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D'Ambrosio architecture + urbanism  
2960 Jutland Road  
Victoria, BC  
V8T 5K2

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### Landscape

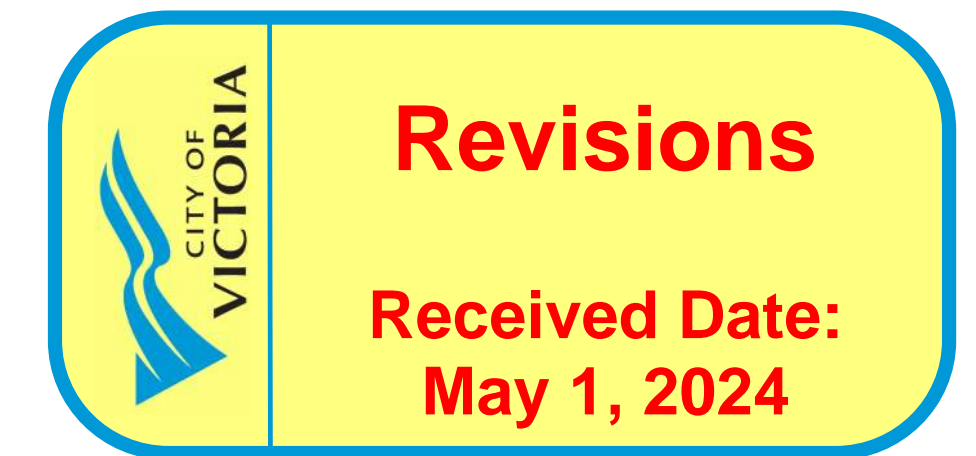
Biophilia Design Collective Ltd.  
1608 Camosun Street  
Victoria, BC  
V8T 3E6

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**D'AMBROSIO**  
architecture + urbanism

2960 Jutland Road  
Victoria BC Canada V8T5K2

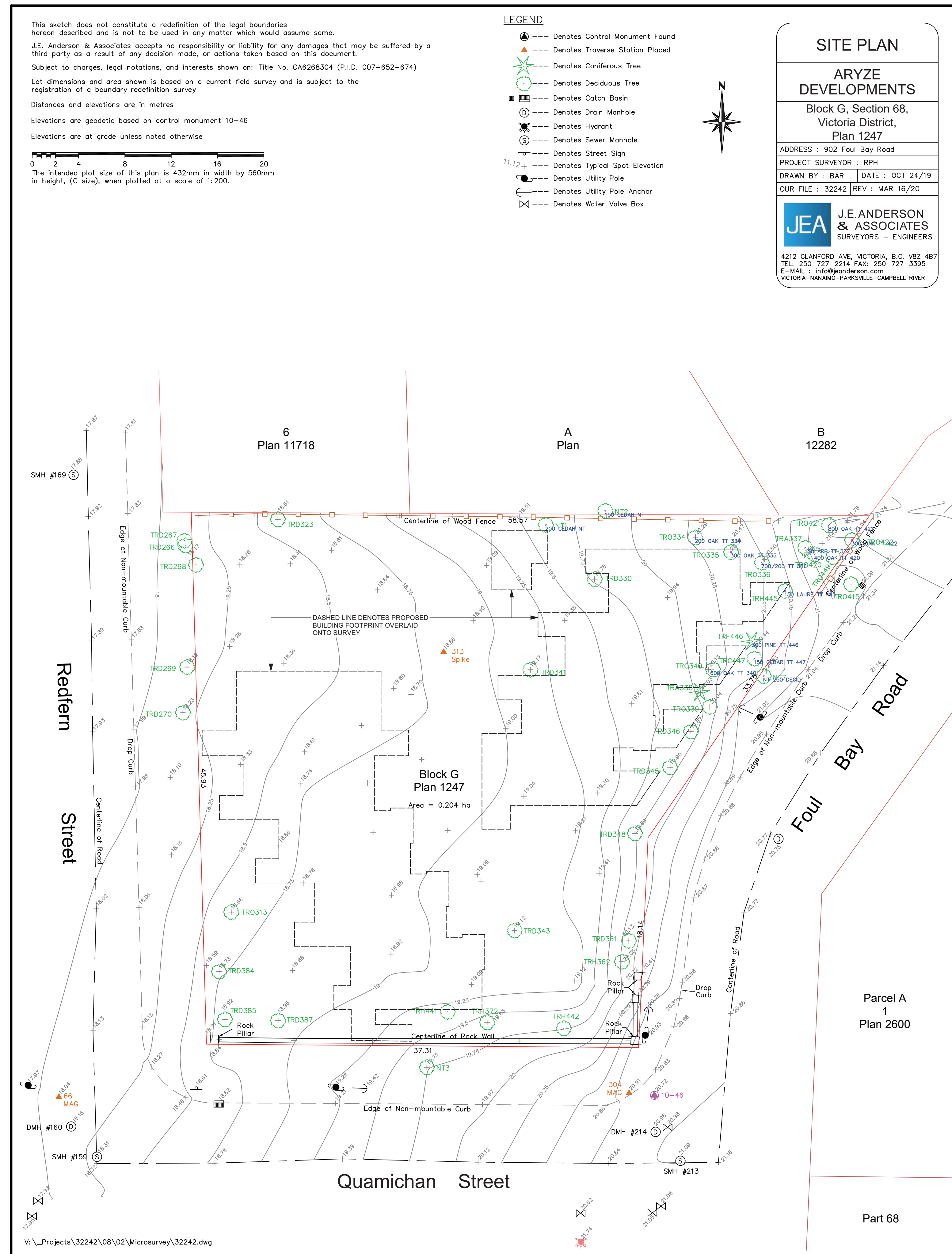
tel 250.384.2400  
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## 902 Foul Bay Road Victoria B.C.



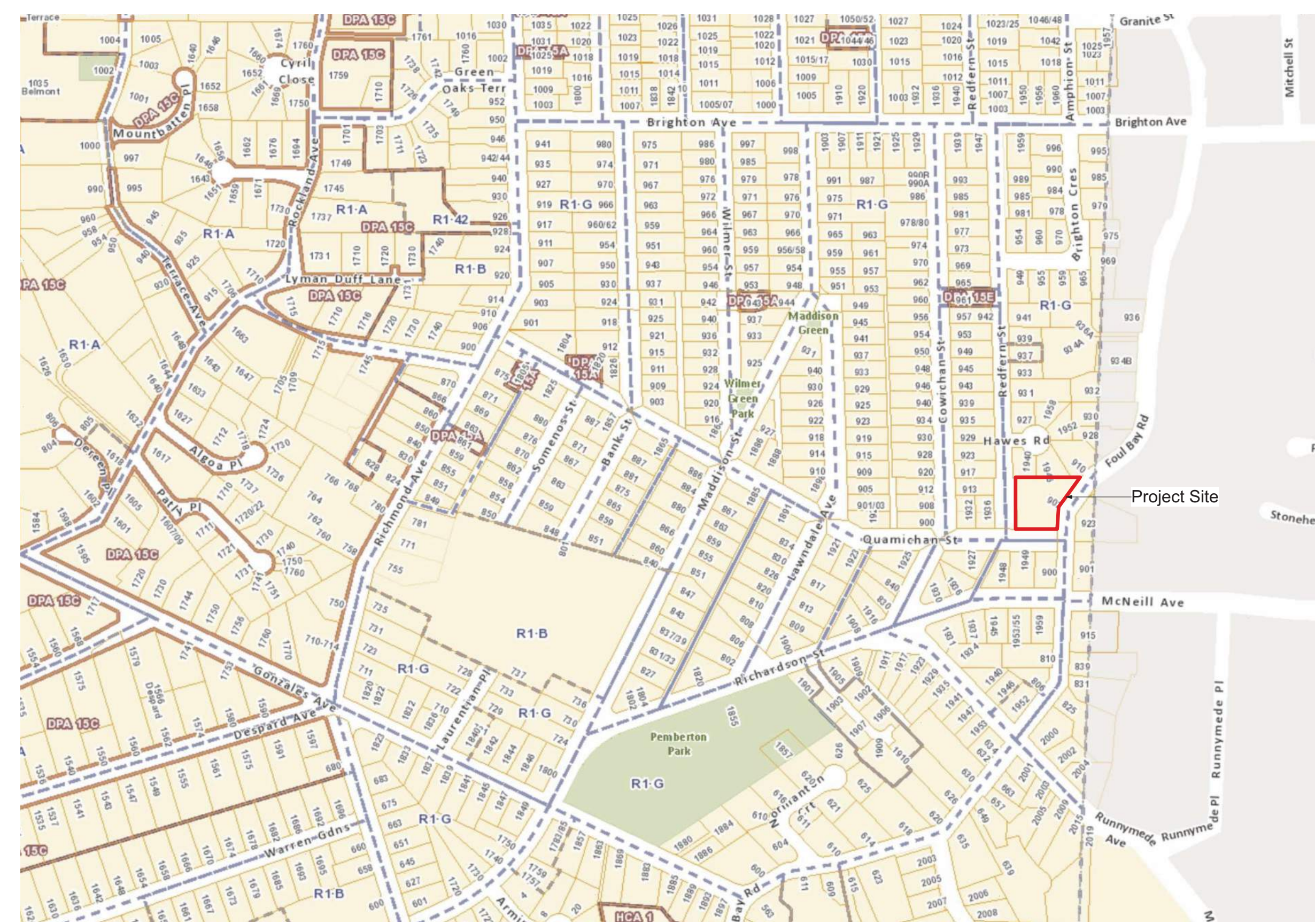
**Revised Development Permit Application  
April 26, 2024**



1 Site Survey  
Scale: 1:200



2 Context Plan  
Scale: 1:500



3 Location / Zoning Plan  
Scale: nts

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REVISED D.P. SUBMISSION 24.04.26

REVISED D.P. SUBMISSION 24.02.29

REVISED D.P. SUBMISSION 24.01.26

REVISED D.P. SUBMISSION 23.09.25

rev no	description	date
1	REVISED D.P. SUBMISSION	24.04.26
2	REVISED D.P. SUBMISSION	24.02.29
3	REVISED D.P. SUBMISSION	24.01.26
4	REVISED D.P. SUBMISSION	23.09.25

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project name  
907/909 Redfern St.  
(Accessory Building)  
Victoria, BC

sheet title  
Site Survey, Context,  
Location / Zoning Plan

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.04.26
sheet no.	A0.1



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Graphics Legend

- 18.10 (FN) Geodetic Grade Elevation, Finished and Existing (Source: City of Victoria, dated Oct. 24, 2019)
- 20.00 (EX) Geodetic Grade Elevation, Finished and Existing (Source: City of Victoria, dated Oct. 24, 2019)
- A 1 Data Point for Grade Calculation
- Existing Tree, Retain
- Existing Tree, Remove

**GARAGE ENCLOSURE & SPRINKLER CLOSET**  
Average Grade Calculation

Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
01	18.10	18.10	4.76	84.84
02	18.10	18.10	2.84	51.52
03	18.10	18.10	1.38	24.96
04	18.10	18.10	2.37	43.29
05	18.10	18.10	3.99	72.15
06	18.10	18.10	5.90	106.35
TOTAL			19.87	375.99

AVERAGE GRADE: 18.98 m

**WEST BUILDING**  
Average Grade Calculation

Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
1	18.00	18.00	1.88	33.84
2	18.00	18.00	2.35	42.30
3	18.00	18.00	2.24	40.32
4	18.00	18.00	0.88	15.84
5	18.00	18.00	1.20	21.60
6	18.00	18.00	0.00	0.00
7	18.00	18.00	0.83	14.94
8	18.00	18.00	0.00	0.00
9	18.00	18.00	4.76	85.92
10	18.00	18.00	0.83	14.94
11	18.00	18.00	1.00	18.00
12	18.00	18.00	2.84	51.52
13	18.00	18.00	4.00	72.00
14	18.00	18.00	0.00	0.00
15	18.00	18.00	4.07	73.26
16	18.00	18.00	0.00	0.00
17	18.00	18.00	0.00	0.00
18	18.00	18.00	0.00	0.00
19	18.00	18.00	1.00	18.00
20	18.00	18.00	4.07	73.26
21	18.00	18.00	0.00	0.00
22	18.00	18.00	0.00	0.00
23	18.00	18.00	0.70	12.60
24	18.00	18.00	0.00	0.00
25	18.00	18.00	1.00	18.00
26	18.00	18.00	0.00	0.00
27	18.00	18.00	1.40	25.20
28	18.00	18.00	0.00	0.00
29	18.00	18.00	1.00	18.00
30	18.00	18.00	0.00	0.00
31	18.00	18.00	0.00	0.00
32	18.00	18.00	2.10	37.80
33	18.00	18.00	0.00	0.00
34	18.00	18.00	0.00	0.00
35	18.00	18.00	0.00	0.00
36	18.00	18.00	0.00	0.00
37	18.00	18.00	1.40	25.20
38	18.00	18.00	0.00	0.00
39	18.00	18.00	0.00	0.00
40	18.00	18.00	0.00	0.00
41	18.00	18.00	3.30	59.40
42	18.00	18.00	0.00	0.00
43	18.00	18.00	0.00	0.00
44	18.00	18.00	0.00	0.00
45	18.00	18.00	2.00	36.00
46	18.00	18.00	0.00	0.00
47	18.00	18.00	1.70	30.60
48	18.00	18.00	0.00	0.00
49	18.00	18.00	2.00	36.00
50	18.00	18.00	0.00	0.00
51	18.00	18.00	1.40	25.20
52	18.00	18.00	0.00	0.00
53	18.00	18.00	0.00	0.00
54	18.00	18.00	0.00	0.00
55	18.00	18.00	0.00	0.00
56	18.00	18.00	2.00	36.00
57	18.00	18.00	0.00	0.00
58	18.00	18.00	0.00	0.00
59	18.00	18.00	1.00	18.00
60	18.00	18.00	0.00	0.00
61	18.00	18.00	0.00	0.00
62	18.00	18.00	0.00	0.00
63	18.00	18.00	0.00	0.00
64	18.00	18.00	0.00	0.00
65	18.00	18.00	0.00	0.00
66	18.00	18.00	0.00	0.00
67	18.00	18.00	0.00	0.00
68	18.00	18.00	0.00	0.00
69	18.00	18.00	0.00	0.00
70	18.00	18.00	0.00	0.00
TOTAL			126.99	2,345.04

AVERAGE GRADE: 18.32

**EAST BUILDING**  
Average Grade Calculation

Grade Points (m Geodetic)	Interval	Average Grade	Distance (m)	Subtotal
A	18.00	18.00	1.25	22.50
B	18.00	18.00	0.00	0.00
C	18.00	18.00	3.60	64.80
D	18.00	18.00	0.00	0.00
E	18.00	18.00	1.45	26.10
F	18.00	18.00	1.20	21.60
G	18.00	18.00	0.00	0.00
H	18.00	18.00	0.83	14.94
I	18.00	18.00	0.00	0.00
J	18.00	18.00	0.00	0.00
K	18.00	18.00	0.00	0.00
L	18.00	18.00	1.67	30.06
M	18.00	18.00	1.20	21.60
N	18.00	18.00	0.83	14.94
O	18.00	18.00	0.00	0.00
P	18.00	18.00	1.20	21.60
Q	18.00	18.00	0.83	14.94
R	18.00	18.00	0.00	0.00
S	18.00	18.00	0.00	0.00
T	18.00	18.00	0.00	0.00
U	18.00	18.00	0.00	0.00
V	18.00	18.00	0.00	0.00
W	18.00	18.00	1.92	34.56
X	18.00	18.00	0.00	0.00
Y	18.00	18.00	0.00	0.00
Z	18.00	18.00	0.00	0.00
AA	18.00	18.00	2.89	52.02
AB	18.00	18.00	0.00	0.00
AC	18.00	18.00	0.00	0.00
AD	18.00	18.00	0.00	0.00
AE	18.00	18.00	0.00	0.00
AF	18.00	18.00	0.00	0.00
AG	18.00	18.00	0.00	0.00
AH	18.00	18.00	0.00	0.00
AI	18.00	18.00	0.00	0.00
AJ	18.00	18.00	0.00	0.00
AK	18.00	18.00	0.00	0.00
AL	18.00	18.00	0.00	0.00
AM	18.00	18.00	0.00	0.00
AN	18.00	18.00	0.00	0.00
AO	18.00	18.00	0.00	0.00
AP	18.00	18.00	0.00	0.00
AQ	18.00	18.00	0.00	0.00
AR	18.00	18.00	0.00	0.00
AS	18.00	18.00	0.00	0.00
AT	18.00	18.00	0.00	0.00
AU	18.00	18.00	0.00	0.00
AV	18.00	18.00	0.00	0.00
AW	18.00	18.00	0.00	0.00
AX	18.00	18.00	0.00	0.00
AY	18.00	18.00	0.00	0.00
AZ	18.00	18.00	0.00	0.00
BA	18.00	18.00	0.00	0.00
BB	18.00	18.00	0.00	0.00
BC	18.00	18.00	0.00	0.00
BD	18.00	18.00	0.00	0.00
BE	18.00	18.00	0.00	0.00
BF	18.00	18.00	0.00	0.00
BG	18.00	18.00	0.00	0.00
BH	18.00	18.00	0.00	0.00
BI	18.00	18.00	0.00	0.00
BJ	18.00	18.00	0.00	0.00
BK	18.00	18.00	0.00	0.00
BL	18.00	18.00	0.00	0.00
BM	18.00	18.00	0.00	0.00
BN	18.00	18.00	0.00	0.00
BO	18.00	18.00	0.00	0.00
BP	18.00	18.00	0.00	0.00
BQ	18.00	18.00	0.00	0.00
BR	18.00	18.00	0.00	0.00
BS	18.00	18.00	0.00	0.00
BT	18.00	18.00	0.00	0.00
BU	18.00	18.00	0.00	0.00
BV	18.00	18.00	0.00	0.00
BW	18.00	18.00	0.00	0.00
BX	18.00	18.00	0.00	0.00
BY	18.00	18.00	0.00	0.00
BZ	18.00	18.00	0.00	0.00
CA	18.00	18.00	0.00	0.00
CB	18.00	18.00	0.00	0.00
CC	18.00	18.00	0.00	0.00
CD	18.00	18.00	0.00	0.00
CE	18.00	18.00	0.00	0.00
CF	18.00	18.00	0.00	0.00
CG	18.00	18.00	0.00	0.00
CH	18.00	18.00	0.00	0.00
CI	18.00	18.00	0.00	0.00
CJ	18.00	18.00	0.00	0.00
CK	18.00	18.00	0.00	0.00
CL	18.00	18.00	0.00	0.00
CM	18.00	18.00	0.00	0.00
CN	18.00	18.00	0.00	0.00
CO	18.00	18.00	0.00	0.00
CP	18.00	18.00	0.00	0.00
CQ	18.00	18.00	0.00	0.00
CR	18.00	18.00	0.00	0.00
CS	18.00	18.00	0.00	0.00
CT	18.00	18.00	0.00	0.00
CU	18.00	18.00	0.00	0.00
CV	18.00	18.00	0.00	0.00
CW	18.00	18.00	0.00	0.00
CX	18.00	18.00	0.00	0.00
CY	18.00	18.00	0.00	0.00
CA	18.00	18.00	0.00	0.00
TOTAL			199.45	3,605.98

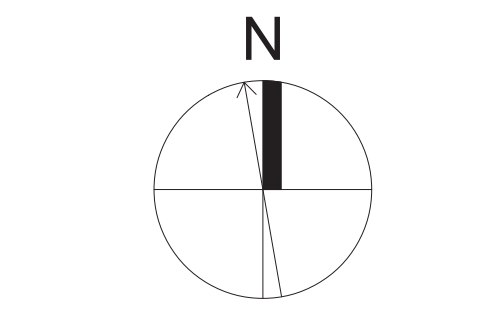
AVERAGE GRADE: 18.32



**PROJECT INFORMATION TABLE**

Zone (existing)	R1-G
Proposed zone or site specific zone	New Zone
Future, state "new zone"	
Site area (m <sup>2</sup> )	2,042m <sup>2</sup> (0.204ha) (21,956ft <sup>2</sup> )
Total floor area (m <sup>2</sup> )	1,475m <sup>2</sup> *
Commercial floor area (m <sup>2</sup> )	n/a
Floor space ratio	0.724 (1,475m <sup>2</sup> ÷ 2,042m <sup>2</sup> )
Site coverage (%)	35.6% (726m <sup>2</sup> ÷ 2,042m <sup>2</sup> )
Open site space (%)	50.5% (1,032m <sup>2</sup> ÷ 2,042m <sup>2</sup> )
Height of building (m)	East Building: 11.54m West Building: 11.54m
Number of storeys	3
Parking stalls (number) on site	14 (1 accessible)
Bicycle parking number (Class 1 and Class 2)	31 Long Term, 4 Short Term**
Building setbacks (m)	Front yard (Quamichan Street) 3.10m to building (0m to rock wall, 0.58m to path) Rear yard (North, Internal) 3m to building (1.46m to garage & sprinkler enclosure) Side yard (indicate which side) (Redfern Street) 3.37m to building (0m to rock wall, 1m to prk. canopy) Side yard (indicate which side) (Foul Bay Road) 4.15m to building (3.73m to bay window, 3.20m to amenity/canopy over entry, -2.38m to top of patio stair, -0m to existing rock wall).
Residential Use Details	18 (1 adaptable)
Unit type, e.g., 1 bedroom	3 bedrooms: 15 • 2 bed + Den: 1 • 1 bedrooms: 2
Ground-overshaded units	18
Minimum unit floor area (m <sup>2</sup> )	1 bedroom: 42.7m <sup>2</sup>
Total residential floor area (m <sup>2</sup> )	1,831m <sup>2</sup>

\*Total Floor Area is to inside of exterior walls, excluding basements. L1 465.6 + L2 559.1 + L3 447.9 + Sprink 2.4  
\*\*Bicycle requires: 1.25 x 18 units = 23 Long Term, 6 stalls x 2 buildings = 12 Short Term  
Proposed: 31 Long Term (8 std. floor mounted), including 2 cargo, 22 double decker, 4 Short Term per correspondence with C.O.V. Planning Dept.



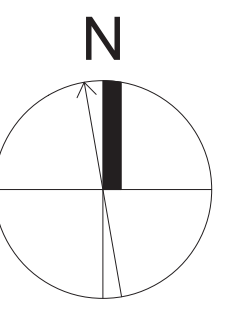
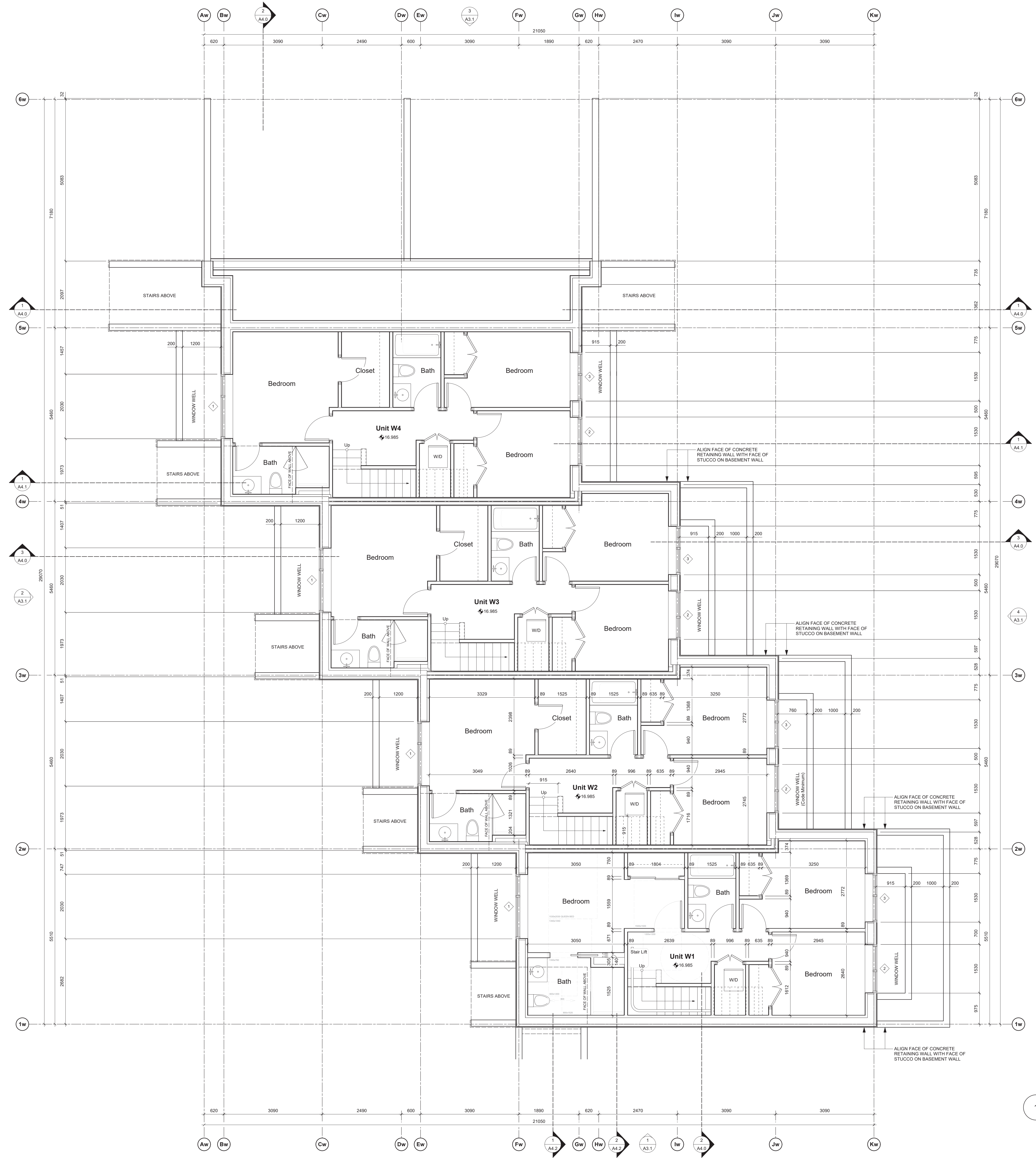
project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
Site Plan  
Project Data  
Grade Calculations

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.04.24
sheet no.	A1.0



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rev no	description	date
1	REVISED D.P. SUBMISSION	24.04.26
2	REVISED D.P. SUBMISSION	24.02.29
3	REVISED D.P. SUBMISSION	24.01.26
4	REVISED D.P. SUBMISSION	23.09.25

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project name  
**902 Foul Bay Road**  
Victoria, BC

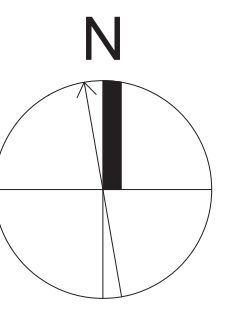
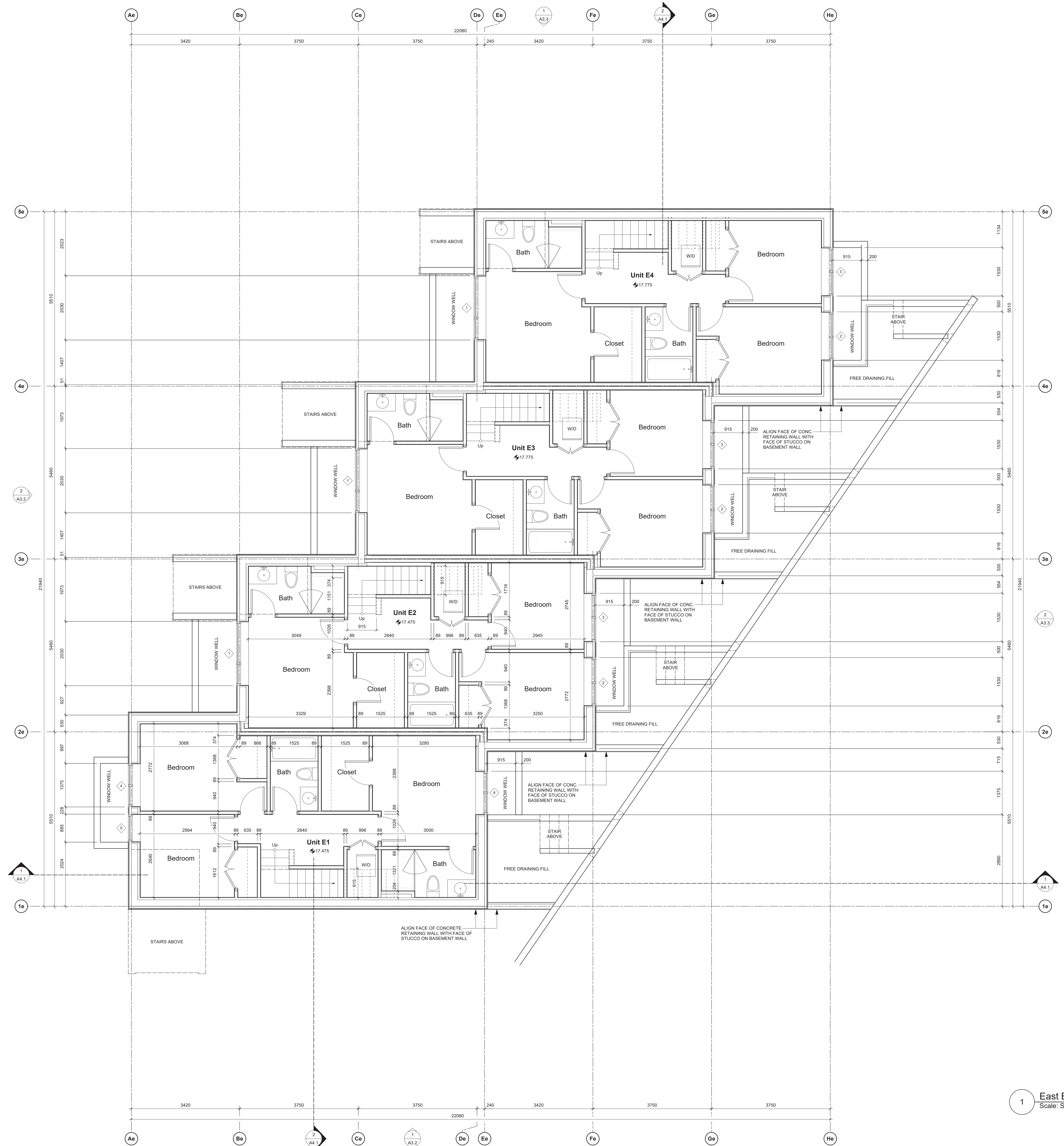
sheet title  
**West Building - Basement Plan**

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.04.26
sheet no.	<b>A2.0w</b>

1 West Bldg. - Basement Plan  
Scale: Scale: 1:50



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4	REVISED D.P. SUBMISSION	23.09.25

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project name  
**902 Foul Bay Road**  
Victoria, BC

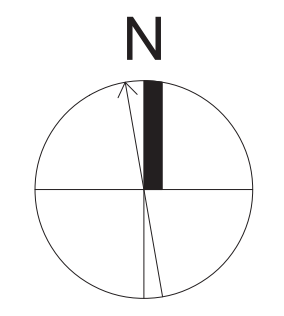
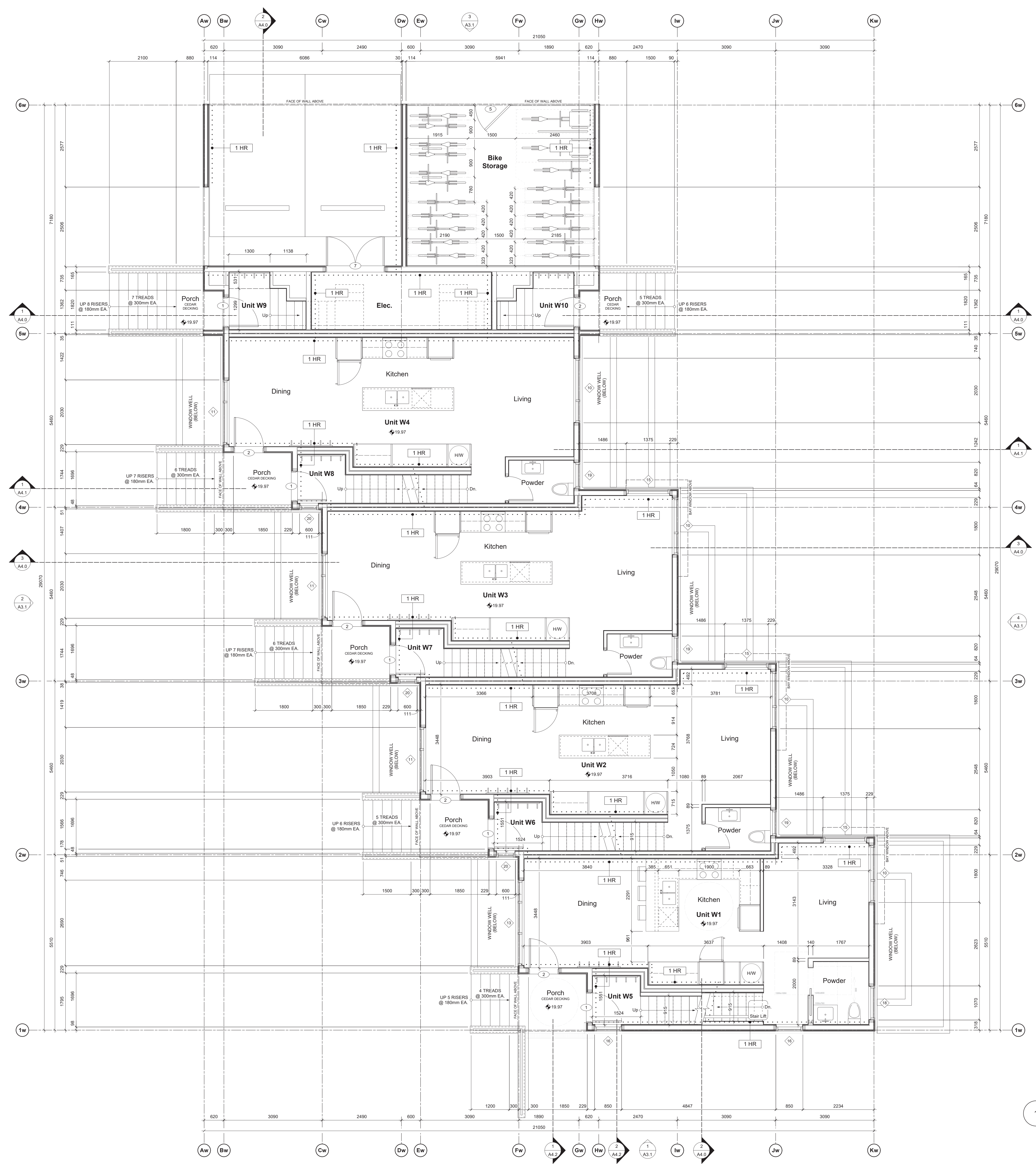
sheet title  
**East Building - Basement Plan**

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.04.26
sheet no.	<b>A2.0e</b>

1 East Bldg. - Basement Plan  
Scale: Scale: 1:50



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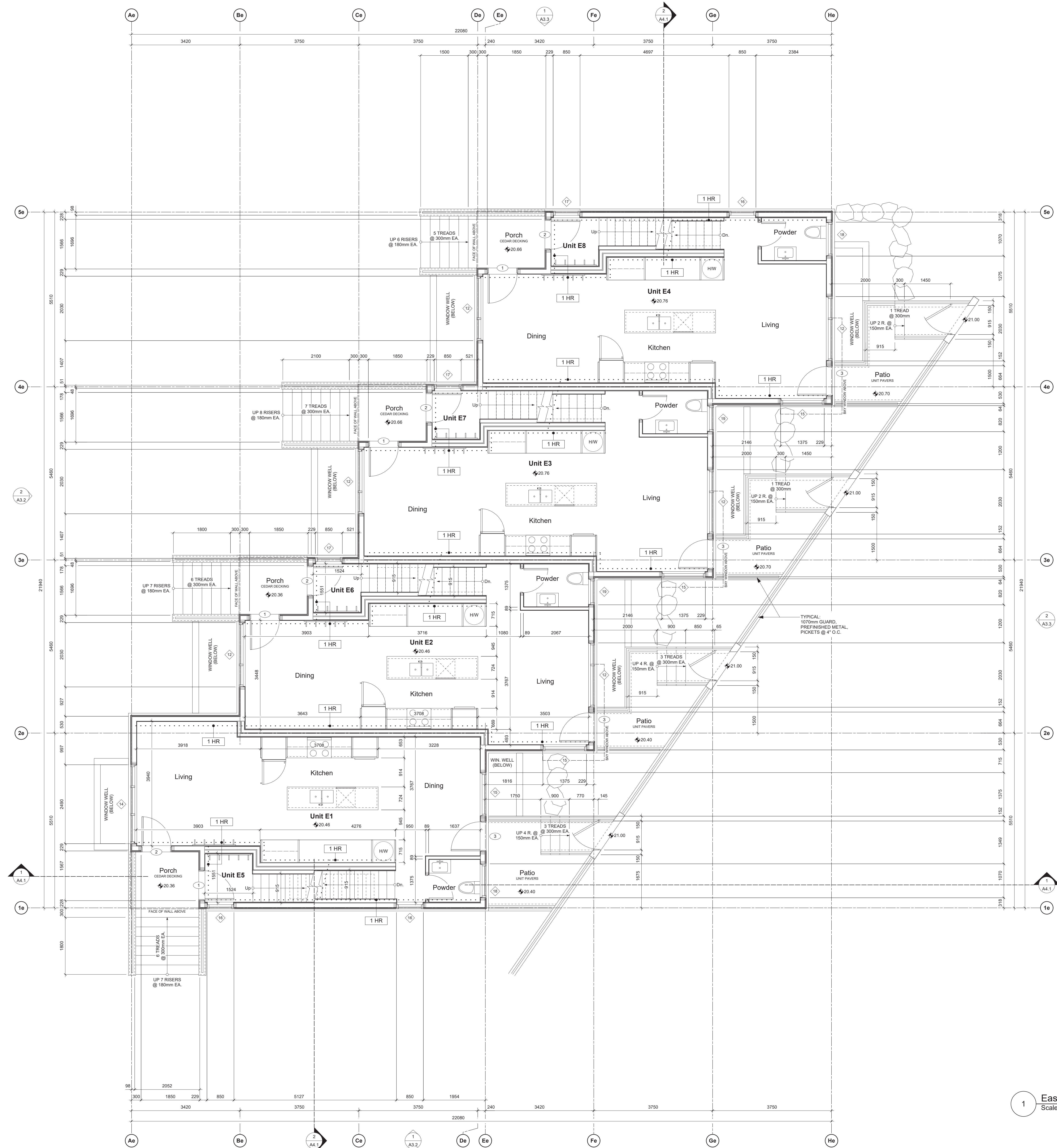
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project name	
902 Foul Bay Road Victoria, BC	
sheet title	
West Bldg. - Level 1 Plan	
project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.04.26
sheet no.	A2.1w

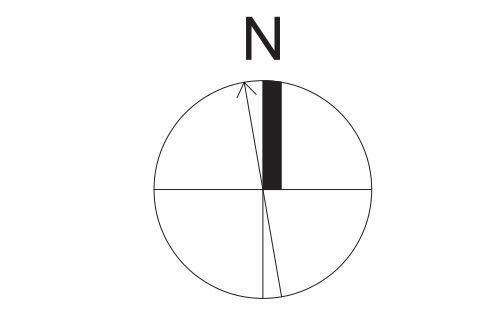
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Scale: Scale: 1:50



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1 East Bldg. - Level 1 Plan  
Scale: Scale: 1:50



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3	REVISED D.P. SUBMISSION	24.01.26
4	REVISED D.P. SUBMISSION	23.09.25

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
East Building - Level 1 Plan

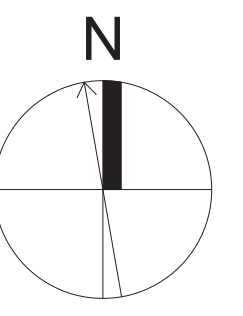
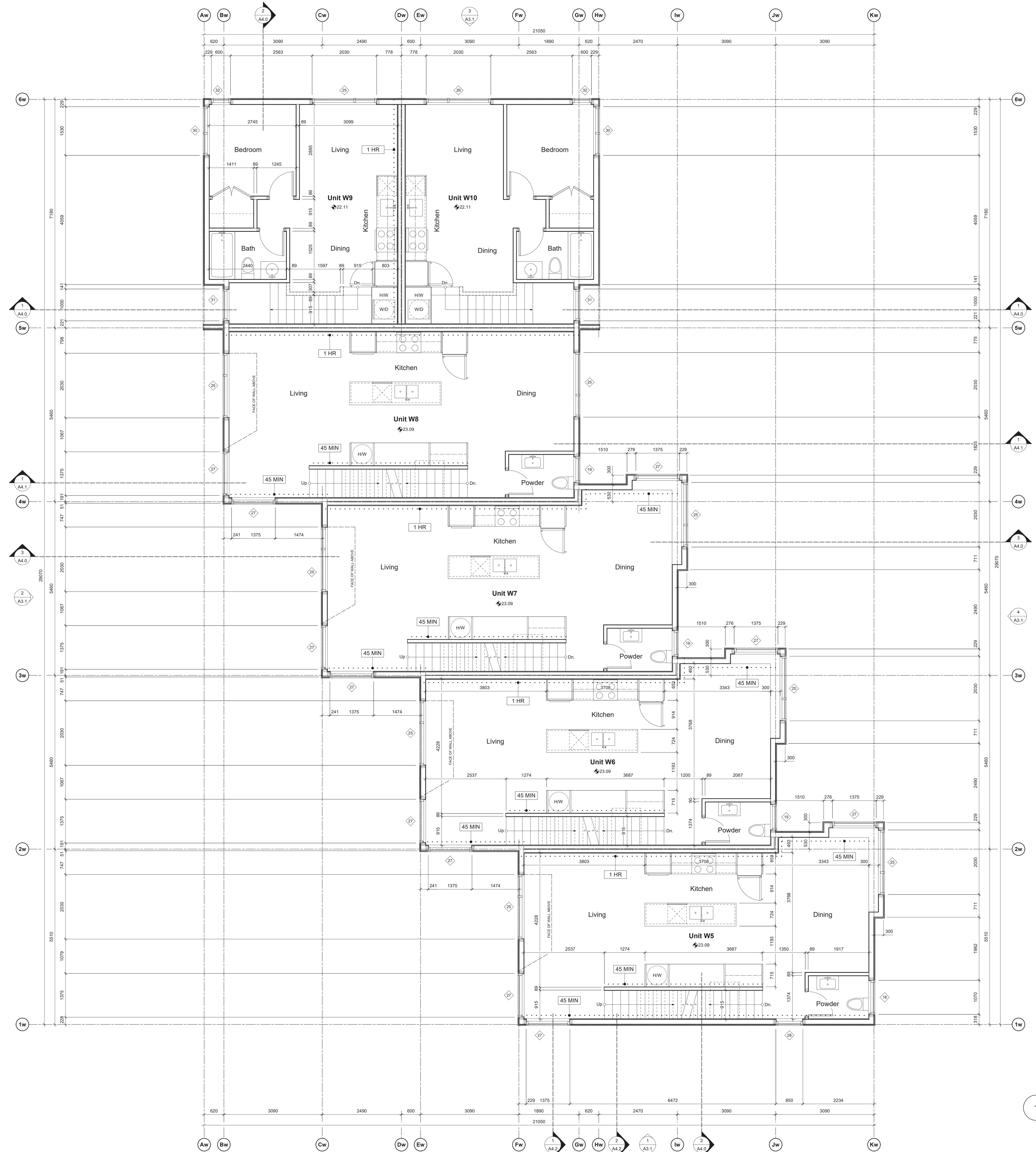
project no. 1933  
drawing file -  
scale As Noted

drawn by JH  
date 24.04.26

sheet no. A2.1e



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rev no	description	date
1	REVISED D.P. SUBMISSION	24.04.26
2	REVISED D.P. SUBMISSION	24.02.29
3	REVISED D.P. SUBMISSION	24.01.26
4	REVISED D.P. SUBMISSION	23.09.25

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project name  
**902 Foul Bay Road**  
Victoria, BC

sheet title  
**West Building - Level 2 Plan**

project no. 1933  
drawing file -  
scale As Noted

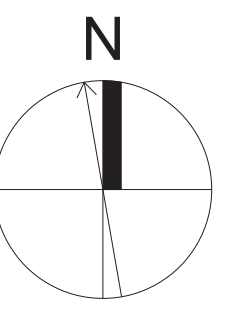
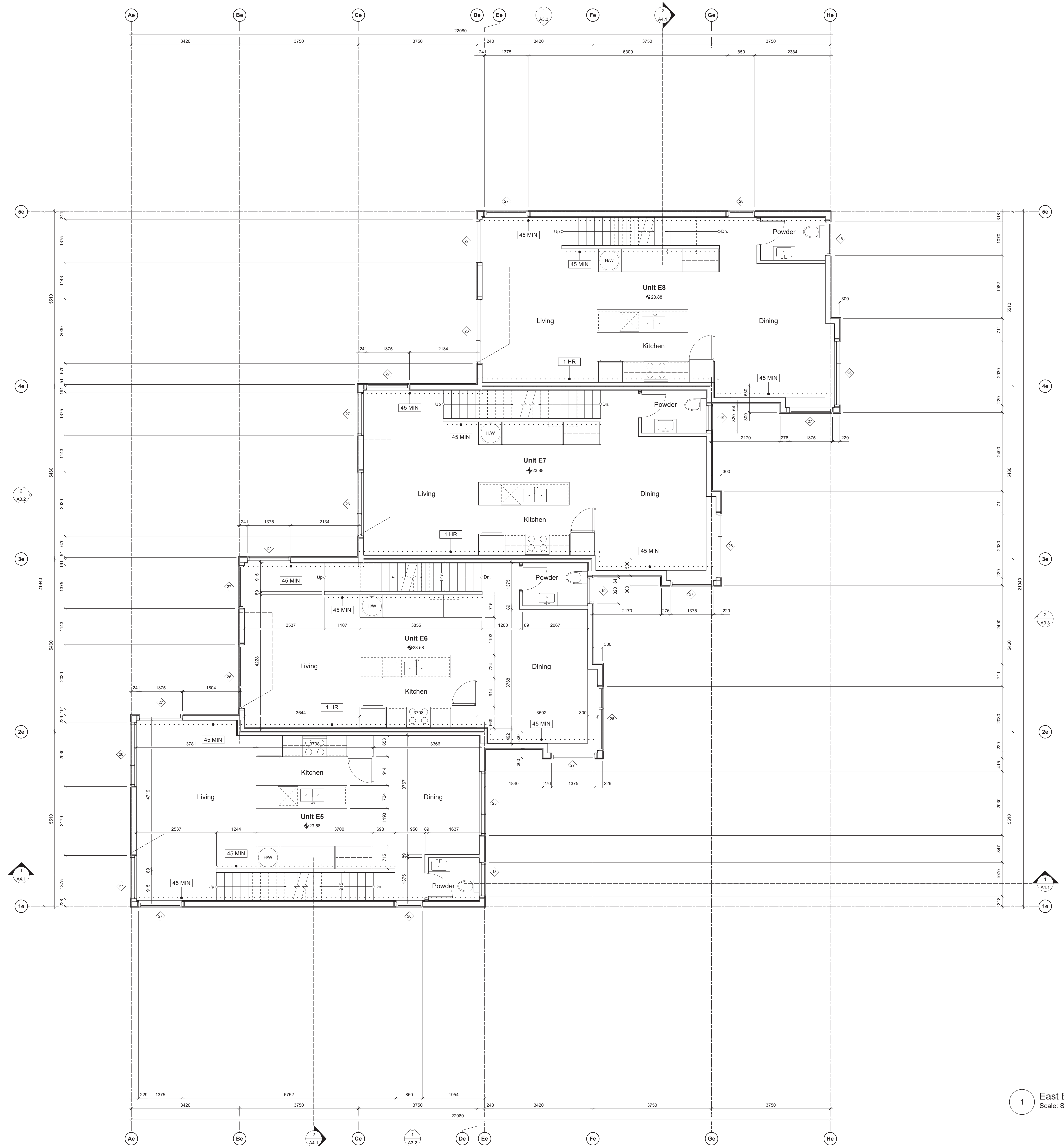
drawn by JH  
date 24.04.26

sheet no. **A2.2w**

1 West Bldg. - Level 2 Plan  
Scale: Scale: 1:50



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rev no	description	date
1	REVISED D.P. SUBMISSION	24.04.26
2	REVISED D.P. SUBMISSION	24.02.29
3	REVISED D.P. SUBMISSION	24.01.26
4	REVISED D.P. SUBMISSION	23.09.25

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project name  
**902 Foul Bay Road**  
Victoria, BC

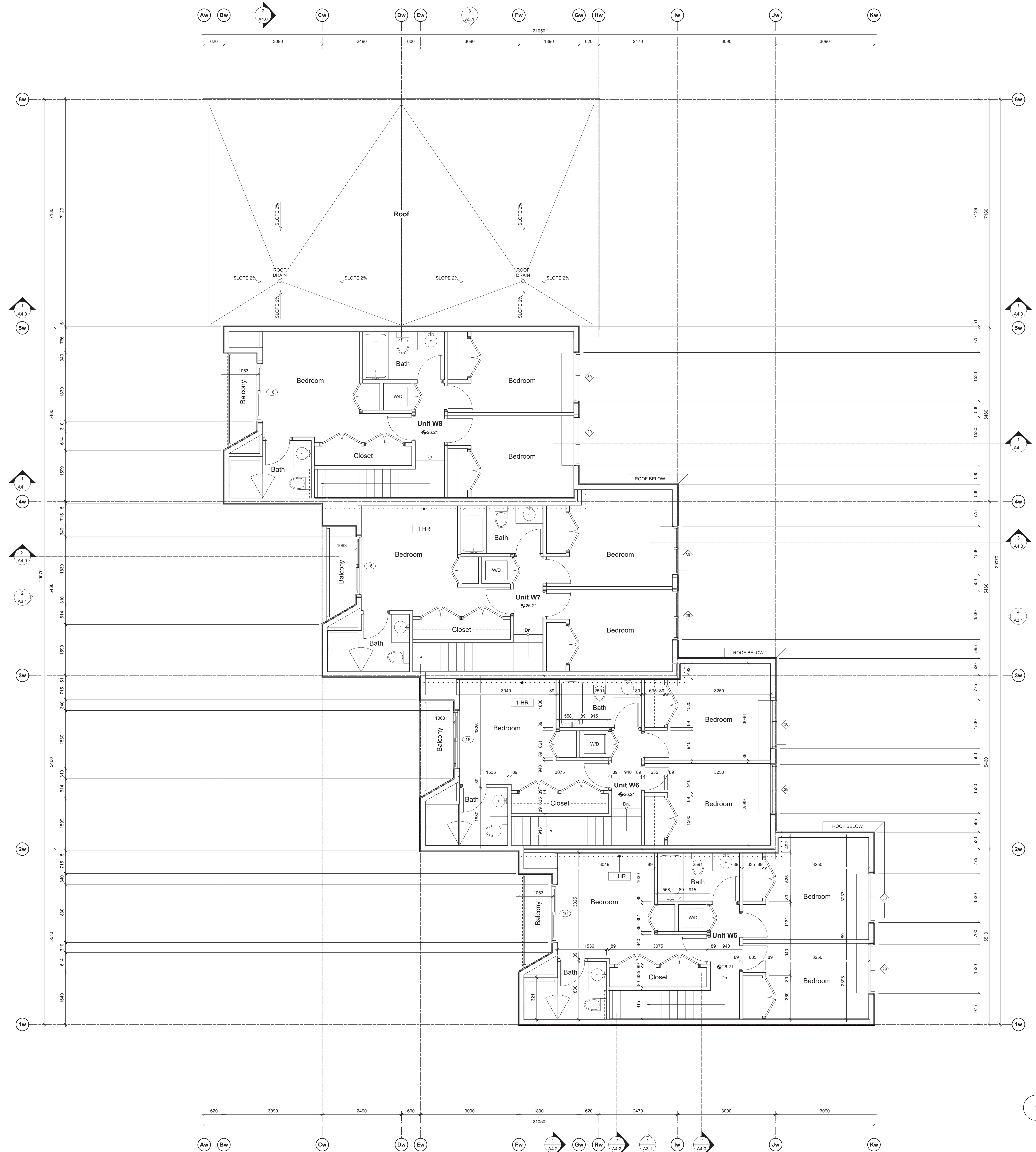
sheet title  
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project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.04.26
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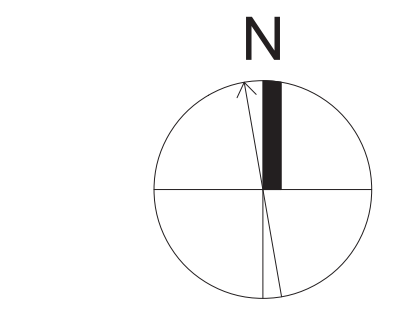
1 East Bldg. - Level 2 Plan  
Scale: Scale: 1:50



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1 West Bldg. - Level 3 Plan  
Scale: Scale: 1:50



rev no	description	date
1	REVISED D.P. SUBMISSION	24.04.26
2	REVISED D.P. SUBMISSION	24.02.29
3	REVISED D.P. SUBMISSION	24.01.26
4	REVISED D.P. SUBMISSION	23.09.25

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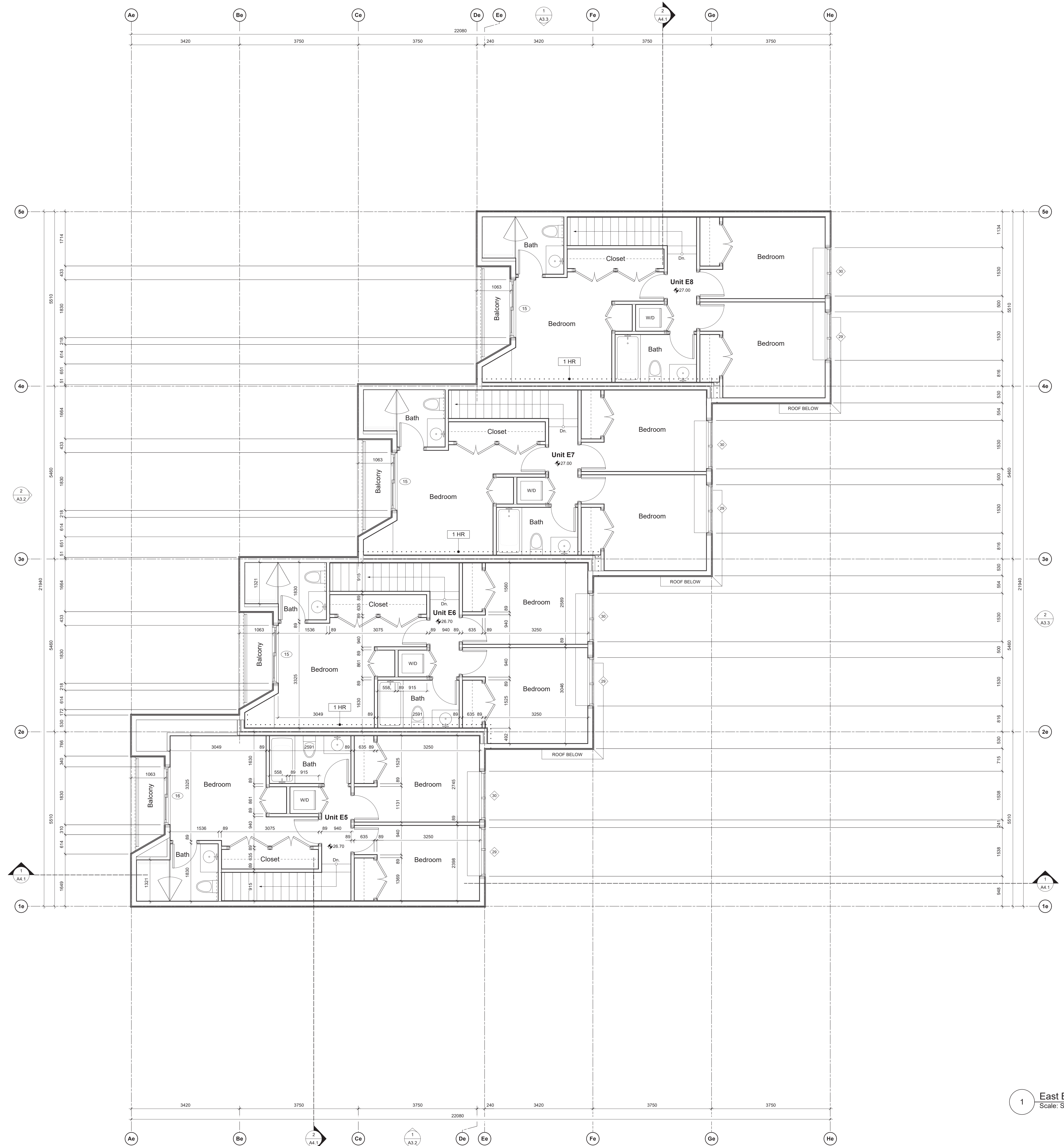
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902 Foul Bay Road  
Victoria, BC

sheet title  
West Building - Level 3 Plan

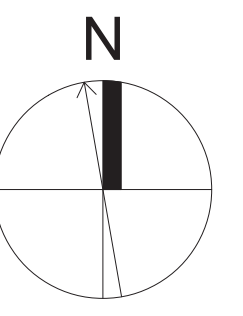
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drawing file	-
scale	As Noted
drawn by	JH
date	24.04.26
sheet no.	A2.3w



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1 East Bldg. - Level 3 Plan  
Scale: Scale: 1:50



rev no	description	date
1	REVISED D.P. SUBMISSION	24.04.26
2	REVISED D.P. SUBMISSION	24.02.29
3	REVISED D.P. SUBMISSION	24.01.26
4	REVISED D.P. SUBMISSION	23.09.25

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
East Building - Level 3 Plan

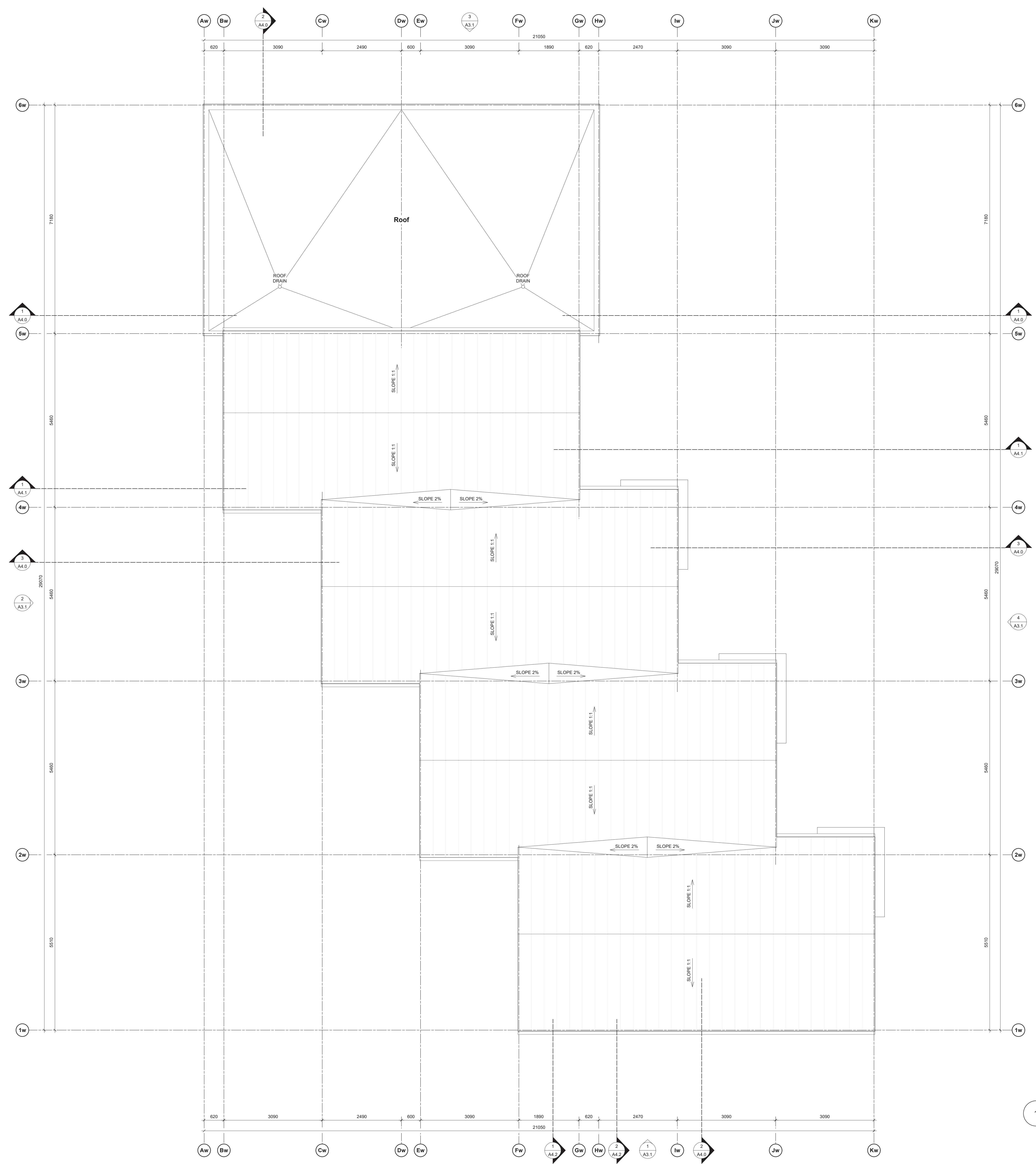
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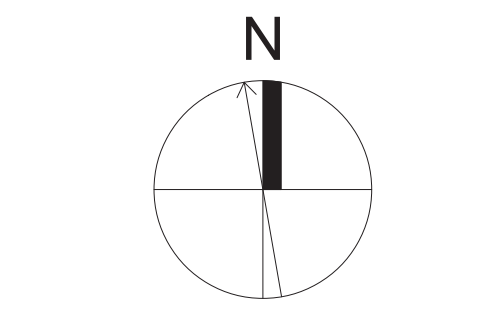
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1 West Bldg. - Roof Plan  
Scale: Scale: 1:50



rev no	description	date
1	REVISED D.P. SUBMISSION	24.04.26
2	REVISED D.P. SUBMISSION	24.02.29
3	REVISED D.P. SUBMISSION	24.01.26
4	REVISED D.P. SUBMISSION	23.09.25

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
West Building - Roof Plan

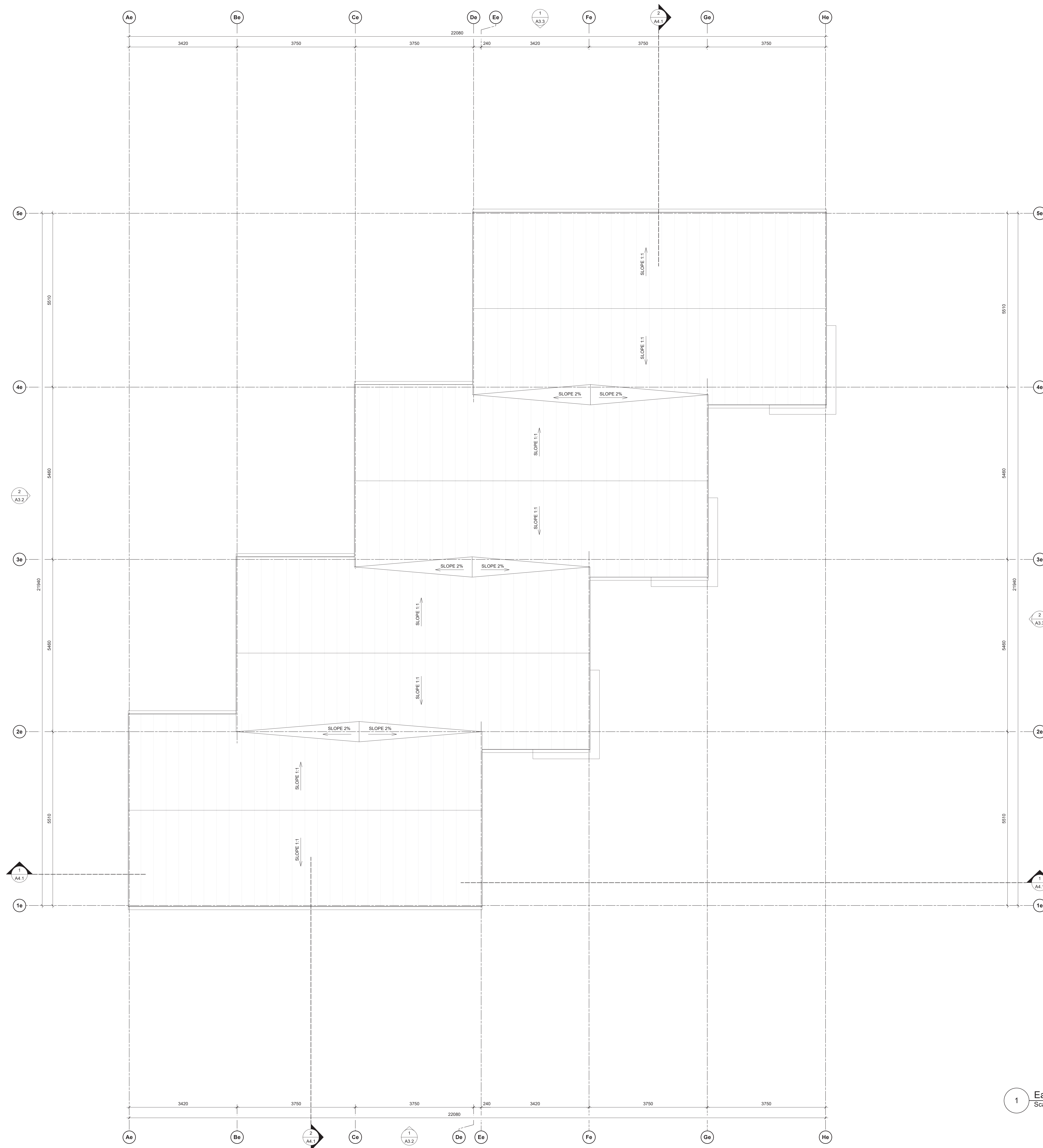
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date 24.04.26

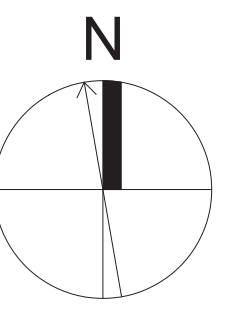
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1 East Bldg. - Roof Plan  
Scale: Scale: 1:50



rev no	description	date
1	REVISED D.P. SUBMISSION	24.04.26
2	REVISED D.P. SUBMISSION	24.02.29
3	REVISED D.P. SUBMISSION	24.01.26
4	REVISED D.P. SUBMISSION	23.09.25

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
East Building - Roof Plan

project no. 1933

drawing file -

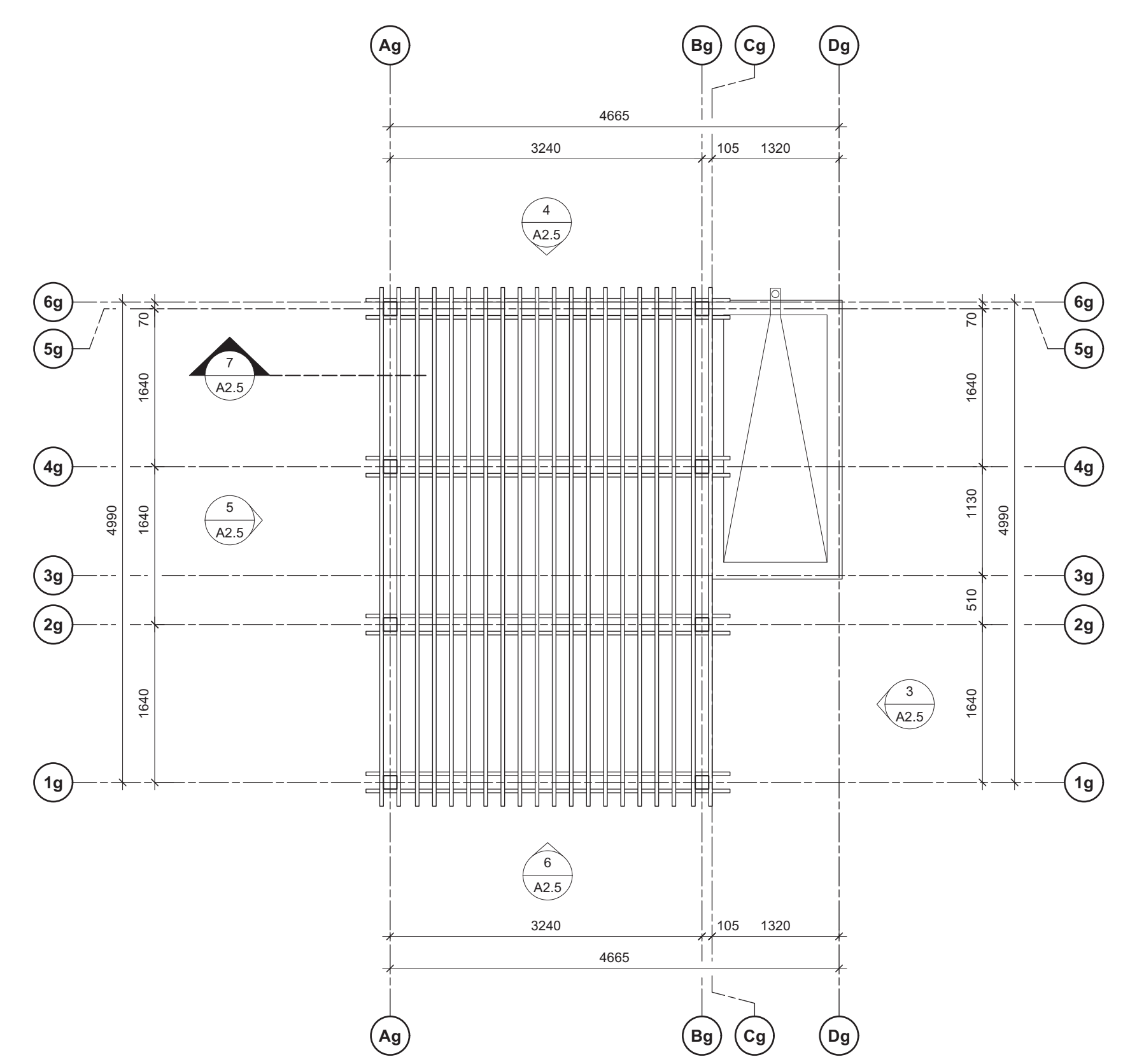
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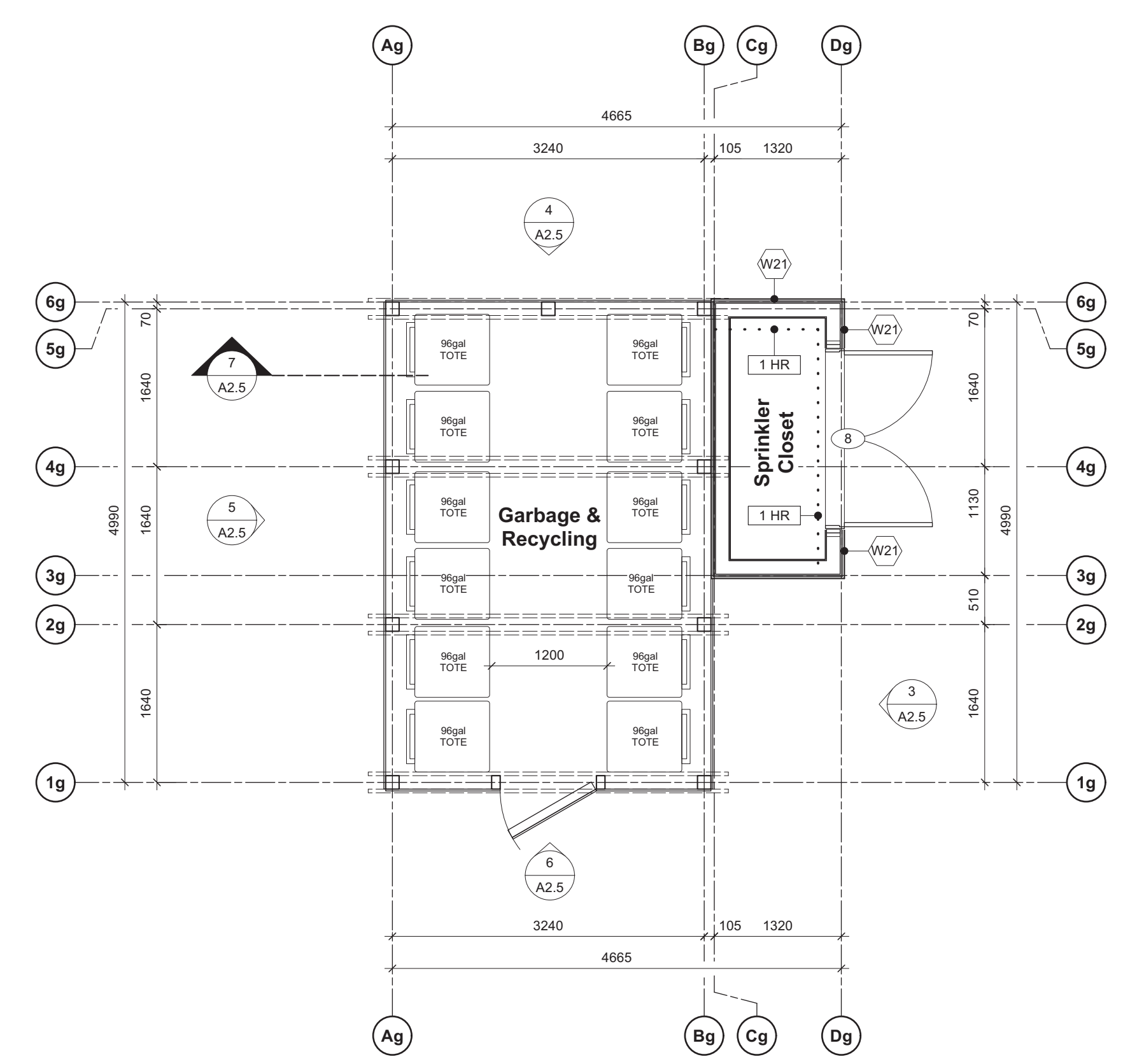
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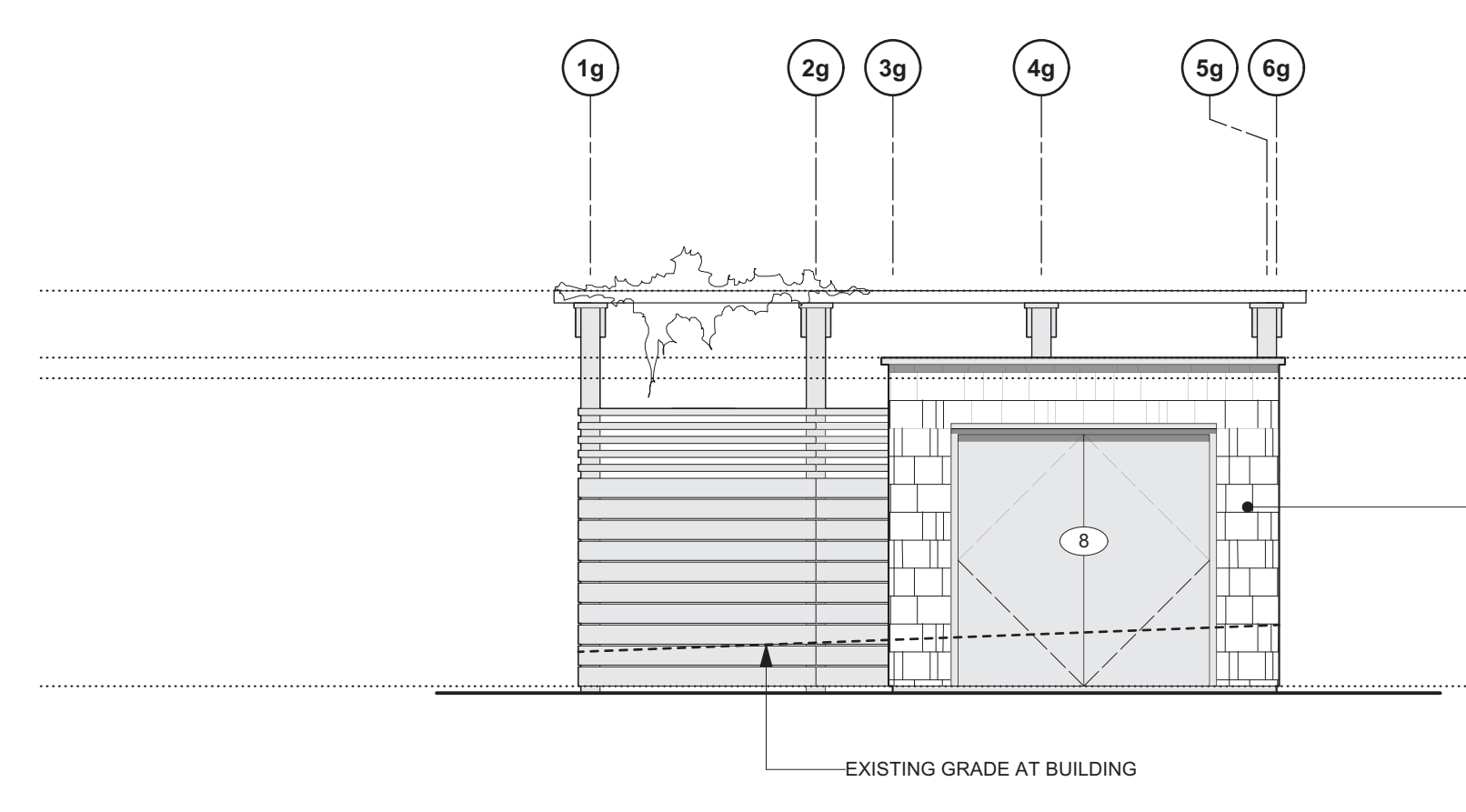
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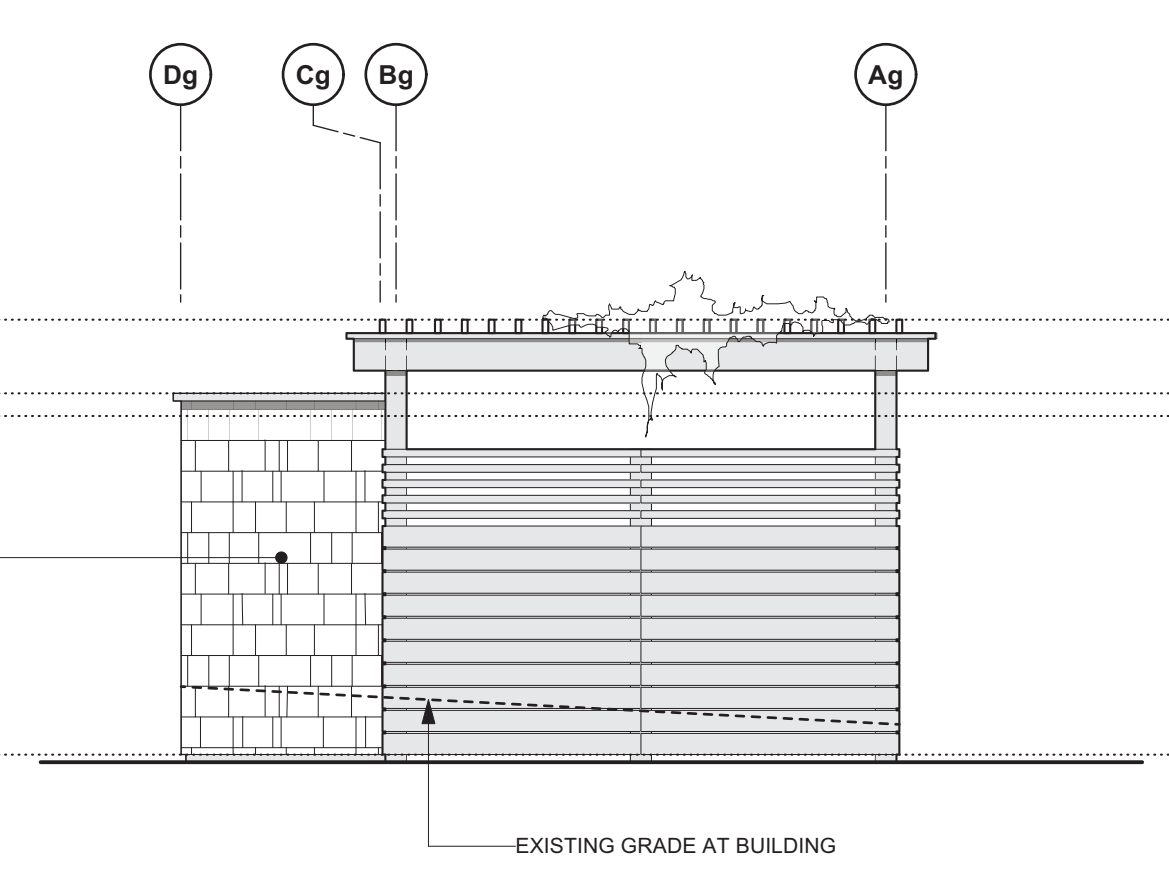
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Scale: 1:50



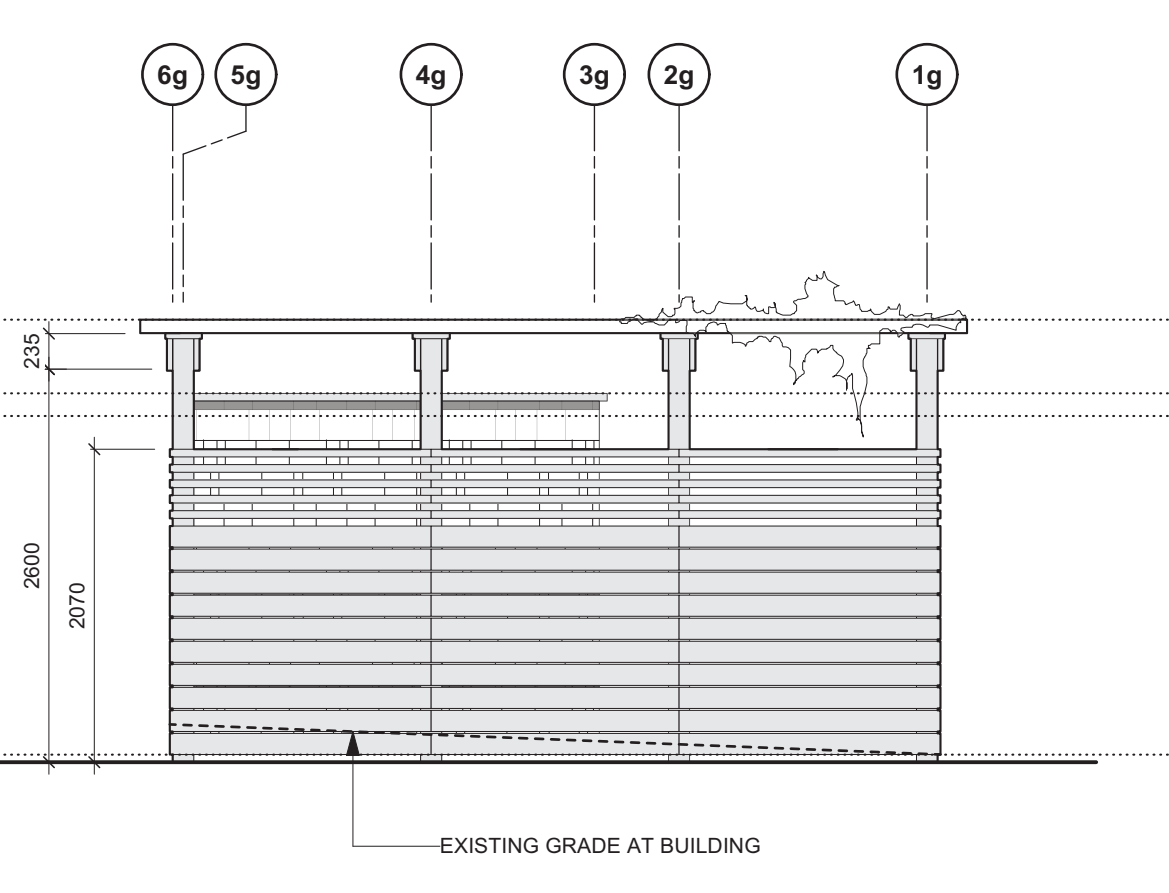
1 Garbage Enclosure - Plan  
Scale: 1:50



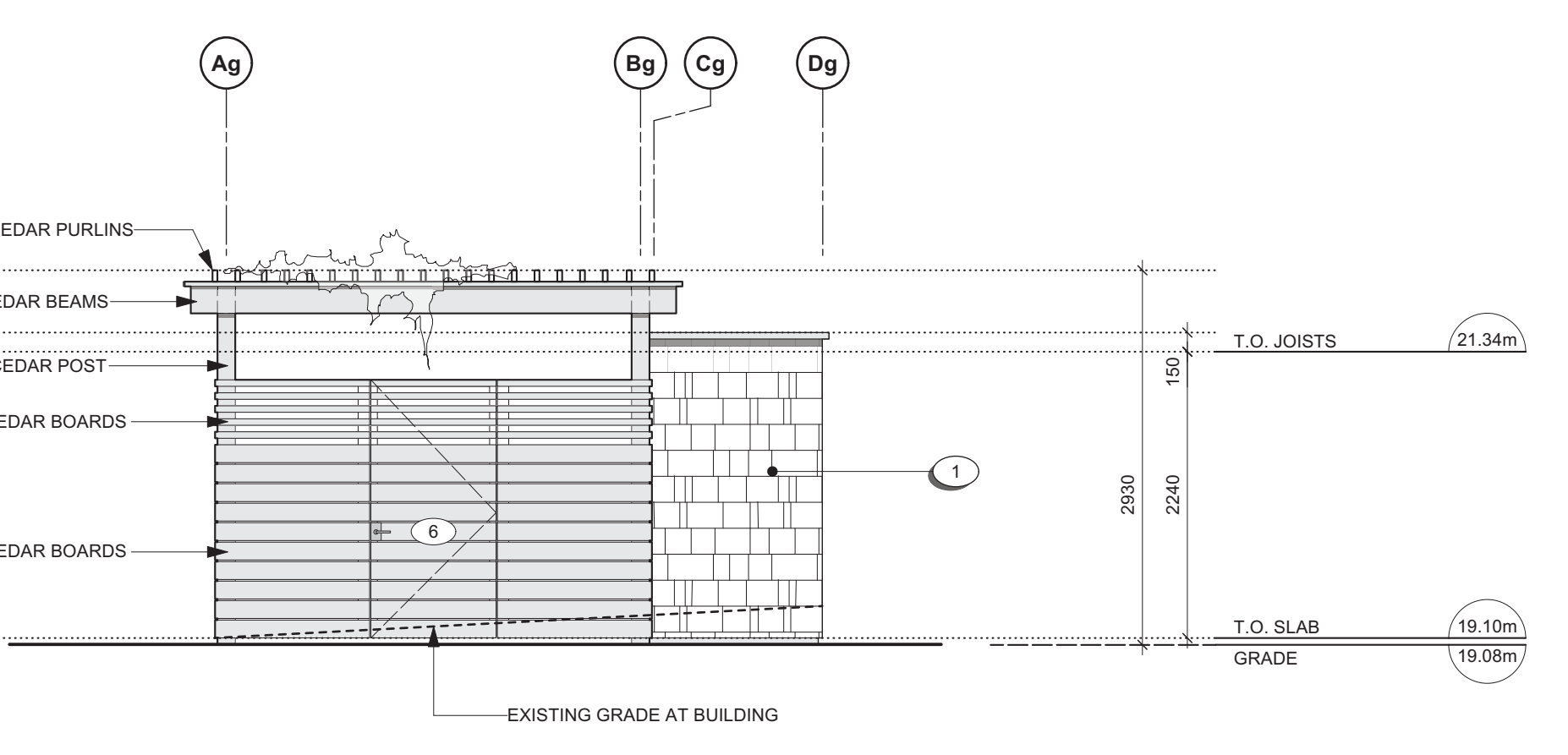
3 Garbage Enclosure - East Elevation  
Scale: 1:50



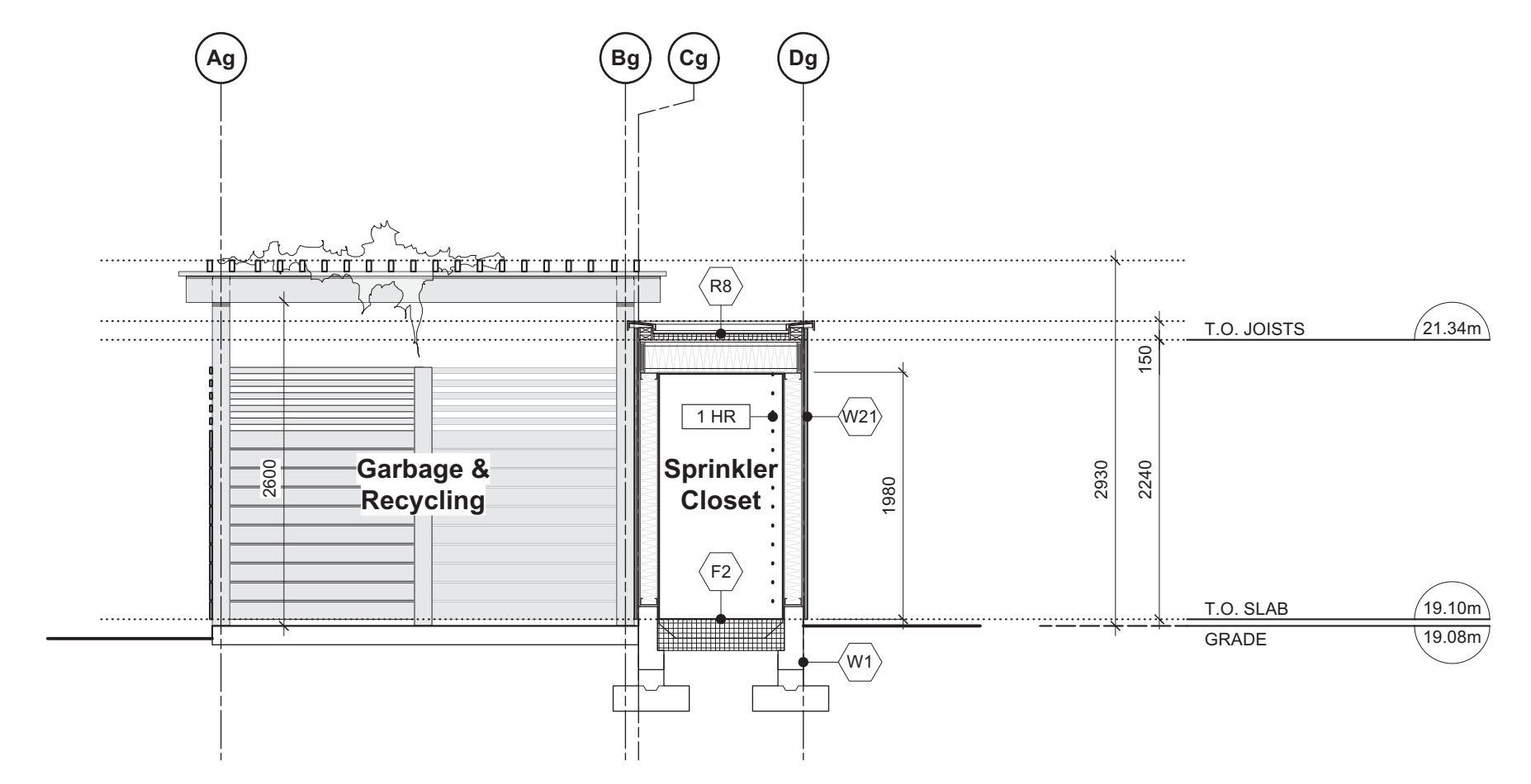
4 Garbage Enclosure - North Elevation  
Scale: 1:50



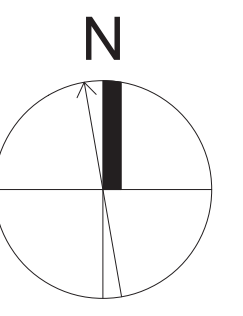
5 Garbage Enclosure - West Elevation  
Scale: 1:50



6 Garbage Enclosure - South Elevation  
Scale: 1:50



7 Garbage Enclosure - E-W Section  
Scale: 1:50



rev no	description	date
Δ	REVISED D.P. SUBMISSION	24.04.26
Δ	REVISED D.P. SUBMISSION	24.02.29
Δ	REVISED D.P. SUBMISSION	24.01.26
Δ	REVISED D.P. SUBMISSION	23.09.25

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
Garbage Enclosure & Sprinkler Closet

project no. 1933

drawing file -

scale As Noted

drawn by JH

date 24.04.26 sheet no. A2.5



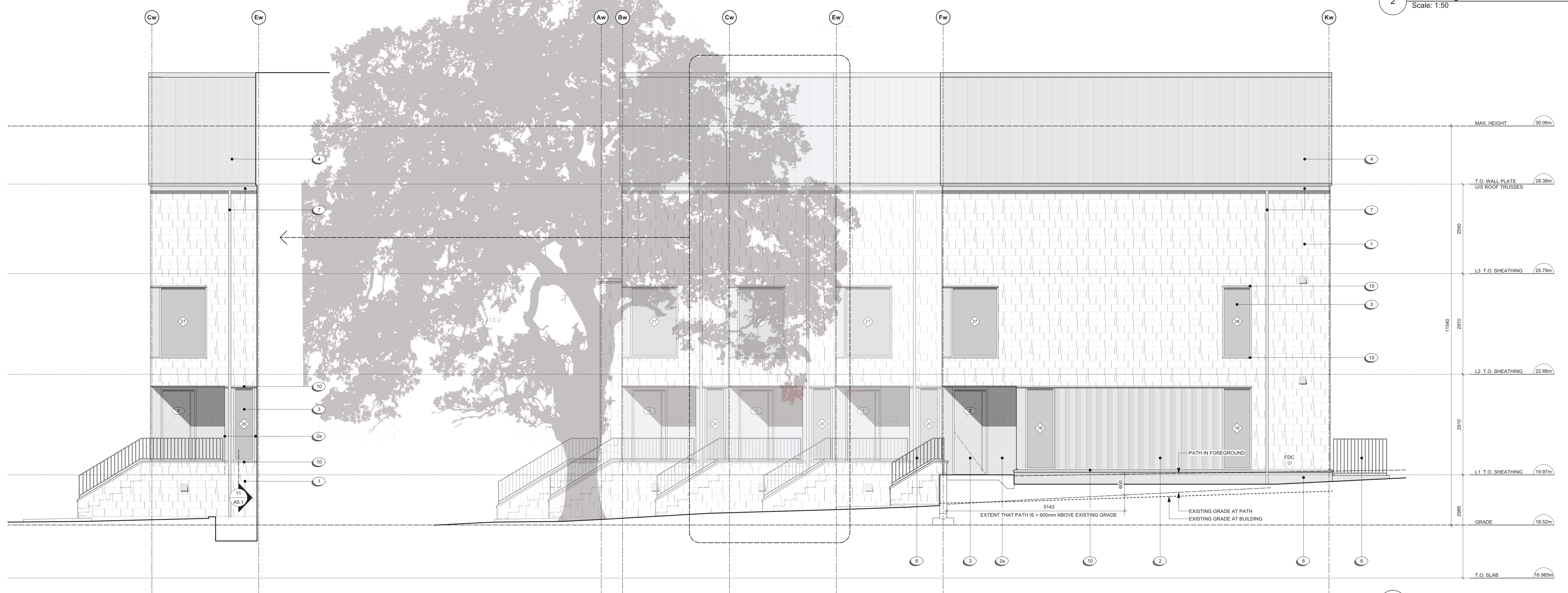
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**MATERIALS KEY**

- 1 CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RVL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL

2 West Bldg. - West Elevation  
Scale: 1:50



1 West Bldg. - South Elevation  
Scale: 1:50

rev no	description	date
Δ	REVISED D.P. SUBMISSION	24.04.26
Δ	REVISED D.P. SUBMISSION	24.02.29
Δ	REVISED D.P. SUBMISSION	24.01.26
Δ	REVISED D.P. SUBMISSION	23.09.25

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project name  
**902 Foul Bay Road**  
Victoria, BC

sheet title  
**West Building - Elevations**

project no. 1933  
drawing file -  
scale As Noted  
drawn by JH  
date 24.04.26

sheet no.  
**A3.0**



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2 West Bldg. - East Elevation  
Scale: 1:50



1 West Bldg. - North Elevation  
Scale: 1:50

MATERIALS KEY

- 1 CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RVL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL

rev no	description	date
9	REVISED D.P. SUBMISSION	24.04.26
8	REVISED D.P. SUBMISSION	24.02.29
7	REVISED D.P. SUBMISSION	24.01.26
6	REVISED D.P. SUBMISSION	23.09.25

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
West Building - Elevations

project no. 1933

drawing file -

scale As Noted

drawn by JH

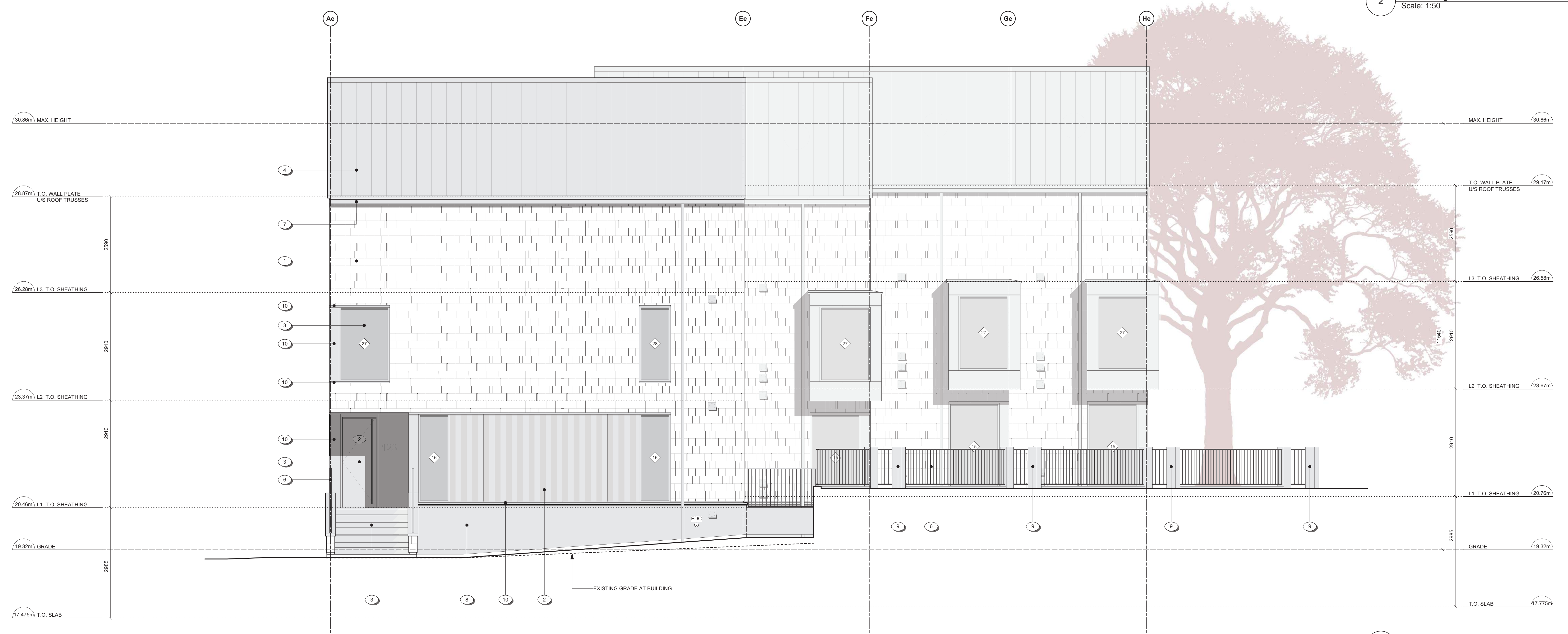
date 24.04.26 sheet no. A3.1



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2 East Bldg. - West Elevation  
Scale: 1:50



1 East Bldg. - South Elevation  
Scale: 1:50

MATERIALS KEY

- 1 CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD - VERTICAL PICKETS @4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RVL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL

rev no	description	date
Δ	REVISED D.P. SUBMISSION	24.04.26
Δ	REVISED D.P. SUBMISSION	24.02.29
Δ	REVISED D.P. SUBMISSION	24.01.26
Δ	REVISED D.P. SUBMISSION	23.09.25

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
East Building - Elevations

project no. 1933  
drawing file -  
scale As Noted  
drawn by JH  
date 24.04.26

sheet no.  
A3.2



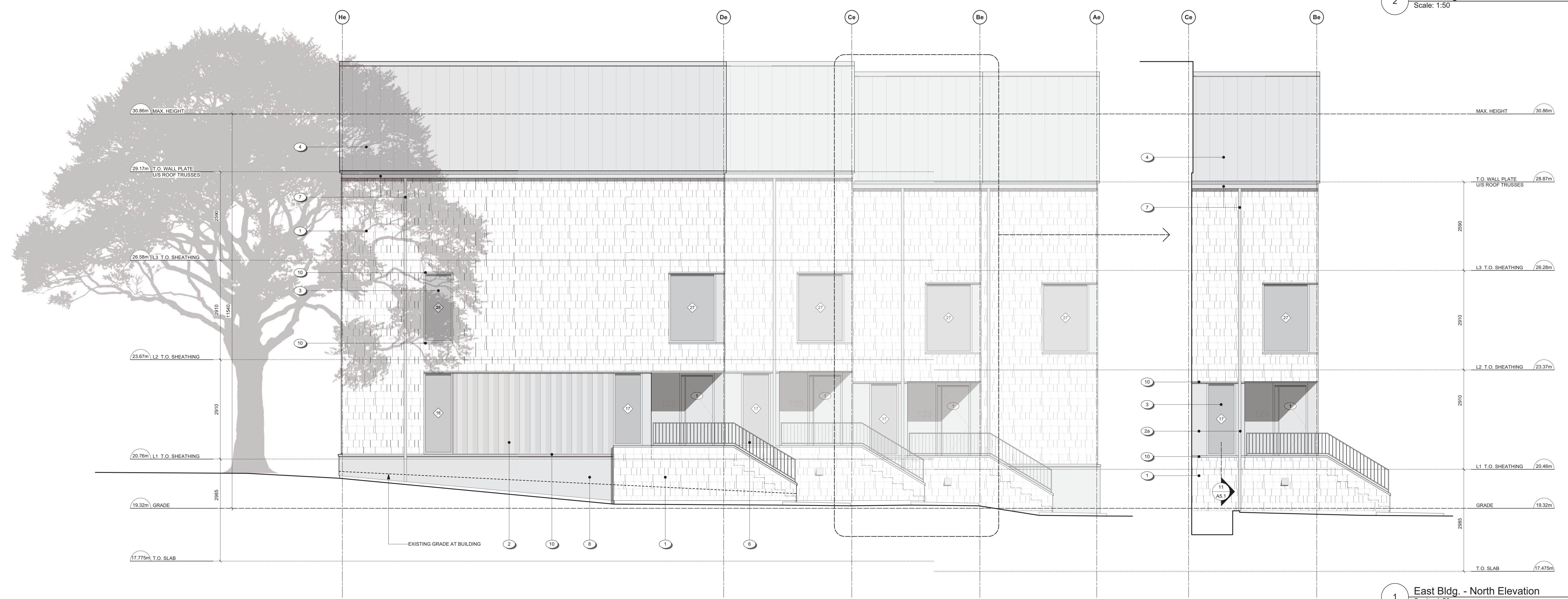
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MATERIALS KEY

- 1 CEMENTITIOUS SHINGLE CLADDING - 150mm EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD - VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RVL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE - VERTICAL PICKETS @ 4" O.C. - CHARCOAL

2 East Bldg. - East Elevation  
Scale: 1:50



1 East Bldg. - North Elevation  
Scale: 1:50

rev no	description	date
Δ	REVISED D.P. SUBMISSION	24.04.26
Δ	REVISED D.P. SUBMISSION	24.02.29
Δ	REVISED D.P. SUBMISSION	24.01.26
Δ	REVISED D.P. SUBMISSION	23.09.25

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
East Building - Elevations

project no. 1933

drawing file -

scale As Noted

drawn by JH

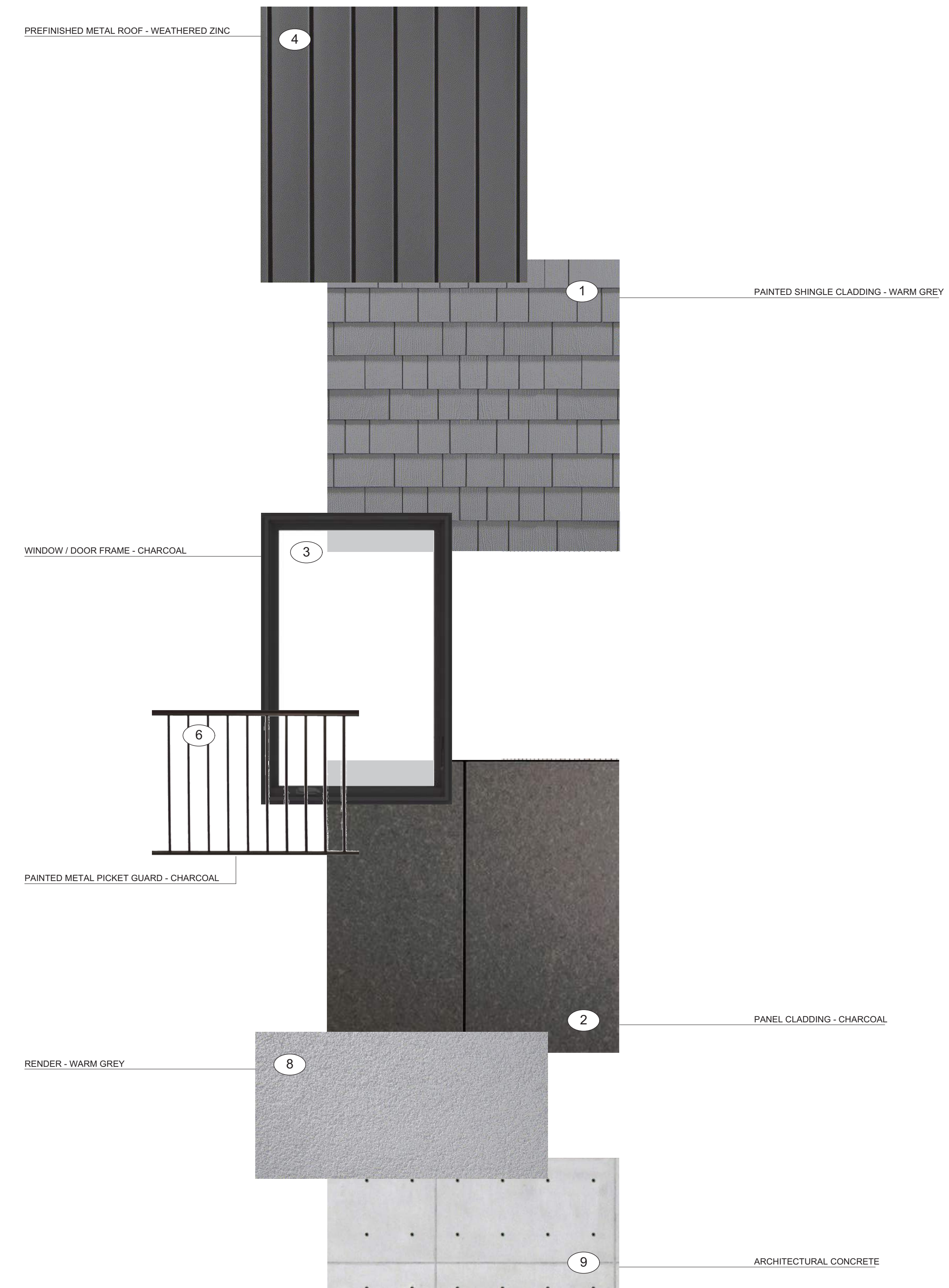
date 24.04.26 sheet no. A3.3



1 Corner of Quamichan and Redfern  
SCALE: nts



2 Redfern Looking Southeast  
SCALE: nts



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**MATERIALS KEY**

- 1 CEMENTITIOUS SHINGLE CLADDING, 150MM EXPOSURE - WARM GREY
- 2 FOLDED / CUSTOM CORRUGATED METAL PANEL CLADDING - CHARCOAL
- 2a FLAT METAL PANEL CLADDING - CHARCOAL
- 3 WINDOWS / DOORS - CHARCOAL
- 4 PREFINISHED METAL ROOF - WEATHERED ZINC
- 5 PAINTED WOOD STEPS - WARM GREY
- 6 PREFINISHED METAL GUARD, VERTICAL PICKETS @ 4" O.C. - CHARCOAL
- 7 PREFINISHED METAL GUTTER & RWL - WEATHERED ZINC
- 8 STUCCO - WARM GREY
- 9 ARCHITECTURAL CONCRETE
- 10 PREFINISHED METAL FLASHING (WALL, CORNER, HEAD, SILL) - CHARCOAL
- 11 PREFINISHED METAL FLASHING - WEATHERED ZINC
- 12 CEMENTITIOUS CLADDING PANELS - CHARCOAL
- 13 PREFINISHED METAL FENCE, VERTICAL PICKETS @ 4" O.C. - CHARCOAL

rev no	description	date
9	REVISED D.P. SUBMISSION	24.04.26
8	REVISED D.P. SUBMISSION	24.02.29
7	REVISED D.P. SUBMISSION	24.01.26
6	REVISED D.P. SUBMISSION	23.09.25
5	REVISED REZONING SUBMISSION IV	22.04.22
4	REVISED REZONING SUBMISSION III	21.07.29
3	REVISED REZONING SUBMISSION II	21.01.12
2	REVISED REZONING SUBMISSION	20.07.16
1	ISSUED FOR REZONING	20.04.17

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project name  
**902 Foul Bay Road**  
Victoria, BC

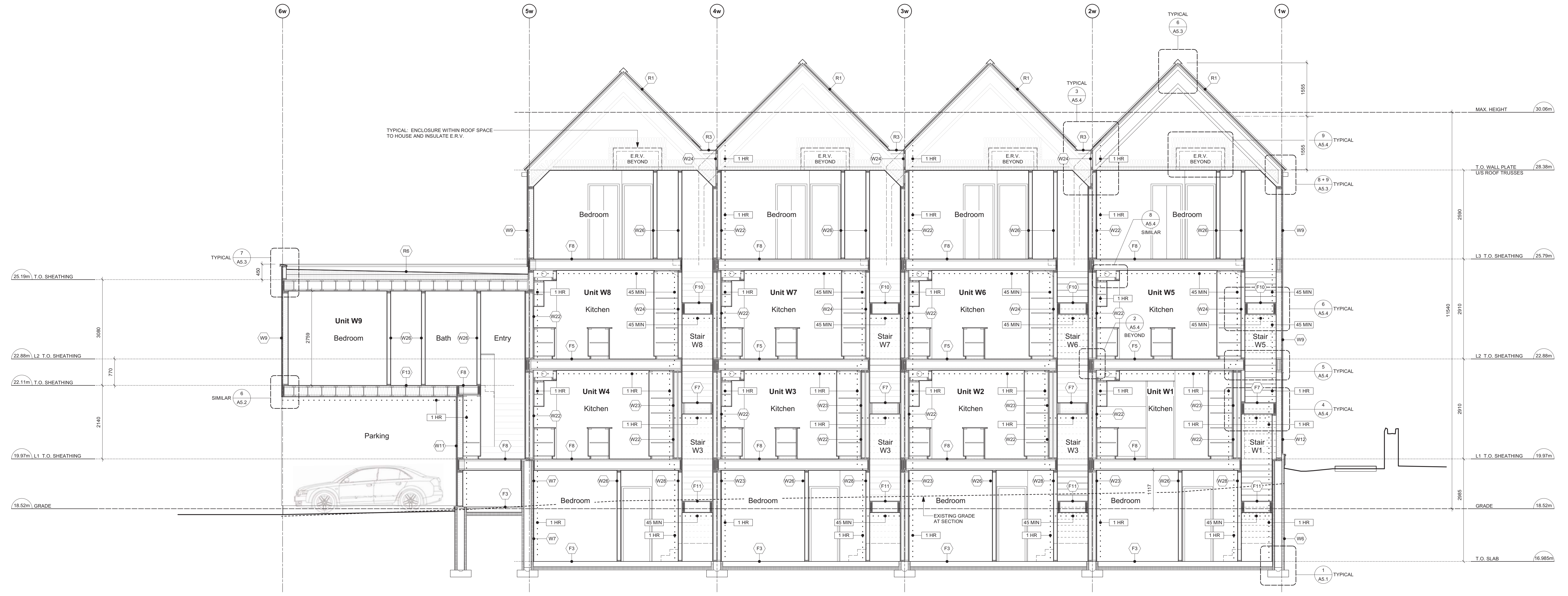
sheet title  
**Materials Palette**

project no.	1933
drawing file	
date	24.04.26
scale	
drawn by	JDH
checked by	ES
revision no.	sheet no.

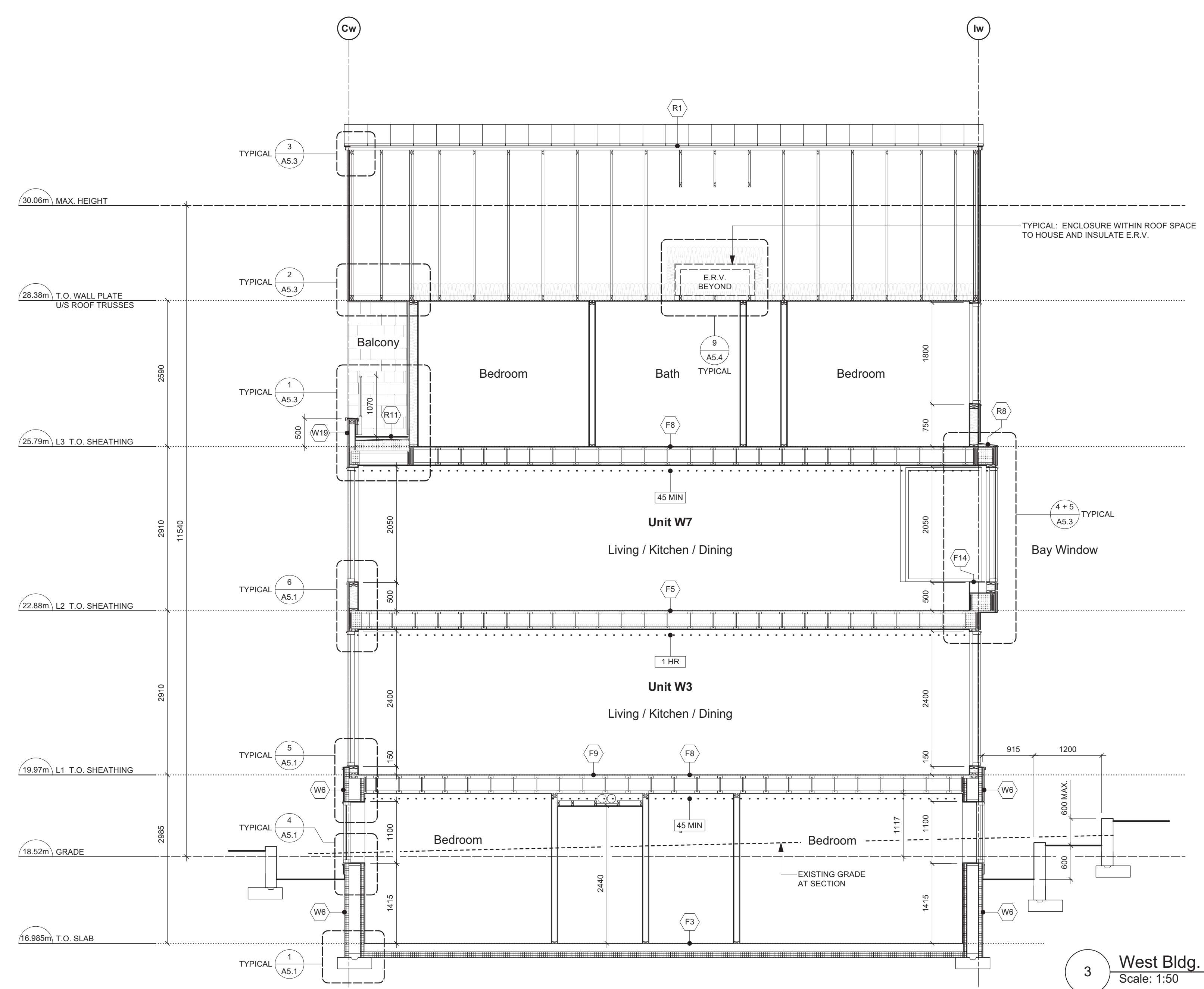
9 **A3.4**



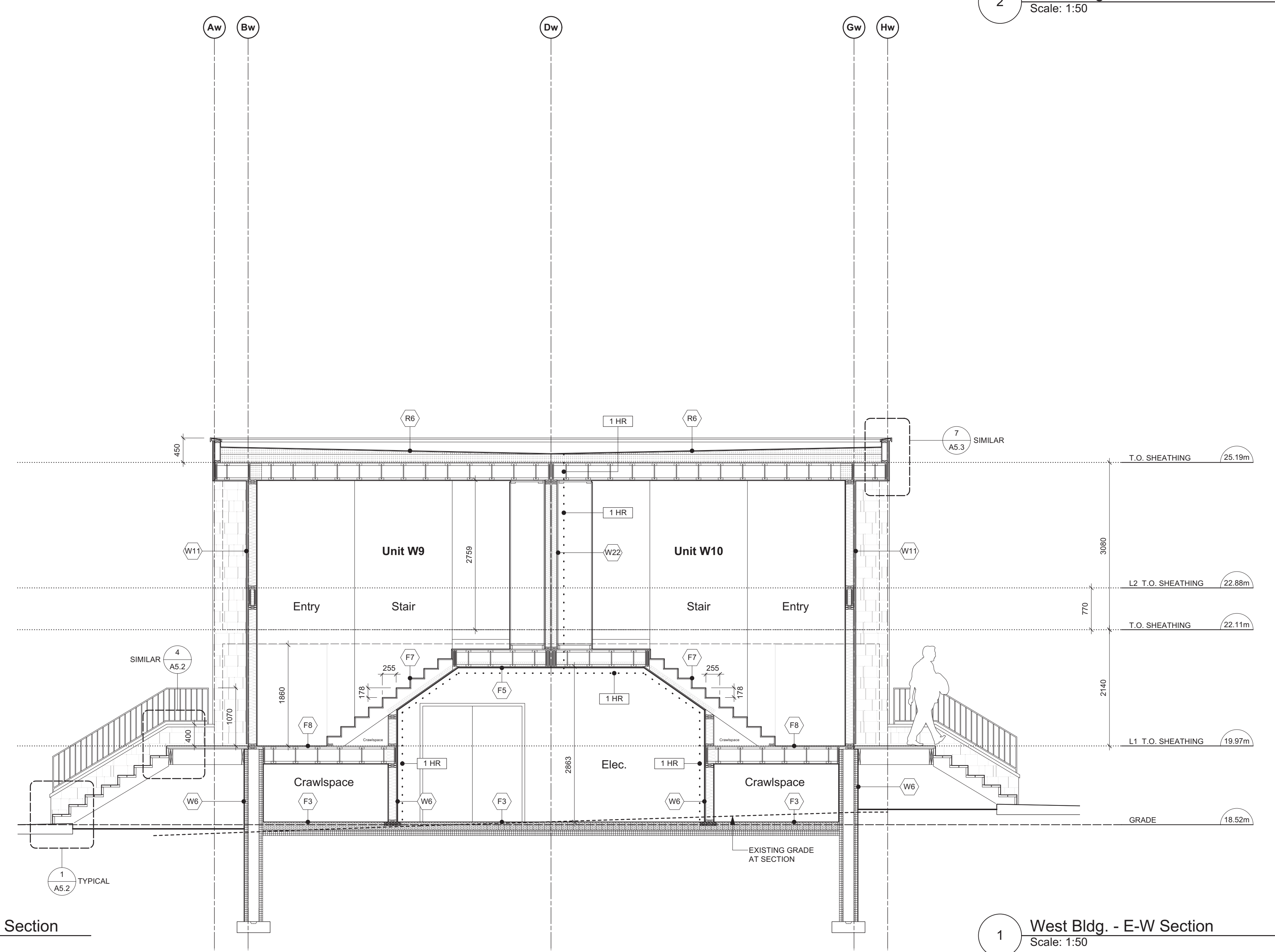
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2 West Bldg. - N-S Section  
Scale: 1:50



3 West Bldg. - E-W Section  
Scale: 1:50



1 West Bldg. - E-W Section  
Scale: 1:50

rev no	description	date
Δ	REVISED D.P. SUBMISSION	24.04.26
Δ	REVISED D.P. SUBMISSION	24.02.29
Δ	REVISED D.P. SUBMISSION	24.01.26
Δ	REVISED D.P. SUBMISSION	23.09.25

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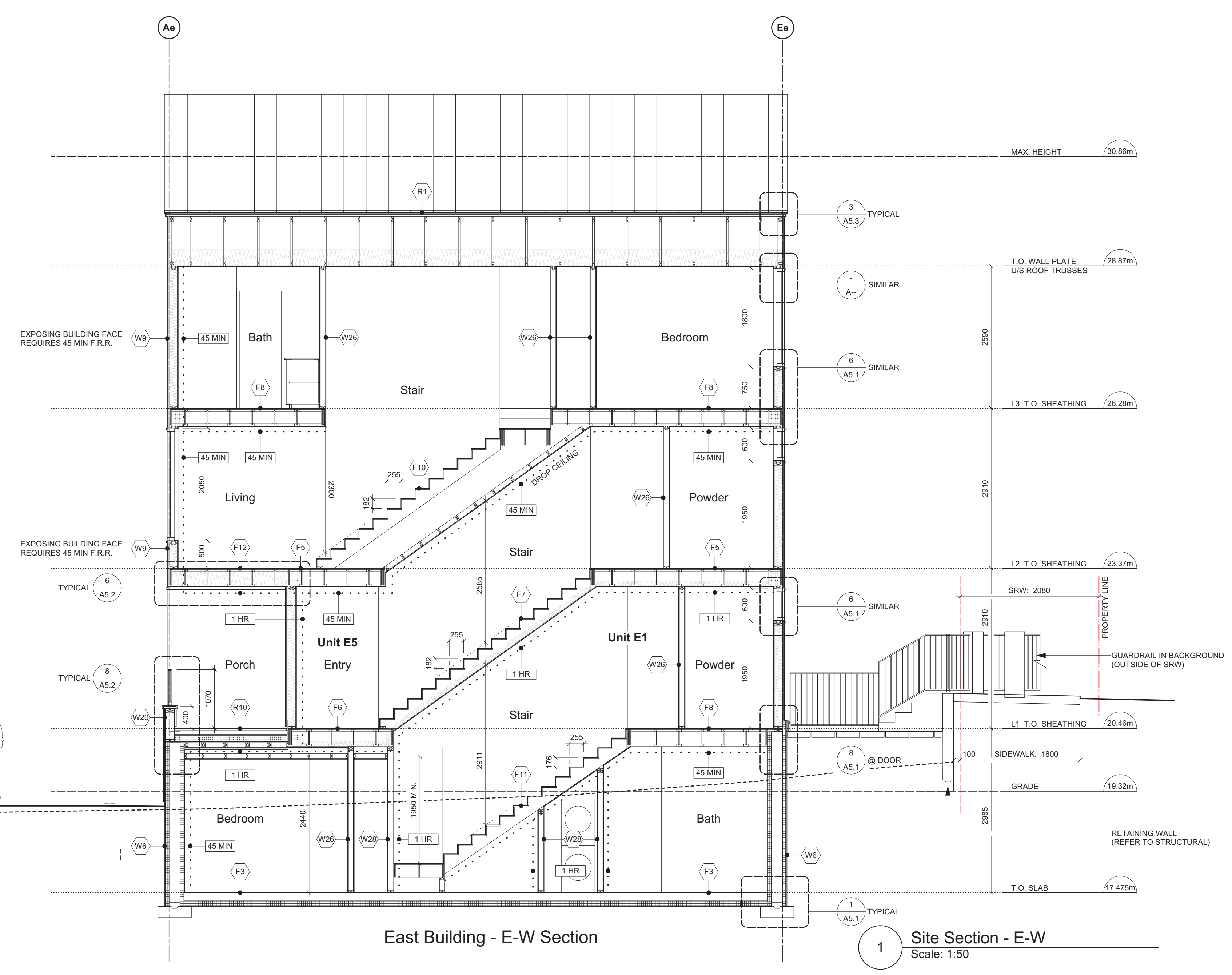
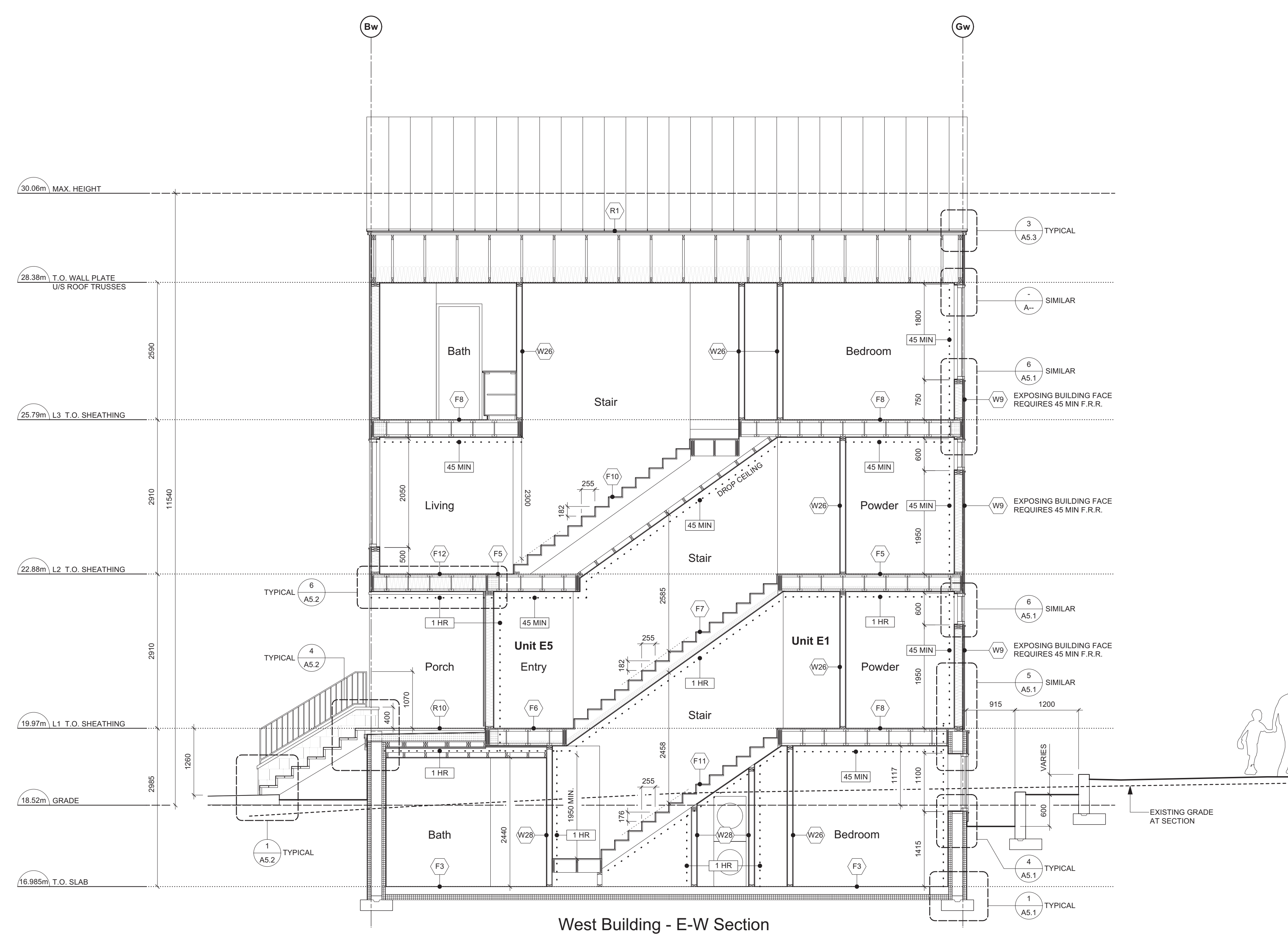
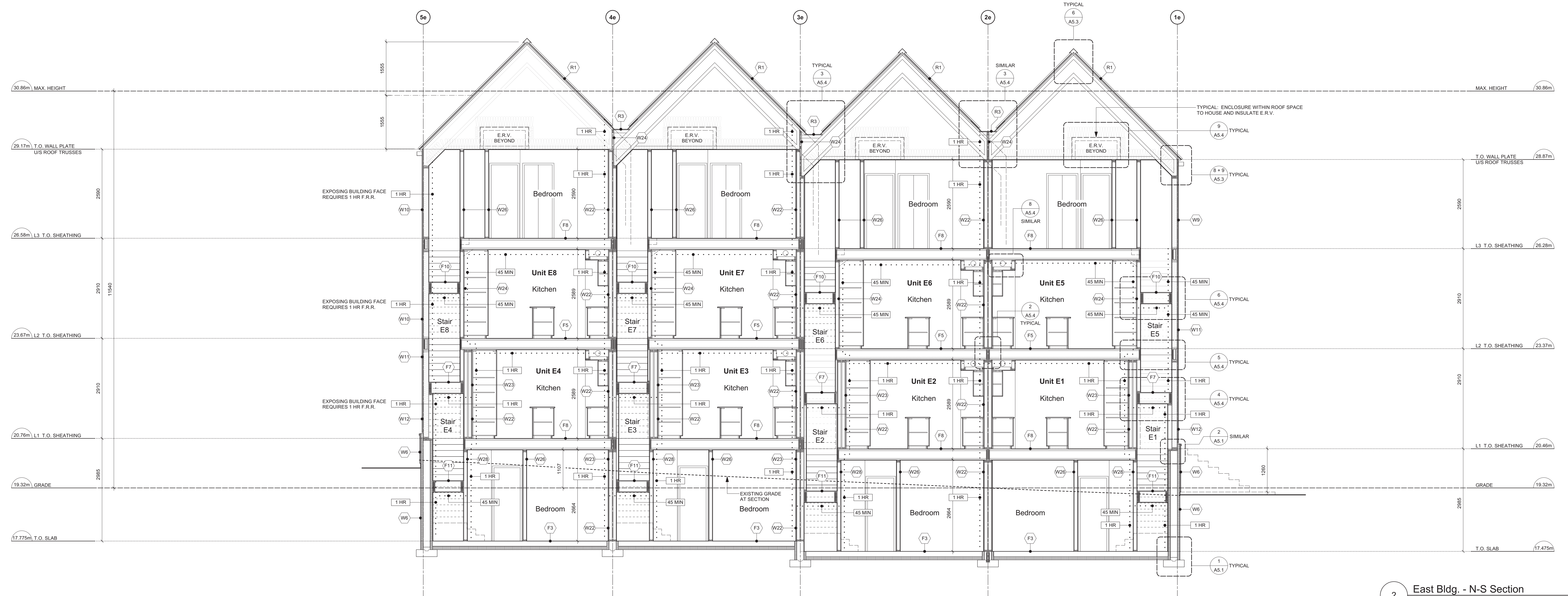
project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
West Building - Sections

project no. 1933  
drawing file -  
scale As Noted  
drawn by JH  
date 24.04.26  
sheet no. A4.0



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1 Site Section - E-W  
Scale: 1:50

rev no	description	date
1	REVISED D.P. SUBMISSION	24.04.26
2	REVISED D.P. SUBMISSION	24.02.29
3	REVISED D.P. SUBMISSION	24.01.26
4	REVISED D.P. SUBMISSION	23.09.25

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project name  
902 Foul Bay Road  
Victoria, BC

sheet title  
East Building - Sections  
Site Section

project no.	1933
drawing file	-
scale	As Noted
drawn by	JH
date	24.04.26
sheet no.	A4.1

# 902 Foul Bay Rd

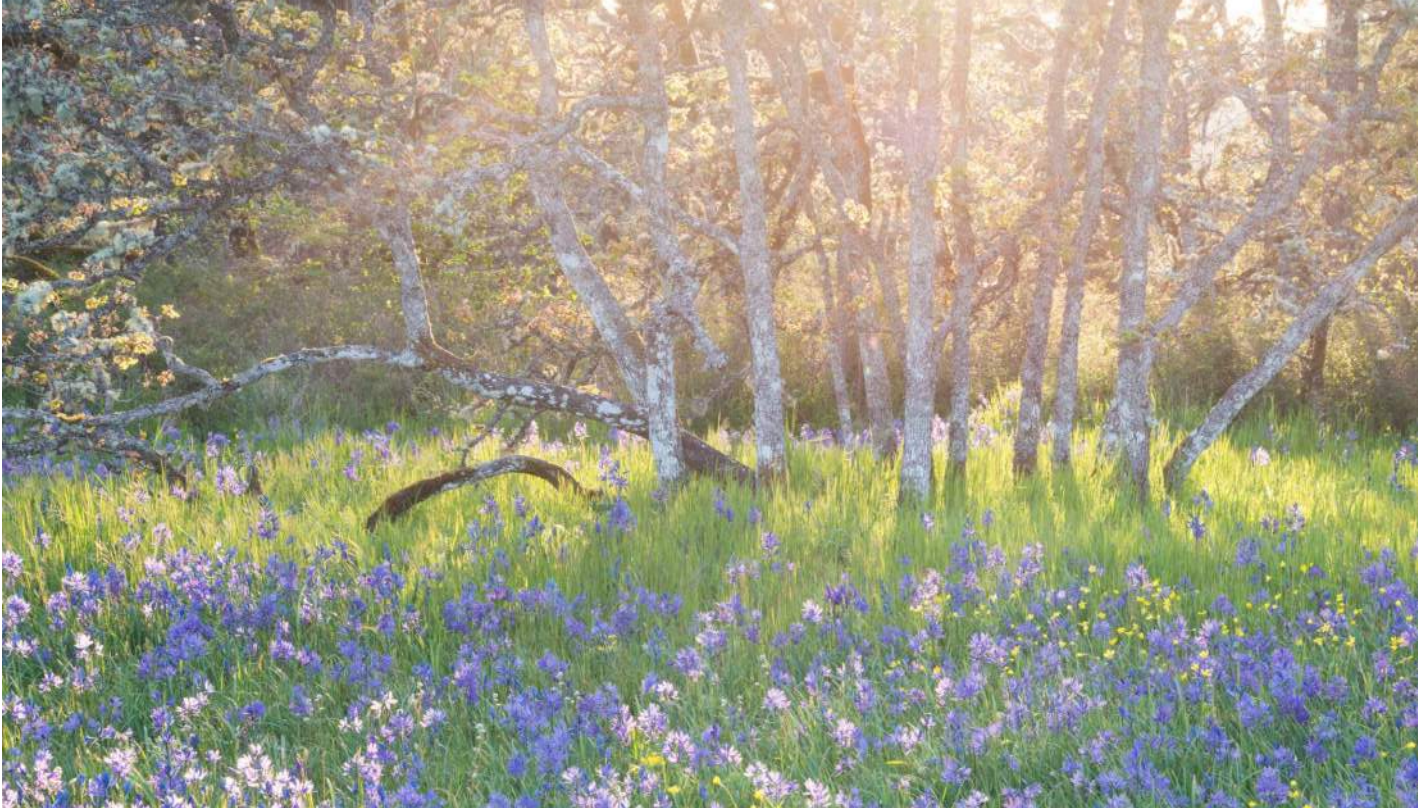
Victoria, BC



NATIVE MEADOW PLANTS



POLLINATOR



GARRY OAK MEADOW

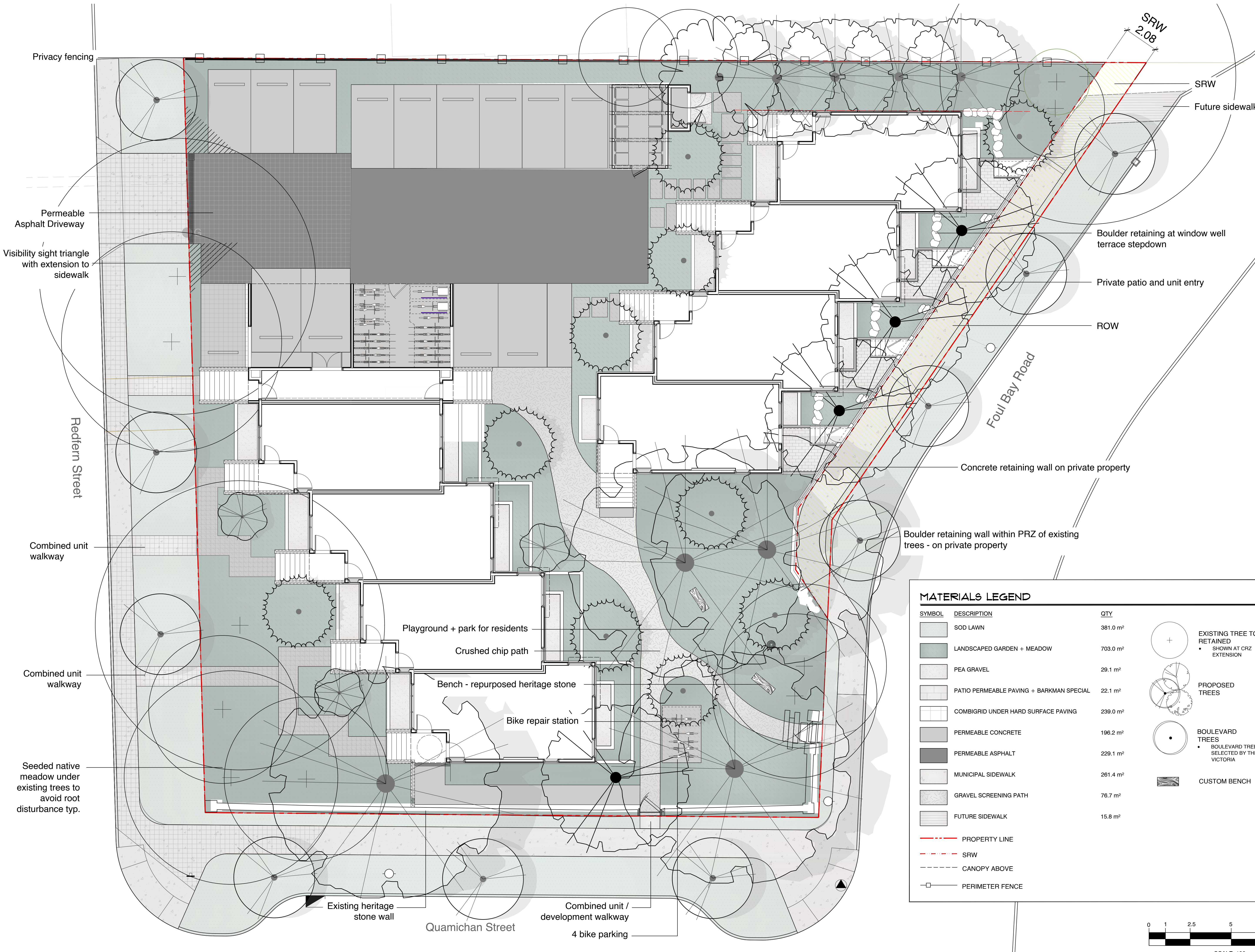


GRANITE STONE WALL PRESERVATION

Revised and Re-Issued For:  
DEVELOPMENT PERMIT  
March 13, 2024



**BIOPHILIA**  
design collective



**MATERIALS LEGEND**

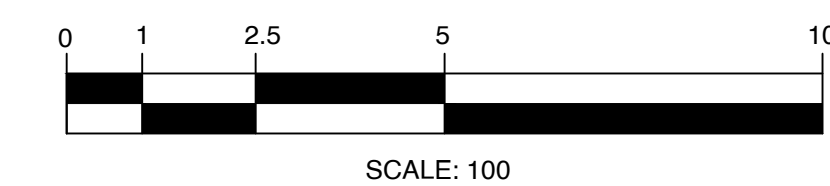
SYMBOL	DESCRIPTION	QTY
[Symbol]	SOD LAWN	381.0 m <sup>2</sup>
[Symbol]	LANDSCAPED GARDEN + MEADOW	703.0 m <sup>2</sup>
[Symbol]	PEA GRAVEL	29.1 m <sup>2</sup>
[Symbol]	PATIO PERMEABLE PAVING + BARKMAN SPECIAL	22.1 m <sup>2</sup>
[Symbol]	COMBIGRID UNDER HARD SURFACE PAVING	239.0 m <sup>2</sup>
[Symbol]	PERMEABLE CONCRETE	196.2 m <sup>2</sup>
[Symbol]	PERMEABLE ASPHALT	229.1 m <sup>2</sup>
[Symbol]	MUNICIPAL SIDEWALK	261.4 m <sup>2</sup>
[Symbol]	GRAVEL SCREENING PATH	76.7 m <sup>2</sup>
[Symbol]	FUTURE SIDEWALK	15.8 m <sup>2</sup>

[Symbol]	EXISTING TREE TO BE RETAINED • SHOWN AT CRZ EXTENSION
[Symbol]	PROPOSED TREES
[Symbol]	BOULEVARD TREES • BOULEVARD TREE SPECIES TO BE SELECTED BY THE CITY OF VICTORIA
[Symbol]	CUSTOM BENCH

[Symbol]	PROPERTY LINE
[Symbol]	SRW
[Symbol]	CANOPY ABOVE
[Symbol]	PERIMETER FENCE



4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YYMMDD



DRAWING TITLE:  
**Landscape Site Plan**

DWG NO:  
**L1**

SCALE: 1:100





1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:  
**Purdey Group**

PROJECT ADDRESS:  
**902 Foul Bay Road**

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: KT, OL

Tree ID	Common Name	Latin Name	DBH (cm) - approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
266	Trembling aspen	<i>Populus tremuloides</i>	26,37	8.0	5.0	Moderate	Fair	Fair	Co-dominant, smaller stem dead, large deadwood, ivy on trunk	Municipal	X	Impacts from parking and changes in drainage.
267	Trembling aspen	<i>Populus tremuloides</i>	41.0	7.0	5.0	Moderate	Fair	Fair	Large deadwood, ivy on main trunk, broken limb in canopy	Municipal	X	Impacts from parking and changes in drainage.
268	Trembling aspen	<i>Populus tremuloides</i>	46.0	9.0	5.0	Moderate	Fair	Fair	Large deadwood, ivy on trunk, canker	Yes	X	Impacts from parking and changes in drainage.
269	Horse chestnut	<i>Aesculus hippocastanum</i>	33,34,35,45	8.0	8.4	Good	Fair	Fair/poor	Multi stem at 1 meter, included bark in stem unions.	Municipal	Retain	
270	Horse chestnut	<i>Aesculus hippocastanum</i>	84.0	14.0	6.7	Good	Fair	Fair/poor	Multi-stem at 3 meters. Internal crack in limb on south side	Municipal	Retain	
313	Garry oak	<i>Quercus garryana</i>	88.0	18.0	8.8	Good	Fair	Fair	Large deadwood, some epicormic growth	Yes	Retain	
323	Horse chestnut	<i>Aesculus hippocastanum</i>	51.0	9.0	5.0	Good	Fair	Fair	Ivy on main trunk, insect damage, canker, possible root disturbance from previous structure removal.	Yes	X	Parking and structure.
330	Garry oak	<i>Quercus garryana</i>	106.0	9.0	10.0	Good	Poor	Poor	Cambium dieback and decay in main trunk. Previously reduced, cavities in trunk.	Yes	X	In building
334	Garry oak	<i>Quercus garryana</i>	26.0	8.0	3.0	Good	Good	Fair	Asymmetric crown, canker on trunk	Yes	X	Too close to excavation for building
335	Garry oak	<i>Quercus garryana</i>	36.0	12.0	3.6	Good	Good	Fair	Some end weighted limbs, suppressed by adjacent tree	Yes	X	In building
336	Garry oak	<i>Quercus garryana</i>	67, 26	18.0	8.0	Good	Fair	Fair	May have originally been two trees, large deadwood	Yes	X	In building
337	Arbutus	<i>Arbutus menziesii</i>	12.0	5.0	3.0	Poor	Fair	Fair	Canker on lower trunk	Yes	Retain	
338	Arbutus	<i>Arbutus menziesii</i>	18.0	4.0	3.0	Poor	Good	Good		Yes	X	Too close to excavation for building
339	Garry oak	<i>Quercus garryana</i>	52,62	13.0	9.0	Good	Fair	Fair	co-dominant at 1.3 meters, ivy on trunk, asymmetric crown.	Yes	X	Too close to excavation for building
340	Garry oak	<i>Quercus garryana</i>	62.0	9.0	6.0	Good	Fair	Fair	Some large deadwood	Yes	X	In building
341	European Beech	<i>Fagus sylvatica</i>	85.0	17.0	12.5	Poor	Fair	Fair	Stunted growth at top, some epicormic growth, possible minor root injury from old house removal.	Yes	X	In building
343	European Beech	<i>Fagus sylvatica</i>	89.0	15.0	13.0	Poor	Fair	Fair	Aerialia fruiting bodies around base and on buttress roots. Recommend closer examination if retained.	Yes	X	Too close to excavation for building
345	Horse chestnut	<i>Aesculus hippocastanum</i>	64.0	10.0	5.0	Good	Fair	Fair	Co-dominant at 3meters ivy on trunk, cavities in old pruning wounds	Yes	X	Too close to excavation for building
346	Holly	<i>Ilex aquifolium</i>	28.0	4.0	3.0	Good	Good	Fair		No	X	Too close to excavation for building
348	European Birch	<i>Betula pendula</i>	65.0	9.0	8.0	Poor	Fair	Fair	Some tip dieback, possibly insect related	Yes	X	Too close to excavation for building, services.
361	Horse chestnut	<i>Aesculus hippocastanum</i>	62.0	9.0	5.0	Good	Fair	Fair	Pruned for utilities	Yes	Retain	
362	Holly	<i>Ilex aquifolium</i>	52.0	8.0	5.0	Good	Good	Fair/poor		Yes	Retain	
372	European Birch	<i>Betula pendula</i>	59.0	11.0	7.0	Poor	Fair	Fair/poor	Possible cavity in lower trunk. Closer examination recommended if retained	Yes	X	Too close to excavation for building
384	Horse chestnut	<i>Aesculus hippocastanum</i>	54.0	8.0	4.5	Good	Fair	Fair/poor	Multi stem at 2.5 meters	Yes	Retain	
385	Horse chestnut	<i>Aesculus hippocastanum</i>	80.0	12.0	6.5	Good	Fair	Fair	Multi stem, ivy on trunks	Yes	Retain	
387	Horse chestnut	<i>Aesculus hippocastanum</i>	66.0	9.0	5.0	Good	Fair	Fair/poor	Large stubbed off limbs	Yes	Retain	
420	Garry oak	<i>Quercus garryana</i>				Dead	Dead	Dead	Dead	Yes	X	Dead
421	Garry oak	<i>Quercus garryana</i>	91.0	13.0	9.0	Good	Fair/poor	Fair	Ivy on main trunk, tip dieback, sparse foliage	Yes	Retain	
422	Garry oak	<i>Quercus garryana</i>	34.0	4.0	3.5	Good	Poor	Poor	Very few live buds remaining	Yes	X	Poor specimen to retain.

Tree ID	Common Name	Latin Name	DBH (cm) - approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw protected	Retention Status	Reason for removal
441	Holly	<i>Ilex aquifolium</i>	10.0	4.0	2.0	Good	Fair/poor	Fair/poor		No	X	Too close to excavation for building
442	Holly	<i>Ilex aquifolium</i>	17,17	5.0	2.5	Good	Fair/poor	Fair/poor		No	X	Landscaping choice, replace with a healthy young tree of a better species.
445	Holly	<i>Ilex aquifolium</i>	13.0	4.0	2.0	Good	Good	Good		No	X	Too close to excavation for building
446	Douglas fir	<i>Pseudotsuga menziesii</i>	30.0	8.0	5.0	Poor	Fair	Good	Young tree, some thinning foliage	Yes	X	Too close to excavation for building
447	Western Red cedar	<i>Thuja plicata</i>	19.0	6.0	3.0	Moderate	Good	Good	Young tree	No	X	Too close to excavation for building
448 (N.L.7)	Laburnum	<i>Laburnum anagyroides</i>	17,15,11	4.0	3.0	Moderate	Poor	Poor	Decay on 17 cm stem	Municipal	X	Remove as requested by city staff.
N.L.1	Chamaecyparis	<i>Chamaecyparis sp.</i>	22.0	5.0	3.0	Poor	Fair/poor	Fair	Sparse foliage, neighbours tree, within a meter of property line.	Neighbours	Retain	
N.L.2	Laburnum	<i>Laburnum anagyroides</i>	20, 10, 10	5.0	3.0	Moderate	Fair	Fair	Multi stem, neighbours tree, within a meter of property line.	Neighbours	Retain	
N.L.3	English hawthorn	<i>Crataegus laevigata</i>	28.0	6.0	3.0	Good	Fair	Fair	Ivy on trunk, municipal tree, suckering at base.	Municipal	X	Municipal sidewalk conflict
N.L.4	Holly	<i>Ilex aquifolium</i>	30,15	6.0	4.0	Good	Good	Fair		Yes	X	in parking
N.L.5	Laurel hedge	<i>Prunus laurocerasus</i>	Multi	18.0	3.0	Good	Good	Fair	Largest stem 20cm	No	X	in parking
N.L.6	Holly	<i>Ilex aquifolium</i>	12,8	4.0	2.0	Good	Good	Fair		No	Retain	
N.L.8	Holly	<i>Ilex aquifolium</i>	14.0	3.0	2.0	Good	Fair	Good		Municipal	X	Remove as requested by city staff.

Prepared by:  
Talbot Mackenzie & Associates  
ISA Certified and Consulting Arborists  
Phone: (250) 479-8733  
Fax: (250) 479-7050  
email: tmreehelp@gmail.com

4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD

SEAL



NORTH ARROW



DRAWING TITLE:

**Arborist Report of Existing Trees**

DWG NO:

SCALE: NTS

**L3**





1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:  
**Purdey Group**

PROJECT ADDRESS:  
**902 Foul Bay Road**

DESIGNED BY: **BIANCA BODLEY**  
DRAWN BY: **KT, OL**

SHRUB PLANT CATEGORY PERCENTAGE (combined plant list and seed mix)	
Total plant quantity	697+ 3348 = 4,045
Pollinator	62%
Food bearing	24%
Native	90%
Non-native	10%

SHRUB LIST CATEGORY PERCENTAGE (by plant quantity)	
Plant Quantity	697
Pollinator	28%
Food bearing	28%
Native	45%
Non-native	55%

NATIVE SEED MIX - PLANT CATEGORY PERCENTAGE (by plant ft <sup>2</sup> )	
Plant Quantity	311 m <sup>2</sup> = 3,347 ft <sup>2</sup>
Pollinator	69%
Food bearing	23%
Native	100%
Non-native	0%

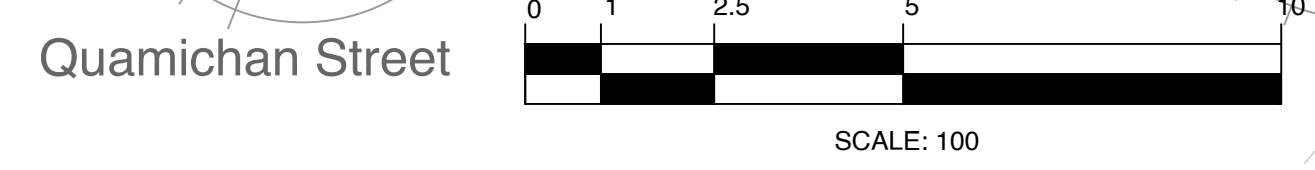
PLANT CATEGORIES	
Pollinator	flower producing shrub or perennial
Food bearing	Edible for animals or people
Native	On a recognized Southern Vancouver Island plant list

**SHRUB PLANTING SCHEDULE**

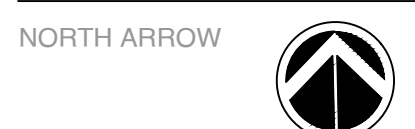
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	POLLINATOR	FRUIT BEARING
	ARB COM	12	Arbutus unedo 'Compacta' / Compact Strawberry Tree	#3 POT		Y	Y
	ARC BSR	30	Arctostaphylos edmundsii 'Big Sur' / Big Sur Little Sur Manzanita	#1 POT			
	ARC MAS	16	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick	10 cm.		Y	
	GAU SHA	109	Gaultheria shallon / Salal	#1 POT	Y	Y	Y
	MYR GAL	28	Myrica gale / Sweetgale	#3 POT	Y	Y	
	POL MUN	78	Polystichum munitum / Western Sword Fern	#1 POT	Y		
	RHA MIN	40	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	#3 POT	Y	Y	Y
	RHO CUW	28	Rhododendron x 'Cunningham's White' / Cunningham's White Rhododendron	#5 POT		Y	
	RHO GLG	24	Rhododendron macrophyllum / Pacific Rhododendron	#5 POT	Y	Y	
	RUD BLA	135	Rudbeckia fulgida / Coneflower	#1 POT		Y	
	SAM ELD	18	Sambucus canadensis / American Elderberry	#3 POT	Y	Y	Y
	SAR ITE	28	Sarcococca hookeriana / Sweetbox	#2 POT			
	SAR RUS	26	Sarcococca ruscifolia / Fragrant Sweetbox	#2 POT			
	STI GIG	106	Stipa gigantea / Giant Feather Grass	#1 POT			
	VAC OVA	19	Vaccinium ovatum / Evergreen Huckleberry	#3 POT	Y	Y	Y

**NATIVE SEED MIX - GARRY OAK MEADOW**

	<b>NATIVE SEED MIX - GARRY OAK MEADOW</b>	310.7 m <sup>2</sup> (equal number of seeds per species)
	Nodding Onion	native / pollinator / edible bulb
	Great Camas	native / pollinator / edible bulb
	Field Chickweed	native / pollinator
	Farewell-to-Spring	native / pollinator
	California Oatgrass	native
	Woolly Sunflower	native / pollinator
	Roemer's fescue	native
	Barestem Desert-Parsley	native / pollinator / edible roots and shoots
	Prairie Woodrush	native
	Sea Blush	native / pollinator
	Graceful Cinquefoil	native / pollinator
	Self-heal	native / pollinator
	Blue-eyed Grass	native



4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD



DRAWING TITLE:  
**Shrub Planting Plan**

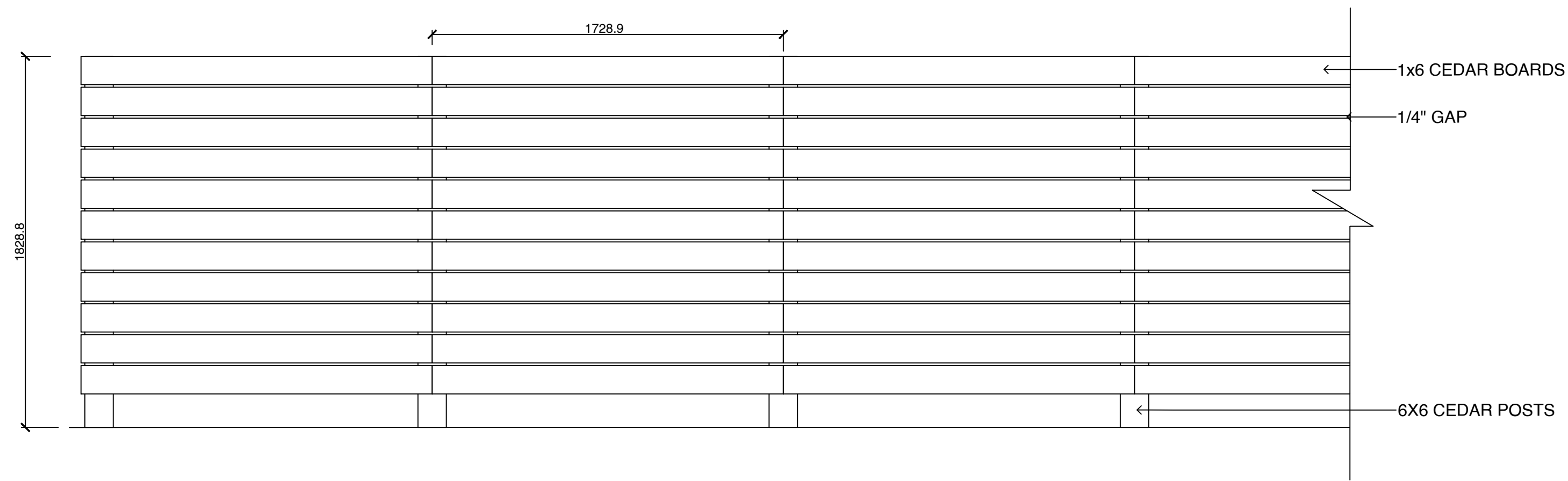
DWG NO.: **L5**

SCALE: 1:100

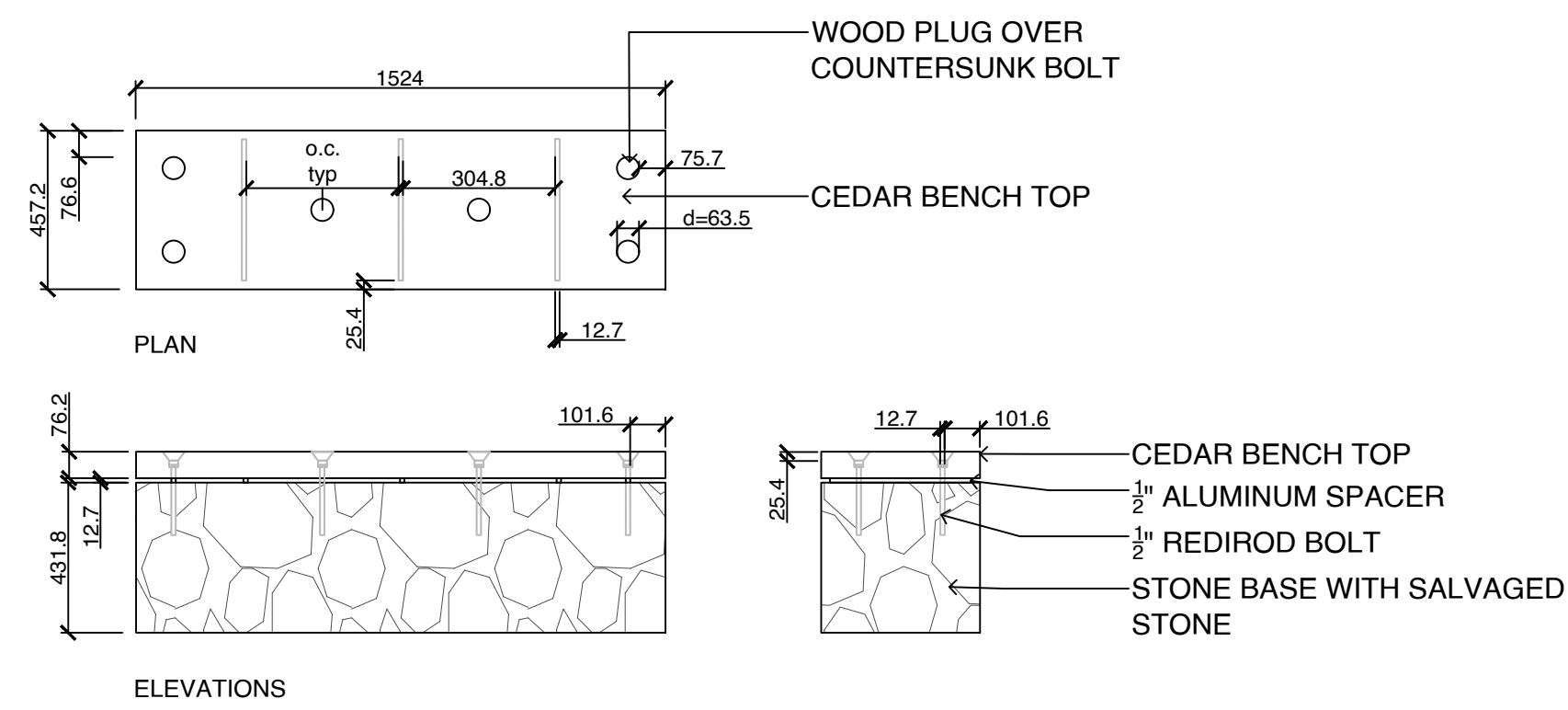
OWNER/CLIENT:  
**Purdey Group**

PROJECT ADDRESS:  
**902 Foul Bay Road**

DESIGNED BY: **BIANCA BODLEY**  
DRAWN BY: **KT, OL**



**1 6 FT HT PERIMETER FENCE**  
1:20



BENCH CHARACTER IMAGE

**2 CUSTOM BENCH - BENCH WITH REPURPOSED HERITAGE STONE**  
1:20

- NOTES:  
1. ALL WOOD TO BE CEDAR  
2. STONE BASE TO BE SALVAGED GRANITE FROM ORIGINAL HOUSE

4.	ISSUED FOR DP RESUBMISSION	2024/03/13
3.	ISSUED FOR DP RESUBMISSION	2024/01/30
2.	ISSUED FOR DP RESUBMISSION	2023/09/26
1.	ISSUED FOR DP	2022/07/25
NO.	ISSUE	YY/MM/DD



Arbutus unedo 'Compacta', Dwarf Strawberry

Sarcococca hookeriana, Sweetbox

Camassia, Camas

Plectritis, Sea blush

Vaccinium ovatum, Evergreen huckleberry

Arctostaphylos uva-ursi, Kinninnick

Rhododendron, Cunningham's white

**3 PLANT IMAGERY**  
NTS

SEAL



NORTH ARROW



DRAWING TITLE:

**DESIGN DETAIL**

DWG NO:

SCALE: **AS NOTED**

**L6**