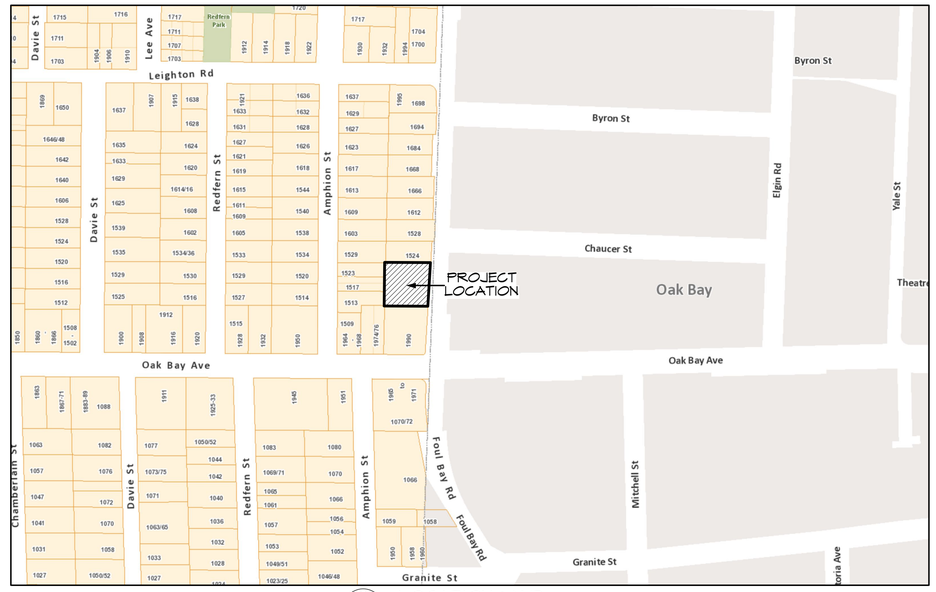
PROJECT INFO & SITE DATA

OWNER	NORM FOSTER PROPERTIES
DESIGNER	ZEBRA DESIGN
CIVIC ADDRESS	1514 & 1520 FOUL BAY RD.
LEGAL ADDRESS	LOTS 9 & 10, BLOCK 1, SECTION 76, VICTORIA DISTRICT, PLAN 273, EXCEPT PART IN PLAN 15172
CURRENT ZONING	R1-B
PROPOSED ZONING	SITE SPECIFIC
PROJECT DESCRIPTION	PROPOSED 8-UNIT RESIDENTIAL TOWNHOUSE DEVELOPMENT

ADDITIONAL CONSULTANTS

CIVIL	JE ANDERSON & ASSOCIATES
ARBORIST	SOUTHSHORE FOREST CONSULTANTS
GEOTECHNICAL	TBD
STRUCTURAL	TBD
MECHANICAL	VILLA PLUMBING & HEAT
ELECTRICAL	CL ELECTRICAL
LANDSCAPE	ZEBRA DESIGN
ENERGY ADVISOR	BALANCED HOME ENERGY
SOLAR ADVISOR	HIGH TIDE ENERGY, TE BURNS ENGINEERING

	SITE (COMBINED)
LOT AREA* * INCLUDING SRW AREA	1070.57 M² (11523.55 FT²)
FRONT YARD AREA	146.01 M² (1571.68 FT²)
LOT WIDTH	32.34 M (106.10')
LOT DEPTH (AVG)	33.11 M (108.63')
SETBACKS	
EAST - FOUL BAY RD.	4.48 M (14.70') TO BLDG B ENTRY
WEST - REAR	3.20 M (10.50') TO BLDG A
NORTH - INT. SIDE	2.64 M (8.66') TO BLDG B
SOUTH - INT. SIDE	2.64 M (8.66') TO BLDG A
SEPARATION BTW BLDGS	
SIDE/SIDE (N/S)	7.00M
AVG. GRADE	
BLDG A	18.42 M (60.43')
BLDG B	18.39 M (60.33')
STOREYS	2 & 3 STOREYS
BUILDING HEIGHT	
BLDG A	9.80 M (32.15')
BLDG B	9.83 M (32.25')
FLOOR AREA	
3RD FLOOR	283.17 M² (3048.00 FT²) = 68.56 % OF 2ND FLOOR AREA
2ND FLOOR	413.05 M² (4446.00 FT²)
1ST FLOOR	277.97 M² (2992.00 FT²)
GARAGE	138.98 M² (1496.00 FT²)
ALLOWANCES:	
VEHICLE PARKING STALL (UP TO -18.60 M² PER UNIT)	-138.98 M² (-1496.00 FT²)
TOTAL FLOOR AREA	974.18 M² (10486.00 FT²)
FLOOR AREA RATIO	0.910
SITE COVERAGE	43.69 % (467.77 M²)
OPEN SITE SPACE - TOTAL	32.05 % (343.14 M²)
OPEN SITE SPACE - FRONT YARD	79.64 % (116.28 M²)
PARKING	8 VEHICLE STALLS
VEHICLE STALL - RESIDENTIAL	8
VEHICLE STALL - VISITOR	0
BICYCLE - LONG TERM	8 (PRIVATE - IN GARAGES)
BICYCLE - SHORT TERM	6 (1 RACK)
TOTAL NUMBER OF UNITS	8
UNIT TYPE	3 BEDROOM
# OF BUILDINGS	2
# OF UNITS PER BLDG	4
MINIMUM UNIT FLOOR AREA	114.55 M² UNITS 4 & 8
SITE AREA PER UNIT	133.82 M² (1440.44 FT²)



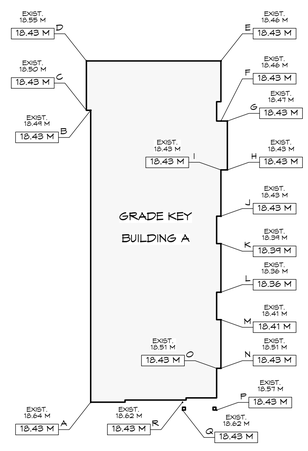
LOCATION MAP
(not to scale)

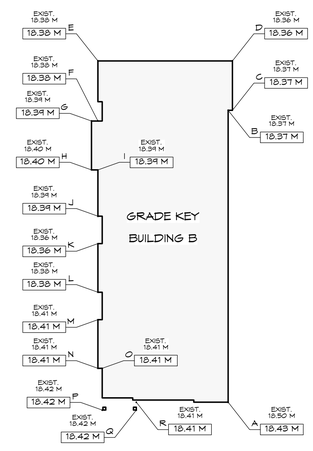
Building A - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	18.43	18.43	18.43	20.74	382.24	1282.75	69.62	18.425
BC	18.43	18.43	18.43	0.30	5.53			
CD	18.43	18.43	18.43	3.51	64.69			
DE	18.43	18.43	18.43	9.55	176.01			
EF	18.43	18.43	18.43	4.27	78.70			
FG	18.43	18.43	18.43	0.46	8.48			
GH	18.43	18.43	18.43	3.48	64.14			
HI	18.43	18.43	18.43	0.46	8.48			
IJ	18.43	18.43	18.43	3.29	60.63			
JK	18.43	18.39	18.41	1.94	35.72			
KL	18.39	18.36	18.38	3.45	63.39			
LM	18.36	18.41	18.39	1.94	35.67			
MN	18.41	18.43	18.42	3.45	63.55			
NO	18.43	18.43	18.43	0.30	5.53			
OP	18.43	18.43	18.43	2.97	54.74			
PQ	18.43	18.43	18.43	2.43	44.78			
QR	18.43	18.43	18.43	0.56	10.32			
RA	18.43	18.43	18.43	6.52	120.16		FINISHED	
			TOTAL	69.62	1282.75		AVERAGE GRADE	
							18.42	

Building B - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	18.43	18.37	18.40	20.74	381.62	1280.55	69.62	18.393
BC	18.37	18.37	18.37	0.30	5.51			
CD	18.37	18.36	18.37	3.51	64.46			
DE	18.36	18.38	18.37	9.55	175.43			
EF	18.38	18.38	18.38	4.27	78.48			
FG	18.38	18.39	18.39	0.46	8.46			
GH	18.39	18.40	18.40	3.48	64.01			
HI	18.40	18.39	18.40	0.46	8.46			
IJ	18.39	18.39	18.39	3.29	60.50			
JK	18.39	18.36	18.38	1.94	35.65			
KL	18.36	18.38	18.37	3.45	63.38			
LM	18.38	18.41	18.40	1.94	35.69			
MN	18.41	18.41	18.41	3.45	63.51			
NO	18.41	18.41	18.41	0.30	5.52			
OP	18.41	18.42	18.42	2.97	54.69			
PQ	18.42	18.42	18.42	2.43	44.76			
QR	18.42	18.41	18.42	0.56	10.31			
RA	18.41	18.43	18.42	6.52	120.10		FINISHED	
			TOTAL	69.62	1280.55		AVERAGE GRADE	
							18.39	





DRAWING LIST:

ARCHITECTURAL

A100	PROJECT INFO
A101	SITE PLAN
A102	SURVEY PLAN (EXISTING)
A201	BUILDING A FLOOR PLANS
A202	BUILDING B FLOOR PLANS
A301	BUILDING A ELEVATIONS
A302	BUILDING B ELEVATIONS
A401	STREETSCAPE & SECTIONS
A501	RENDERINGS
A601	LANDSCAPE PLAN

CIVIL

---	PRELIMINARY SITE SERVICING & STORMWATER MANAGEMENT PLAN

ISSUED FOR
CALUC
NOV. 12, 2020

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: MMM DD, YYYY

Scale: AS NOTED

Project:
PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

Title:
PROJECT INFO

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100

Proj.No. TBD

ABBREVIATIONS:

UFE = UPPER FLOOR ELEVATION
MFE = MAIN FLOOR ELEVATION
LFE = LOWER FLOOR ELEVATION
GFE = GARAGE FLOOR ELEVATION

NOTES:

FOR ROAD/SIDEWALK/DRIVEWAY, GRADING & SERVICING DETAILS SEE CIVIL PLANS BY JE ANDERSON

File : 13,139-15

POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

1 Site Plan - Proposed
Scale: 1:100

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NOV. 12, 2020

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SITE PLAN

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Sheet:
A
101

Proj.No. TBD

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1520 & 1514 Foul Bay Road

Legal Lots 9 & 10, Block 1, Section 76, Victoria District, Plan 273, except part in Plan 15172

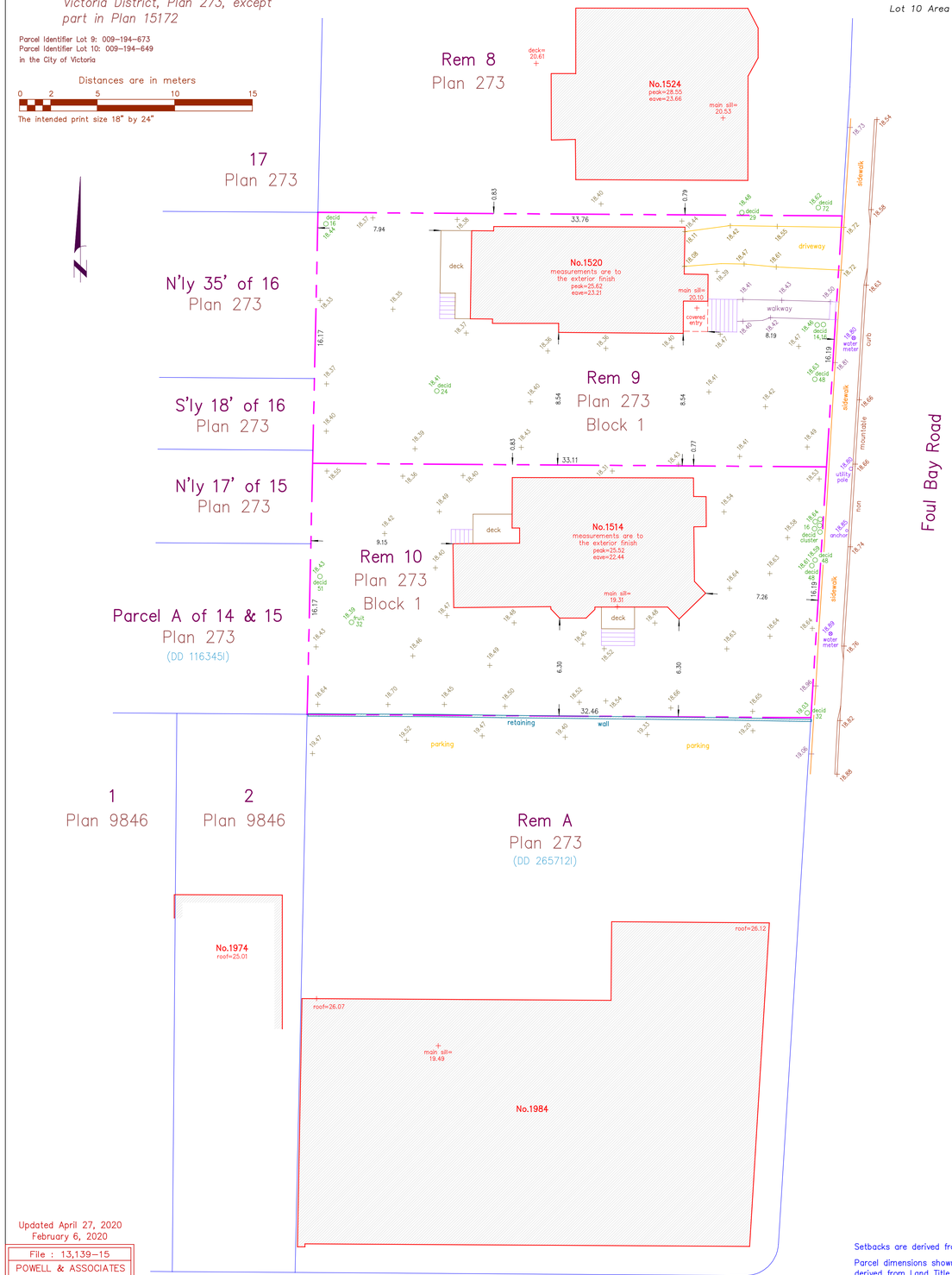
Parcel Identifier Lot 9: 009-194-673
Parcel Identifier Lot 10: 009-194-649
in the City of Victoria

Distances are in meters

0 2 5 10 15

The intended print size 18" by 24"

LEGEND
Elevations are to geodetic datum.
+ – denotes – existing elevation
Tree diameters are in centimetres.
Lot 9 Area = 540 m2
Lot 10 Area = 530 m2



Updated April 27, 2020
February 6, 2020

File : 13,139-15
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

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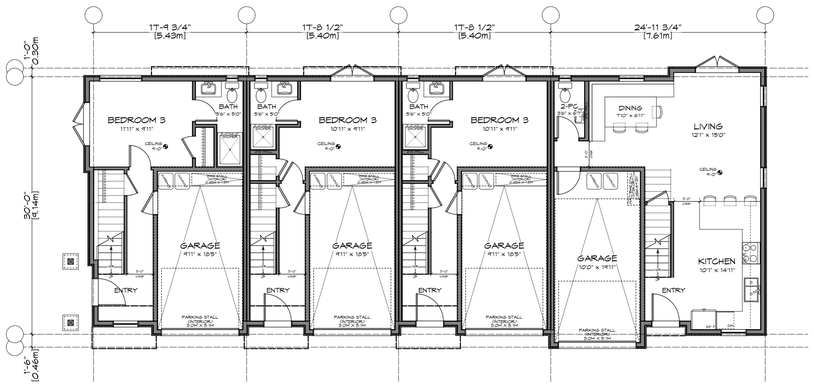
TOWNHOUSES
@ 1514/1520
FOUL BAY RD

Title:
SURVEY PLAN
(EXISTING)

Revision:

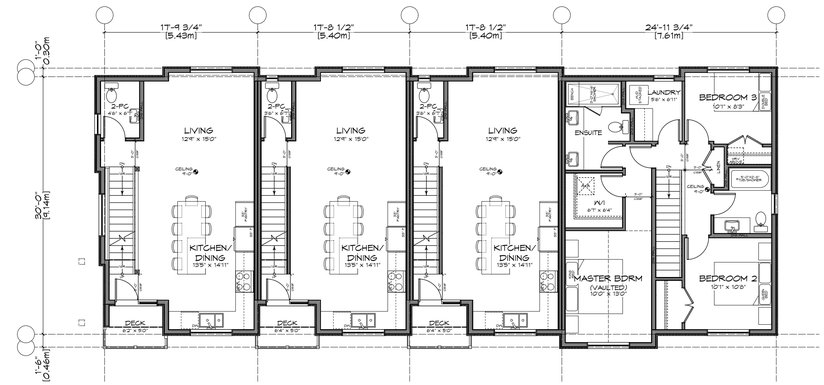
Sheet:
A
102

Proj.No. TBD



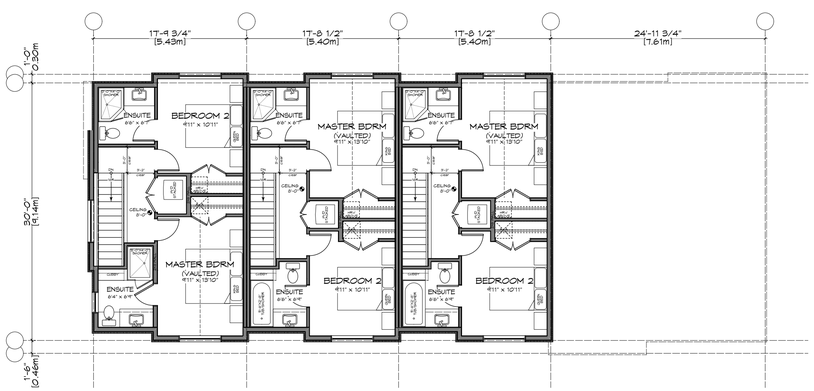
FLOOR AREA = 138.98 M2
GARAGE AREA = 69.49 M2
ALLOWANCE = -69.49 M2

1 Lower Floor Plan - Bldg A
Scale: 1:100



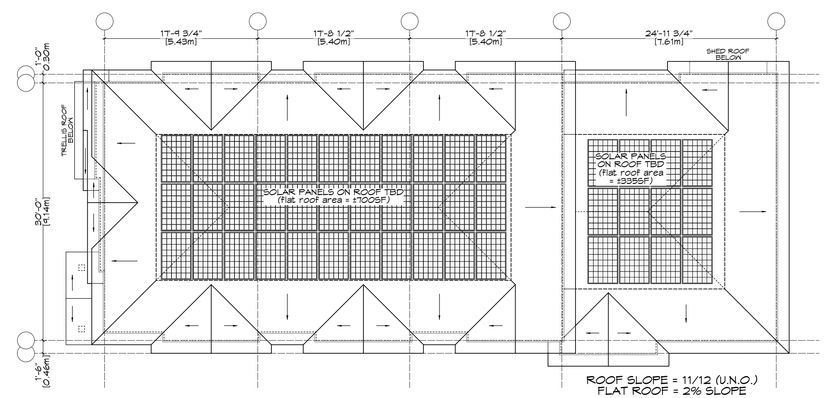
FLOOR AREA = 206.52 M2

2 Main Floor Plan - Bldg A
Scale: 1:100

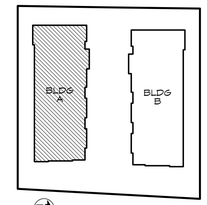


FLOOR AREA = 141.58 M2

3 Upper Floor Plan - Bldg A
Scale: 1:100



4 Roof Plan - Bldg A
Scale: 1:100



KEY PLAN

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NOV. 12, 2020

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Victoria, B.C. V8S 5E6
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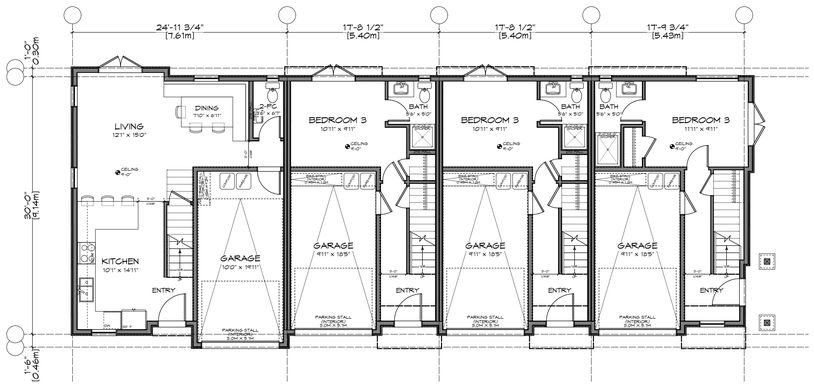
FLOOR PLANS - BUILDING A

Revision:

Sheet:
A
201

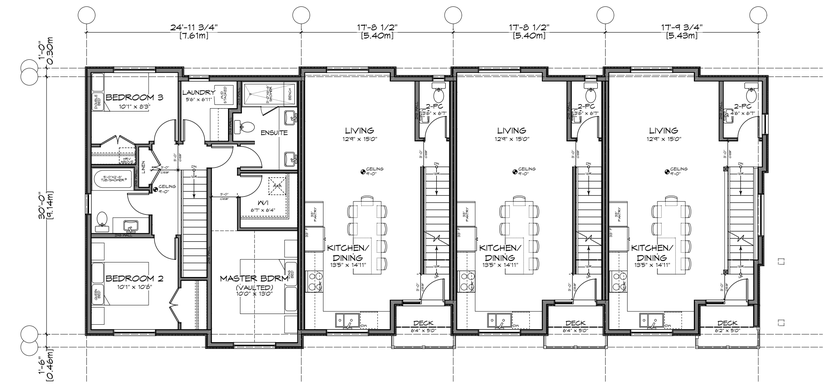
Proj.No. TBD



FLOOR AREA = 138.98 M2
GARAGE AREA = 69.49 M2
ALLOWANCE = -69.49 M2

UNIT 8 UNIT 7 UNIT 6 UNIT 5

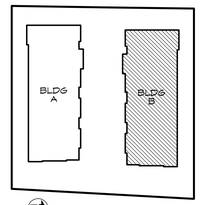
1 Lower Floor Plan - Bldg B
Scale: 1:100



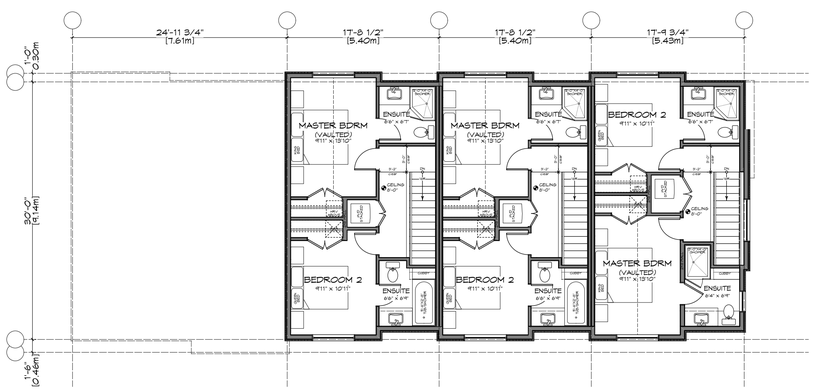
FLOOR AREA = 206.52 M2

UNIT 8 UNIT 7 UNIT 6 UNIT 5

2 Main Floor Plan - Bldg B
Scale: 1:100



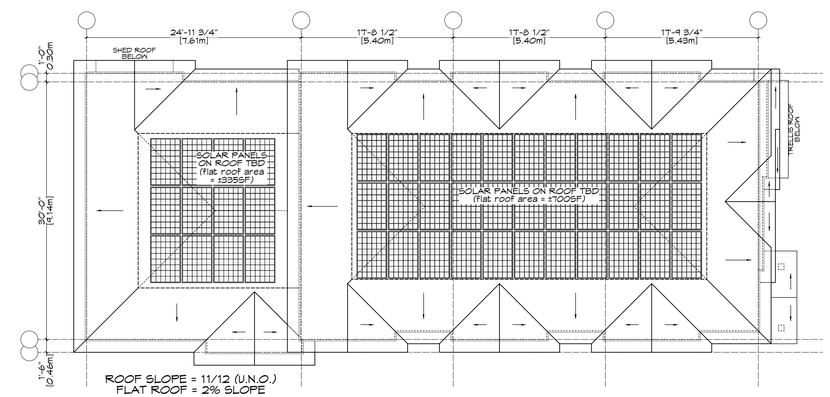
KEY PLAN



FLOOR AREA = 141.58 M2

UNIT 8 UNIT 7 UNIT 6 UNIT 5

3 Upper Floor Plan - Bldg B
Scale: 1:100



UNIT 8 UNIT 7 UNIT 6 UNIT 5

4 Roof Plan - Bldg B
Scale: 1:100

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NOV. 12, 2020

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
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Drawn By: K. KOSHMAN

Date: MMM DD, YYYY

Scale: AS NOTED

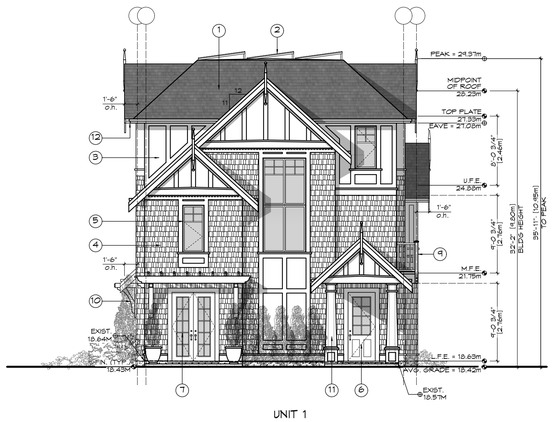
Project:
PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

Title:
FLOOR PLANS - BUILDING B

Revision:

Sheet:
A
202

Proj.No. TBD

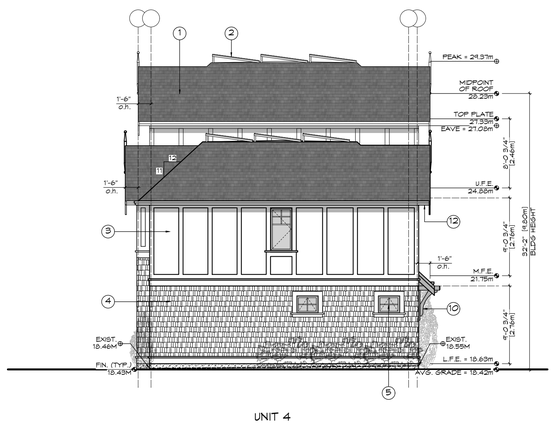


1 Front (Foul Bay) Elevation - Bldg A

Scale: 1:100

2 Side (Drive-aisle) Elevation - Bldg A

Scale: 1:100



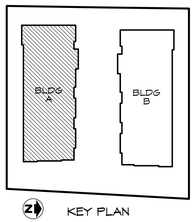
3 Rear (W) Elevation - Bldg A

Scale: 1:100

4 Side (S) Elevation - Bldg A

Scale: 1:100

Glazing Area Calc.	Unit 1		Unit 2		Unit 3		Unit 4	
West (rear)	*N/A*		*N/A*		*N/A*		*Imperial*	*Metric*
limit distance							10.50	3.20
building face area							655.64	60.91
glazing area							16.15	1.50
percentage							2.46%	
max allowed							*14.40%*	*ok*
South (side)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	8.66	2.64	8.66	2.64	8.66	2.64	8.66	2.64
building face area	550.39	51.13	517.23	48.05	517.23	48.05	499.36	46.39
glazing area	63.53	5.90	68.12	6.33	68.12	6.33	62.12	5.77
percentage	11.54%		13.17%		13.17%		12.44%	
max allowed	*11.88%*	*ok*	*15.76%*	*ok*	*15.76%*	*ok*	*15.76%*	*ok*
East (front/street)	*N/A*		*N/A*		*N/A*		*N/A*	
limit distance	faces street							
building face area								
glazing area								
percentage								
max allowed								
North (driveaisle)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	12.96	3.95	12.96	3.95	12.96	3.95	11.48	3.50
building face area	553.02	51.38	517.23	48.05	506.41	47.05	507.54	47.15
glazing area	76.90	7.14	72.44	6.73	72.44	6.73	66.98	6.22
percentage	13.91%		14.01%		14.30%		13.20%	
max allowed	*17.78%*	*ok*	*27.55%*	*ok*	*27.55%*	*ok*	*23.50%*	*ok*



KEY PLAN

FINISH SCHEDULE KEY

1. FIBERGLASS SHINGLE ROOFING
2. SOLAR PANELS ON FLAT ROOF
3. CEMENTITIOUS PANELS & TRIM
4. SHINGLE FINISH
5. VINYL WINDOW
6. WOOD ENTRY DOOR
7. COMPOSITE FRENCH DOOR
8. COMPOSITE GARAGE DOOR
9. METAL RAILING
10. WOOD BRACKETS
11. WOOD POST
12. SOFFIT - PREFIN. VENTED METAL

ISSUED FOR CALUC
NOV. 12, 2020

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: MMM DD, YYYY

Scale: AS NOTED

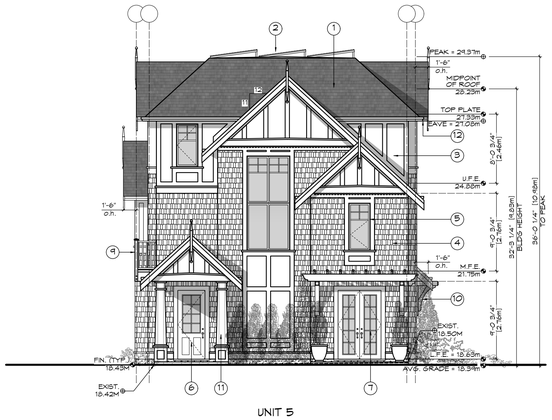
Project:
PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

Title:
ELEVATIONS - BUILDING A

Revision:

Sheet:
A 301

Proj.No. TBD

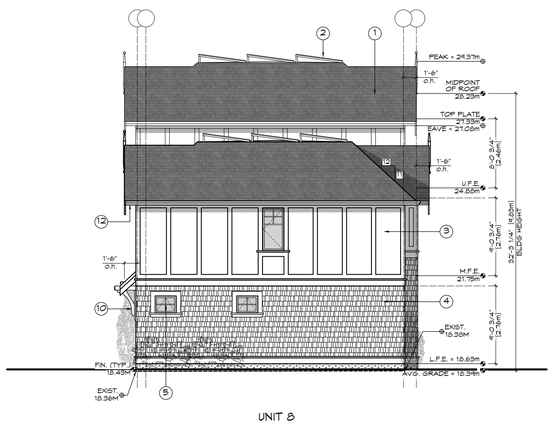


1 Front (Foul Bay) Elevation - Bldg B

Scale: 1:100

2 Side (Drive-aisle) Elevation - Bldg B

Scale: 1:100



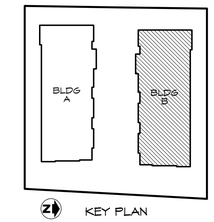
3 Rear (W) Elevation - Bldg B

Scale: 1:100

4 Side (N) Elevation - Bldg B

Scale: 1:100

Glazing Area Calc.	Unit 5		Unit 6		Unit 7		Unit 8	
South (driveaisle)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	12.96	3.95	12.96	3.95	12.96	3.95	11.48	3.50
building face area	553.02	51.38	517.23	48.05	506.41	47.05	507.54	47.15
glazing area	76.90	7.14	72.44	6.73	72.44	6.73	66.98	6.22
percentage	13.91%		14.01%		14.30%		13.20%	
max allowed	*17.78%*	*ok*	*27.55%*	*ok*	*27.55%*	*ok*	*23.50%*	*ok*
East (front/street)	*N/A*		*N/A*		*N/A*		*N/A*	
limit distance	faces street							
building face area								
glazing area								
percentage								
max allowed								
North (side)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	8.66	2.64	8.66	2.64	8.66	2.64	8.66	2.64
building face area	550.39	51.13	517.23	48.05	517.23	48.05	499.36	46.39
glazing area	63.53	5.90	68.12	6.33	68.12	6.33	62.12	5.77
percentage	11.54%		13.17%		13.17%		12.44%	
max allowed	*11.88%*	*ok*	*15.76%*	*ok*	*15.76%*	*ok*	*15.76%*	*ok*
West (rear)	*N/A*		*N/A*		*N/A*		*Imperial*	*Metric*
limit distance							10.50	3.20
building face area							655.64	60.91
glazing area							16.15	1.50
percentage							2.46%	
max allowed							*14.40%*	*ok*



KEY PLAN

FINISH SCHEDULE KEY

1. FIBERGLASS SHINGLE ROOFING
2. SOLAR PANELS ON FLAT ROOF
3. CEMENTITIOUS PANELS & TRIM
4. SHINGLE FINISH
5. VINYL WINDOW
6. WOOD ENTRY DOOR
7. COMPOSITE FRENCH DOOR
8. COMPOSITE GARAGE DOOR
9. METAL RAILING
10. WOOD BRACKETS
11. WOOD POST
12. SOFFIT - PREFIN. VENTED METAL

ISSUED FOR CALUC
NOV. 12, 2020

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: MMM DD, YYYY

Scale: AS NOTED

Project:
PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

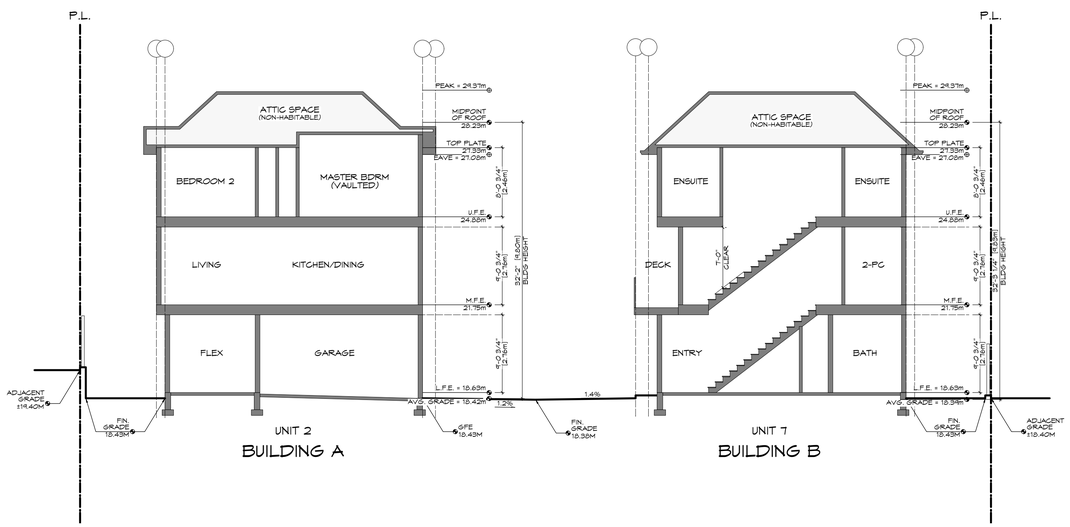
Title:
ELEVATIONS - BUILDING B

Revision:

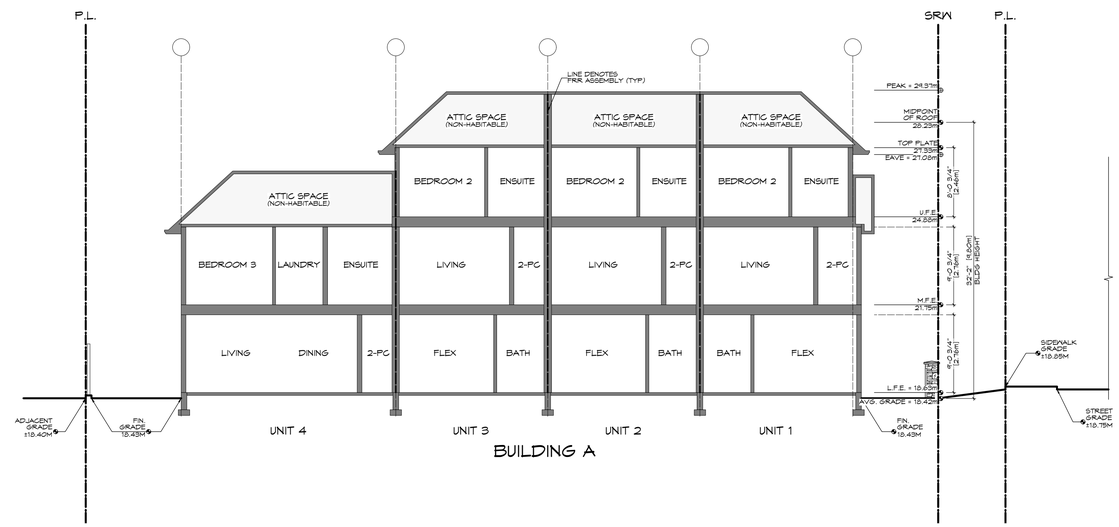
Sheet:
A 302

Proj.No. TBD

1 Streetscape
Scale: 1:150



2 Site Section A
Scale: 1:100



3 Site Section B
Scale: 1:100

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Project:
PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

Title:
STREETSCAPE & SITE SECTIONS

Revision:

Sheet:
A 401

Proj.No. TBD

FOUL BAY RD RENDERING

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1161 NEWPORT AVE
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Drawn By: C. COLLINS

Date: MMM DD, YYYY

Scale: AS NOTED

Project:
PROPOSED
TOWNHOUSES
@ 1514/1520
FOUL BAY RD

Title:
RENDERING

Revision:

Sheet:
A
501

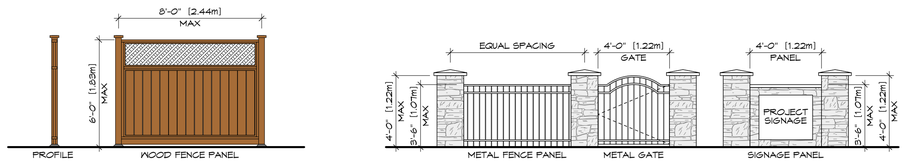
Proj.No. TBD

site plan based on
survey updated:
Apr. 27, 2020
February 6, 2020 (original)

File : 13,139-15

POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

1 Landscape Plan - Proposed
Scale: 1:100



2 Fence Design
Scale: 1/4" = 1'-0"

LANDSCAPE PLAN LEGEND

TREES/SHRUBS/ETC.

EXIST. — EXISTING TREE
NEW TREE
NEW SHRUBS
GROUNDCOVER/ LOW HEIGHT PLANTS

SURFACE MATERIALS

LAWN
CONCRETE
PERMEABLE PAVERS
MULCH
PAVED SIDEWALK
BRUSHED CONCRETE DRIVEWAY CROSSING

OTHER

RETAINING WALL
WOOD PRIVACY FENCE
STONE POST W/ METAL FENCE

EGRESS

MAIN ENTRY
SECONDARY ENTRY

NOTES:

1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
2. CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND WIRING AND AVOID CONFLICT WITH EXCAVATIONS.
3. ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BCLNA STANDARDS.
4. ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE
5. FENCE TO BE MAX HEIGHT OF:
   1.20M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING
   1.80M (6'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE

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NOV. 12, 2020

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Phone: (250) 360-2144
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Scale: AS NOTED

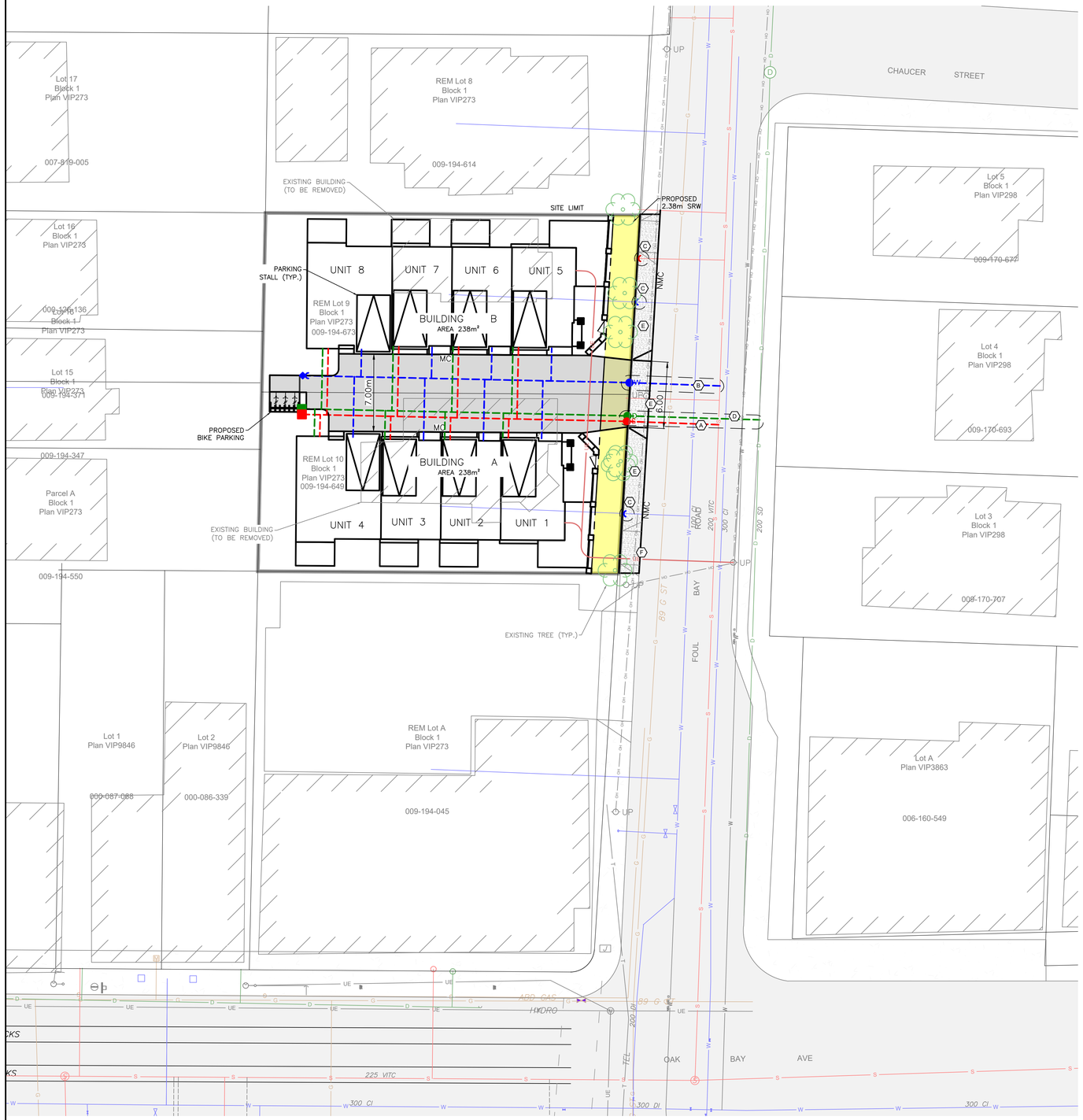
Project:
PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

Title:
LANDSCAPE PLAN

Revision:

Sheet:
A 601

Proj.No. TBD



SHEET NOTES:

(A) CITY OF VICTORIA TO INSTALL SEWER SERVICE AT DEVELOPERS EXPENSE.

(B) CITY OF VICTORIA WATER TO INSTALL WATER SERVICE AND METER AT DEVELOPERS EXPENSE.

(C) CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICE AT PROPERTY LINE AT DEVELOPERS EXPENSE.

(D) DISTRICT OF OAK BAY TO INSTALL DRAIN SERVICE AT DEVELOPERS EXPENSE.

(E) CONTRACTOR TO CONSTRUCT 1.8m SIDEWALK WITH CURB AND GUTTER COMPLETE WITH 6.0m WIDE DRIVEWAY AS PER CITY OF VICTORIA STANDARDS.

(F) CONCEPTUAL HYDRO/TEL SERVICING.

CONCEPTUAL SITE SERVICING PLAN

1514/1520 FOUL BAY ROAD
PRELIMINARY SERVICING PLAN

Scale horiz. 1:200 Scale vert. N/A

Sheet 1 of 1

Eng. Project No. 32657

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

V:_Projects\32657 – Norm Foster Properties – 1514 – 1520 Foul Bay Road\07 – Engineering\02 – Drawings & Sketches (Eng)\32657 – Base.dwg Plot Date: November