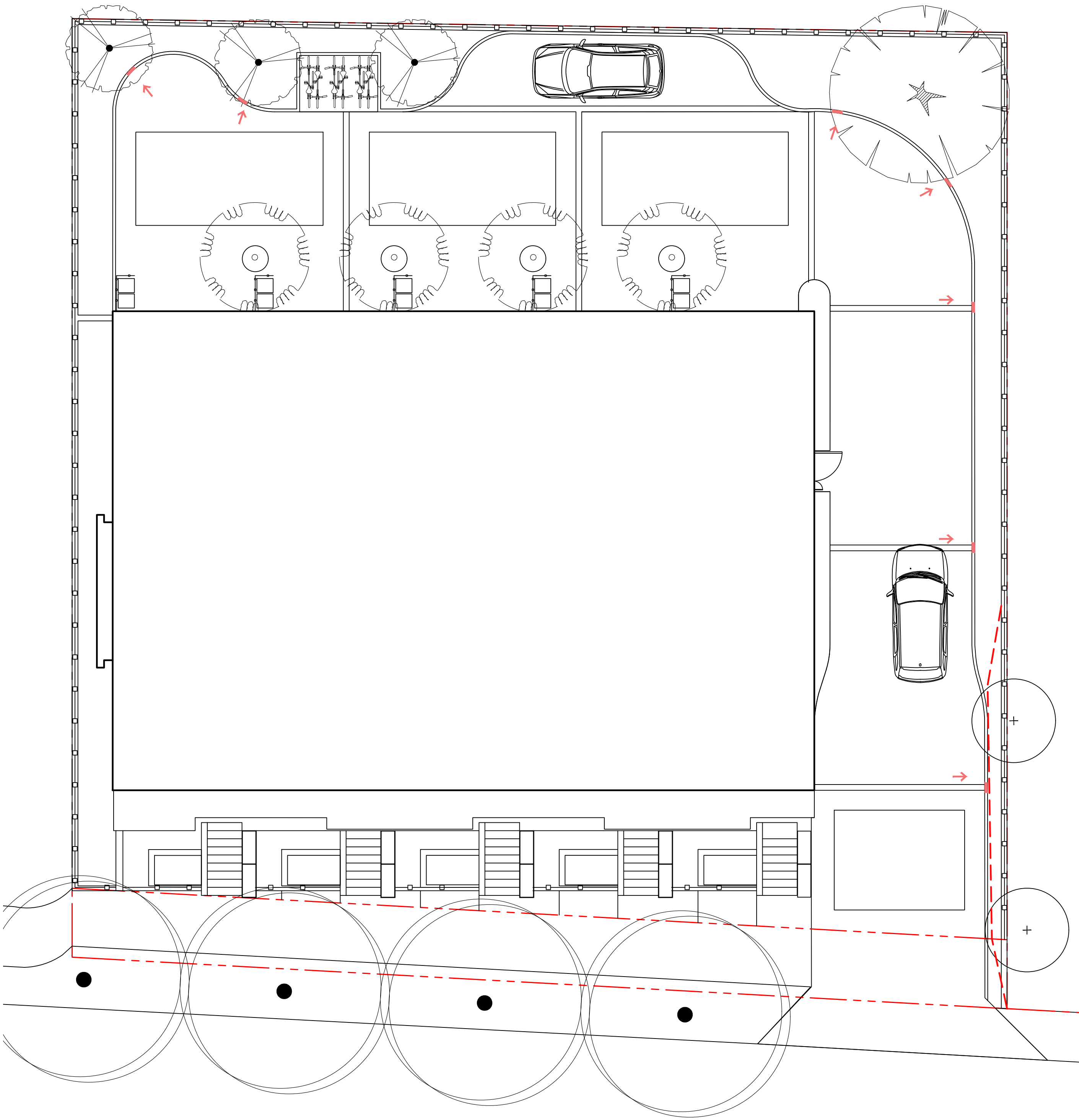
NORTH ARROW

DRAWING TITLE:
**TREE REMOVAL &
PROTECTION PLAN**

DWG NO:

SCALE: **1:100**

L3



DAWYCK GOLD BEECH



MAIDENHAIR TREE



SAUCER MAGNOLIA



SMOOTH SUMAC

TREE SCHEDULE								
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Native	Height at Maturity (m)	Spread at Maturity (m)
4		Boulevard Tree	Species determined by Parks of City of Victoria at BP stage					
4		Fagus sylvatica 'Dawyck Gold'	Dawyck Gold Beech	B&B			13	4.5
3		Rhus glabra	Smooth Sumac	B&B		Y	3	3
1		Ginkgo biloba 'Autumn Gold'	Maidenhair Tree 'Autumn Gold'	B&B			13	8
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.								



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PROJECT NAME:
VILLAGE LANDING
PROJECT ADDRESS:
1514+ 1520 FOUL BAY RD

DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **KIM TANG**

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03

SEAL

NORTH ARROW

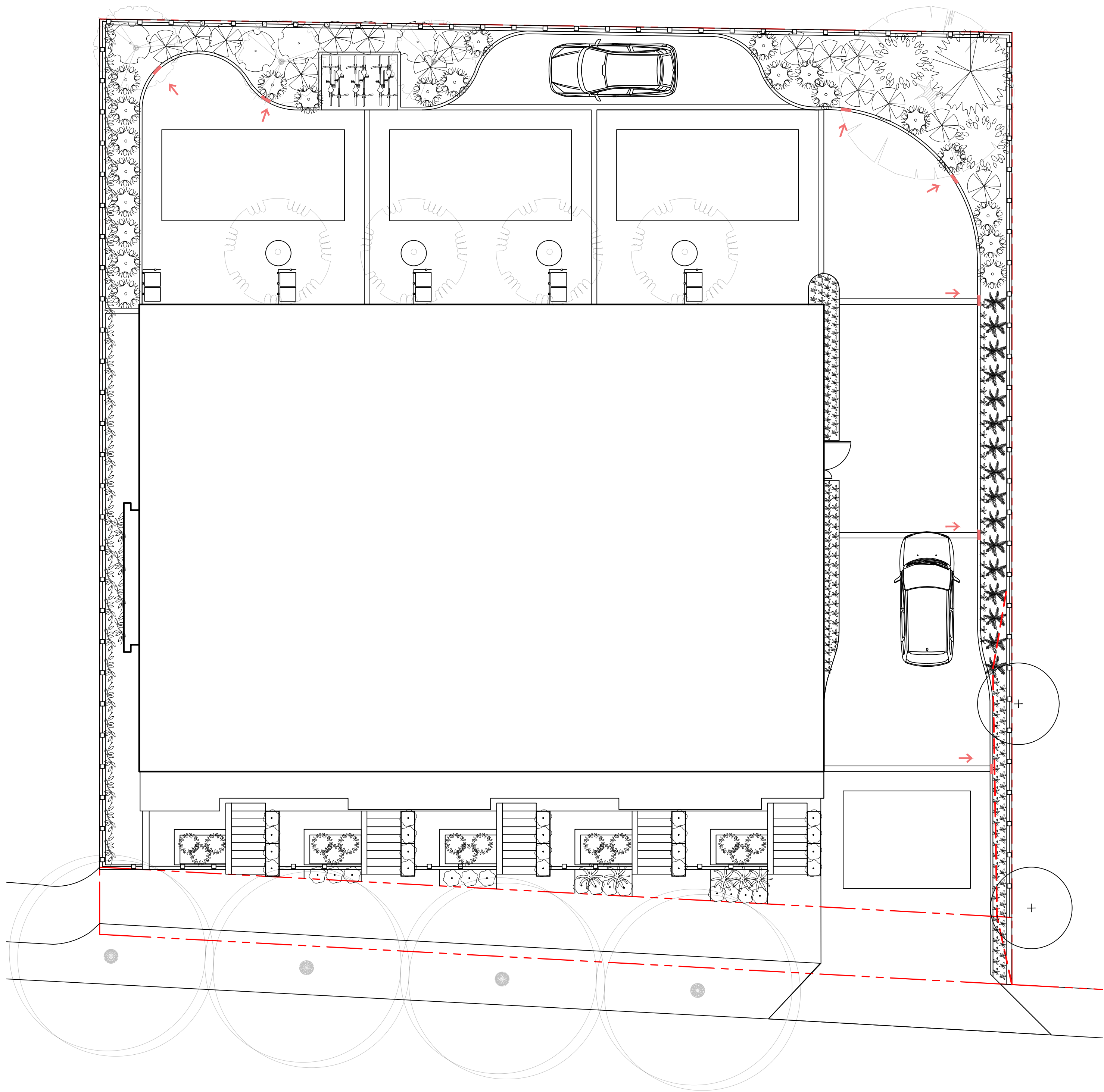


DRAWING TITLE:
TREE PLANTING PLAN

DWG NO:

SCALE: **1:100**

L4



PLANT SCHEDULE								
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator	Height at Maturity (m)	Spread at Maturity (m)
34		Sarcococca humilis	Dwarf Sweetbox	#1		Y	0.6	0.6
17		Vaccinium ovatum	Evergreen huckleberry	#1	Y	Y	0.5-4.6m	1.5m
65		Asarum canadense	Wild ginger	Flat	Y		0.1-0.15	0.15-0.3
32		Ploystichum munitum	Western sword fern	#1	Y		0.6-1.2	0.6-1.2
4		Oemleria cerasiformis	Oregon Plum	#2	Y		2.4	2.4
1		Myrica californica	Pacific Wax Myrtle	#3	Y		6	6
25		Anemanthele Lessoniana	New Zealand Wind Grass	#1			0.6-0.9	0.6-0.9
11		Ribes sanguineum	Red Flowering Currant	#1	Y	Y	1.5	1.5
15		Jasminum polyanthum	White Jasmine	#1		Y	4.9-9	2.1-4.5
22		Symphoricarpos albus	Common Snowberry	#1	Y		0.9-1.8	0.9-1.8
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.								

PLANT DATA
TOTAL PLANTS PROPOSED: 227
QUANTITY AND RATIO OF NATIVE SPECIES: 153 / 67%
QUANTITY AND RATIO OF POLLINATOR PLANTS: 154 / 67%

SHADE PLANTING PALETTE



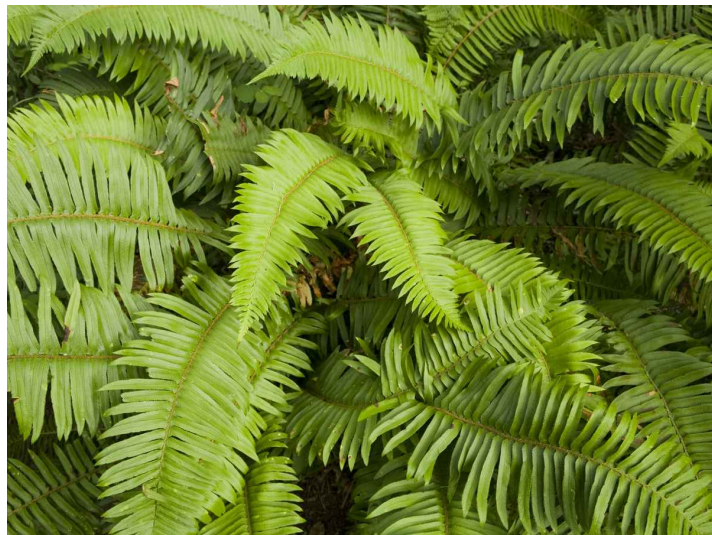
WILD GINGER



EVERGREEN HUCKLEBERRY



DWARF SWEETBOX



WESTERN SWORD FERN

SUN PLANTING PALETTE



NEW ZEALAND WIND GRASS



PACIFIC WAX MYRTLE



COMMON SNOWBERRY



WHITE JASMINE



OREGON PLUM



RED FLOWERING CURRANT



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PROJECT NAME:
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PROJECT ADDRESS:
1514+ 1520 FOUL BAY RD

DESIGNED BY: BIANCA BODLEY
DRAWN BY: KIM TANG

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03

SEAL



DRAWING TITLE:
TREE PLANTING PLAN

DWG NO:

SCALE: 1:100

L4