




1
A000 Artistic Rendering



3
A000 Building Site



3
A000 Existing Building Front

	<p>Michael Jon Moody Principal Architect AIBC, MRAC, LEED AP®</p>	<p>PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC</p>			<p>PROJECT NO. 2424</p>
	<p>MJM Architect Inc.</p>	<p>FOR GMC Projects Inc.</p>			
<p>#301, 531 Yates Street, Victoria, BC V8W 1K7 Tel: 778.966.8613 Email: office@mjmarchitect.ca</p>		<p>DRAWING TITLE Cover Page</p>		<p>DRAWN BY NCT</p>	<p>SCALE AS NOTED</p>
		<p>CHECKED BY MJM</p>		<p>DATE 2025-08-19</p>	
				<p>DATE 2025-08-19</p>	<p>DRAWING NO. A000</p>

LOTS 3 & A (DD C82174), SECTION 68,
VICTORIA DISTRICT, PLAN 12877

MUNICIPALITY

Victoria

ZONING

R1-G

PID No.

Lot A 004-671-899

Lot 3 004-671-864

SITE AREA

Lot A 4896.6 |
52706 s.f.

Lot 3 1128.3 |
12145 s.f.

A PLAN

C

8722

PLAN 9688

FOUL BAY ROAD

~~FOUL BAY ROAD~~

PLAN 56433

~~PLAN~~ 6009

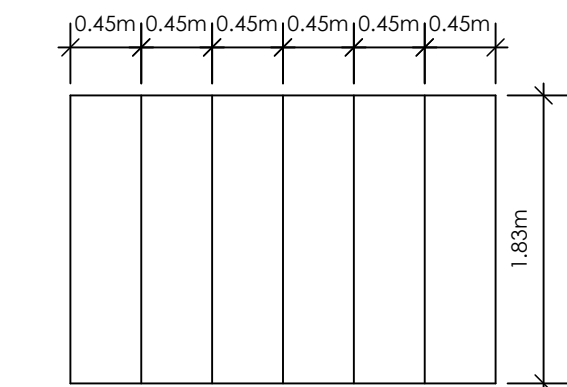
STRATA PLAN 722

Existing Site Plan

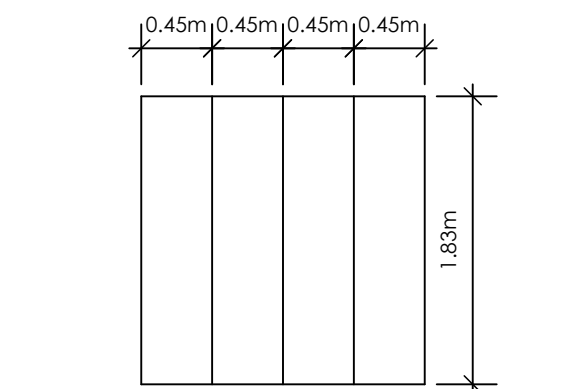
Scale: 1:200

1

A100



2 Class B Parking #1
Scale: 1/4" = 1'-0"



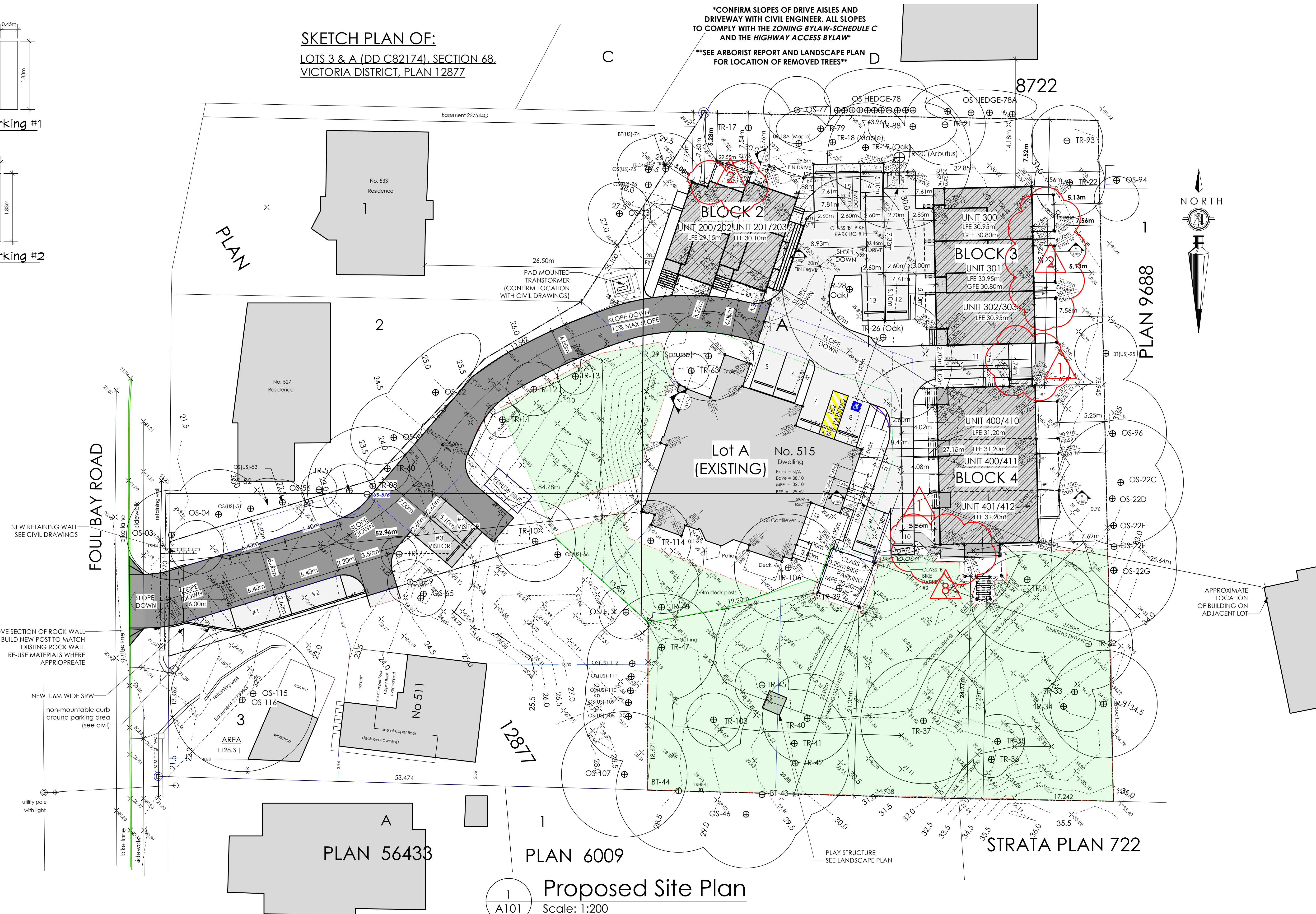
3 Class B Parking #2
Scale: 1/4" = 1'-0"

SKETCH PLAN OF:

LOTS 3 & A (DD.C82174), SECTION 68,
VICTORIA DISTRICT, PLAN 12877

*CONFIRM SLOPES OF DRIVE AISLES AND
DRIVEWAY WITH CIVIL ENGINEER. ALL SLOPES
TO COMPLY WITH THE ZONING BYLAW-SCHEDULE C
AND THE HIGHWAY ACCESS BYLAW*

**SEE ARBORIST REPORT AND LANDSCAPE PLAN
FOR LOCATION OF REMOVED TREES**



Proposed Site Plan

Scale: 1:200

SEE CIVIL ENGINEERING DRAWINGS FOR DRIVE AISLE AND DRIVEWAY SLOPE PERCENTAGES

	Michael Jon Moody Principal Architect AIBC, MRBC, LEED AP®		DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC		2424
	GMC Projects Inc.		Proposed Site Plan		A101
	8301, 515 Foul Bay Rd, Victoria BC V8M 1K7 ph: 778.966.9619 email: office@mjmarchitect.ca		NCT MJM		2025-08-19
	AS NOTED		DATE		2025-08-19

PROJECT INFORMATION TABLE A				
Building Number	1 (all existing)	2	3	4
Height of building (m) (Midpoint of Roof)	11.59 m.	10.28 m.	10.02 m.	9.85 m.
Height of building (m) (Underside of highest ceiling)	0.00 m.	0.00 m.	0.00 m.	0.00 m.
Number of Storeys	3.5	3	3	3
Building Setbacks (m)				
Front yard	1.75 m	0.41 m.	29.89 m.	30.06 m.
Rear yard (East) to building face	27.15 m	33.75 m.	7.56 m.	7.69 m.
Rear yard (East) to structure	27.15 m	32.85 m.	5.13 m.	5.25 m.
Side yard (North)	26.91 m	5.26 m.	7.52 m.	29.72 m.
Side yard (South)	25.89 m	54.85 m.	50.51 m.	22.29 m.
Side yard (West)	N/A	3.08 m.	26.37 m.	38.47 m.
Combined side yards (North + South)	52.80 m	60.11 m.	58.03 m.	52.01 m.
Residential Use Details				
Total number of units	7	4	4	5
Unit type, e.g., 1 bedroom	Studio, 1 or 2 bedroom	1 or 3 bedroom	1 or 3 bedroom	1, 2 or 3 bedroom
Ground-orientated units	1	2	1	2
First Storey area (excluding garage area)	258.00 sq.m.	120.39 sq.m.	150.58 sq.m.	177.76 sq.m.
Garage Area	N/A	N/A	44.46 sq.m.	N/A
Second storey area	266.00 sq.m.	119.82 sq.m.	183.18 sq.m.	187.98 sq.m.
Third storey area	218.00 sq.m.	119.82 sq.m.	183.18 sq.m.	187.98 sq.m.
Fourth storey area	73.00 sq.m.	N/A	N/A	N/A
Total building floor area (excluding required parking)	815 sq.m.	360.03 sq.m.	524.20 sq.m.	553.72 sq.m.

REFER TO PAGE A106 FOR FRONT PROPERTY LINE SETBACK GRAPHIC AND CALCULATION.

PROJECT INFORMATION TABLE B	
Lot Number	A
Zone (existing)	R1-G
Lot Area	4896.55 sq.m.
Height of building (m)	11.59 m.
Lot Coverage	20.12%
Floor Space Ratio	0.48 TO 1.0
Number of storeys	3 & 3.5
Parking stalls (number) on site (Garages included)	20
Bicycle parking number (Class A-storage and rack)	13
Cargo Bike parking (Class A-storage and rack)	2
Bicycle parking number (Class B-racks)	10
Building Setbacks (m)	
Front yard	0.41 m.
Rear yard (East) to Building/Structure	5.13 m.
Rear yard (East) to Habital Rooms With Windows	7.56 m.
Side yard (North) to Building/Structure	5.26 m.
Side yard (North) to Habital Rooms With Windows	7.52 m.
Side yard (South)	22.29 m.
Side yard (West)	3.08 m.
Combined side yards (North + South)	15.08 m.
Open Site Space	
Open Site Space	60.81%
Front Yard Open Site Space	50.29%

PARKING CALCULATION [As Per Schedule C, Other Area]					
Type of Building	Units/ Floor Area	Parking Required	Visitor Required	Total Parking Required	Van Accessible
Block 1 House Conversion	7 Units	n/a	n/a	0	0
Blocks 2, 3 & 4 Multiple Dwellings	4 Units between 45-70 sqm [202, 203, 303, 401]	4 x 1 = 4	13 x 0.1 = 1.3 = 1	18	1
	9 Units greater than 70 sqm [All other units]	9 x 1.45 = 13.05 = 13			
			PROVIDED:	18 [Including 2 Garages]	1

BICYCLE PARKING CALCULATION (As Per Schedule C)			
Type of Building	Units/ Floor Area	Long Term Required	Short Term Required
Block 1 House Conversion	7 Units	7 x 1 = 7	n/a
	PROVIDED:	8	0
Blocks 2, 3 & 4 Multiple Dwellings	13 Units of 45sqm or more	13 x 1.25 = 16.25 = 16	18
	PROVIDED:	17 [Including 2 Oversize & 2 in Garages]	10*

* VARIANCE GRANTED AS PER DPV #00255

ALL VEHICLE PARKING STALLS TO BE ENGERGISED AS PER CITY OF VICTORIA ZONING REGULATION BYLAW SCHEDULE C

Average Grade Calculation: Bike Parking

A to B:	(29.95 + 29.80) ÷ 2 x 4.88	= 145.79
B to C:	(29.80 + 29.60) ÷ 2 x 5.18	= 153.85
C to D:	(29.60 + 30.55) ÷ 2 x 4.88	= 146.77
D to A:	(30.55 + 29.95) ÷ 2 x 5.18	= 156.70
Total =		603.10

Average Grade: 603.10 ÷ 20.12 = 29.98m

Average Grade Calculation: Existing (Block 1)

A to B:	(28.92 + 29.04) ÷ 2 x 3.01	= 87.27
B to C:	(29.04 + 29.52) ÷ 2 x 2.68	= 78.56
C to D:	(29.52 + 29.63) ÷ 2 x 7.03	= 208.02
D to E:	(29.63 + 29.72) ÷ 2 x 2.32	= 68.85
E to F:	(29.72 + 30.04) ÷ 2 x 7.84	= 234.14
F to G:	(30.04 + 29.85) ÷ 2 x 7.55	= 226.10
G to H:	(29.85 + 29.90) ÷ 2 x 3.43	= 102.45
H to I:	(29.90 + 29.31) ÷ 2 x 6.68	= 197.74
I to J:	(29.31 + 29.30) ÷ 2 x 0.92	= 26.84
J to K:	(29.30 + 29.24) ÷ 2 x 0.59	= 17.24
K to L:	(29.24 + 29.26) ÷ 2 x 4.01	= 117.41
L to M:	(29.26 + 29.32) ÷ 2 x 0.61	= 17.98
M to N:	(29.32 + 29.62) ÷ 2 x 7.46	= 219.98
N to O:	(29.62 + 29.41) ÷ 2 x 1.25	= 36.87
O to P:	(29.41 + 29.34) ÷ 2 x 3.62	= 106.47
P to Q:	(29.34 + 29.37) ÷ 2 x 1.23	= 35.96
Q to R:	(29.37 + 29.32) ÷ 2 x 1.34	= 39.32
R to S:	(29.32 + 30.55) ÷ 2 x 7.90	= 236.47
S to T:	(30.55 + 30.72) ÷ 2 x 0.57	= 17.58
T to U:	(30.72 + 29.54) ÷ 2 x 6.53	= 196.80
U to V:	(29.54 + 29.75) ÷ 2 x 3.58	= 105.99
V to A:	(29.75 + 28.92) ÷ 2 x 5.07	= 148.64

Total = 2526.69

Average Grade: 2526.69 ÷ 85.23 = 29.65m

Average Grade Calculation: Block 2

A to B:	(28.32 + 28.54) ÷ 2 x 1.83	= 52.03
B to C:	(28.54 + 28.35) ÷ 2 x 1.22	= 34.70
C to D:	(28.35 + 28.95) ÷ 2 x 4.06	= 116.32
D to E:	(28.95 + 29.40) ÷ 2 x 1.32	= 38.51
E to F:	(29.40 + 29.40) ÷ 2 x 5.79	= 170.23
F to G:	(29.40 + 29.47) ÷ 2 x 0.53	= 15.60
G to H:	(29.47 + 29.47) ÷ 2 x 0.76	= 22.40
H to I:	(29.47 + 29.47) ÷ 2 x 7.77	= 228.98
I to J:	(29.47 + 29.47) ÷ 2 x 0.76	= 22.40
J to K:	(29.47 + 29.95) ÷ 2 x 5.11	= 151.82
K to L:	(29.95 + 30.62) ÷ 2 x 4.19	= 126.89
L to M:	(30.62 + 29.80) ÷ 2 x 2.44	= 73.71
M to N:	(29.80 + 29.50) ÷ 2 x 1.60	= 47.44
N to O:	(29.50 + 29.87) ÷ 2 x 1.12	= 33.25
O to P:	(29.87 + 29.55) ÷ 2 x 4.13	= 122.70
P to Q:	(29.55 + 28.87) ÷ 2 x 3.15	= 92.01
Q to R:	(28.87 + 29.98) ÷ 2 x 1.83	= 53.85
R to A:	(29.98 + 28.32) ÷ 2 x 9.04	= 263.52

Total = 1666.35

Average Grade: 1666.35 ÷ 56.65 = 29.41m

Average Grade Calculation: Block 3

A to B:	(30.25 + 30.75) ÷ 2 x 9.75	= 297.38
B to C:	(30.75 + 30.60) ÷ 2 x 0.91	= 27.91
C to D:	(30.60 + 30.75) ÷ 2 x 2.44	= 74.85
D to E:	(30.75 + 30.75) ÷ 2 x 4.11	= 126.38
E to F:	(30.75 + 30.75) ÷ 2 x 2.44	= 75.03
F to G:	(30.75 + 30.75) ÷ 2 x 1.57	= 48.28
G to H:	(30.75 + 30.75) ÷ 2 x 2.44	= 75.03
H to I:	(30.75 + 30.75) ÷ 2 x 4.13	= 127.00
I to J:	(30.75 + 30.60) ÷ 2 x 2.44	= 74.85
J to K:	(30.60 + 30.60) ÷ 2 x 1.71	= 52.33
K to L:	(30.60 + 30.75) ÷ 2 x 2.44	= 74.85
L to M:	(30.75 + 30.75) ÷ 2 x 5.03	= 154.67
M to N:	(30.75 + 30.30) ÷ 2 x 12.19	= 372.10
N to O:	(30.30 + 30.30) ÷ 2 x 1.83	= 55.45
O to P:	(30.30 + 30.25) ÷ 2 x 1.22	= 36.94
P to Q:	(30.25 + 30.15) ÷ 2 x 13.82	= 417.36
Q to R:	(30.15 + 30.20) ÷ 2 x 1.22	= 36.81
R to A:	(30.20 + 30.25) ÷ 2 x 1.83	= 55.31

Total = 2182.52

Average Grade: 2182.52/ 71.52 = 30.52m

Average Grade Calculation: Block 4

A to B:	(30.90 + 31.00) ÷ 2 x 2.69	= 83.26
B to C:	(31.00 + 31.90) ÷ 2 x 3.66	= 115.11
C to D:	(31.98 + 31.98) ÷ 2 x 1.42	= 45.41
D to E:	(31.98 + 32.22) ÷ 2 x 2.29	= 73.51
E to F:	(32.22 + 32.22) ÷ 2 x 1.22	= 39.31
F to G:	(32.22 + 31.98) ÷ 2 x 2.29	= 73.51
G to H:	(31.98 + 31.98) ÷ 2 x 1.42	= 45.41
H to I:	(31.98 + 31.60) ÷ 2 x 3.66	= 116.35
I to J:	(31.60 + 31.50) ÷ 2 x 4.22	= 133.14
J to K:	(31.50 + 30.75) ÷ 2 x 5.74	= 178.66
K to L:	(30.75 + 31.25) ÷ 2 x 2.44	= 75.64
L to M:	(31.25 + 30.96) ÷ 2 x 4.18	= 130.02
M to N:	(30.96 + 30.75) ÷ 2 x 2.44	= 75.29
N to O:	(30.75 + 30.75) ÷ 2 x 1.63	= 50.12
O to P:	(30.75 + 30.91) ÷ 2 x 2.44	= 75.23
P to Q:	(30.91 + 30.85) ÷ 2 x 4.17	= 128.77
Q to R:	(30.85 + 30.75) ÷ 2 x 2.44	= 75.15
R to S:	(30.75 + 30.75) ÷ 2 x 1.78	= 54.74
S to T:	(30.75 + 30.74) ÷ 2 x 0.31	= 9.65
T to U:	(30.74 + 30.74) ÷ 2 x 0.76	= 23.36
U to V:	(30.74 + 30.63) ÷ 2 x 2.54	= 77.94
V to W:	(30.63 + 30.63) ÷ 2 x 0.76	= 23.28
W to X:	(30.63 + 30.30) ÷ 2 x 6.91	= 210.51
X to Y:	(30.30 + 30.30) ÷ 2 x 1.83	= 55.45
Y to Z:	(30.30 + 30.25) ÷ 2 x 1.22	= 36.94
Z to A:	(30.25 + 30.90) ÷ 2 x 15.65	= 478.50

Total = 2484.12

Average Grade: 2484.12/ 81.01 = 31.01m



2
A102

Context Plan

Scale: Not To Scale

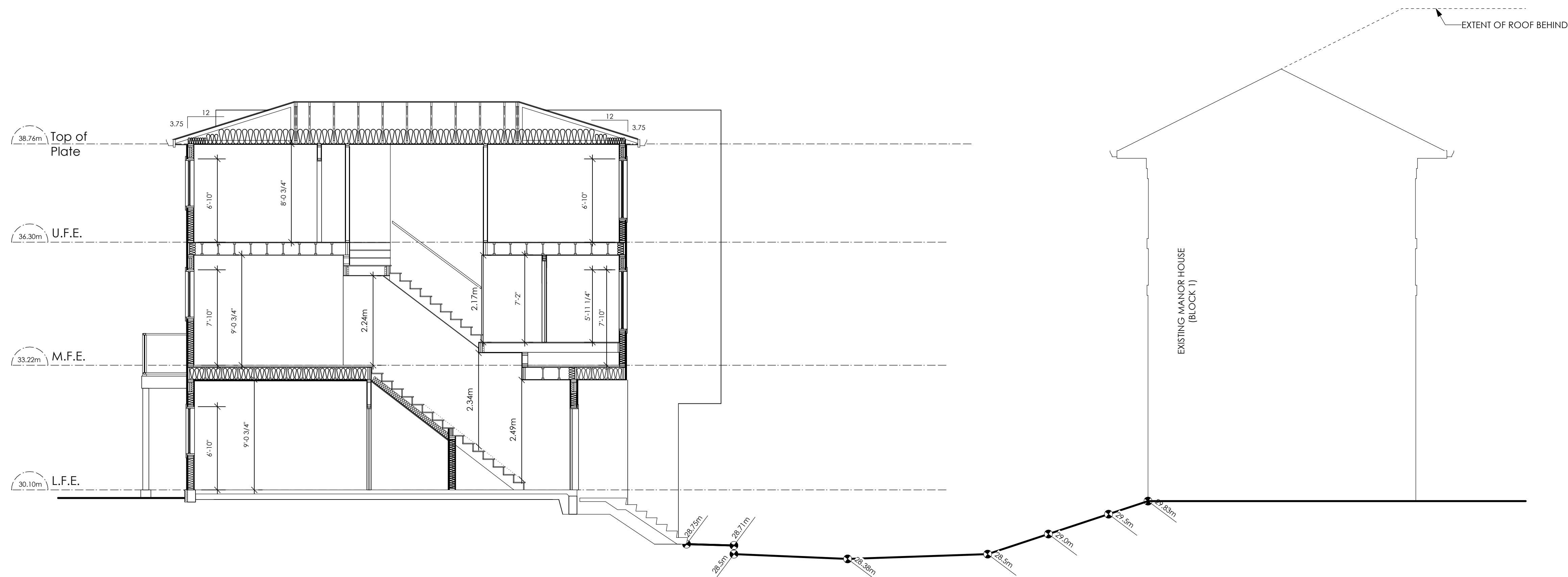
*MAP IMAGE FOR CONTEXT PLAN TAKEN FROM VICMAP



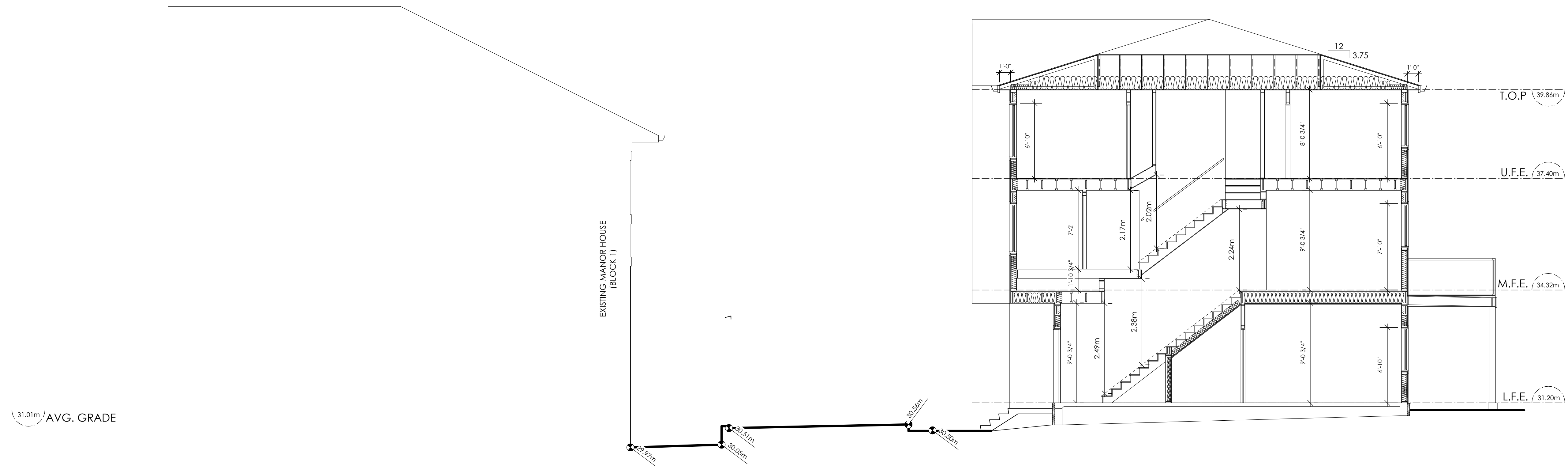
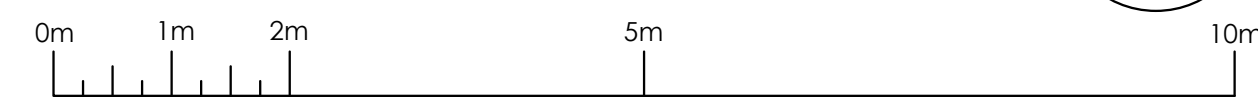
3
A102

Artistic Rendering


<div>MJM Architect Inc.</div> <div>#501, 503 Vespa Street, Victoria, BC V8W 1K7 ph: 778.966.8619 email: office@mjmarchitect.ca</div>		Michael Jon Moody Principal Architect AIBC, MRPAC, LEED AP®			PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC		PROJECT NO. 2424	
		FOR GMC Projects Inc.		DRAWING TITLE Site Data & Context Plan		DRAWN BY NCT	SCALE AS NOTED	DATE 2025-08-19 VYVMB005
		CHECKED BY MJM						DRAWING NO. A102



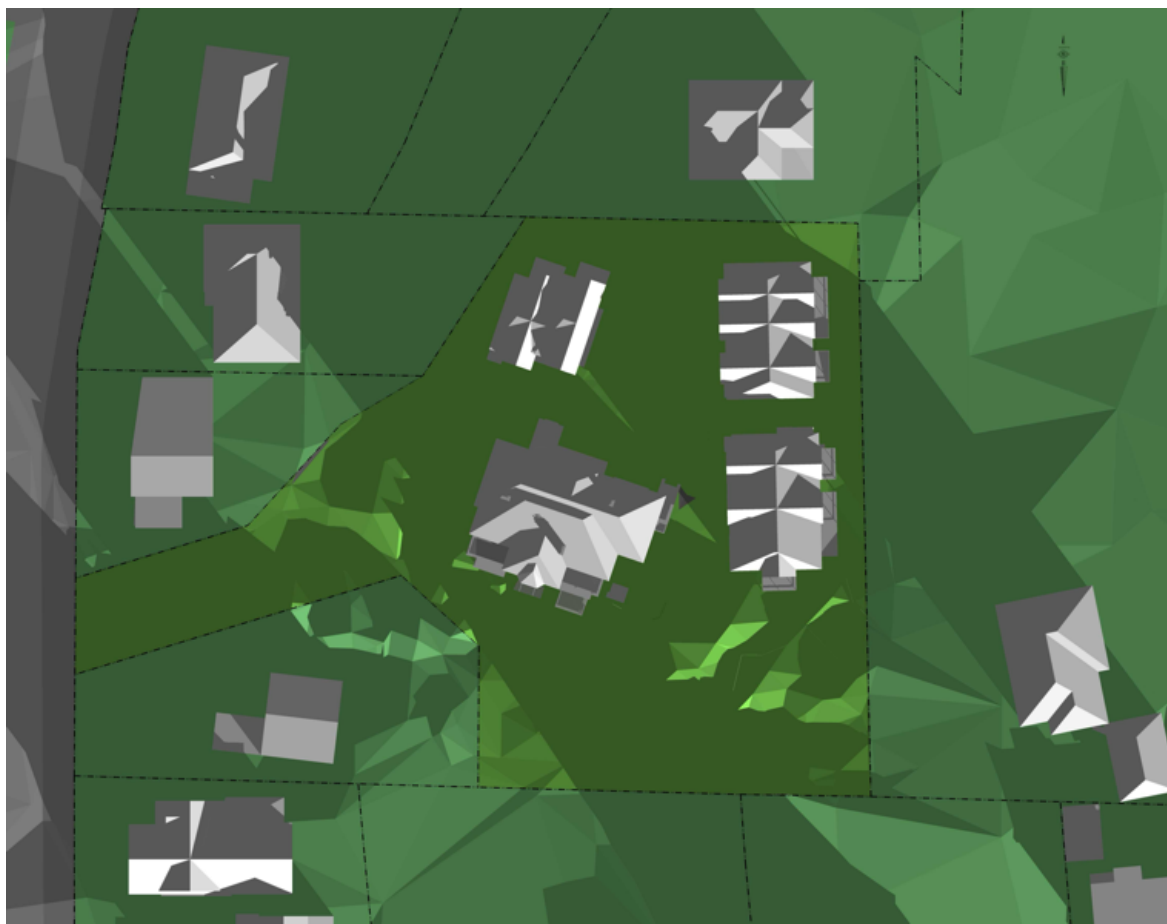
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A103 SITE SECTION A-A
Scale: 3/16" = 1'-0"



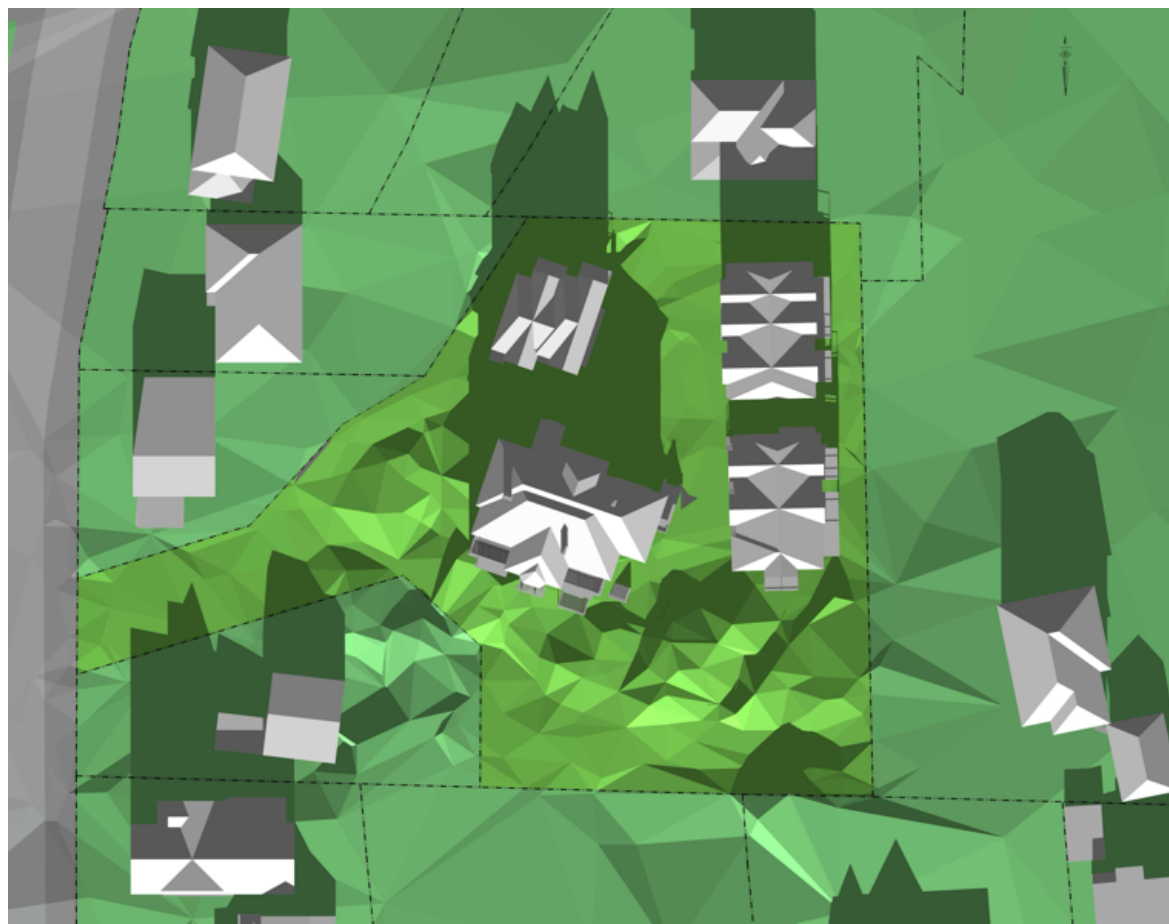
2
A103 SITE SECTION B-B
Scale: 3/16" = 1'-0"

	Michael Jon Moody Principal Architect AIBC, MFAS, LEED A.P. [®]		PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC		PROJECT NO. 2424	
	FOR GMC Projects Inc.		DRAWING TITLE Site Sections		DATE 2025-08-19	
	DRAWN BY NCT		SCALE AS NOTED		DRAWING NO. A103	
	CHECKED BY MJM		PROJECT ADDRESS #501, 515 Yates Street, Victoria, BC V8W 1K7 ph: 778.966.8613 email: office@mjmarchitect.ca		PROJECT NO. 2424	

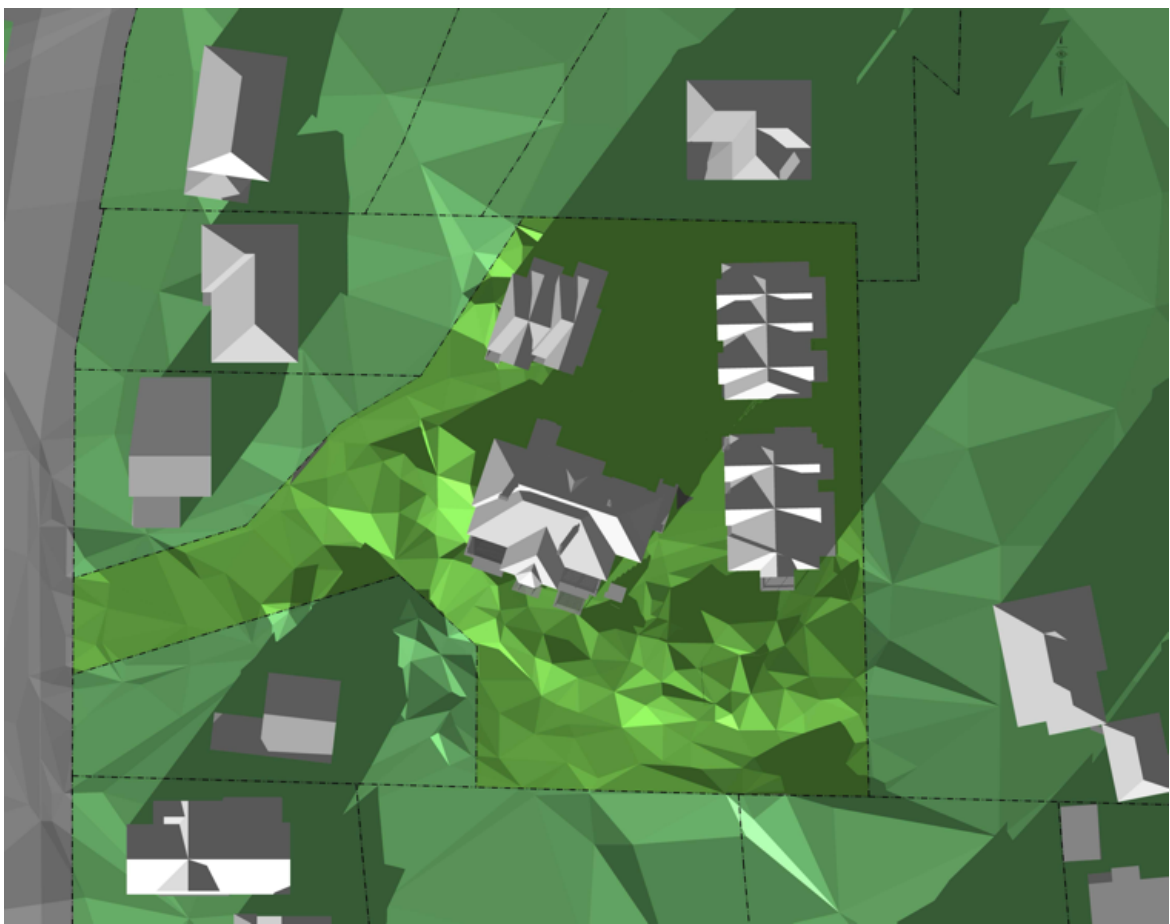
WINTER SOLSTICE DEC 21



1 Shadow Study - 9:32am (1.5hrs After Sunrise)
A104

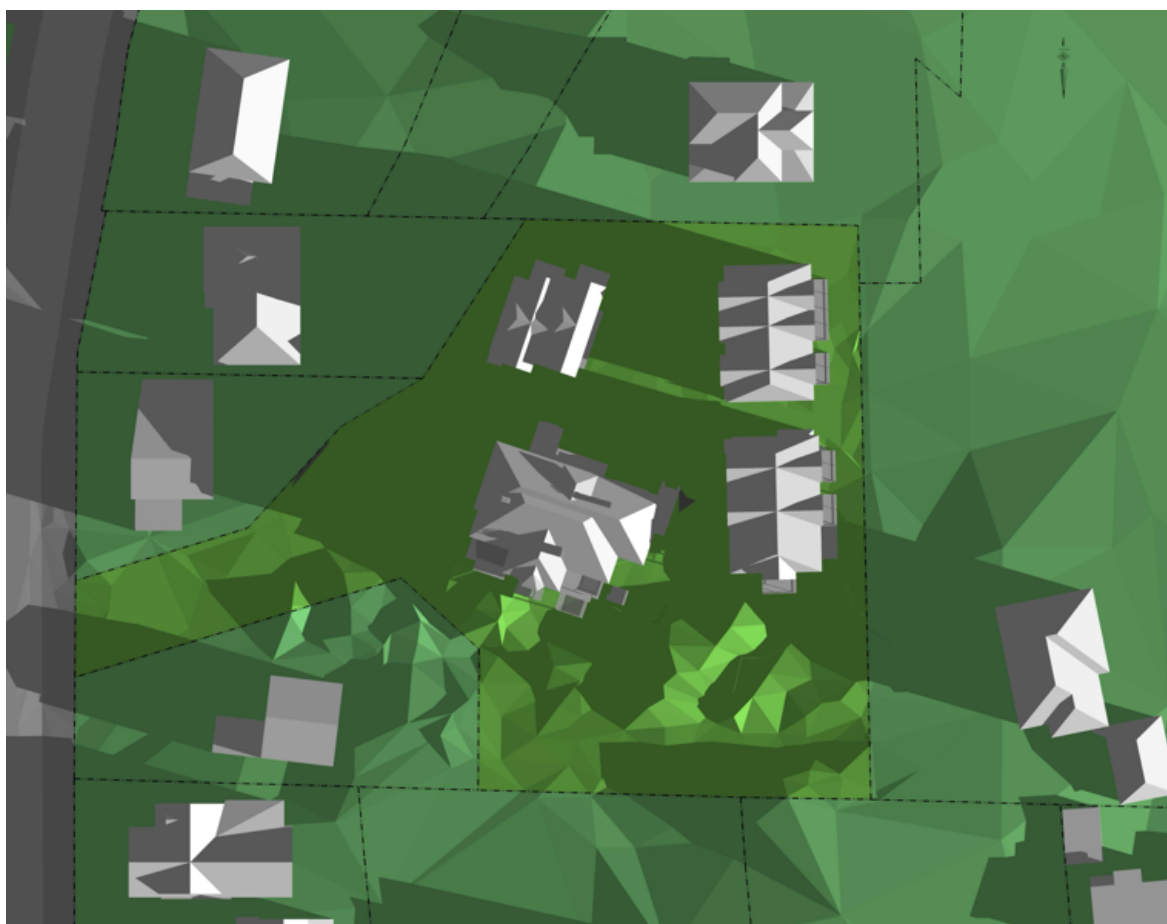


2 Shadow Study - 12:11pm (Solar Noon)
A104

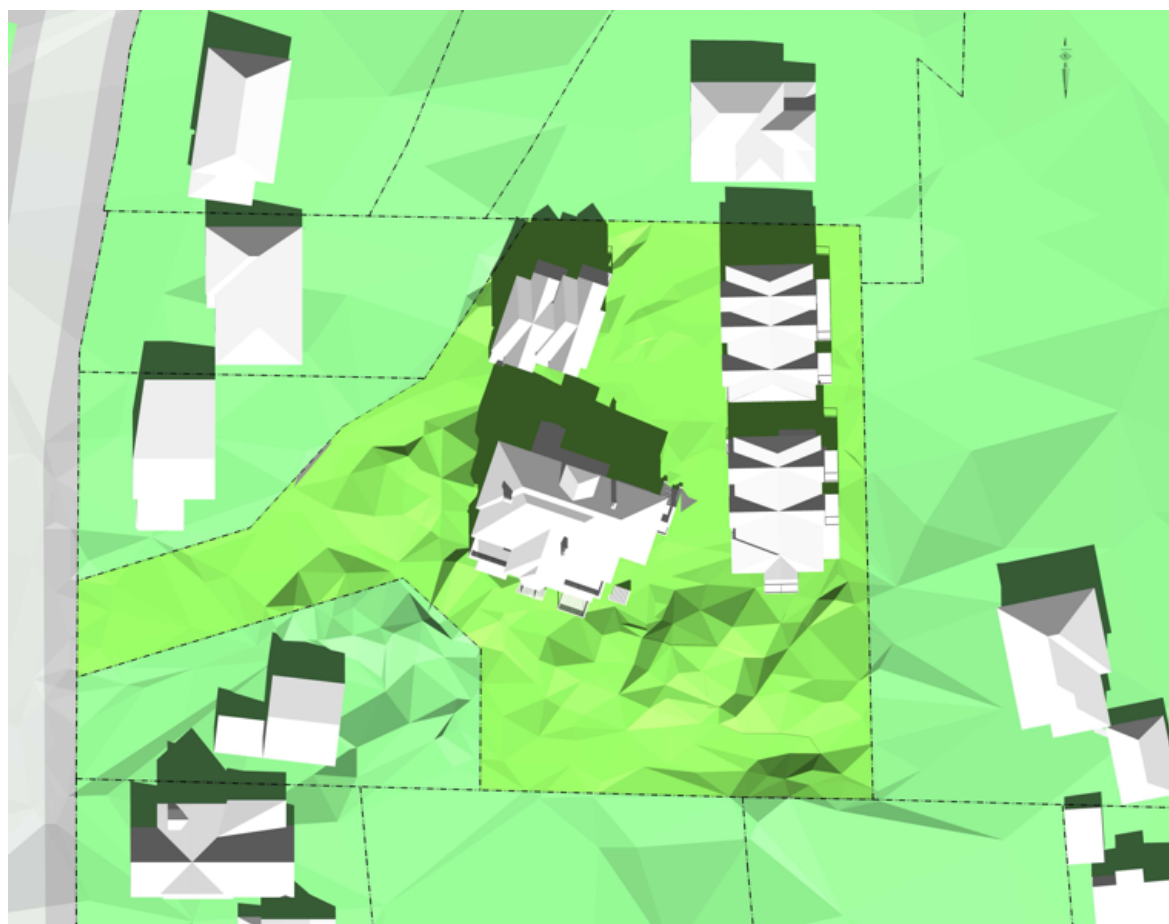


3 Shadow Study - 2:50pm (1.5hrs Before Sunset)
A104

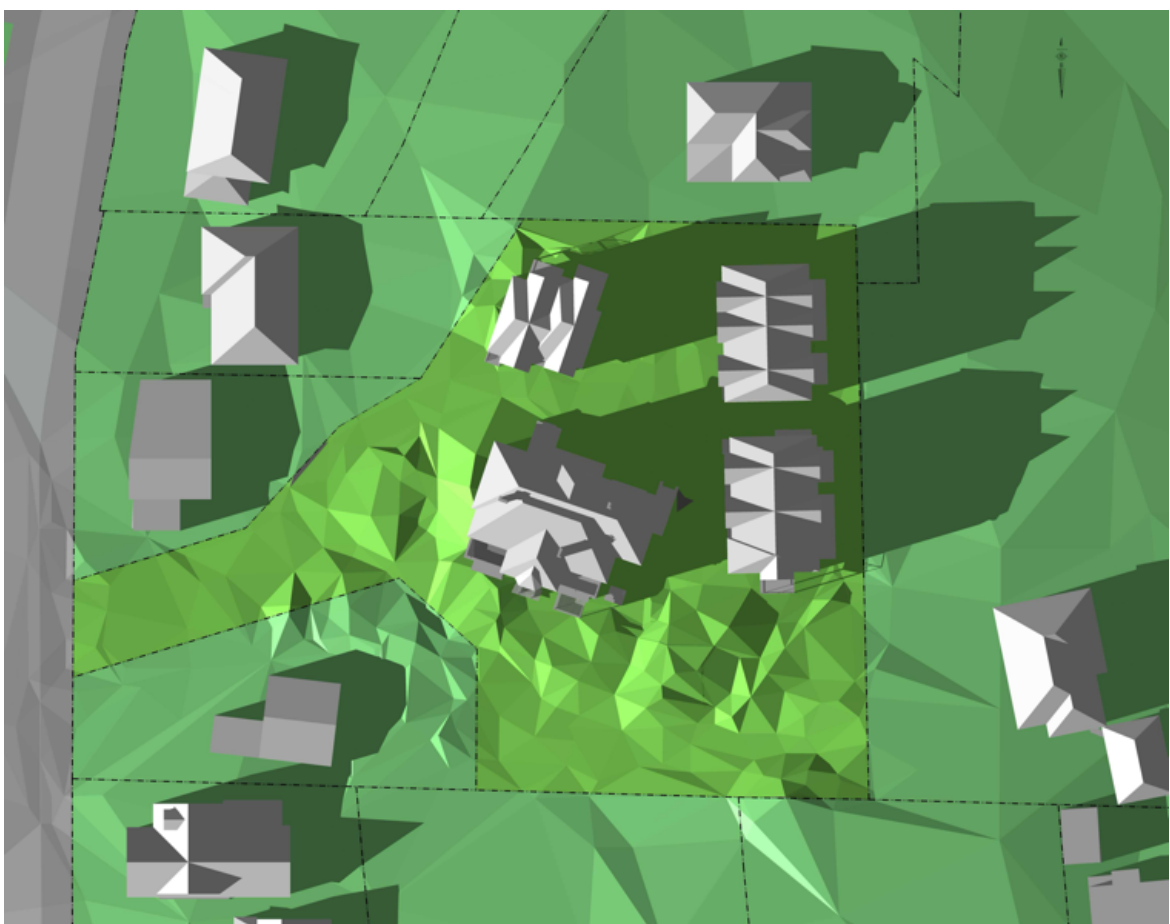
MAR 20 / SEPT 22



4 Shadow Study - 8:45am (1.5hrs After Sunrise)
A104

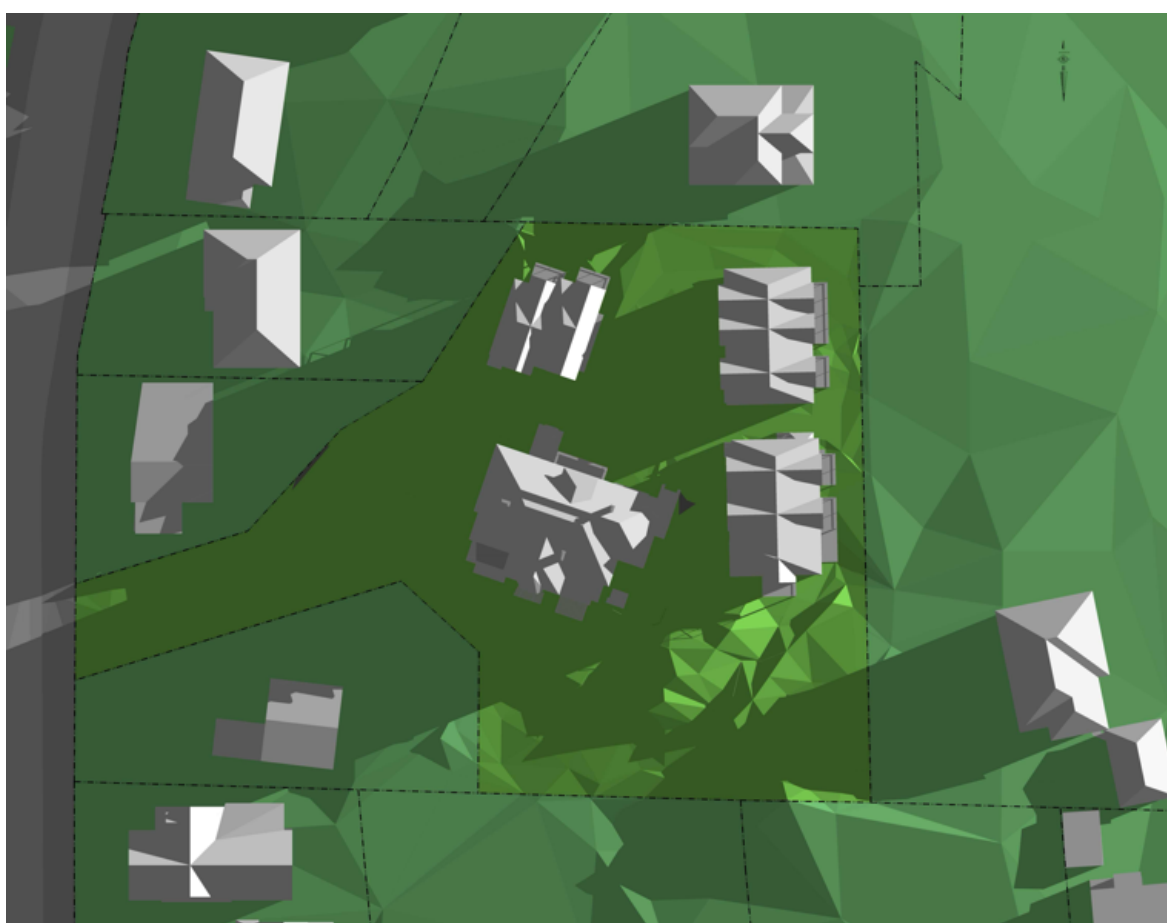


5 Shadow Study - 1:20pm (Solar Noon)
A104



6 Shadow Study - 5:56pm (1.5hrs Before Sunset)
A104

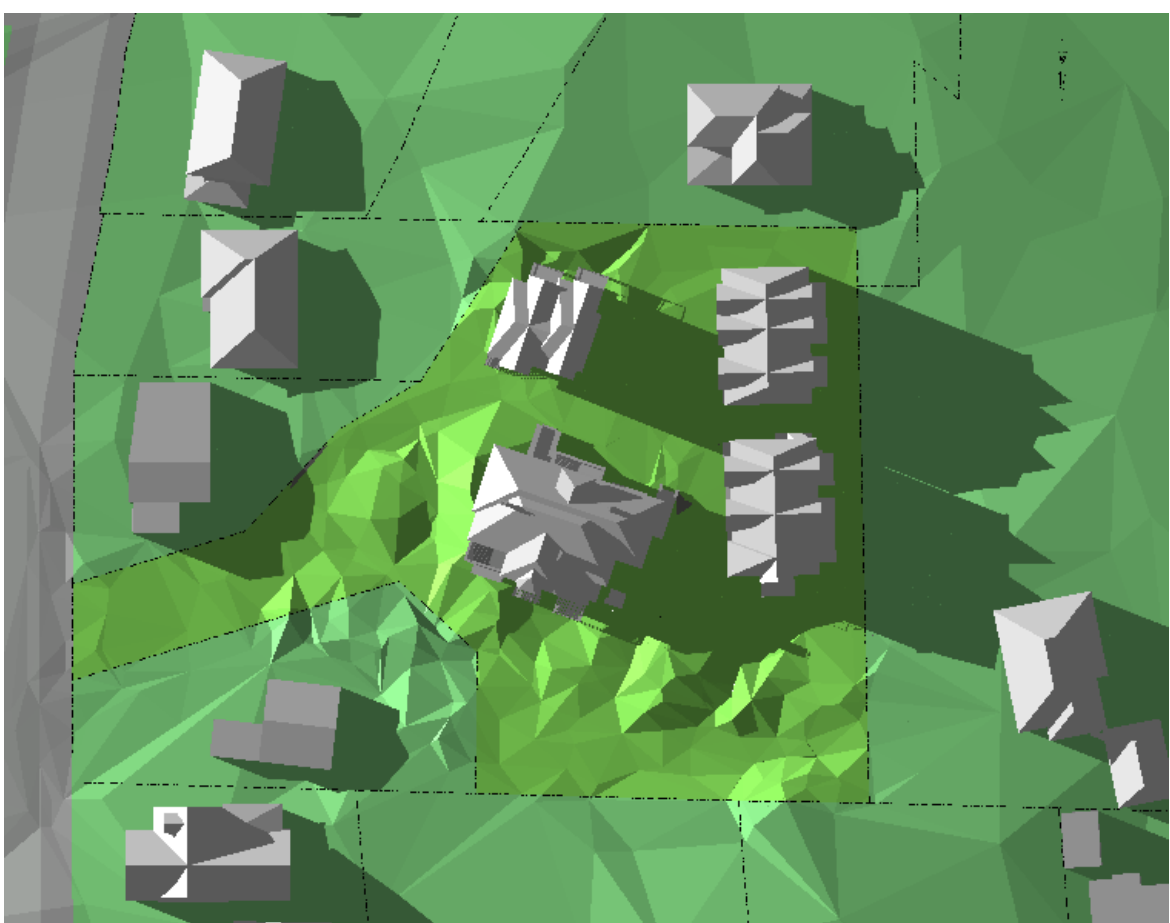
SUMMER SOLSTICE JUNE 21



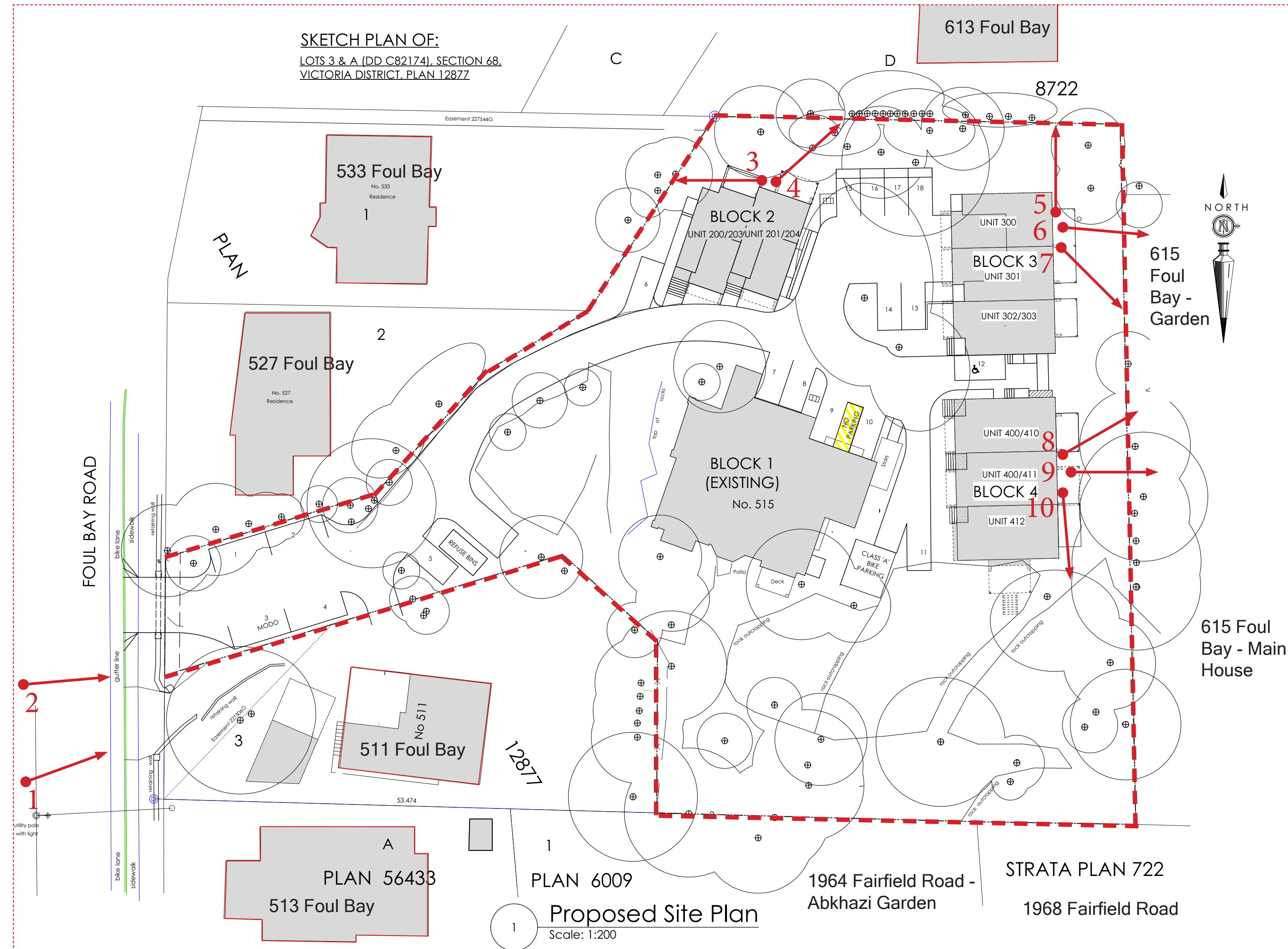
7 Shadow Study - 6:41am (1.5hrs After Sunrise)
A104



8 Shadow Study - 1:15pm (Solar Noon)
A104



9 Shadow Study - 7:48pm (1.5hrs Before Sunset)
A104



FOUL BAY ROAD

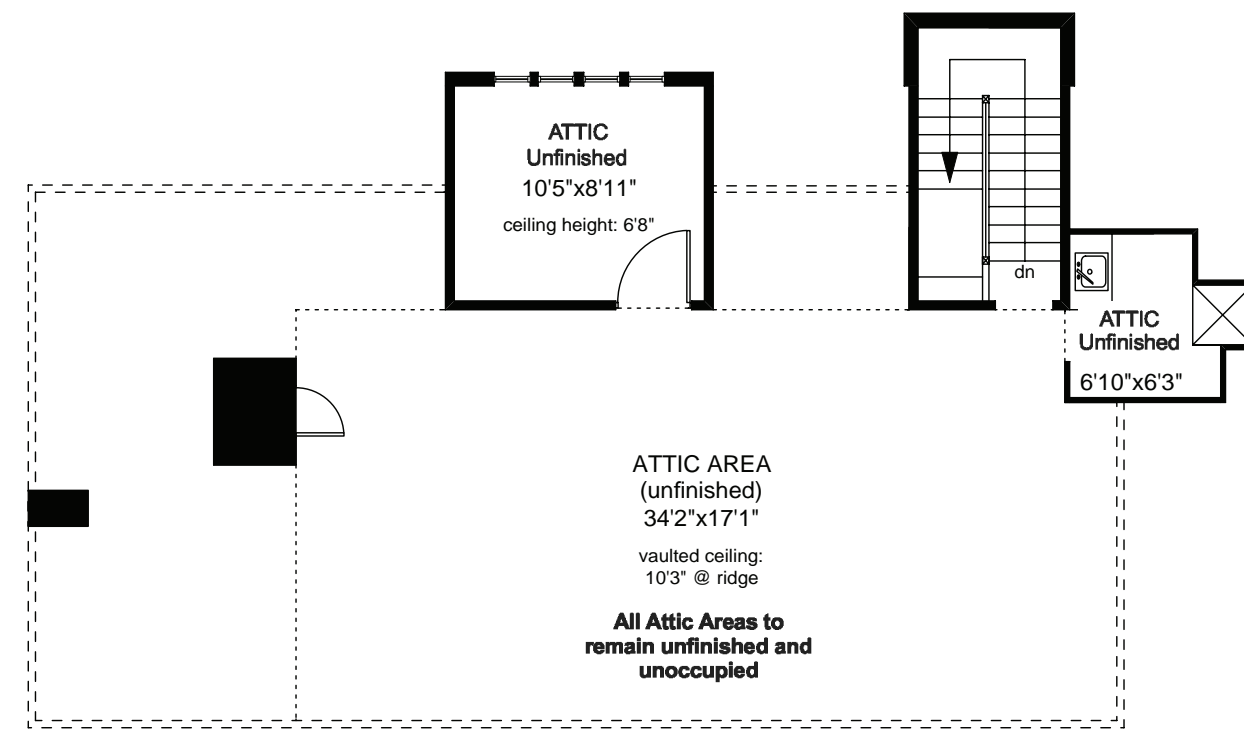


1
A106

Largest Rectangle For Determining Front Property Line

Scale: 1:200

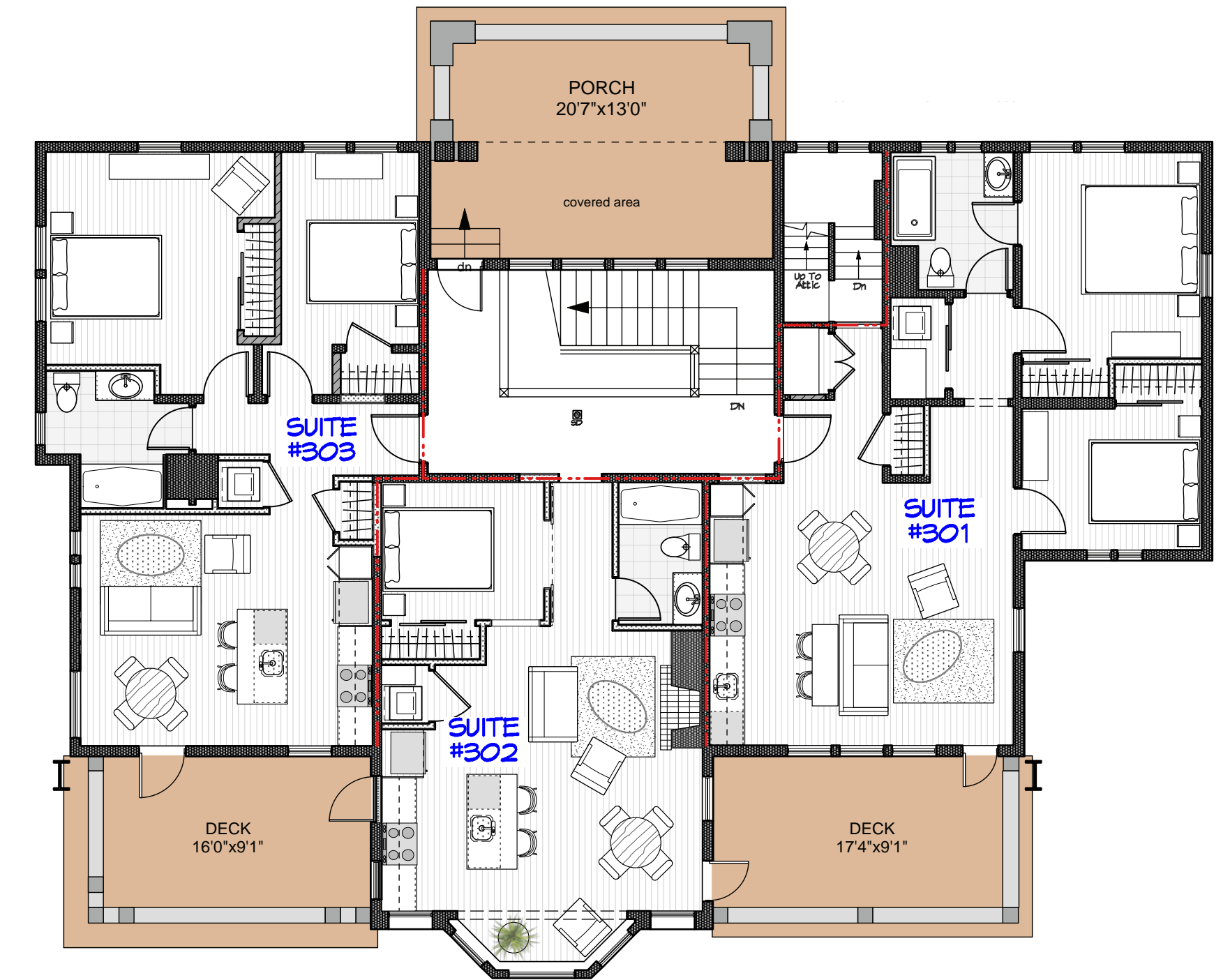
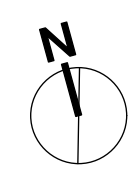
Michael Jon Moody Principal Architect AIBC, MRAC, LEED A.P. [®]		PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC		PROJECT NO. 2424	
MJM Architect Inc. #301, 515 Yates Street, Victoria, BC V8W 1K7 ph: 778.966.8619 email: office@mjmarchitect.ca		FOR GMC Projects Inc.			
DRAWING TITLE Front Property Line -Addendum		DRAWN BY NCT	SCALE AS NOTED	DATE 2025-08-19	DRAWING NO. A106



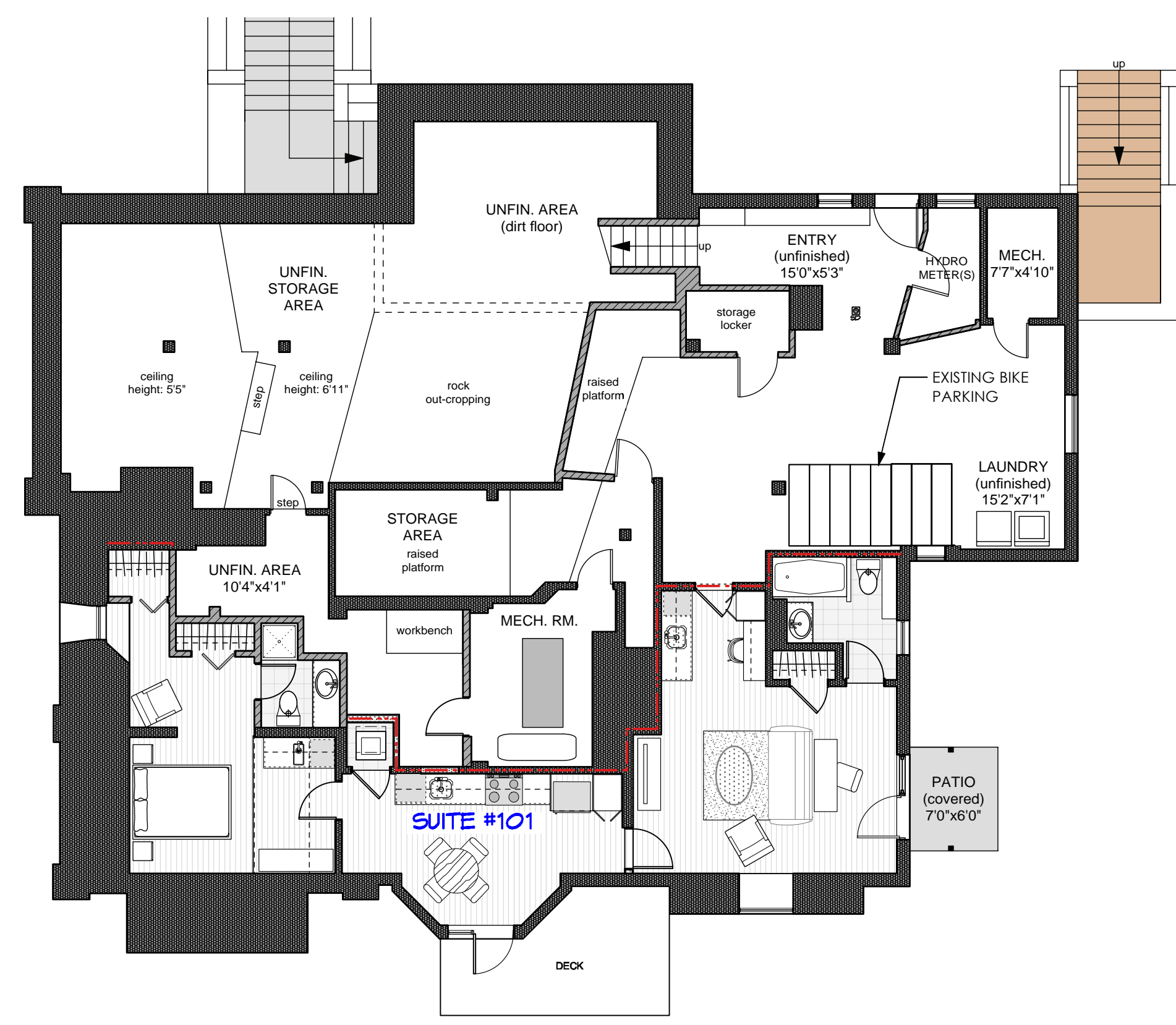
4 Attic Plan
A200 Scale: 1/8" = 1'-0"
Floor Area: 79.3 m² [789 sqft]



2 Main Floor Plan
A200 Scale: 1/8" = 1'-0"
Floor Area: 266 m² [2,863.20 sqft]



3 Upper Floor Plan
A200 Scale: 1/8" = 1'-0"
Floor Area: 218 m² [2,346.53 sqft]



1 Lower Floor Plan
A200 Scale: 1/8" = 1'-0"
Floor Area: 258 m² [2,771.09 sqft]

6

BUILDING AREAS

Lower Floor	258 sqm	2,771.09 sqft
Main Floor	266 sqm	2,863.20 sqft
Upper Floor	218 sqm	2,346.53 sqft
Attic Floor	79 sqm	788.91 sqft
Total Floor area	815 sqm	8,775.81 sqft

UNIT MIX

Unit #101	71.71 sqm	771.88 sqft	1 Bedroom
Unit #201	94.44 sqm	1,016.54 sqft	2 Bedrooms
Unit #202	47.33 sqm	509.46 sqft	Studio
Unit #203	80.22 sqm	861.33 sqft	2 Bedrooms
Unit #301	70.22 sqm	755.84 sqft	2 Bedrooms
Unit #302	47.80 sqm	514.51 sqft	Studio
Unit #303	65.98 sqm	710.20 sqft	2 Bedrooms



Existing Mansion Elevation
North



Existing Mansion Elevation
West

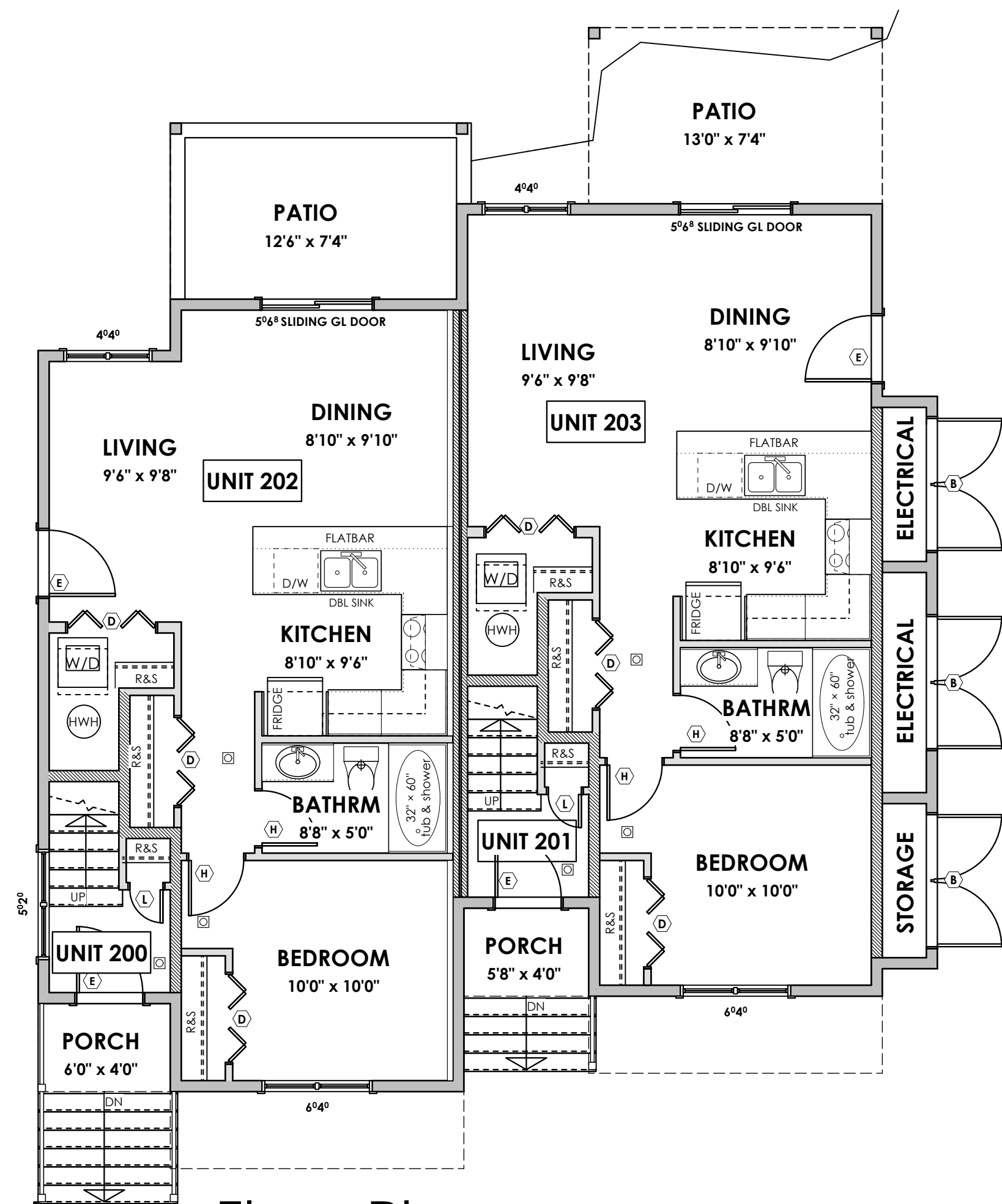


Existing Mansion Elevation
East



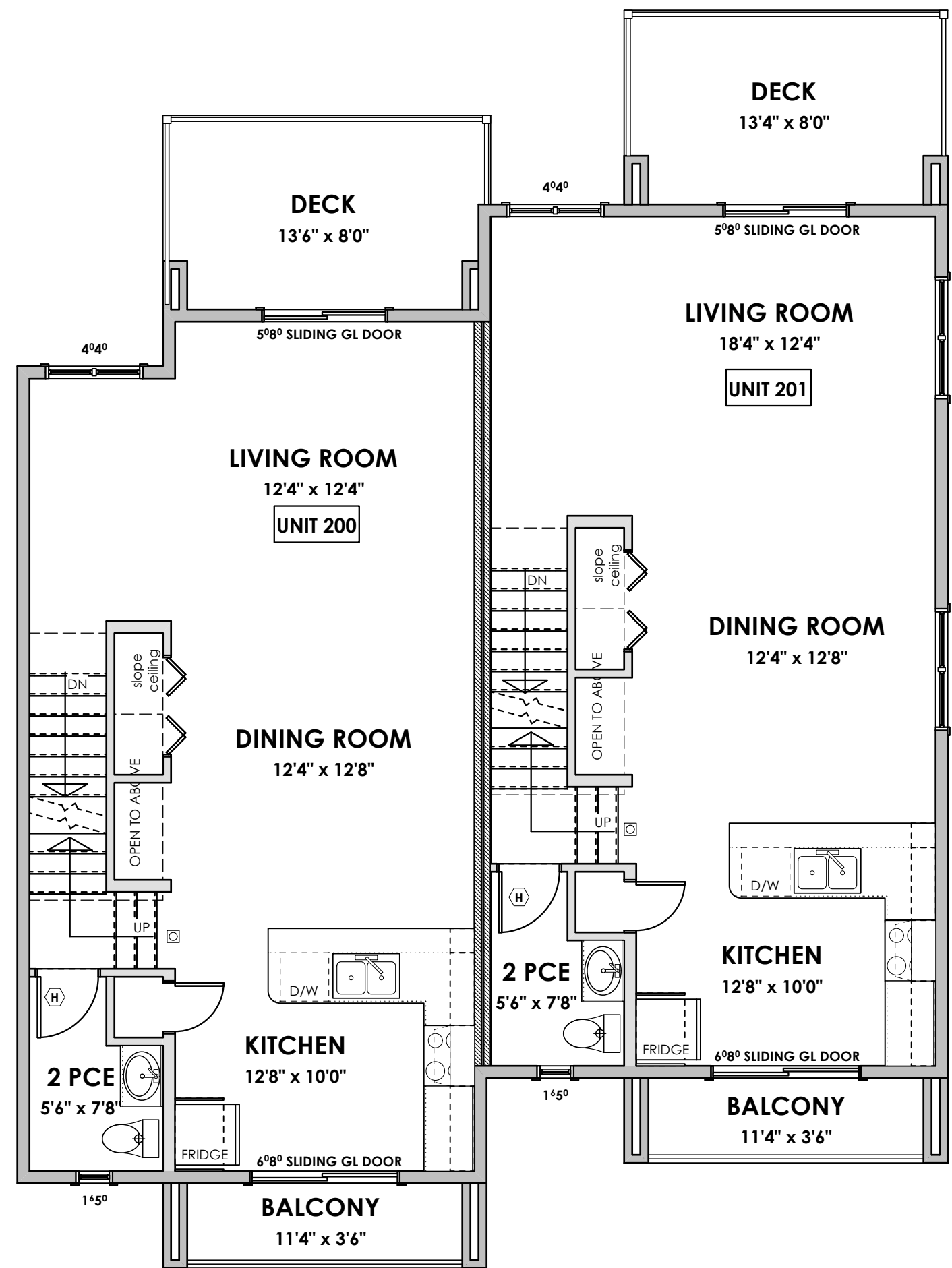
Existing Mansion Elevation
South

MJM Architect Inc. #301, 515 West Street Victoria, BC V8W 1K7 ph: 778.966.8013 email: office@mjmarchitect.ca	PROJECT NAME: DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC		PROJECT NO.: 2424	
	FOR: GMC Projects Inc.		DRAWING TITLE: Manor House Elevations	
DRAWING NO.: NCT		SCALE: AS NOTED		DATE: 2025-08-19
DRAWN BY: MJM		CHECKED BY: MJM		DRAWING NO.: A201



1
A300
Lower Floor Plan
Scale: 3/16" = 1'-0"

DWELLINGS			
Unit 200:	44.25 sq.ft.	(4.11 sq.m.)	
Unit 202:	568.30 sq.ft.	(52.80 sq.m.)	
Unit 201:	47.53 sq.ft.	(4.42 sq.m.)	
Unit 203:	579.44 sq.ft.	(53.83 sq.m.)	
Electrical:	39.94 sq.ft.	(3.71 sq.m.)	
Sprinkler:	16.31 sq.ft.	(1.52 sq.m.)	
TOTAL:	1295.77 sq.ft.	(120.39sq.m.)	

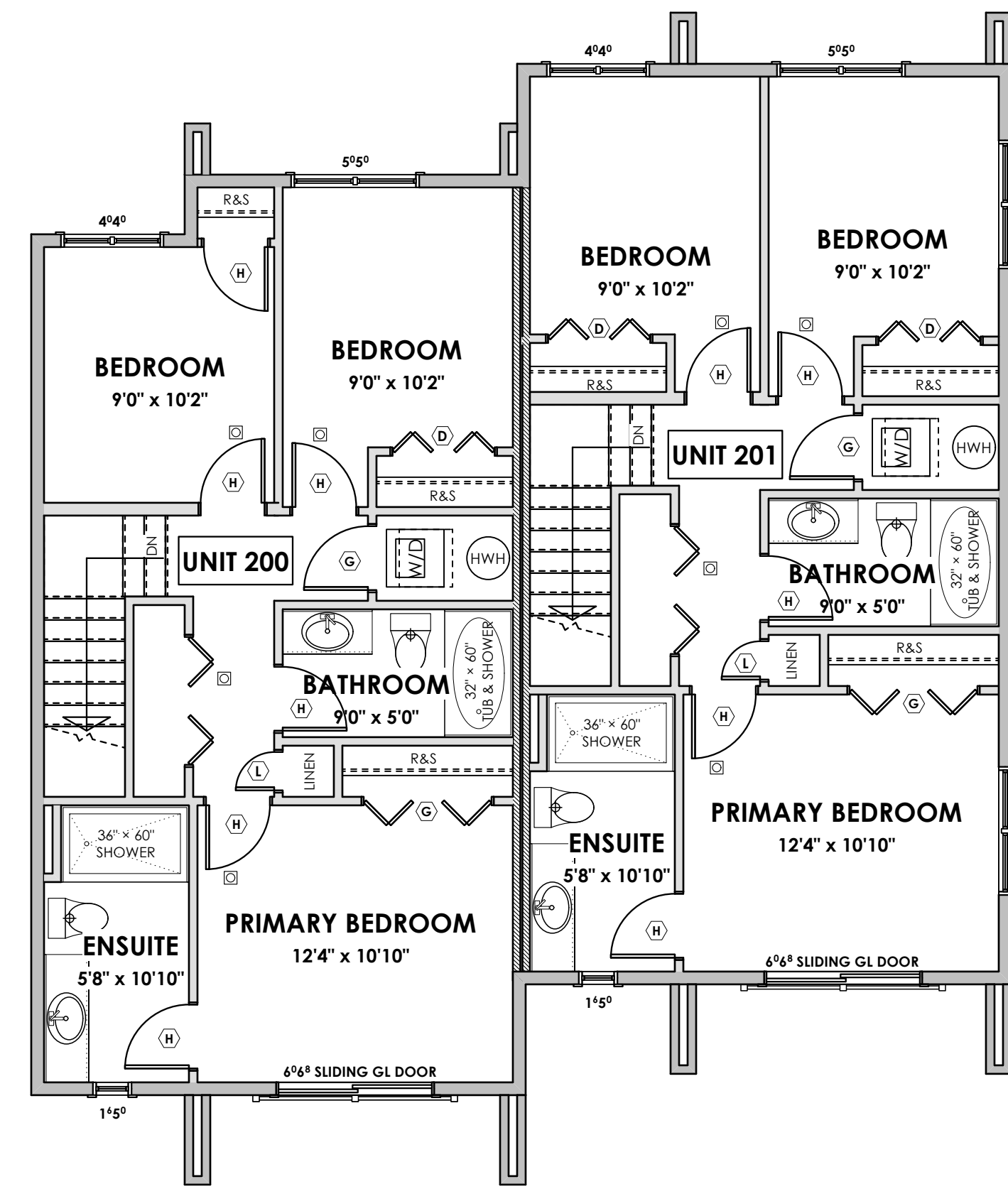


2
A300
Main Floor Plan
Scale: 3/16" = 1'-0"

Unit 200:	637.89 sq.ft.	(59.26 sq.m.)
Unit 201:	651.89 sq.ft.	(60.56 sq.m.)
TOTAL:	1289.78 sq.ft.	(119.82 sq.m.)



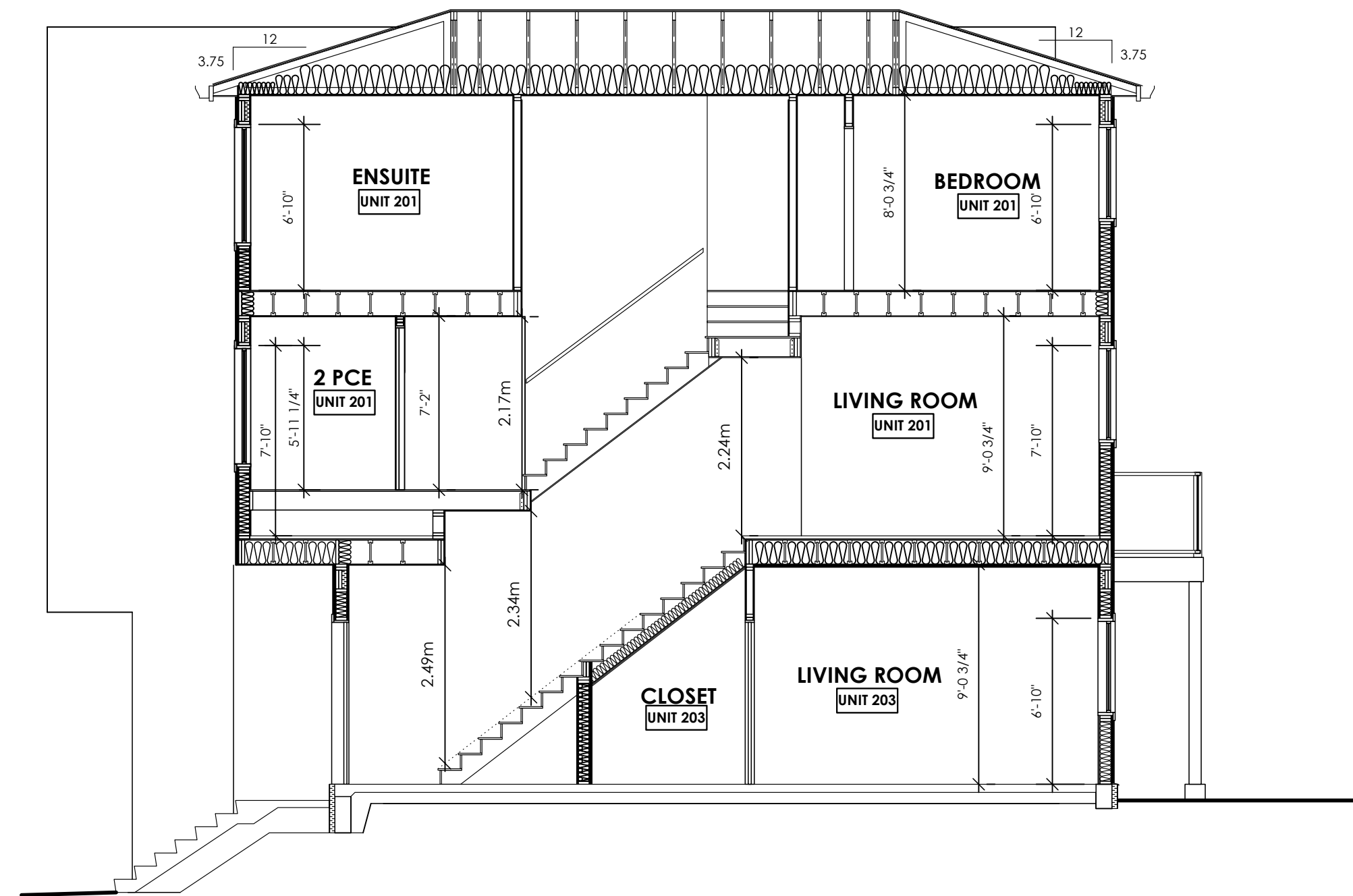
A300
BLOCK 2



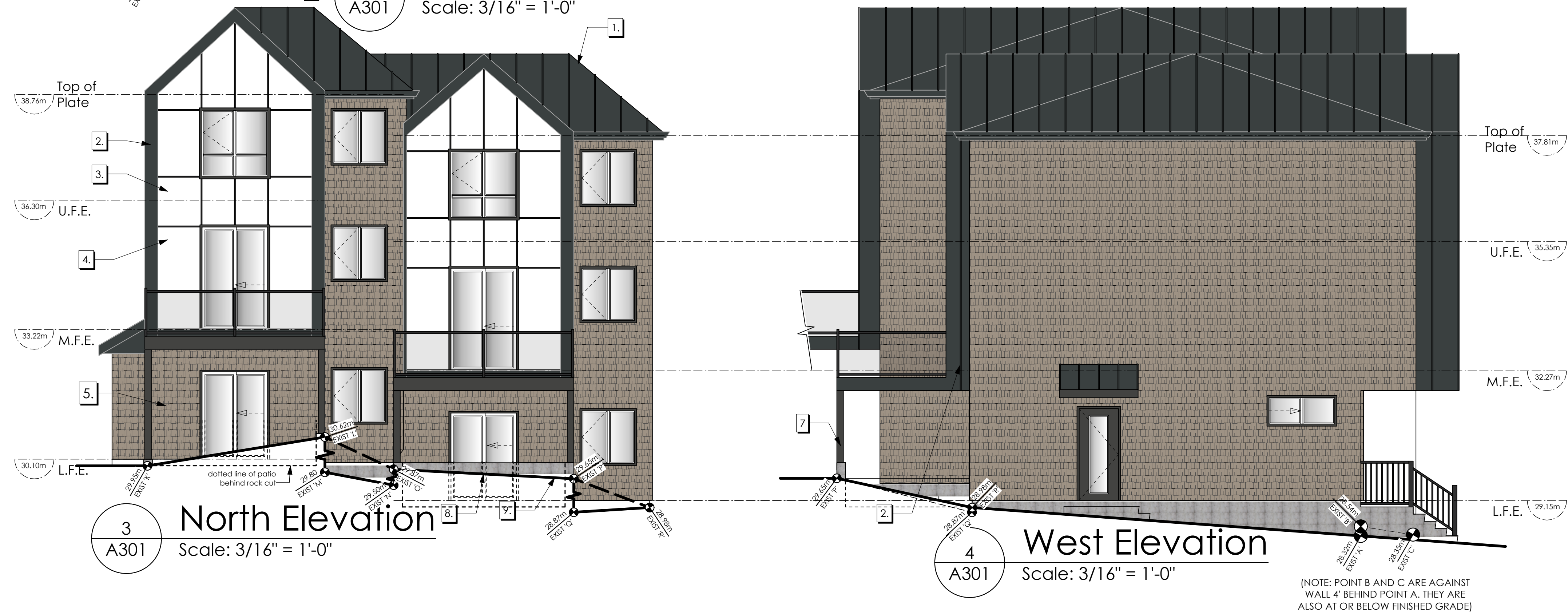
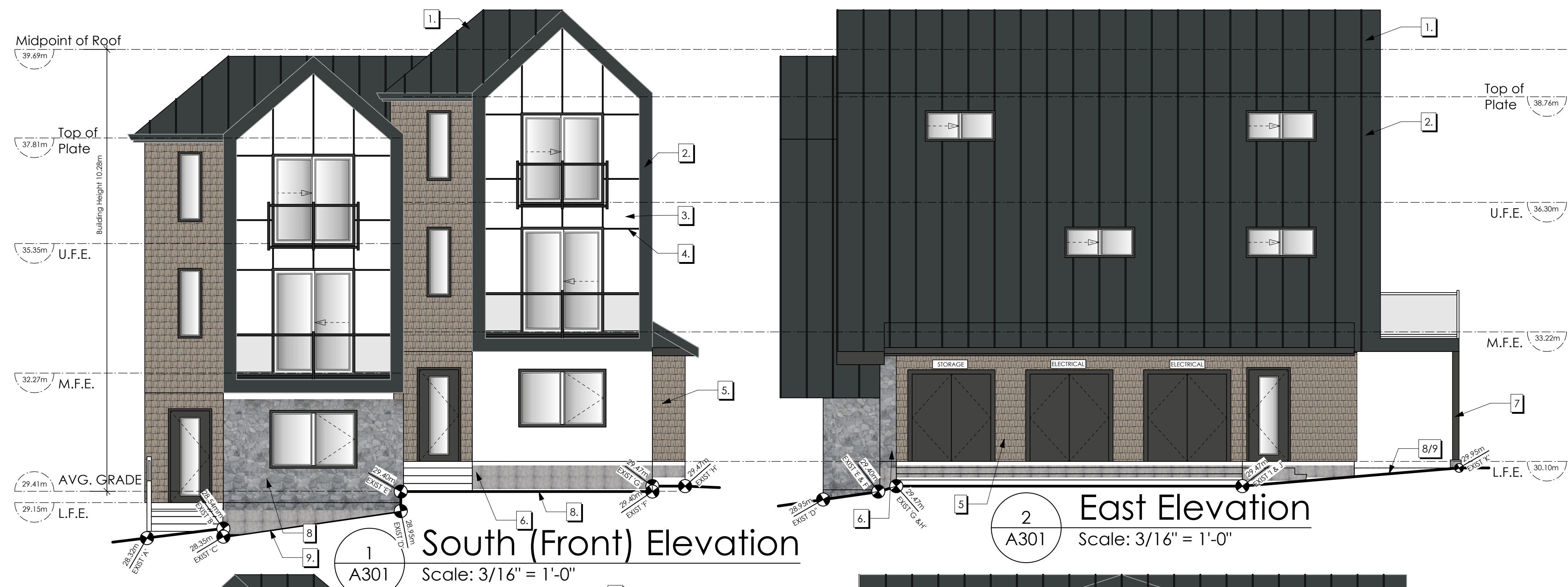
3
A300
Upper Floor Plan
Scale: 3/16" = 1'-0"

Unit 200:	602.11 sq.ft.	(55.94 sq.m.)
Unit 201:	616.11 sq.ft.	(57.24 sq.m.)
TOTAL:	1218.22 sq.ft.	(113.18 sq.m.)

DOOR SCHEDULE		(F)	2'10" X 6'8" (34" X 80")
(A)	8'0" X 6'8" (96" X 80")	(G)	2'8" X 6'8" (32" X 80")
(B)	6'0" X 6'8" (72" X 80")	(H)	2'6" X 6'8" (30" X 80")
(C)	5'0" X 6'8" (60" X 80")	(J)	2'4" X 6'8" (28" X 80")
(D)	4'0" X 6'8" (48" X 80")	(K)	2'0" X 6'8" (24" X 80")
(E)	3'0" X 6'8" (36" X 80")	(L)	1'6" X 6'8" (18" X 80")



4
A300
Cross-Section
Scale: 3/16" = 1'-0"



FINISHES & MATERIALS	COLOURS
1 ROOF	CASCADIA METALS IRON ORE
2 METAL SIDING	CASCADIA METALS IRON ORE
3 HARDIE PANEL	SHERWIN WILLIAMS HIGH REFLECTIVE WHITE (SW 7757) OR SIMILAR
4 ALUMINIUM REVEALS AND RAILINGS	POWDER COATED BLACK
5 COMPOSITE SHINGLES	SHERWIN WILLIAMS: KEYSTONE GRAY (SW 7504) OR SIMILAR
6 STONE OR STONE EFFECT	K2 STONE: ARBUTUS FIELD STONE OR SIMILAR
7 BUILT UP WOOD COLUMN	SHERWIN WILLIAMS: IRON ORE (SW 7069) OR SIMILAR
8 FINISHED GRADE	N/A
9 EXISTING GRADE	N/A
TRIM, GUTTERS, FASCIA, AND DOORS	SHERWIN WILLIAMS: IRON ORE (SW 7069) OR KEYSTONE GRAY (SW 7504)

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction ¹	Type of Cladding ¹
South							
Unit 200	41.00 sq.m.	3.22 m.	38.00 %	31.51 %	1 hour	B	A
Unit 201	38.82 sq.m.	3.35 m.	43.00 %	33.28 %	1 hour	B	A
Unit 202	13.37 sq.m.	3.22 m.	24.00 %	16.68 %	1 hour	B	A
Unit 203	12.61 sq.m.	3.35 m.	24.00 %	17.68 %	1 hour	B	A
East							
Unit 201	74.83 sq.m.	7.61 m.	100.00 %	4.97 %	45 min.	B	A
Unit 203	10.41 sq.m.	7.61 m.	100.00 %	18.73 %	45 min.	B	A
Electrical Closets	16.37 sq.m.	7.81 m.	100.00 %	0.00 %	45 min.	B	A
Storage	8.05 sq.m.	8.93 m.	100.00 %	0.00 %	45 min.	B	A

¹ Type of Construction Used:
A = Combustible
B = Non Combustible

*TABLE COMPLIES WITH BCBC 9.10.14.4.(1)(a), 9.10.14.4.(7), and Table 9.10.14.5-A
Unit 200 and 201 prorated to 38% and 42% respectively.

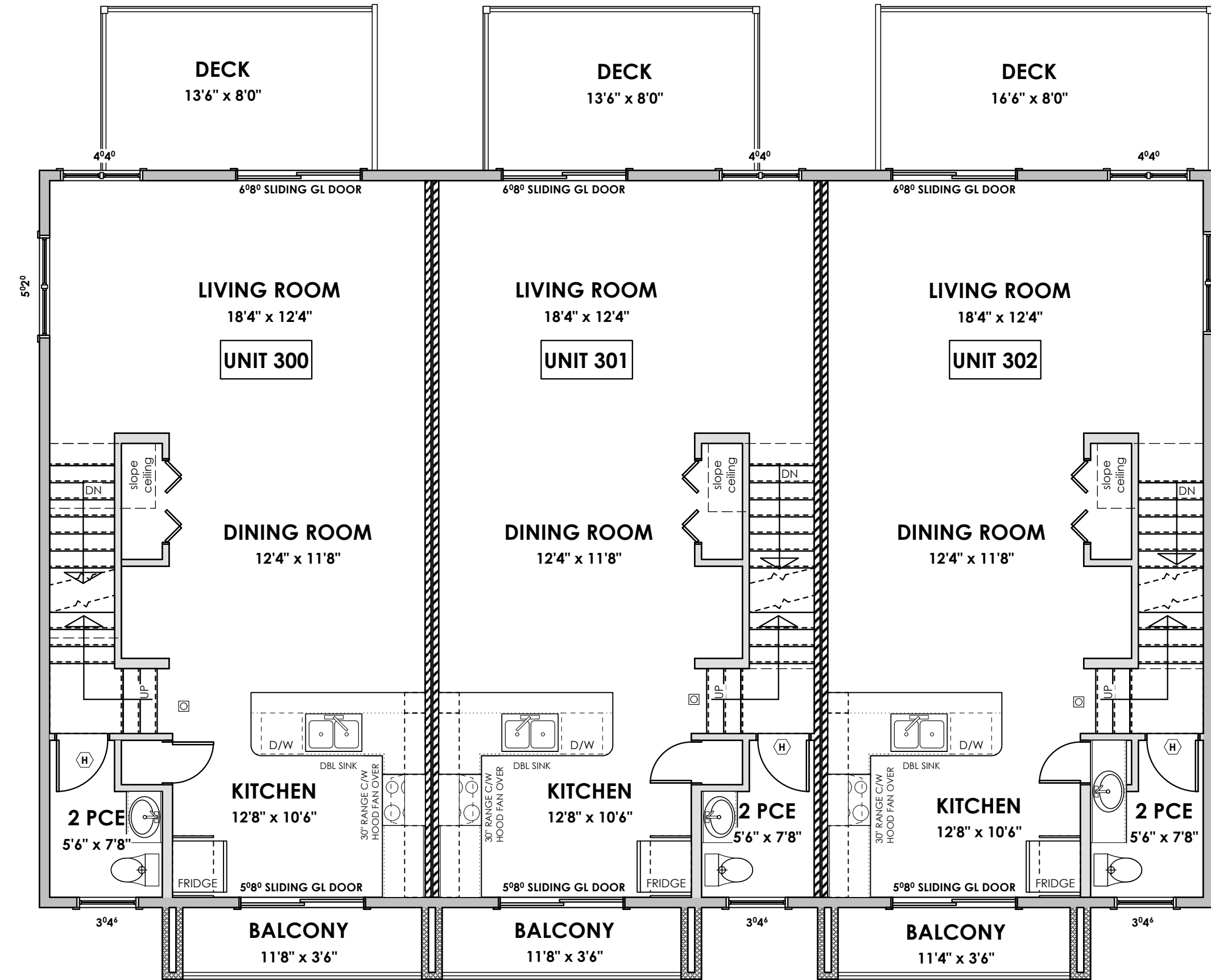
Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction ¹	Type of Cladding ¹
North							
Unit 200	31.68 sq.m.	7.60 m.	100.00 %	26.61 %	45 min.	B	A
Unit 201	32.93 sq.m.	7.54 m.	100.00 %	25.60 %	45 min.	B	A
Unit 202	12.97 sq.m.	7.60 m.	100.00 %	22.74 %	45 min.	B	A
Unit 203	12.77 sq.m.	7.54 m.	100.00 %	25.76 %	45 min.	B	A
West							
Unit 200	61.58 sq.m.	3.08 m.	18.00 %	1.51 %	1 hr.	B	A
Unit 202	28.65 sq.m.	3.08 m.	24.00 %	6.81 %	1 hr.	B	A

*TABLE COMPLIES WITH BCBC 9.10.14.4.(1)(a), 9.10.14.4.(7), and Table 9.10.14.5-A



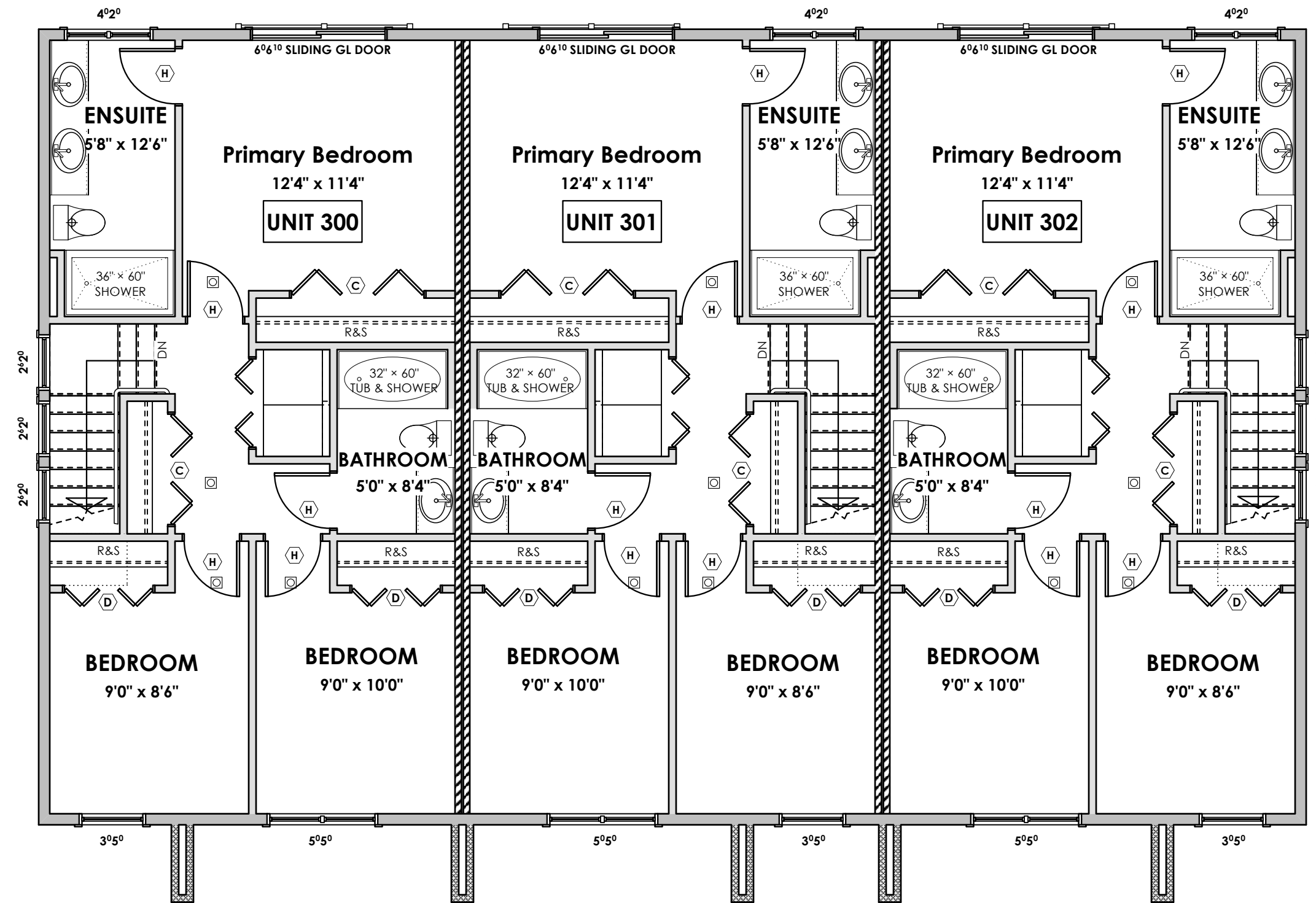
A301 BLOCK 2

Michael Jon Moody Principal Architect AIBC, MFPA, LEED A.P. [®]	PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC	PROJECT NO. 2424
MJM Architect Inc. #301, 515 Foul Bay Rd, Victoria, BC V8M 1K7 ph: 778.966.9619 email: office@mjmarchitect.ca	FOR GMC Projects Inc.	
DRAWING TITLE Block 2 Elevations	DRAWN BY NCT	SCALE AS NOTED
CHECKED BY MJM	DATE 2025-08-19	DRAWING NO. A301



2 Main Floor Plan
A400 Scale: 3/16" = 1'-0"

Unit 300: 653.33 sq.ft. (60.70 sq.m.)
Unit 301: 665.00 sq.ft. (61.78 sq.m.)
Unit 302: 653.33 sq.ft. (60.70 sq.m.)
TOTAL: 1971.66 sq.ft. (183.18 sq.m.)

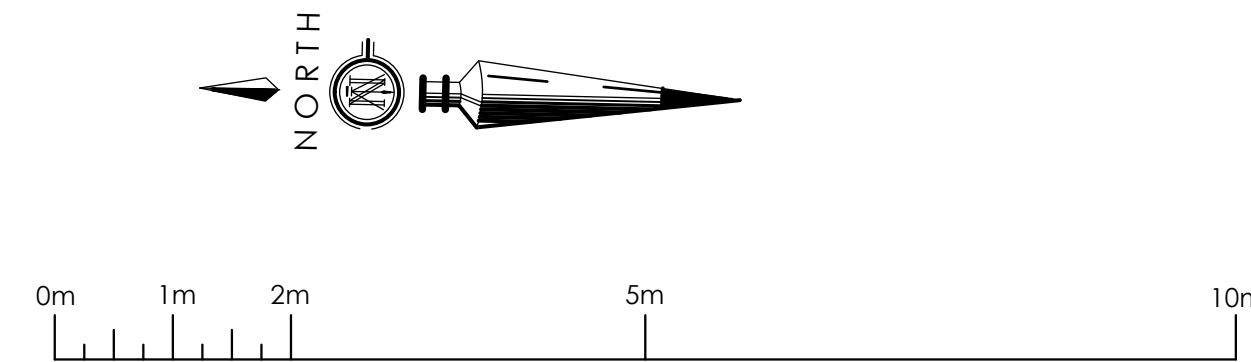


3 Upper Floor Plan
A400 Scale: 3/16" = 1'-0"

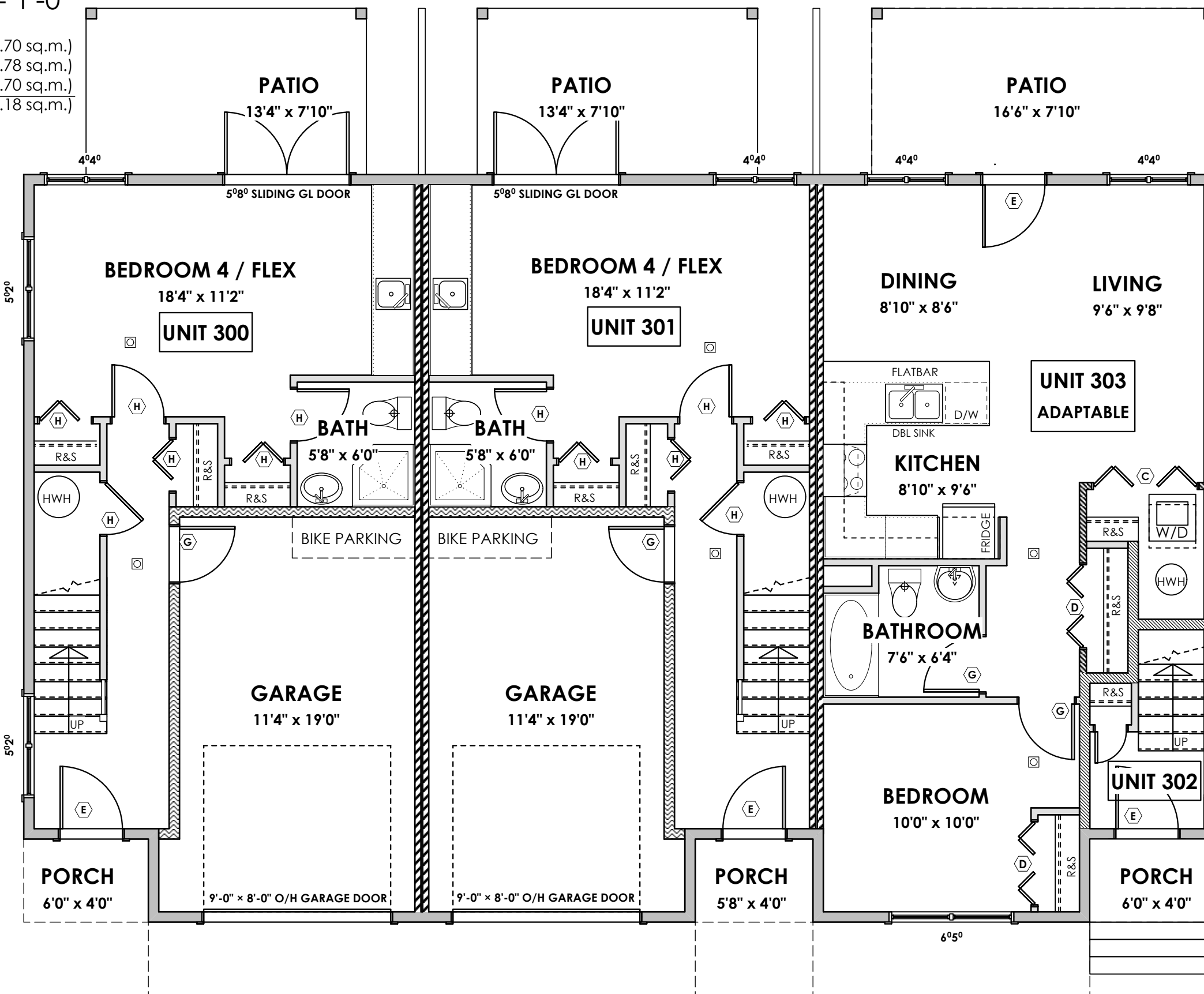
Unit 300: 653.33 sq.ft. (60.70 sq.m.)
Unit 301: 665.00 sq.ft. (61.78 sq.m.)
Unit 302: 653.33 sq.ft. (60.70 sq.m.)
TOTAL: 1971.66 sq.ft. (183.18 sq.m.)

DOOR SCHEDULE

(A)	8'0" X 6'8" (96" X 80")	(F)	2'10" X 6'8" (34" X 80")
(B)	6'0" X 6'8" (72" X 80")	(G)	2'8" X 6'8" (32" X 80")
(C)	5'0" X 6'8" (60" X 80")	(H)	2'6" X 6'8" (30" X 80")
(D)	4'0" X 6'8" (48" X 80")	(J)	2'4" X 6'8" (28" X 80")
(E)	3'0" X 6'8" (36" X 80")	(K)	2'0" X 6'8" (24" X 80")
		(L)	1'6" X 6'8" (18" X 80")

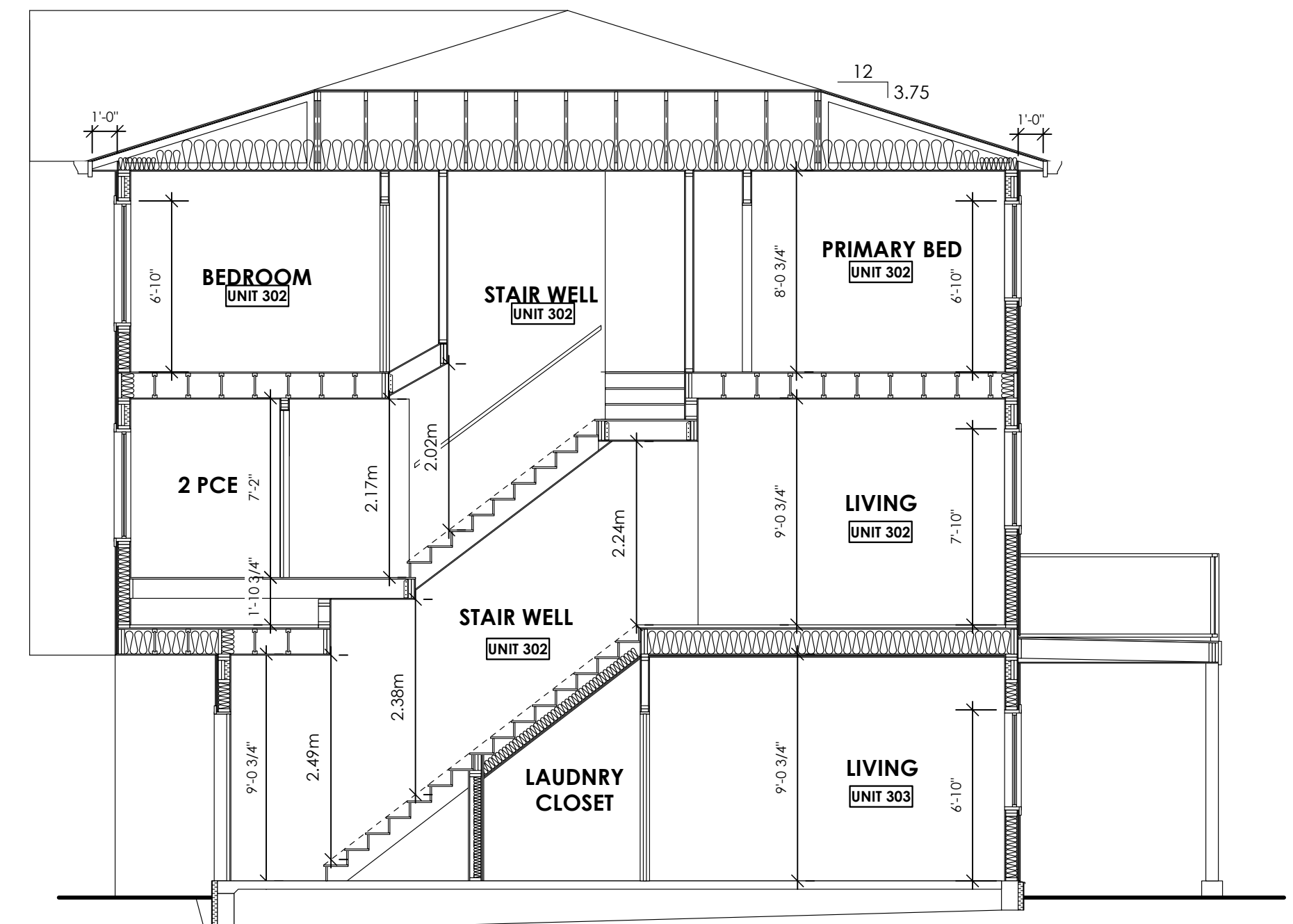


A400 BLOCK 3

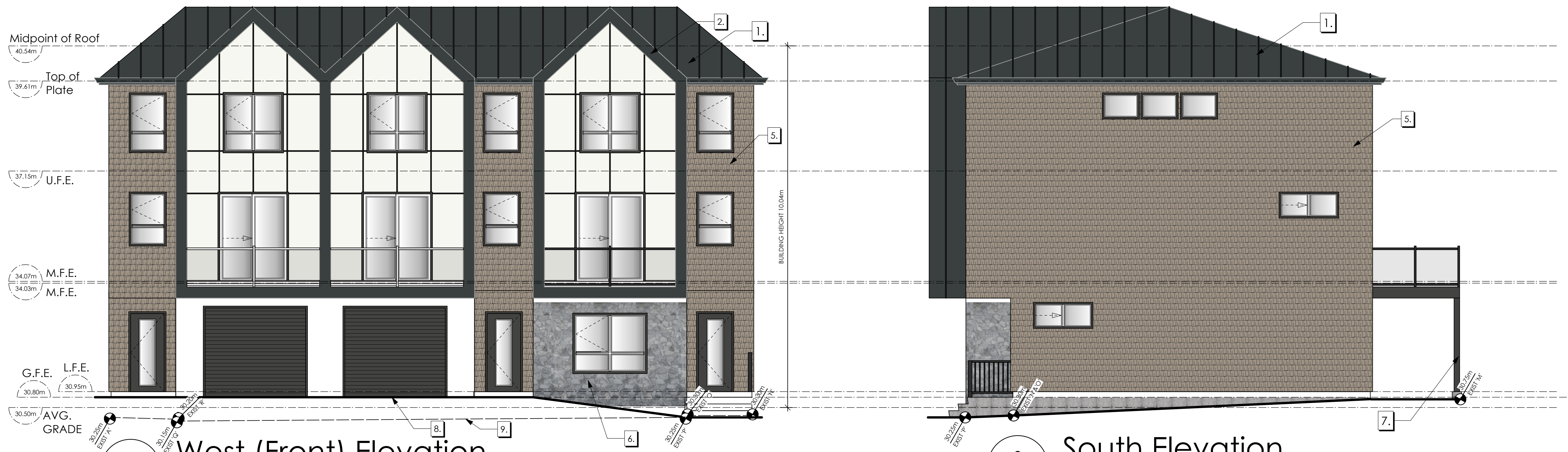


1 Lower Floor Plan
A400 Scale: 3/16" = 1'-0"

DWELLINGS
Unit 300: 491.42 sq.ft. (45.65 sq.m.)
Unit 301: 501.75 sq.ft. (46.61 sq.m.)
Unit 302: 501.4 sq.ft. (46.6 sq.m.)
TOTAL: 1494.57 sq.ft. (138.86 sq.m.)
GARAGES
Unit 300: 239.25 sq.ft. (22.23 sq.m.)
Unit 301: 239.25 sq.ft. (22.23 sq.m.)
Unit 302: 239.25 sq.ft. (22.23 sq.m.)
TOTAL: 717.75 sq.ft. (66.69 sq.m.)



4 Cross-Section
A400 Scale: 3/16" = 1'-0"

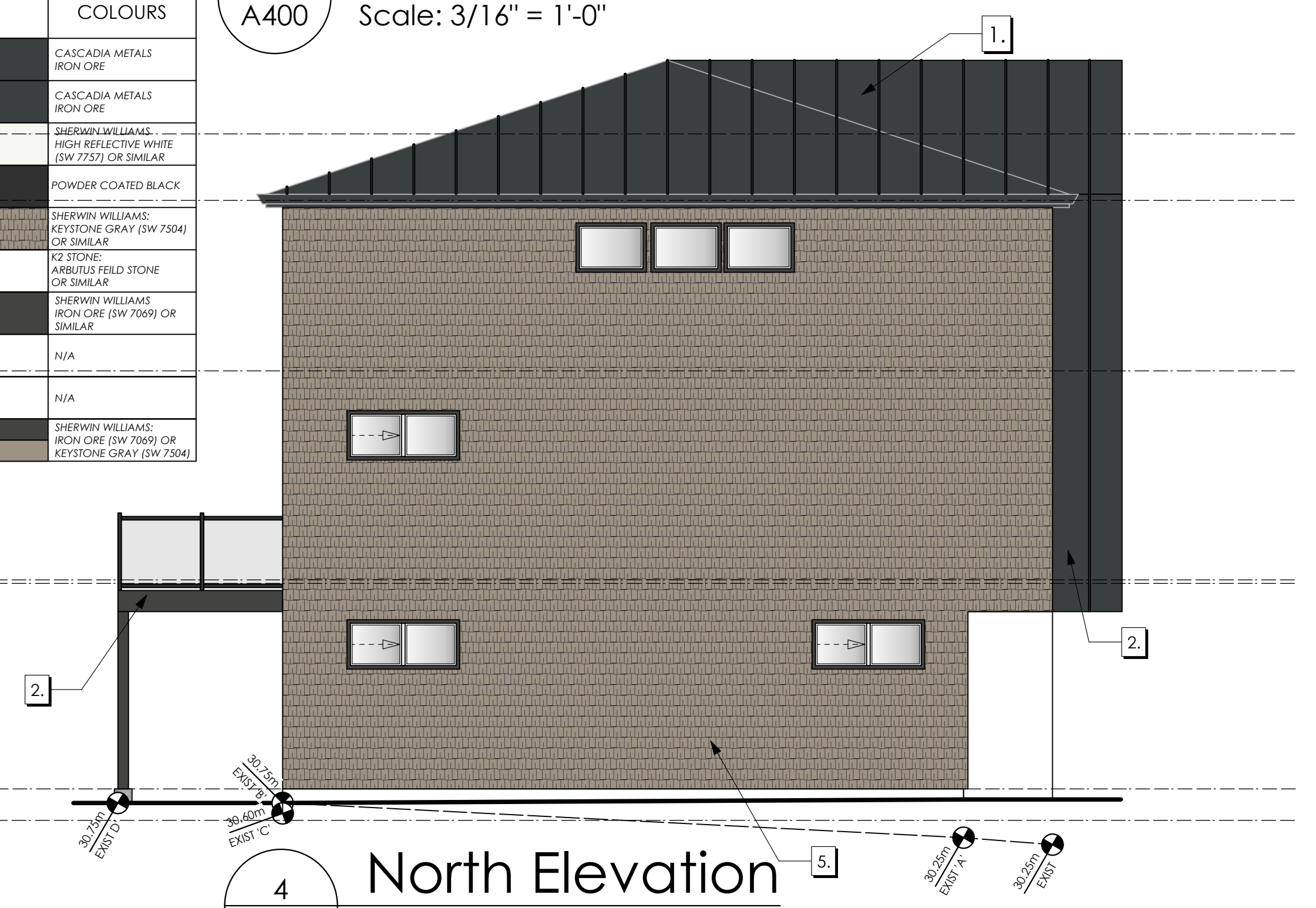


1
A400
West (Front) Elevation
Scale: 3/16" = 1'-0"

2
A400
South Elevation
Scale: 3/16" = 1'-0"



3
A400
East Elevation
Scale: 3/16" = 1'-0"



4
A400
North Elevation
Scale: 3/16" = 1'-0"

FINISHES & MATERIALS	COLOURS
1 ROOF	CASCADIA METALS IRON ORE
2 METAL SIDING	CASCADIA METALS IRON ORE
3 HARDIE PANEL	SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE (SW 7757) OR SIMILAR
4 ALUMINIUM REVEALS AND RAILINGS	POWDER COATED BLACK
5 COMPOSITE SHINGLES	SHERWIN WILLIAMS: KEYSTONE GRAY (SW 7504) OR SIMILAR
6 STONE OR STONE EFFECT	K2 STONE: ARBITRUS FIELD STONE OR SIMILAR
7 BUILT UP WOOD COLUMN	SHERWIN WILLIAMS: IRON ORE (SW 7059) OR SIMILAR
8 FINISHED GRADE	N/A
9 EXISTING GRADE	N/A
TRIM, GUTTERS, FASCIA, AND DOORS	SHERWIN WILLIAMS: IRON ORE (SW 7059) OR KEYSTONE GRAY (SW 7504)

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction ¹	Type of Cladding ¹
West							
Unit 300	50.45 sq.m.	7.61 m.	100.00 %	22.38 %	45 min.	A	A
Unit 301	49.03 sq.m.	7.61 m.	100.00 %	23.03 %	45 min.	A	A
Unit 302	41.16 sq.m.	7.61 m.	100.00 %	27.43 %	45 min.	A	A
Unit 303	12.52 sq.m.	7.61 m.	100.00 %	22.28 %	45 min.	A	A
East							
Unit 300	50.49 sq.m.	7.56 m.	100.00 %	32.56 %	45 min.	A	A
Unit 301	49.57 sq.m.	7.56 m.	100.00 %	33.17 %	45 min.	A	A
Unit 302	34.37 sq.m.	7.56 m.	100.00 %	32.44 %	45 min.	A	A
Unit 303	17.75 sq.m.	7.56 m.	100.00 %	27.21 %	45 min.	A	A

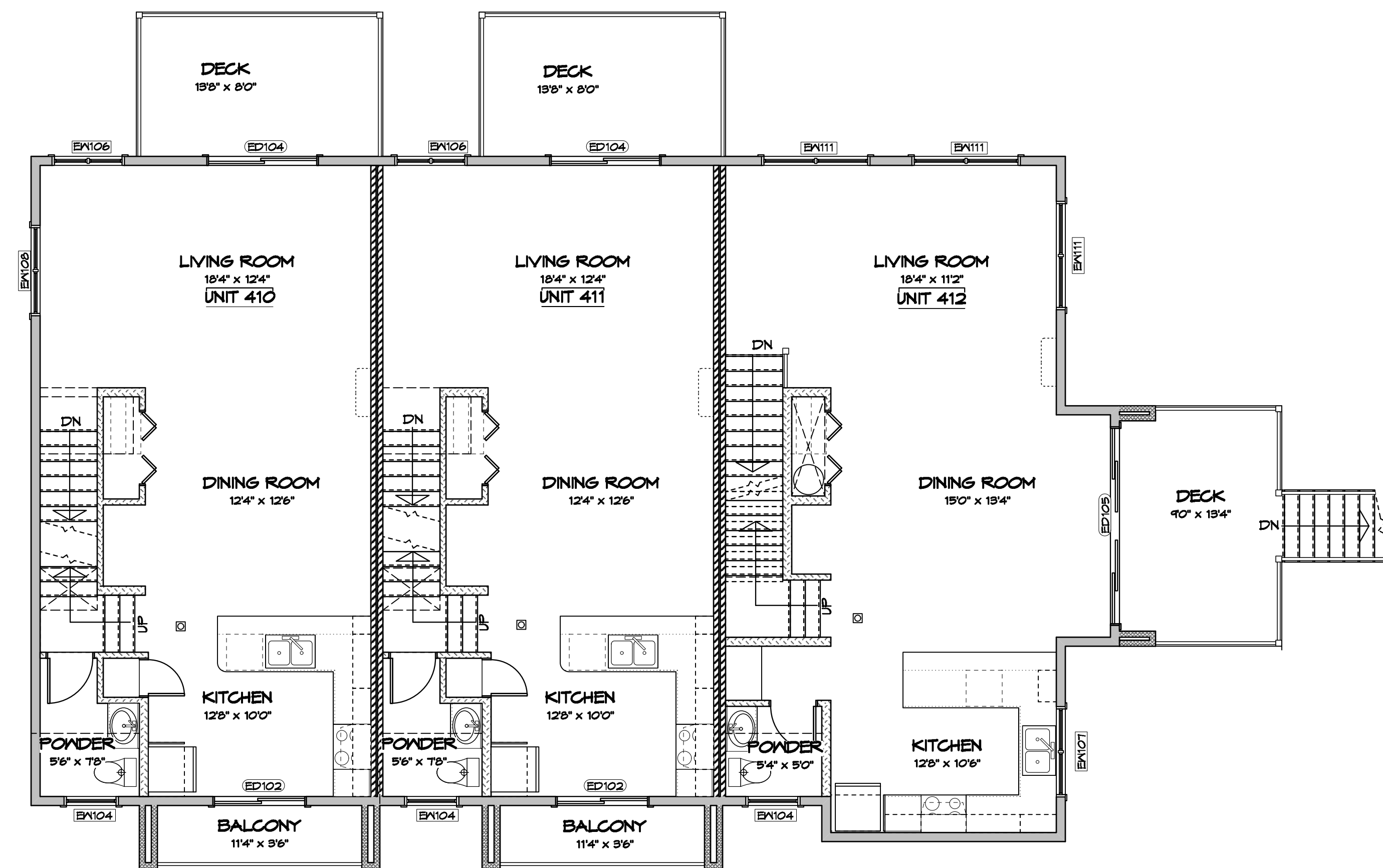
Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction ¹	Type of Cladding ¹
South							
Unit 302	31.68 sq.m.	2.37 m.	22.00 %	8.81 %	1 hr.	A	B
Unit 303	32.93 sq.m.	2.37 m.	22.00 %	0.00 %	1 hr.	A	B
North							
Unit 300	95.86 sq.m.	7.52 m.	90.00 %	4.86 %	45 min.	A	A

¹ Type of Construction & Cladding Permitted:
A = Combustible
B = Non Combustible

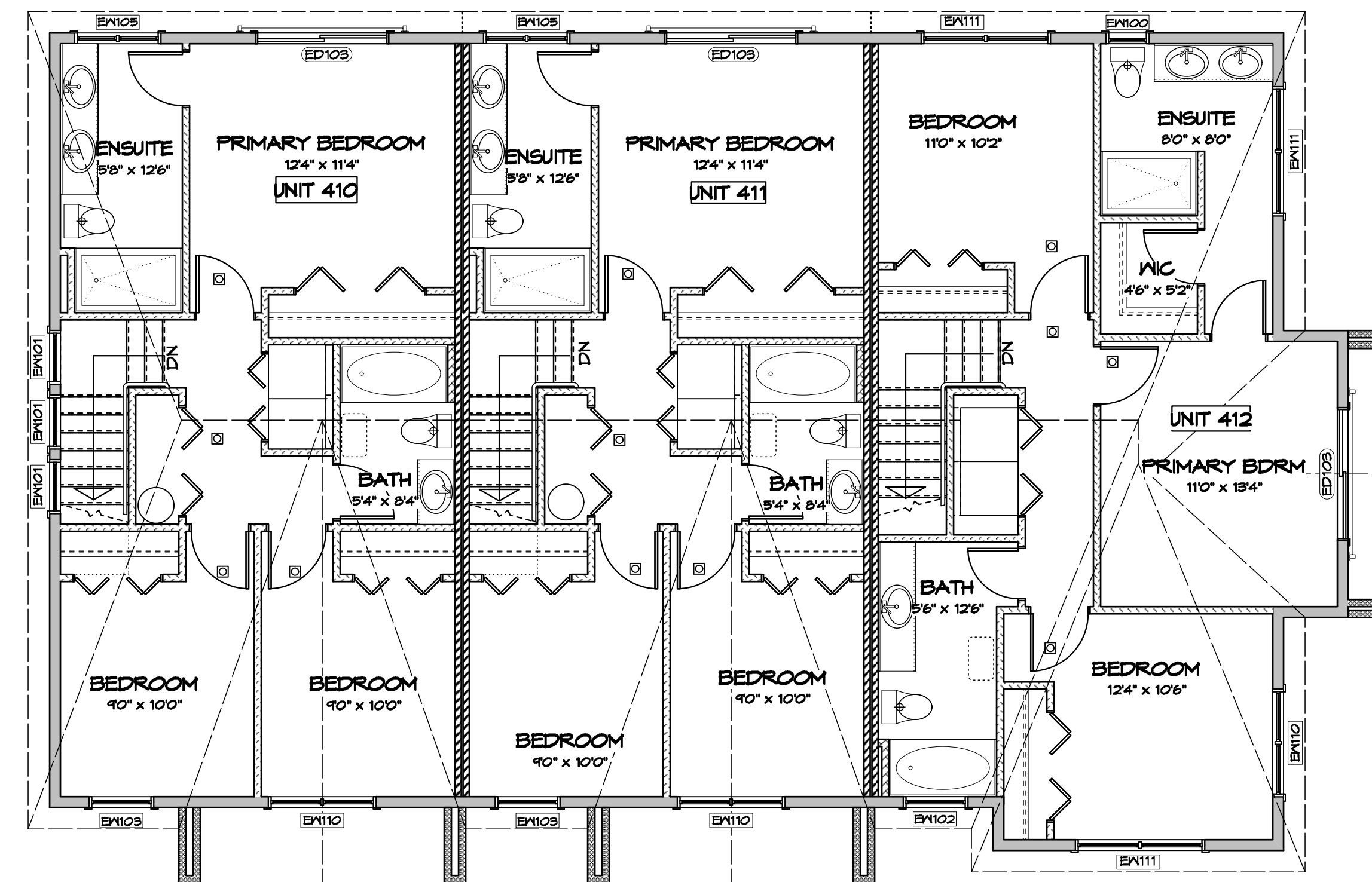
0m 1m 2m 5m 10m
1'-0" 4'-0" 8'-0" 16'-0" 32'-0"

A401
BLOCK 3

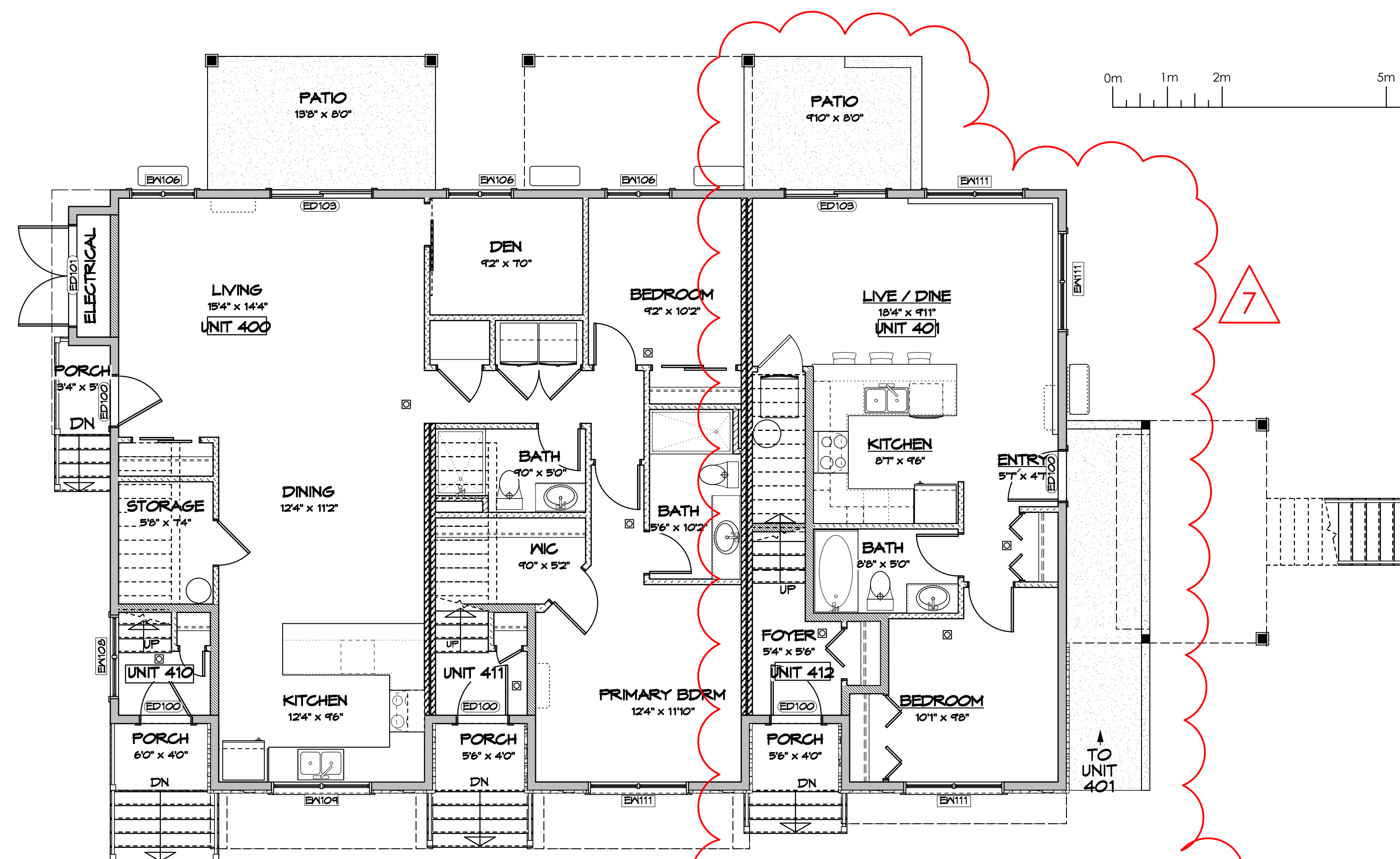




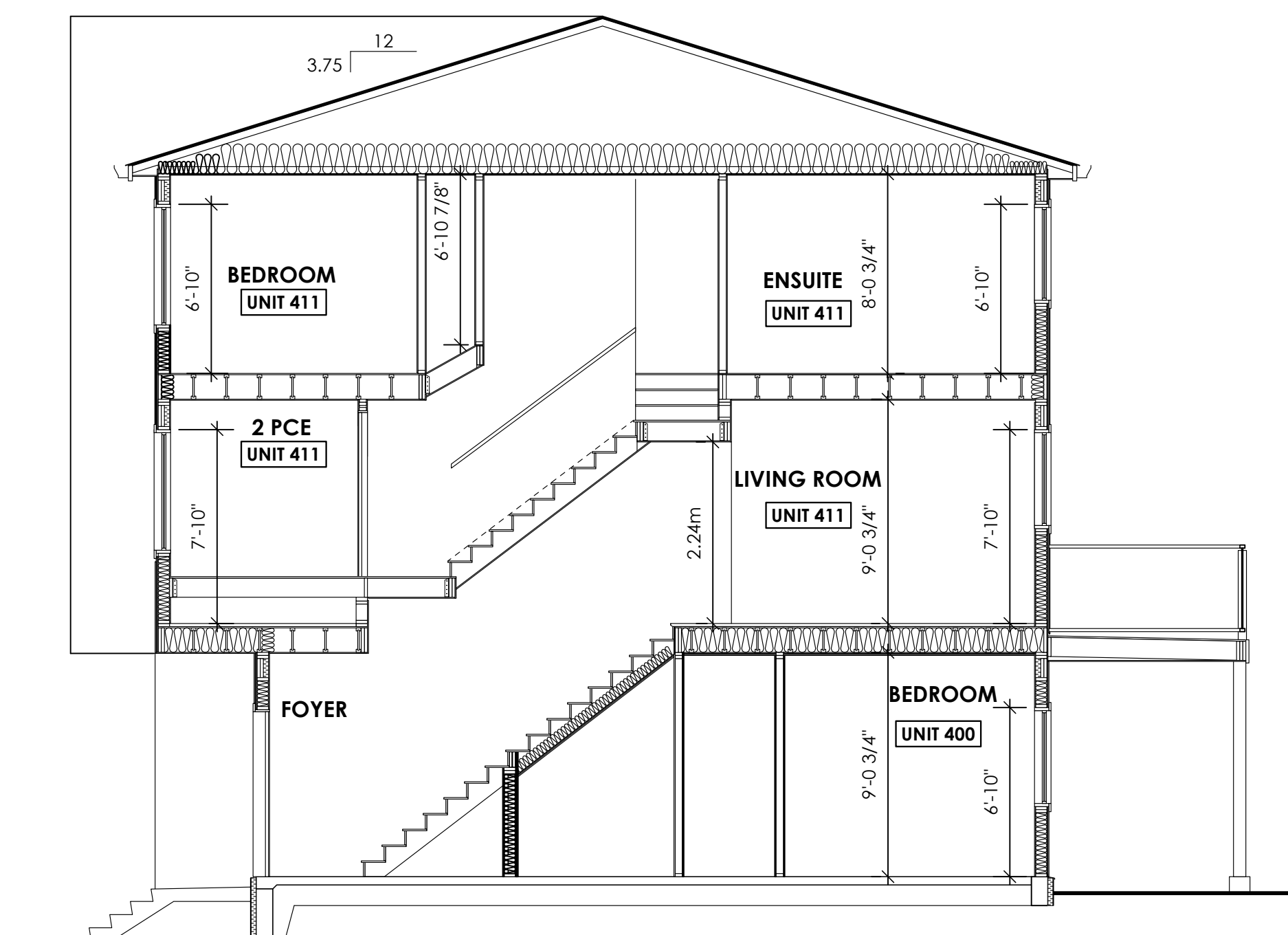
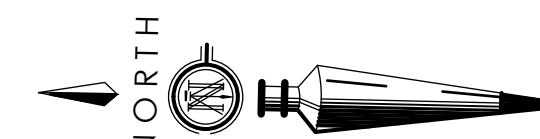
UNIT 410	653.33 sqft	(60.70 sqm)
UNIT 411	665.00 sqft	(61.78 sqm)
UNIT 412	715.33 sqft	(65.50 sqm)
TOTAL	2033.66 sqft	(187.98 sqm)




UNIT 410	653.33 sqft	(60.7 sqm)
UNIT 411	665.00 sqft	(61.78 sqm)
UNIT 412	715.33 sqft	(65.5 sqm)
TOTAL	2033.66 sqft	(187.98 sqm)



UNIT 400	1192.24 sqft	(110.76 sqm)
UNIT 401	561.08 sqft	(52.13 sqm)
UNIT 410	36.9 sqft	(3.43 sqm)
UNIT 411	39.04 sqft	(3.63 sqm)
UNIT 412	67.58 sqft	(6.28 sqm)
ELECTRICAL	16.5 sqft	(1.53 sqm)
TOTAL	1913.34 sqft	(177.76 sqm)



BLOCK 4 FLOOR PLANS

 MJM Architect Inc.	Michael Jon Moody Principal Architect AIBC, MRIBC, LEED AP®	DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC			2424	
		FOR: GMC Projects Inc.				
	4301, 5th Floor, West Street Victoria, BC V8W 1K7 Tel: 778.966.8619 Email: office@mjmarchitect.ca	DESIGNED BY NCT	SCALE AS NOTED	DATE 2025-08-19	DRAWING NO. A500	



1 West (Front) Elevation
A501 Scale: 3/16" = 1'-0"



2 South Elevation
A501 Scale: 3/16" = 1'-0"



3 East Elevation
A501 Scale: 3/16" = 1'-0"



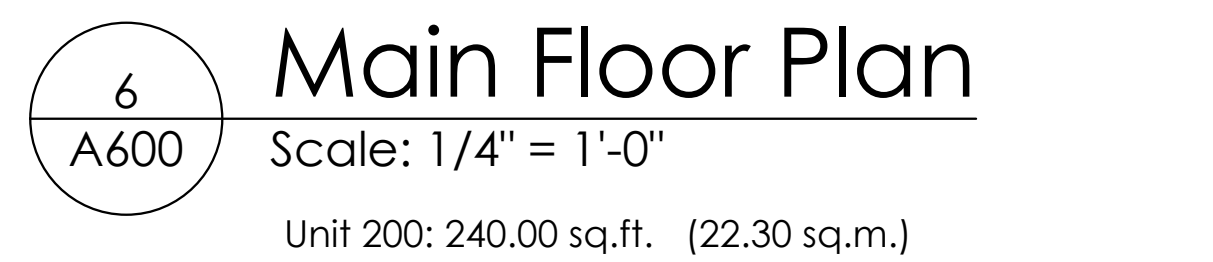
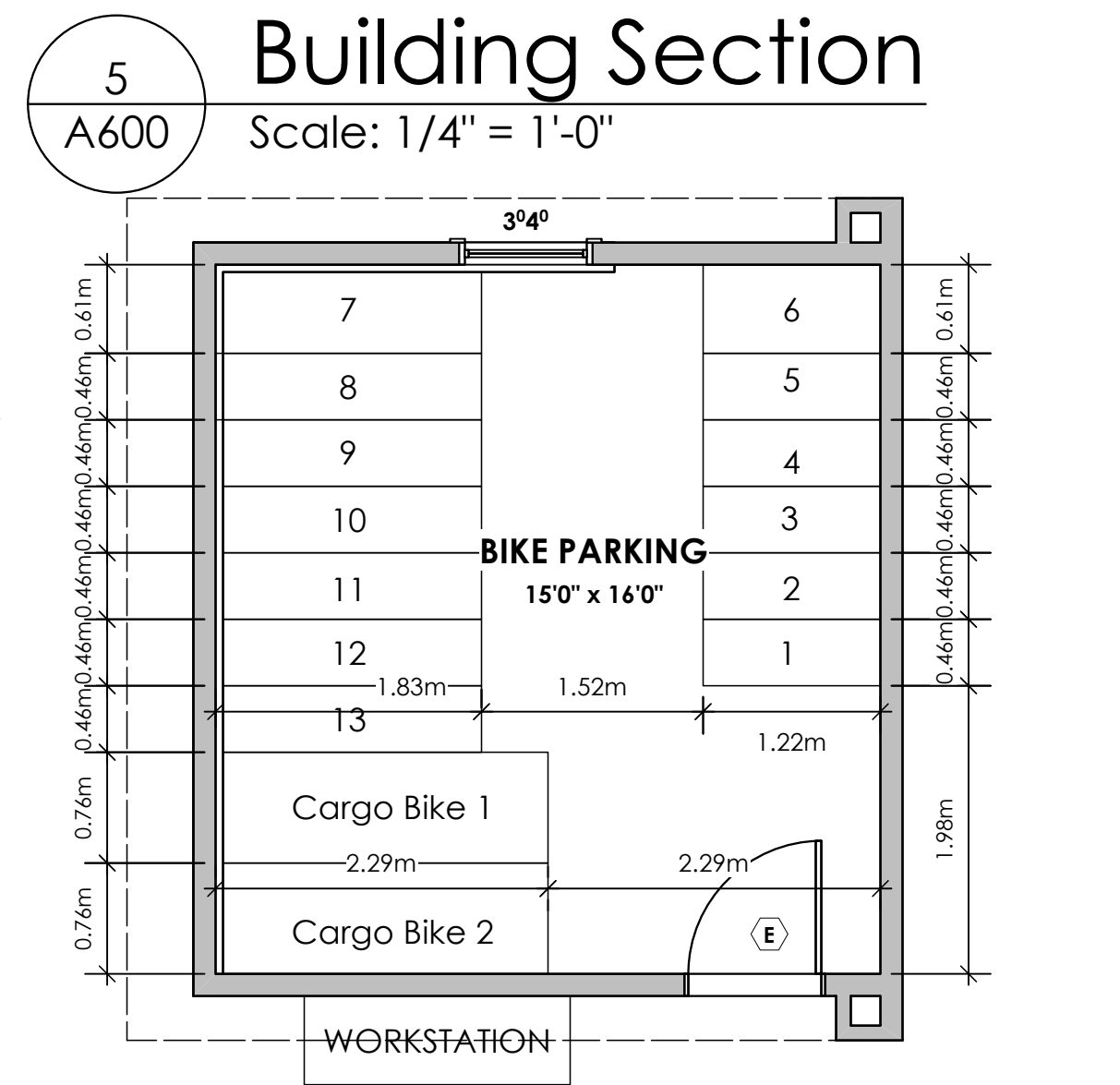
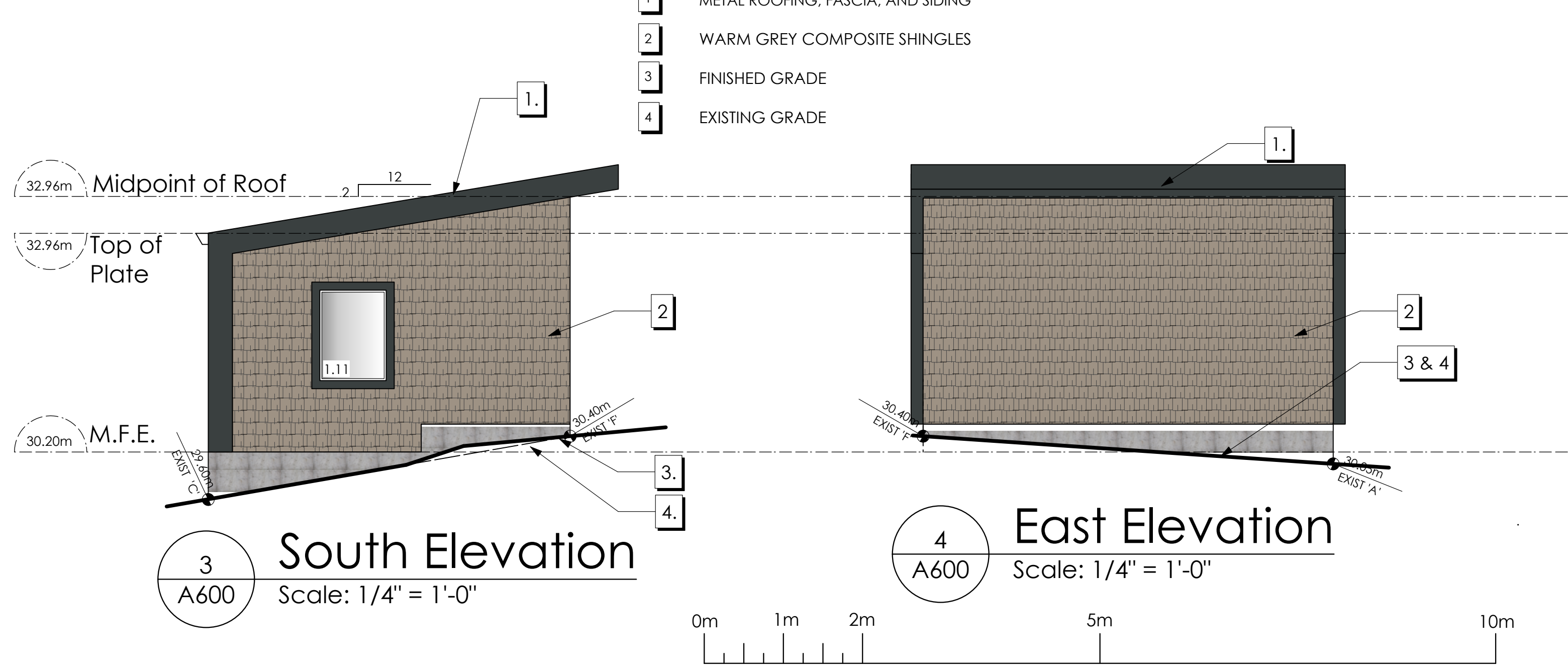
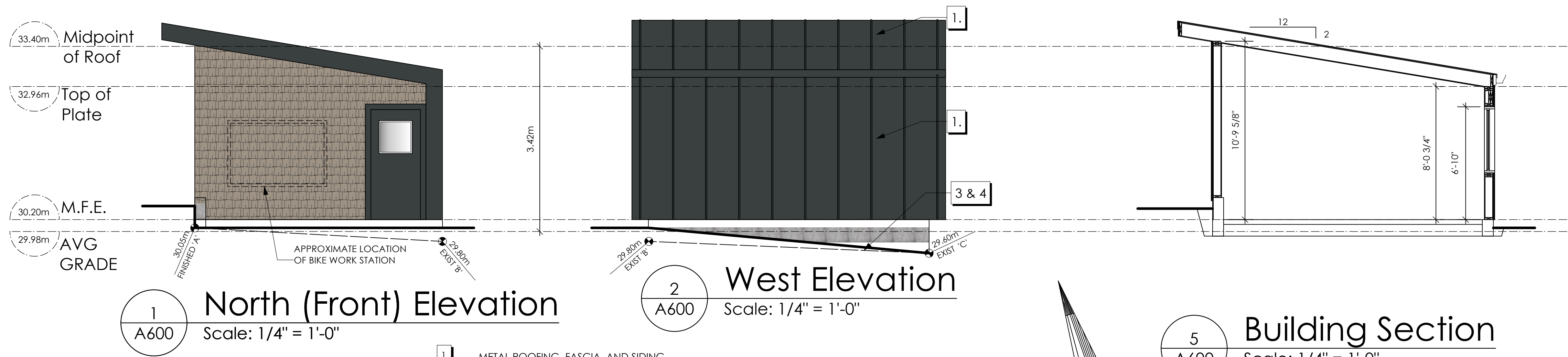
4 North Elevation
A501 Scale: 3/16" = 1'-0"

FINISHES & MATERIALS	COLOURS
1 ROOF	CASCADIA METALS IRON ORE
2 METAL SIDING	CASCADIA METALS IRON ORE
3 HARDIE PANEL	SHERWIN WILLIAMS HIGH REFLECTIVE WHITE (SW 7757) OR SIMILAR
4 ALUMINUM REVEALS AND RAILINGS	POWDER COATED BLACK
5 COMPOSITE SHINGLES	SHERWIN WILLIAMS KEYSTONE GRAY (SW 7504) OR SIMILAR
6 STONE OR STONE EFFECT	1/2" STONE ARBUTUS FIELD STONE OR SIMILAR
7 BUILT UP WOOD COLUMN	SHERWIN WILLIAMS IRON ORE (SW 7069) OR SIMILAR
8 FINISHED GRADE	N/A
9 EXISTING GRADE	N/A
TRIM, GUTTERS, FASCIA, AND DOORS	SHERWIN WILLIAMS IRON ORE (SW 7069) OR KEYSTONE GRAY (SW 7504)

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction	Type of Cladding
West							
Unit 400	20.87 sq.m	4.00 m.	39.00 %	20.60 %	45 min.	A	B
Unit 401	10.54 sq.m	4.17 m.	39.00 %	23.03 %	45 min.	A	B
Unit 410	39.68 sq.m	4.00 m.	32.00 %	20.19 %	45 min.	A	B
Unit 411	38.71 sq.m	4.08 m.	32.00 %	20.64 %	1 hour	A	B
Unit 412	44.43 sq.m	3.56 m.	28.00 %	10.40 %	1 hour	A	B
East							
Unit 400	31.94 sq.m	7.69 m.	100.00 %	20.88 %	45 min.	A	A
Unit 401	15.09 sq.m	7.69 m.	100.00 %	35.74 %	45 min.	A	A
Unit 410	34.63 sq.m	7.69 m.	100.00 %	23.54 %	45 min.	A	A
Unit 411	34.33 sq.m	7.69 m.	100.00 %	23.80 %	45 min.	A	A
Unit 412	40.43 sq.m	7.69 m.	100.00 %	19.49 %	45 min.	A	A

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction	Type of Cladding
South							
Unit 401	28.05 sq.m	28.26 m	100.00 %	11.37 %	45 min.	A	A
Unit 412	68.66 sq.m	27.42 m	100.00 %	25.51 %	45 min.	A	A
North							
Unit 400	19.54	2.97 m.	12.00 %	3.44 %	1 hr.	A	B
Unit 410	73.55	2.97 m.	9.00 %	3.71 %	1 hr.	A	B

*TABLE COMPLIES W/ BCBC 9.10.14.4.(1)(a), 9.10.14.4.(7), and Table 9.10.14.5-A
1 Type of Construction & Cladding Permitted:
A = Combustible
B = Non Combustible



Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction	Type of Cladding
North	13.59 sq.m.	3.03 m.	25.50 %	5.45 %	45 min.	A	B
West	16.96 sq.m.	1.20 m.	7.00 %	0.00 %	1 hour	A	B
South	14.18 sq.m.	26.46 m.	100.00 %	7.83 %	45 min.	A	A
East	13.43 sq.m.	27.05 m.	100.00 %	0.00 %	45 min.	A	A

¹ Type of Construction Used:
A = Combustible
B = Non Combustible

*TABLE COMPLIES WITH BCBC 9.10.14.4.(1)(a), 9.10.14.4.(7), and Table 9.10.14.5-A

FINISHES & MATERIALS	COLOURS
1. ROOFING, FASCIA, AND METAL SIDING	CASCADIA METALS IRON ORE
2. COMPOSITE SHINGLES	SHERWIN WILLIAMS: KEYSTONE GRAY (SW 7504) OR SIMILAR
3. FINISHED GRADE	N/A
4. EXISTING GRADE	N/A

DOOR SCHEDULE	
(A) 8'0 X 6'8 (96" X 80")	(F) 2'10 X 6'8 (34" X 80")
(B) 6'0 X 6'8 (72" X 80")	(G) 2'8 X 6'8 (32" X 80")
(C) 5'0 X 6'8 (60" X 80")	(H) 2'6 X 6'8 (30" X 80")
(D) 4'0 X 6'8 (48" X 80")	(J) 2'4 X 6'8 (28" X 80")
(E) 3'0 X 6'8 (36" X 80")	(K) 2'0 X 6'8 (24" X 80")
	(L) 1'6 X 6'8 (18" X 80")



PRECEDENT IMAGES



STAGGERED FENCE PANEL WILDLIFE CORRIDOR



APIARY AND BEEKEEPING



CHILDREN'S FOREST HOUSE
(RECLAIMED MATERIALS)



1.8M HT. WOOD FENCE

Recommended Nursery Stock

Trees

Total: 18

Botanical Name
Acer circinatum
Acer macrophyllum
Cornus nuttallii
Quercus garryana

Common Name
Vine Maple
Big Leaf Maple
Pacific Dogwood
Garry Oak

Size
2m ht.
6cm cal.
6cm cal.
6cm cal.

Large Shrubs

Total: 141

Botanical Name
Hydrangea Quercifolia
Mahonia aquifolium
Oemleria cerasiformis
Rhododendron macrophyllum
Ribes sanguineum

Common Name
Oak Leaf Hydrangea
Tall Oregon Grape
Indian Plum
Pacific Rhododendron
Red Flowering Currant

Size
#5 pot
#5 pot
#5 pot
#5 pot
#5 pot

Medium Shrubs

Total: 51

Botanical Name
Azalea japonica 'Herbert'
Rosa rugosa
Symphoricarpos albus

Common Name
Herbert Evergreen Azalea
Saltspray Rose
Snowberry

Size
#3 pot
#3 pot
#3 pot

Small Shrubs

Total: 198

Botanical Name
Cornus stolonifera 'Kelsey'
Gaultheria shallon
Mahonia nervosa

Common Name
Kelsey Dogwood
Salal
Low Oregon Grape

Size
#1 pot
#1 pot
#1 pot

Perennials, Annuals and Ferns

Total: 176

Botanical Name
Blechnum spicant
Helictotrichon sempervirens
Polystichum munitum

Common Name
Deer Fern
Blue Oat Grass
Sword Fern

Size
#1 pot
#1 pot
#1 pot

Groundcovers

ID

Quantity

Botanical Name

Common Name

Size

GaSh

9

Gaultheria shallon

Salal

#1 pot

Notes:

1. All work to be completed to current Canadian Landscape Standards
2. All soft landscape to be fully and sufficiently irrigated during establishment to ensure plant survival

4 Standard Tree Planting Detail
Scale: 1:50

5 Standard Shrub Planting Detail
Scale: 1:50

3 Typical Section - Permeable Asphalt
Scale: 1:50

2 1800mm Ht. Cedar Privacy Fence
Scale: 1:50

1 Boulder Retaining Wall - Typical Section
Scale: 1:25

REVISIONS
1, Pathway added per site plan changes



- 6 - Class B Bike parking stalls
- Existing mature tree to be retained in center of courtyard. Bark mulch added at base of trunk
- Courtyard at center of proposed buildings supports vehicle parking and is intended to serve as a future shared flexible-use amenity space for residents. Permeable asphalt surfacing preserves water infiltration to support existing trees
- Retained trees along north property line with wood chip mulch below
- 1M width access paths provide access to rear unit entrances and maintenance access to planting beds (Typ.)
- Wood chip access path along eastern property line
- 1 - Paperbark Maple tree
- 3 - Bigleaf Maple trees where gaps in existing tree canopies allow
- 1 - Vine Maple tree
- Shade tolerant seeded meadow mix at edge of courtyard parking areas (Typ.)
- 1 - Paperbark Maple tree
- 1 - Vine Maple tree
- 1 Garry Oak Tree
- Accessible entry path to suites (permeable asphalt)
- New 1800mm ht. fence along east property line
- Patios feature rectilinear concrete unit pavers and provide access to rear unit entrances
- 1 - Paperbark Maple tree
- Areas of existing vegetation to be retained. Invasives to be removed, trees and large shrubs to be pruned as necessary to support longterm health of retained species (Typ.)
- Ground level garden patios feature large format concrete pavers set in aggregate (Typ.)
- 450-750mm wide wood chip garden path splits around retained mature trees as necessary (Typ.)
- 3 - Garry Oak trees planted within covenant area
- Wood chip garden path expands to allow small seating nodes where possible without impacting the adjacent sensitive landscape
- Extent of No Build Covenant Area
- 6' Cedar Fence (Typ. partial west property line, south property line, east property line)
- Garden bench at termination of trail in southeastern corner of site

(ISSUED FOR DDP) AUG 21-25
FEB 08-24
MAY 18-23
SEP 22-22
SEP 15-22
AUG 18-22
AUG 01-22
JAN 21-22
DEC 16-21
SEPT 17-21

1:175

0 10M

515 Foul Bay Road | Landscape Concept Plan

GENERAL NOTES:

- ALL WATER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA SUBDIVISION AND DEVELOPMENT SERVING BYLAW AND SUPPLEMENTARY DRAWING SPECIFICATION SCHEDULE B3-7 WATERWORKS.
 - IF A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SPECIFICATION SHALL APPLY.
 - OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA (CoV) 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
 - CONTRACTOR TO OBTAIN PERMIT FROM CITY OF VICTORIA PRIOR TO DEPOSIT OR REMOVAL OF SOILS ON THIS SITE.
 - DRIVEWAY DESIGN TO COMPLY WITH THE CITY OF VICTORIA HIGHWAY ACCESS BYLAW.
 - CONTRACTOR TO SWEEP PUBLIC ROADS AT THE END OF EACH WORKING DAY AND PROVIDE TRAFFIC CONTROL WHEN WORKING AT OR ADJACENT TO THE PUBLIC ROADWAY. EXCAVATIONS ARE TO BE FENCED TO PROTECT WORKERS AND PASSERS BY.
 - RESTORE ANY PAVEMENT MARKINGS (TRAFFIC ARROWS, CROSSWALKS, ETC.) AFFECTED BY CONSTRUCTION TO THE CITY'S SATISFACTION.
 - CONTRACTOR TO OBTAIN THE SERVICES OF A QUALIFIED ARBORIST, AND COORDINATE WORK WITH THE CITY OF VICTORIA PARKS DEPARTMENT REGARDING ANY WORK AROUND EXISTING TREES.
 - CONTRACTOR TO MAINTAIN AN UP-TO-DATE SET OF REDLINE DRAWINGS FOR THE PREPARATION OF AS-CONSTRUCTED DRAWINGS. THE REDLINES ARE TO BE DELIVERED TO THE ENGINEER PRIOR TO SUBSTANTIAL PERFORMANCE.
 - CONTRACTOR TO ENSURE EXISTING MONUMENTS AND IRON PINS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS OR IRON PINS IN DANGER OF DISTURBANCE ARE TO BE REPORTED AND, IF DISTURBED, BE REPLACED BY A BOLS AT THE CONTRACTORS EXPENSE.
 - FOR BOULEVARD TREES, GRASS, AND IRRIGATION, CONFIRM TO CITY OF VICTORIA SCHEDULE B3-4 SUPPLEMENTARY DRAWINGS - PARKS, AND SCHEDULE C - SUPPLEMENTARY SPECIFICATIONS OF STREET TREES AND IRRIGATION.
 - ALL WORK TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO THE AREA DRAINS OR ANY WATERCOURSES.
 - ALL OFFSITE RESTORATION WORKS SHALL BE COMPLETED IN A PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
 - PRIOR TO COMMENCEMENT OF DEMOLITION, EXCAVATION, SOIL RELOCATION OR DE-WATERING OF THE CONSTRUCTION SITE, CONTRACTOR SHALL BE REGISTERED UNDER THE CITY OF VICTORIA BYLAW 14-071, SCHEDULE G: CODE OF PRACTICE FOR CONSTRUCTION AND DEVELOPMENT ACTIVITIES.
 - CONTRACTOR TO NOTIFY ENGINEER IF BLASTING IS REQUIRED FOR THE NEW DRIVEWAY AND SERVICES. ENGINEER TO NOTIFY THE CITY OF VICTORIA OF THE IMPACTS OF BLASTING ON THE REMAINING PORTIONS OF THE HISTORIC WALL.
- TRENCHING, EXCAVATING, BACKFILLING, AND ROADWORKS:
- CONTRACTOR SHALL EXCAVATE TO CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND CONFIRM ELEVATIONS WITH THE ENGINEER PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE REQUIRED TO BE CONFIRMED IN THE FIELD. ANY DAMAGE OR REPAIR TO EXISTING UTILITIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
 - DO NOT START ANY BACKFILL OPERATION DURING CONSTRUCTION PRIOR TO THE ENGINEERS INSPECTION.
 - CONTRACTOR TO ENSURE THAT ALL THE EXISTING SERVICES REMAIN IN OPERATION DURING CONSTRUCTION.
 - AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF VICTORIA AND/OR PRIVATE PROPERTY OWNER.
 - ADJUST ALL PROPOSED AND EXISTING ADJACENCIES TO MEET THE FINAL GRADES.
 - ALL UTILITY TRENCHING TO BE IN ACCORDANCE WITH CITY OF VICTORIA STANDARD DETAIL SPECIFICATIONS AND MMCD STD. DWG. NO. SS G4 AND MMCD SECTION 31 23 01.
 - CONSTRUCT ALL ROADWAYS AS SHOWN ON THE TYPICAL SECTIONS AND DETAIL DRAWINGS.
 - ALL PAVING TO BE IN ACCORDANCE WITH MMCD SECTION 32 12 01.
 - ALL CONCRETE WALKS, CURBS AND GUTTERS TO BE IN ACCORDANCE WITH CITY OF VICTORIA SCHEDULE B3-1 SUPPLEMENTARY DRAWINGS - CONCRETE AND MMCD SECTION 03 30 20.
 - ALL MOUNTABLE CURB (MC) TO BE CONSTRUCTED AS PER MMCD STD DWG C4.
 - ALL GRANULAR SUB-BASE TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION 31 05 17.
 - CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION AND SHALL PROVIDE AT A MINIMUM:
 - STANDARD PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS IF REQUESTED
 - STANDARD PROCTOR DENSITY CURVES FOR APPROVED FILL MATERIALS IF REQUESTED
 - COMPACTION CONTROL TESTS FOR BACKFILL AND EMBANKMENT MATERIAL INCLUDING:
 - GRANULAR BASE (CURBS) - ONCE PER 50 LINEAL METRES
 - CONCRETE MIX DESIGN AND TESTING
 - CONCRETE STRENGTH TESTS (MINIMUM THREE SPECIMEN [ONE SET] CYLINDERS IN ACCORDANCE WITH CSA A23.1) FOR THE FOLLOWING:
 - CURB AND GUTTER - ONE SET PER 150 LINEAL METRES (MINIMUM ONE SET PER DAY DURING CONCRETE PLACING)
 - ASPHALT MIX DESIGN AND TESTING
 - ASPHALT TESTS FOR THE FOLLOWING:
 - CURRENT AGGREGATE GRADATION CURVE
 - COMPACTION - ONE CORE FOR EVERY 500sq.m PLACED, MAXIMUM THREE.
 - ANY SERVICE TRENCH CROSSING THE PERMEABLE ASPHALT PAVEMENT AREAS MUST HAVE IMPERVIOUS BACKFILL BARRIERS (TRENCH DAMS) PROPERLY INSTALLED. COMPACTED IMPERVIOUS BACKFILL (GLACIAL TILL OR CLAY) MUST FILL ENTIRE WIDTH OF SERVICE TRENCH AND EXTEND TO 200mm ABOVE TOP OF RETENTION TRENCH.
 - ENGINEER ON RECORD WILL SUPERVISE THE INSTALLATION OF THE POROUS ASPHALT PAVEMENT.
 - CITY OF VICTORIA'S STORMWATER STAFF SHALL BE NOTIFIED AT TIME OF INSTALLATION TO COMPLETE AN INSPECTION.

WATER:

- MAINTAIN A MINIMUM OF 1.0m HORIZONTAL CENTER TO CENTER AND 150mm CLEAR VERTICAL SEPARATION BETWEEN WATER SERVICES AND ELECTRICAL CONDUITS, GAS MAINS AND TELEPHONE.
- CITY OF VICTORIA FORCES SHALL MAKE ALL CONNECTIONS TO EXISTING WATER MAINS AT DEVELOPER'S EXPENSE. CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO CITY OF VICTORIA FOR WORK REQUIRED.
- WHERE PRACTICAL, SERVICE LINES AND METER BOXES SHALL BE INSTALLED TO FINISHED GRADE, OUTSIDE OF DRIVEWAYS OR PAVED AREAS.
- CITY OF VICTORIA WATER FORCES SHALL CAP AND ABANDON THE EXISTING WATER SERVICE AT THE DEVELOPER'S EXPENSE.
- THE METER SIZE FOR THE EXISTING MANOR SHALL BE 38mm AND THE METER SIZE FOR THE NEW TOWNHOUSES SHALL BE 50mm.

SANITARY SEWER:

- CITY OF VICTORIA FORCES SHALL INSTALL THE SANITARY SEWER SERVICES c/w INSPECTION CHAMBERS TO THE PROPERTY LINE OF THE PROPOSED LOT AT THE DEVELOPER'S EXPENSE.
- CITY OF VICTORIA FORCES SHALL CAP AND ABANDON EXISTING SANITARY SEWER TO 515 FOUL BAY ROAD AT THE DEVELOPER'S EXPENSE. ENSURE SERVICE TO 511 FOUL BAY ROAD NEXT TO IT REMAINS ACTIVE.

STORM SEWER:

- CATCH BASINS IF REQUIRED TO BE CONSTRUCTED AS PER CITY OF VICTORIA SUPPLEMENTARY STANDARD DETAIL DRAWING SD S11A
- CATCH BASIN LEADS TO BE 150mm PVC DR28 AND HAVE LEADS TO THE EXISTING MAIN. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
- CITY OF VICTORIA FORCES SHALL INSTALL THE STORM SEWER SERVICES c/w INSPECTION CHAMBERS TO THE PROPERTY LINE OF THE PROPOSED LOT AT THE DEVELOPER'S EXPENSE.
- CITY OF VICTORIA FORCES SHALL CAP AND ABANDON EXISTING STORM SEWER SERVICE AT THE DEVELOPER'S EXPENSE. ENSURE SERVICE TO 511 FOUL BAY ROAD REMAIN ACTIVE.

HYDRO, TELEPHONE, CABLE, STREETLIGHTING AND GAS:

- CONTACT "BC 1 CALL" AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS GAS 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- CONNECTION TO, OR ALTERATION OF, EXISTING BC HYDRO, TELUS, SHAW CABLE OR OTHER UTILITIES WILL BE UNDERTAKEN BY THE APPROPRIATE UTILITY ONLY.
- BC HYDRO, TELUS, SHAW CABLE OR FORTIS GAS FACILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE SCHEMATIC AND ARE SHOWN FOR REFERENCE ONLY. CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLE AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE, REFER TO UTILITY DRAWINGS FOR DETAILS.
- BC HYDRO SHALL REMOVE THE EXISTING HYDRO POLE AND ANCHOR AT THE DEVELOPER'S EXPENSE.

- MAINTAIN AS LARGE A SETBACK BETWEEN THE FILL ENCROACHMENT AND THE ROOT COLLAR OF THE TREE AS POSSIBLE
- REVIEW ANY CANOPY CLEARANCE PRUNING REQUIREMENTS TO ACCOMMODATE VEHICLE OR PEDESTRIAN CLEARANCES (PRUNING TO BE PERFORMED TO ANSI A300 STANDARDS)
- EXCAVATE THE NEW FOOTPRINT OF THE DRIVEWAY OR SIDEWALK UNDER THE SUPERVISION OF THE PROJECT ARBORIST. EXCAVATION WILL BE LIMITED TO THE REMOVAL OF THE EXISTING SOD LAYER. EXCAVATION AROUND ROOT STRUCTURES MUST BE PERFORMED BY HAND, AIRSPADE, OR HYDROEXCAVATION
- INSTALL A TWO-DIMENSIONAL (SUCH AS COMBGRID 30) OR THREE-DIMENSIONAL GEOGRID REINFORCEMENT
- INSTALL A 150mm DEPTH LAYER OF CLEAR CRUSHED GRAVEL (NO FINES) OVER THE CLEAR CRUSHED GRAVEL LAYER TO PREVENT FINE PARTICLES OF SAND FROM INFILTRATING THIS LAYER
- INSTALL MEDIUM WEIGHT GEOTEXTILE FABRIC (SUCH AS NILEX 4535 OR SIMILAR) OVER THE CLEAR CRUSHED GRAVEL LAYER TO PREVENT FINE PARTICLES OF SAND FROM INFILTRATING THIS LAYER
- THE BEDDING OR BASE LAYER AND NEW DRIVEWAY OR SIDEWALK SURFACE CAN BE INSTALLED DIRECTLY ON TOP OF THE FELTED FILTER FABRIC
- FILL SLOPES - WHERE POSSIBLE INSTALL LOOSE STACKED BOULDERS TO REDUCE THE FOOTPRINT OF THE FILL SLOPES THAT ENROACH WITHIN THE CRITICAL ROOT ZONE. FILL SLOPE MATERIALS MUST BE PERMEABLE TO AIR AND WATER. DO NOT PILE FILL MATERIAL DIRECTLY AGAINST THE TRUNK OF A TREE

DETAIL HARD SURFACE ABOVE TREE ROOTS

WORKS AND SERVICES CHECK TABLE

PLAN CHECKER	AUTHORIZED REPRESENTATIVE		DATE
	NAME	SIGNATURE	
BC HYDRO			
TELUS			
FORTIS			
SHAW			
LAND DEVELOPMENT			
TRANSPORTATION			
UNDERGROUND			
PARKS			

LEGEND

- PERMEABLE PAVERS PER LANDSCAPE PLAN
- NO BUILD COVENANT AREA
- ASPHALT PAVEMENT
- PERMEABLE SURFACING. SEE LANDSCAPE DRAWINGS FOR DETAILS
- PROPOSED CONCRETE
- TREE TO BE REMOVED
- TREE TO BE RETAINED
- PRZ OF TREES TO BE RETAINED

LOCATION PLAN

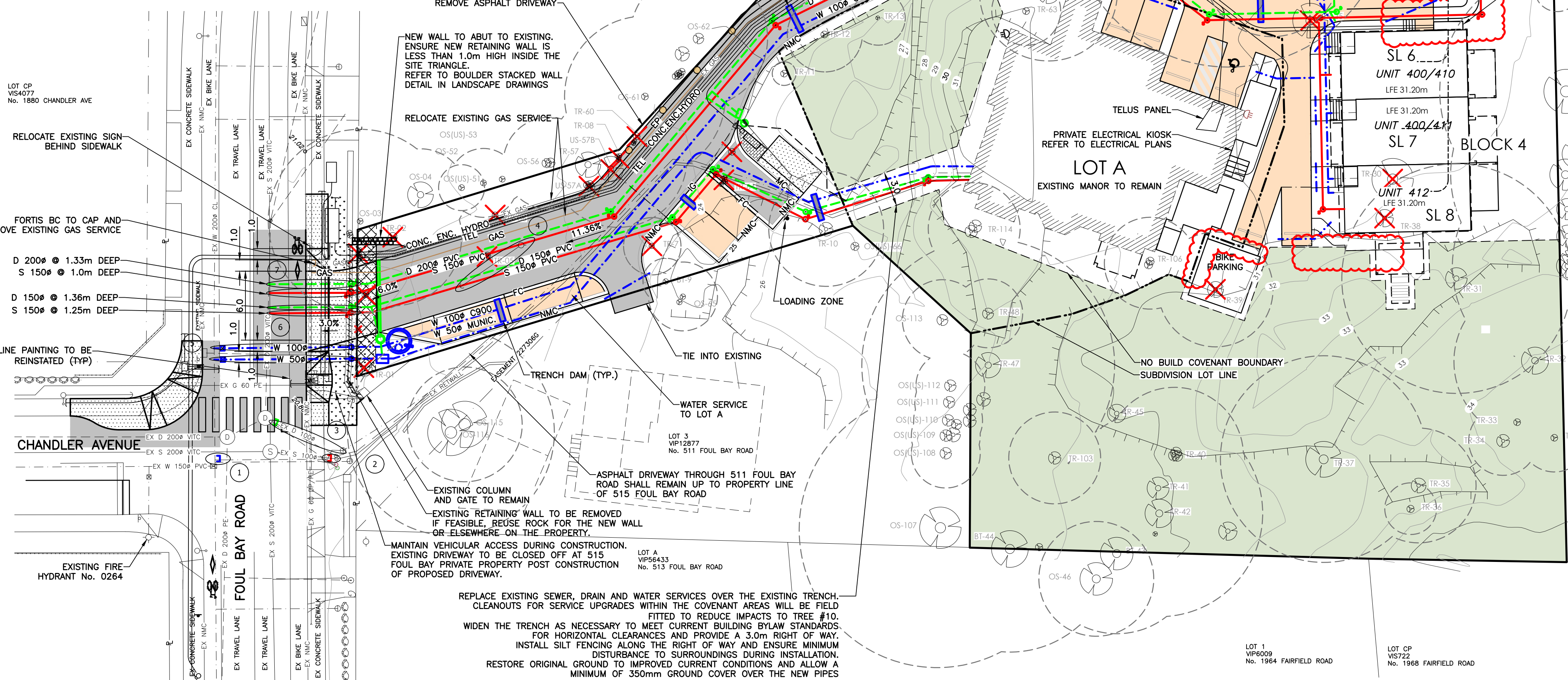
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PROPOSED DEVELOPMENT OF LOT A, VICTORIA DISTRICT, PLAN VIP 12877
515 FOUL BAY ROAD

DRIVEWAY BOLLARD LIGHTING OMITTED FROM SCOPE DUE TO UNDERGROUND CONFLICTS. MINIMAL DRIVEWAY LIGHTING TO BE PROVIDED BASED ON SITE CONDITIONS PRIOR TO OCCUPANCY FOR GENERAL SAFETY

SEE LANDSCAPE DESIGN DRAWING PACKAGE FOR REVISED AND AGREED DRIVEWAY GEOMETRY, PARKING, MATERIALITY AND ACCESSIBILITY CONSIDERATIONS

1:250



LEGEND - Proposed services shown in bold or colour

- WATER: SEWER MANHOLE, DRAIN MANHOLE, SEWER CLEANOUT, DRAIN CLEANOUT, DITCH/SWALE, CULVERT, HEADWALL, CATCHBASIN
- SEWER: SEWER MANHOLE, DRAIN MANHOLE, SEWER CLEANOUT, DRAIN CLEANOUT, DITCH/SWALE, CULVERT, HEADWALL, CATCHBASIN
- HYDRANT: VALVE, METER, REDUCER, FLUSH, TREE, BUSHLINE
- ASPHALT: ASPHALT, CONCRETE, GRAVEL, BRICK, EDGE OF PAVEMENT, ROAD SIGN
- GAS: GAS, UNDERGROUND HYDRO/TEL/SHAW, COBRA/DWIT LIGHT, ORNAMENTAL STREETLIGHT, POWER POLE, ANCHOR
- NON-MTBLE CURB: MC, FC, BC, IG

REVISIONS

No.	DESCRIPTION	DATE
12	ISSUED FOR DDP	250821
11	REVISED SERVING FOR BLOCKS 3 & 4 AND WATER MAIN	250822
10	ISSUED FOR CONSTRUCTION	250401
9	REVISED PER CITY OF VICTORIA COMMENTS	250312
8	DP RESUBMISSION	250226

SEAL

Pacific Vista Consulting Ltd.

3111 Woodpark Drive, Victoria, BC V8C 1P2
Telephone: 250-516-4143

DESIGNER: WRL
CIVIL DESIGN SERVICES
ENGINEER: JUS
DATE: JULY 2022
B.M.: GCM 677849
ELEV.: 20.546m
SCALE: H V

PROJECT PROJECT

515 FOUL BAY ROAD
GMC PROJECTS INC.

PRELIMINARY OVERALL CIVIL PLAN
GENERAL NOTES
AND KEYPLAN

PVC PROJECT NUMBER

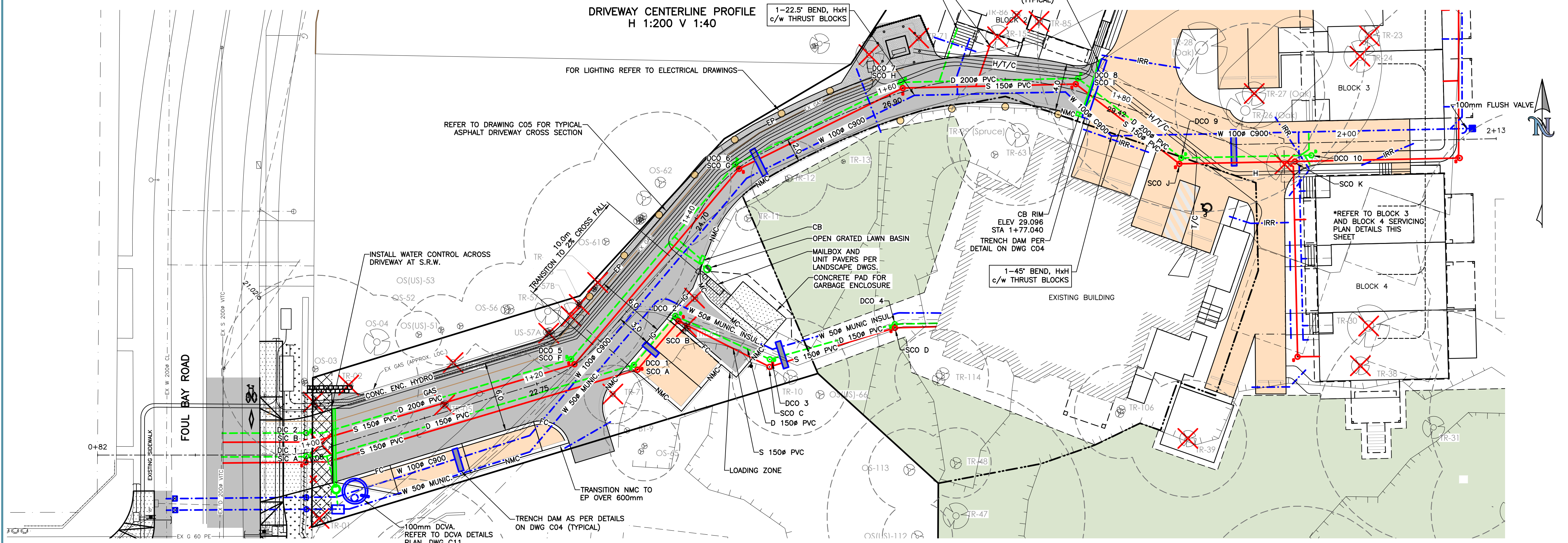
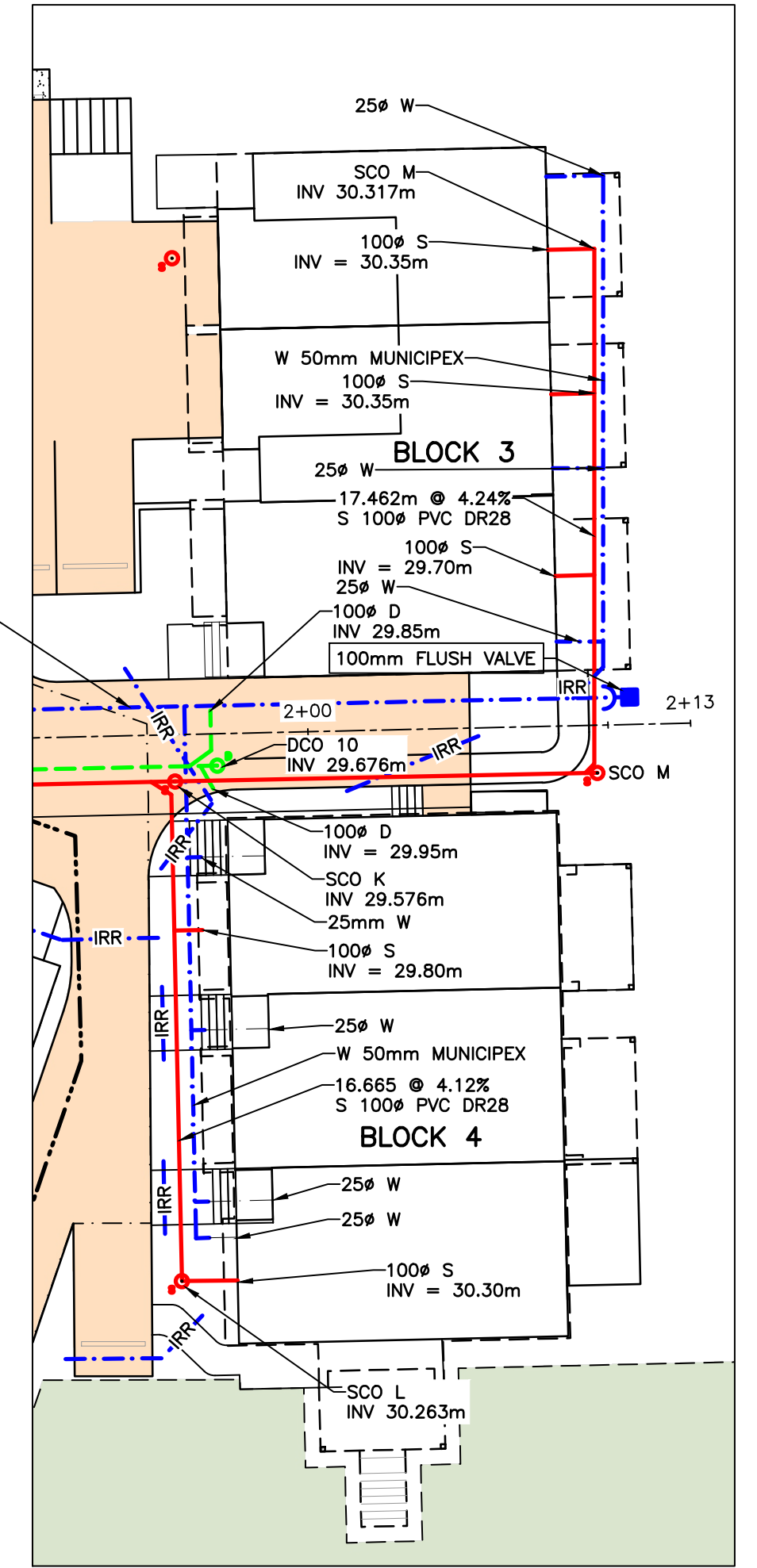
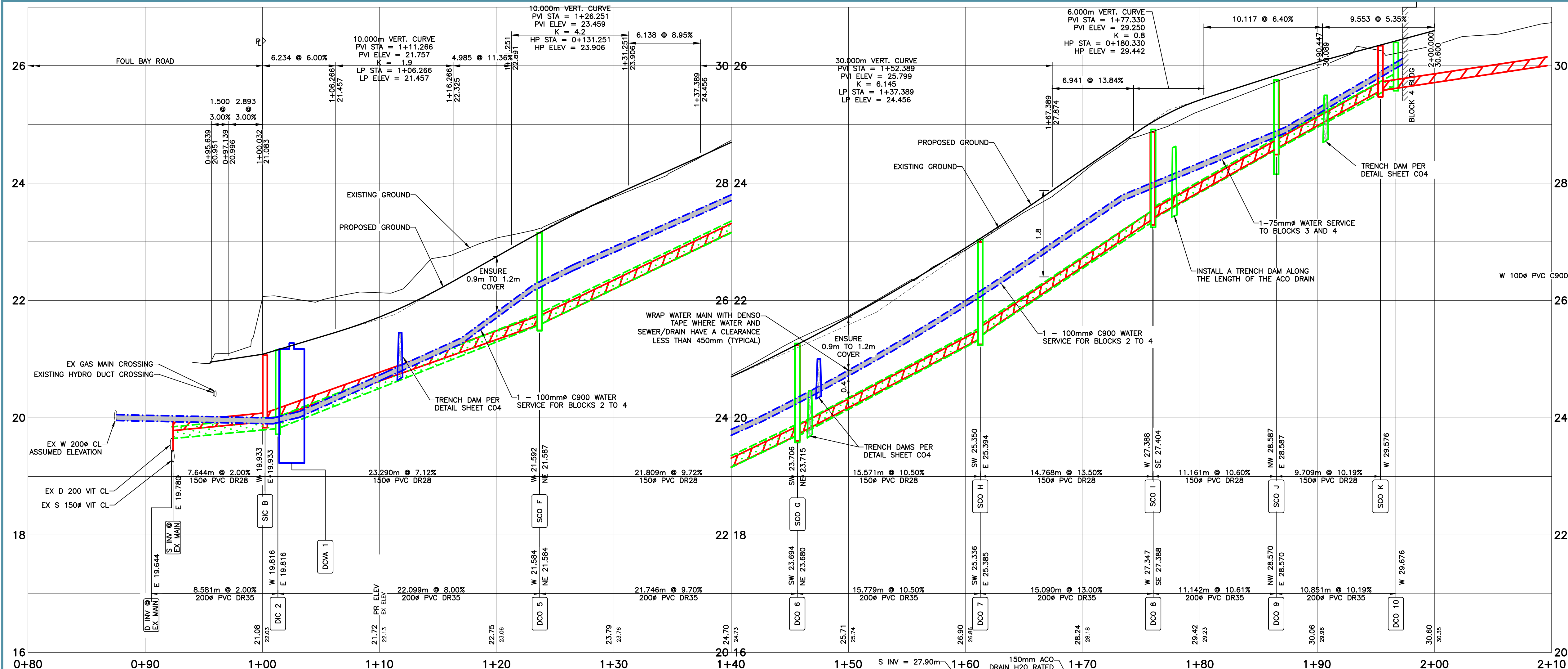
22-154

GOVERNING AUTHORITY FILE No.

SHEET 1 OF 11

DRAWING No. C01

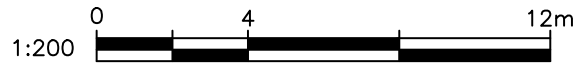
REV. 12



DRIVEWAY BOLLARD LIGHTING OMITTED FROM SCOPE DUE TO UNDERGROUND CONFLICTS. MINIMAL DRIVEWAY LIGHTING TO BE PROVIDED BASED ON SITE CONDITIONS PRIOR TO OCCUPANCY FOR GENERAL SAFETY

NOTE:
ANY SERVICE TRENCH CROSSING THE PERMEABLE ASPHALT PAVEMENT AREAS MUST HAVE IMPERVIOUS BACKFILL BARRIERS (TRENCH DAMS) PROPERLY INSTALLED, COMPACTED IMPERVIOUS BACKFILL (GLACIAL TILL OR CLAY) MUST FILL ENTIRE WIDTH OF SERVICE TRENCH AND EXTEND TO 200mm ABOVE TOP OF RETENTION TRENCH.

SEE LANDSCAPE DESIGN DRAWING PACKAGE FOR REVISED AND AGREED DRIVEWAY GEOMETRY, PARKING, MATERIALITY AND ACCESSIBILITY CONSIDERATIONS



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION

REQUEST LOCATE TICKETS AT

BC 118

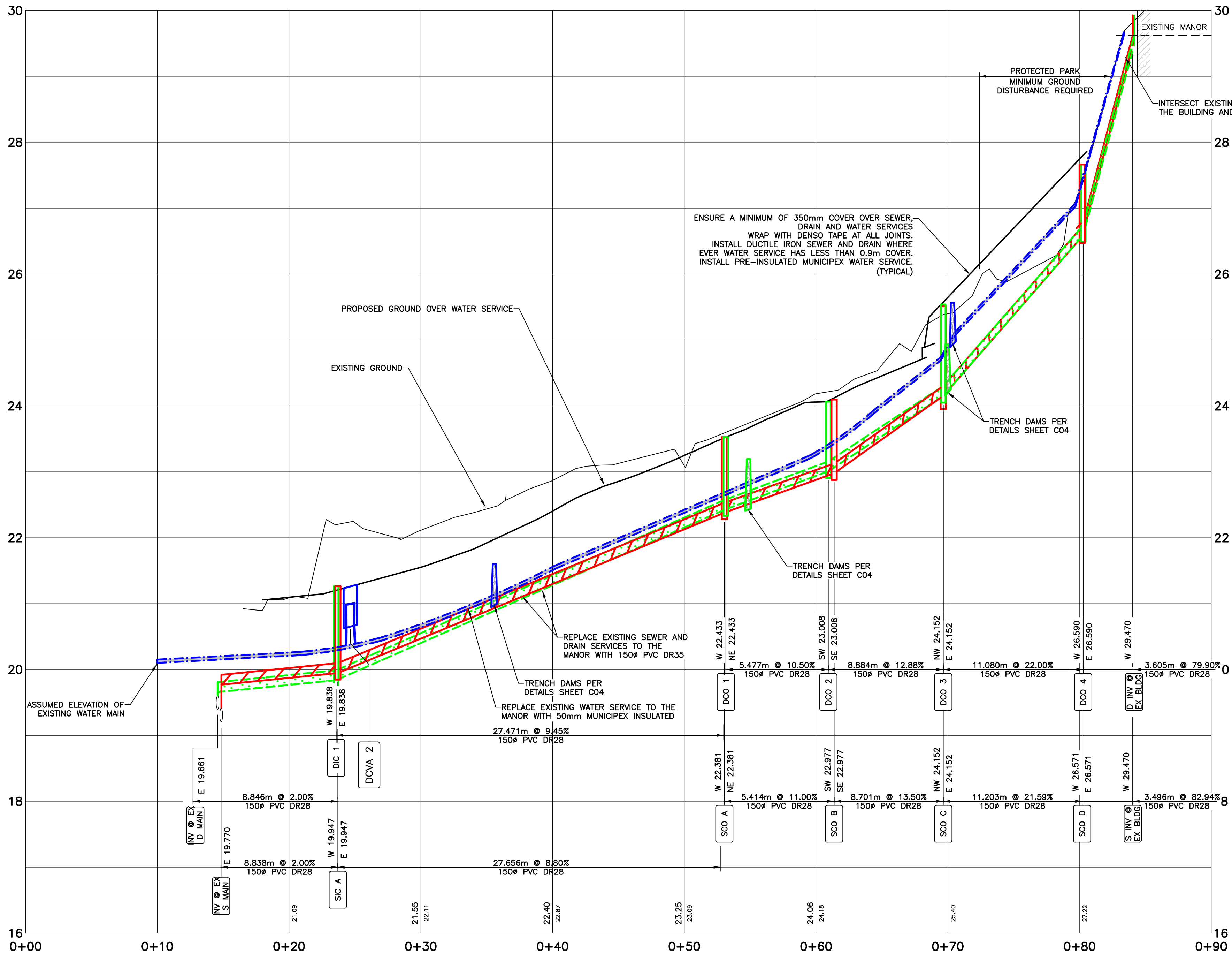
LEGEND - Proposed services shown in bold or colour			
WATER	SEWER	HYDRANT	ASPHALT
DRAIN MANHOLE	SEWER MANHOLE	VALVE	CONCRETE
SEWER CLEANOUT	SEWER CLEANOUT	METER	GRAVEL
DRAIN CLEANOUT	DRAIN CLEANOUT	REDUCER	BRICK
MONUMENT	FLUSH	TREE	EDGE OF PAVEMENT
LEAD PIN	BUSHLINE	ANCHOR	ROAD SIGN

REVISIONS	
12	ISSUED FOR DDP
11	REVISED SERVISING FOR BLOCKS 3 & 4 AND WATER MAIN
10	ISSUED FOR CONSTRUCTION
9	REVISED PER CITY OF VICTORIA COMMENTS
8	DP RESUBMISSION
No.	DESCRIPTION
	DATE

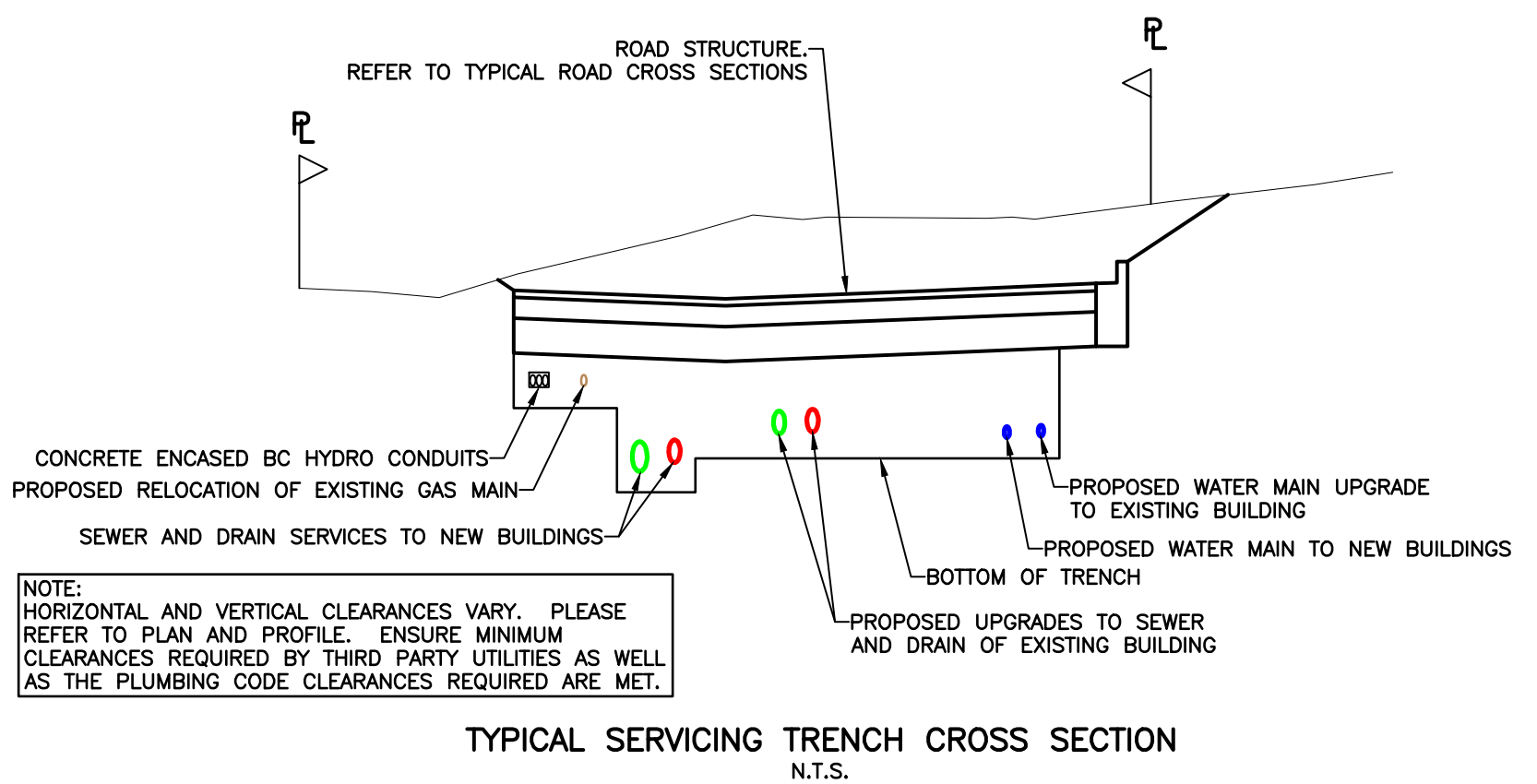
SEAL
Pacific Vista Consulting Ltd.
3111 Woodpark Drive, Victoria, BC V8C 1P2
Telephone: 250-516-4143

DESIGNER	WRL
ENGINEER	JUS
DATE	JULY 2022
B.M.	GCM 677849
ELEV.	20.546m
SCALE	H V

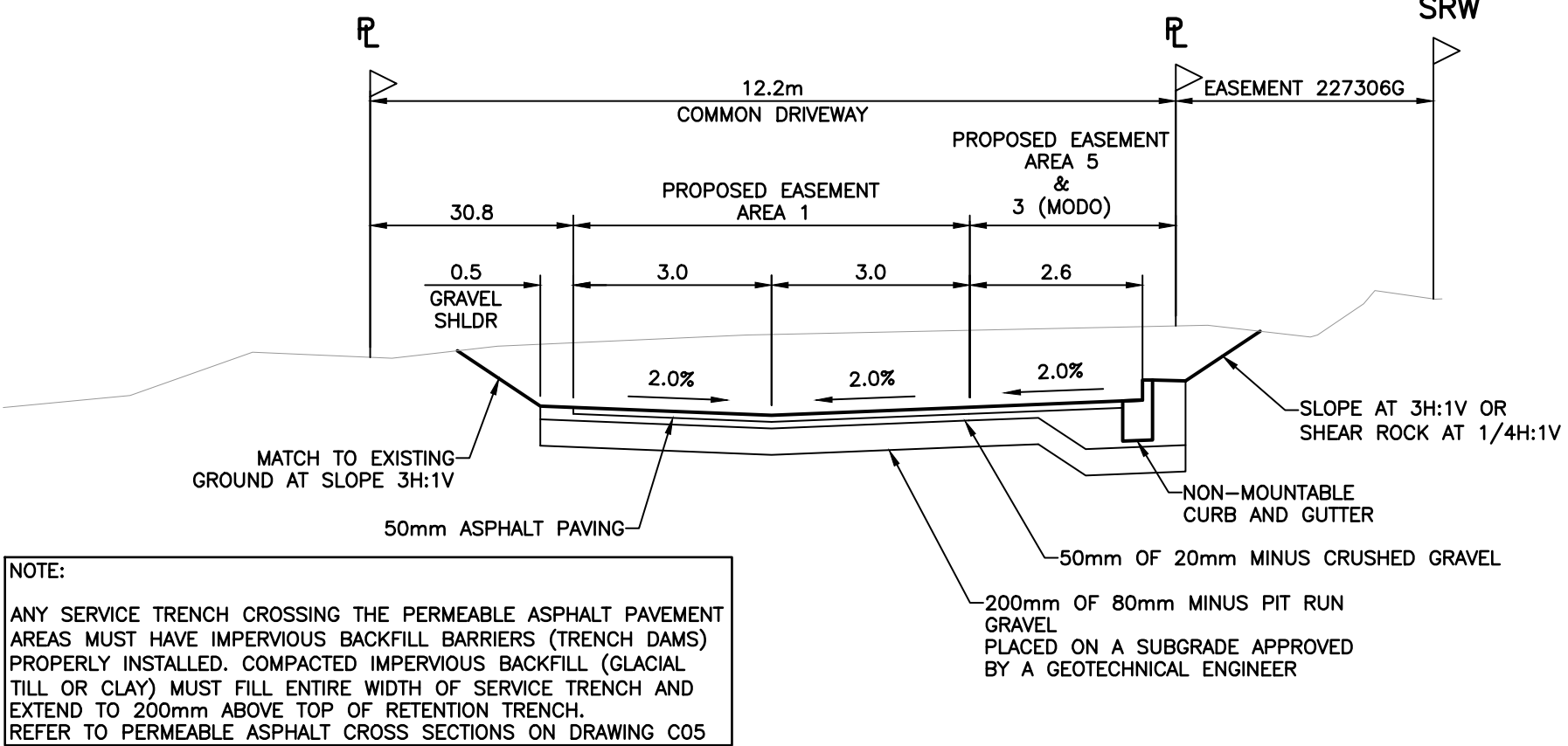
PROJECT PROJECT	515 FOUL BAY ROAD
GOVERNING AUTHORITY FILE No.	22-154
SHEET	3 OF 11
DRAWING No.	C03
REV.	12



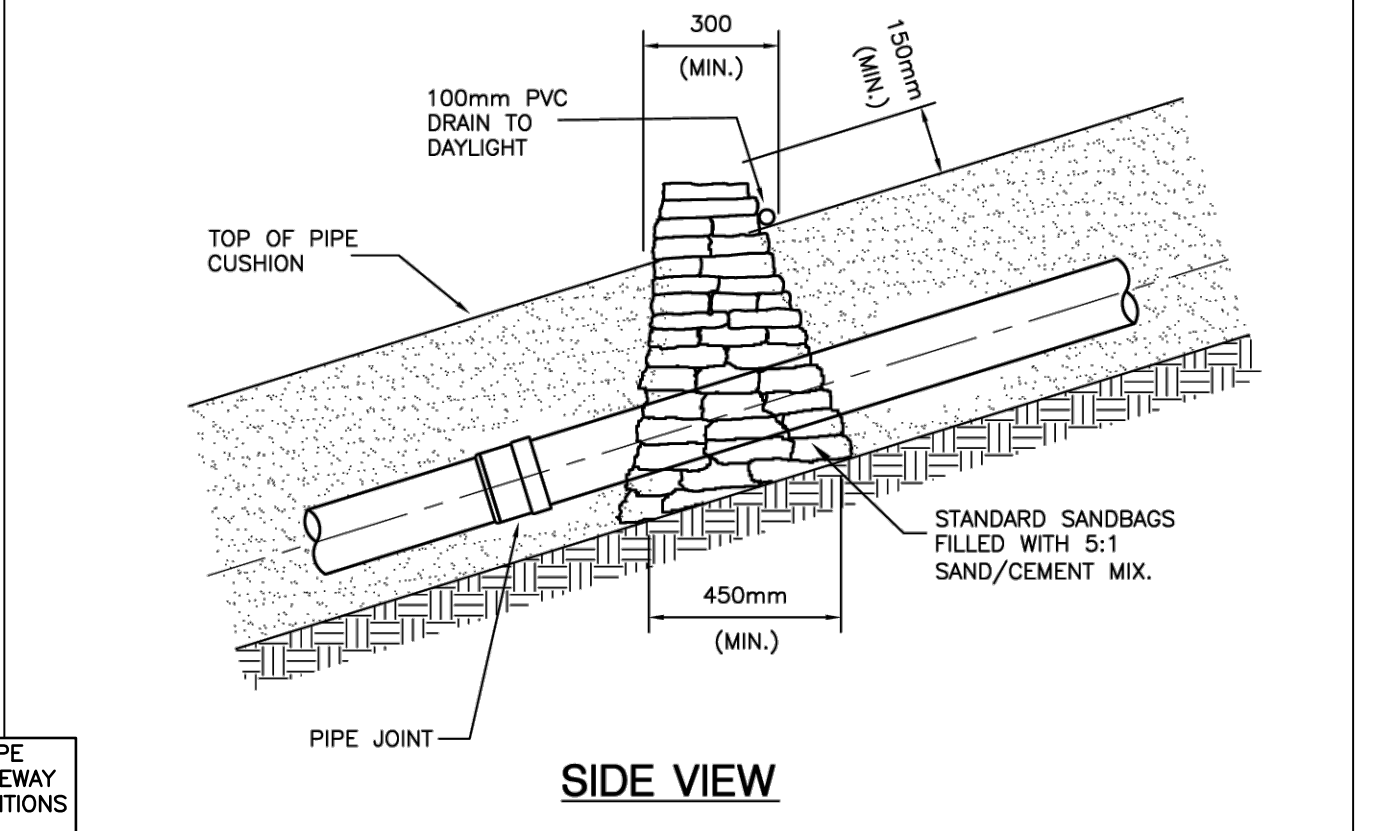
WATER-SEWER-DRAIN TO EX BLDG PROFILE
H 1:250 V 1:50



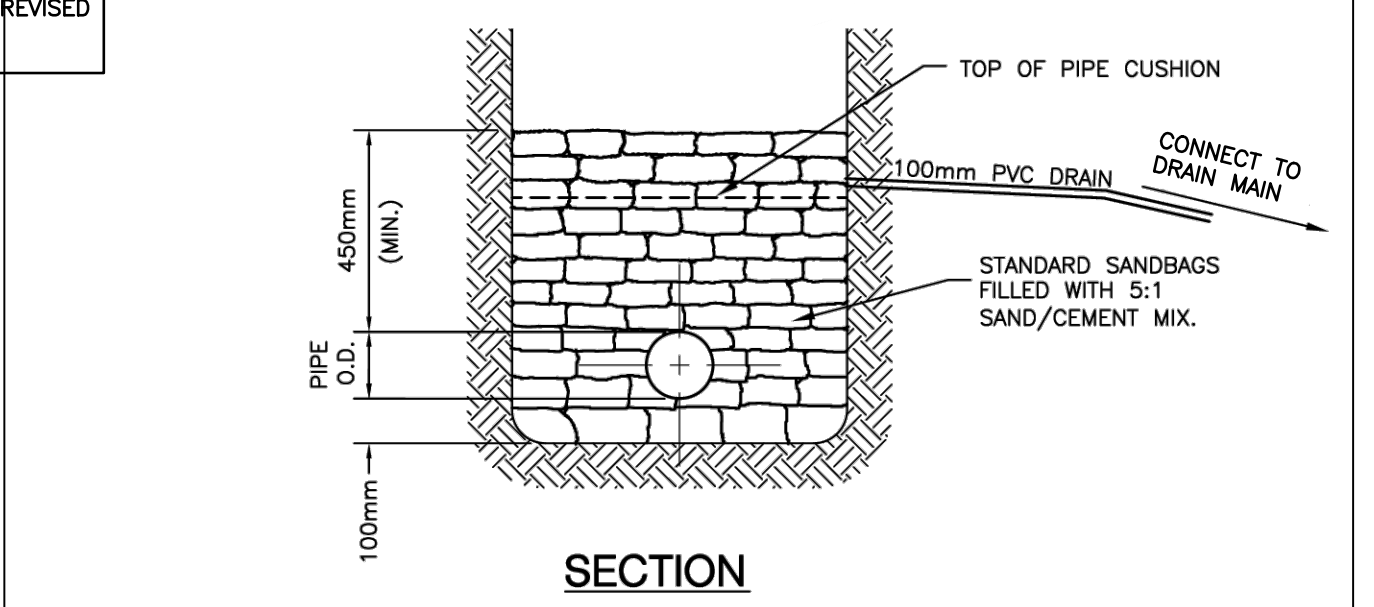
TYPICAL SERVICING TRENCH CROSS SECTION
N.T.S.



TYPICAL ASPHALT DRIVEWAY CROSS SECTION
N.T.S.



SIDE VIEW



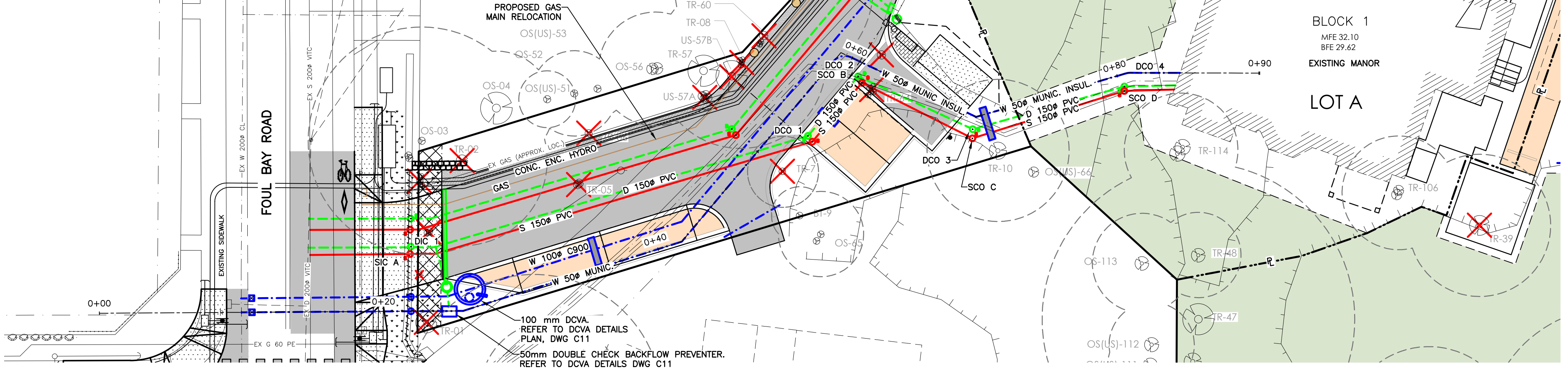
SECTION

- NOTES:
- 1. TRENCH DAMS TO BE CONSTRUCTED:
 - ON PIPE INSTALLATIONS WITH 10% TO 15% SLOPE, NOT MORE THAN 30 METER APART
 - ON PIPE INSTALLATIONS WITH 15% TO 30% SLOPE, NOT MORE THAN 15 METER APART
 - AS DIRECTED BY THE ENGINEER ON SITE

TRENCH DAM DETAILS
N.T.S.

DRIVEWAY BOLLARD LIGHTING OMITTED FROM SCOPE DUE TO UNDERGROUND CONFLICTS. MINIMAL DRIVEWAY LIGHTING TO BE PROVIDED BASED ON SITE CONDITIONS PRIOR TO OCCUPANCY FOR GENERAL SAFETY

SEE LANDSCAPE DESIGN DRAWING PACKAGE FOR REVISED AND AGREED DRIVEWAY GEOMETRY, PARKING, MATERIALITY AND ACCESSIBILITY CONSIDERATIONS



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION

REQUEST LOCATE TICKETS AT

LEGEND - Proposed services shown in bold or colour			
WATER	SEWER MANHOLE	HYDRANT	ASPHALT
SEWER	DRAIN MANHOLE	VALVE	CONCRETE
DRAIN	SEWER CLEANOUT	METER	GRAVEL
DITCH/SWALE	DRAIN CLEANOUT	REDUCER	BRICK
CULVERT	MONUMENT	FLUSH	EDGE OF PAVEMENT
HEADWALL	LOT PIN	TREE	ROAD SIGN
CATCHBASIN	LEAD PLUG	BUSHLINE	

REVISIONS	
12	ISSUED FOR DDP
11	REVISED SERVICING FOR BLOCKS 3 & 4 AND WATER MAIN
10	ISSUED FOR CONSTRUCTION
9	REVISED PER CITY OF VICTORIA COMMENTS
8	DP RESUBMISSION
No.	DESCRIPTION

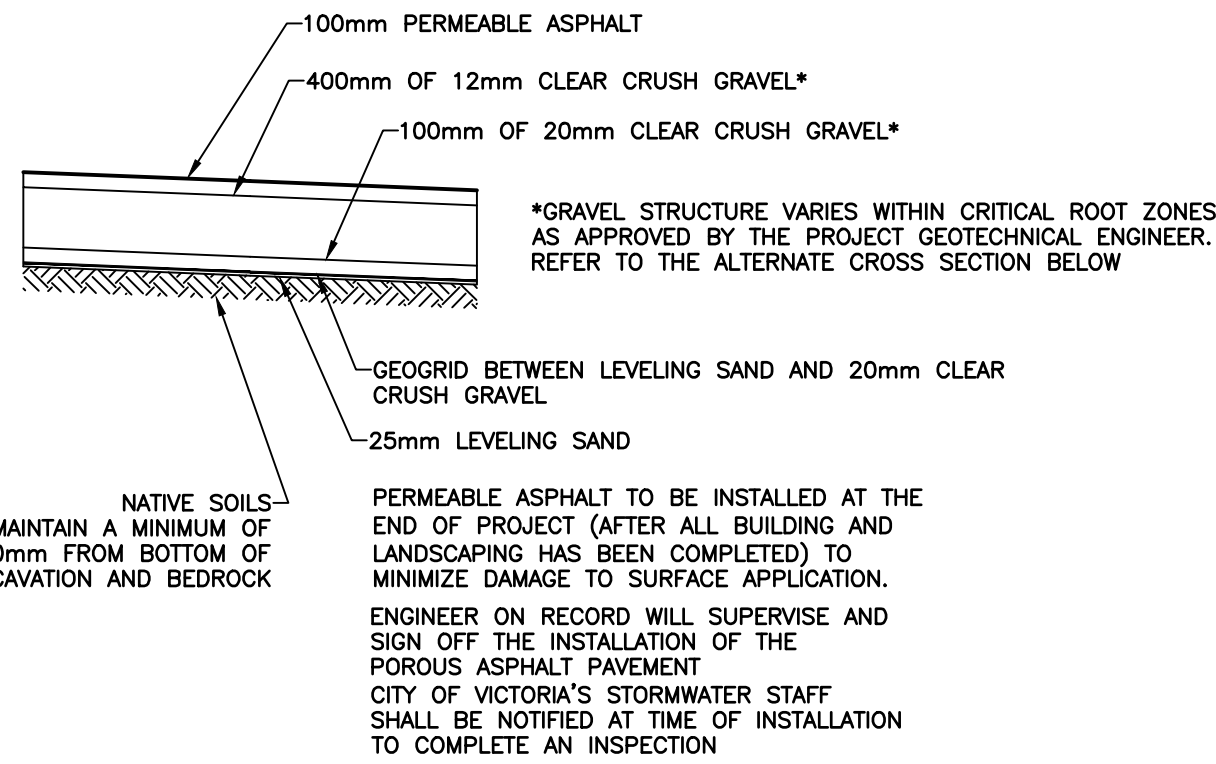
SEAL	
250821	250822
250401	250312
250226	
No.	DATE

Pacific Vista Consulting Ltd.
3111 Woodpark Drive, Victoria, BC V9C 1P2
Telephone: 250-516-4143

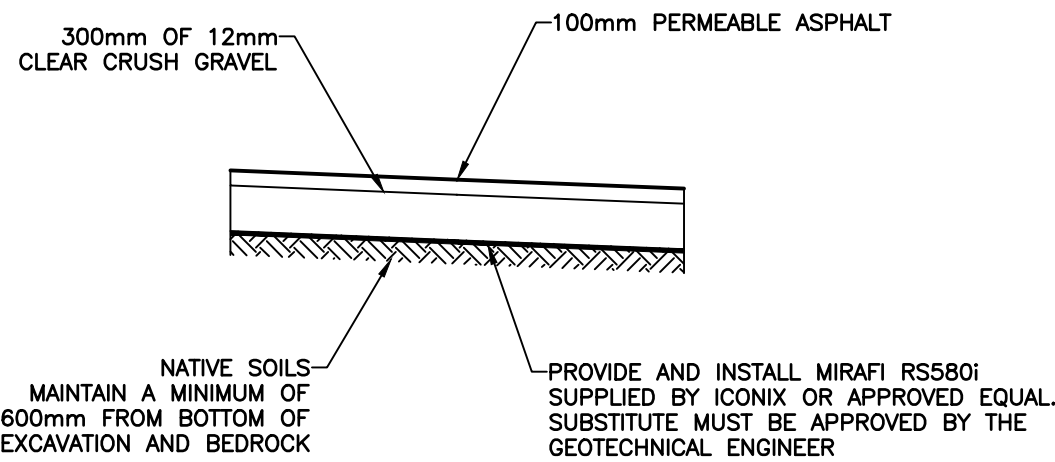
DESIGNER	WRL
DATE	JULY 2022
B.M.	GCM 677849
ELEV.	20.546m
SCALE	H V

PROJECT PROJECT	515 FOUL BAY ROAD
	GMC PROJECTS INC.
	SERVICING REPLACEMENT TO EXISTING BUILDING
	PLAN AND PROFILE

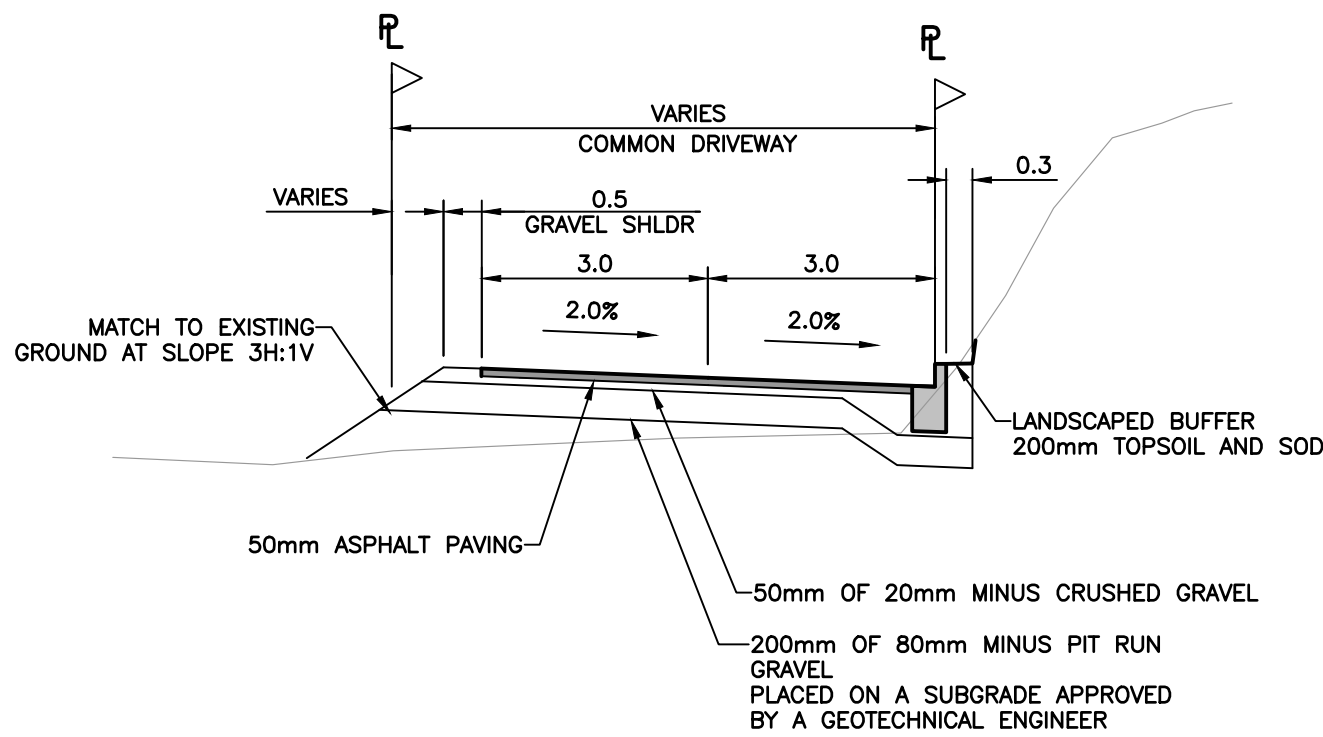
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GOVERNING AUTHORITY FILE No.	
SHEET	4 OF 11
DRAWING No.	C04
REV.	12



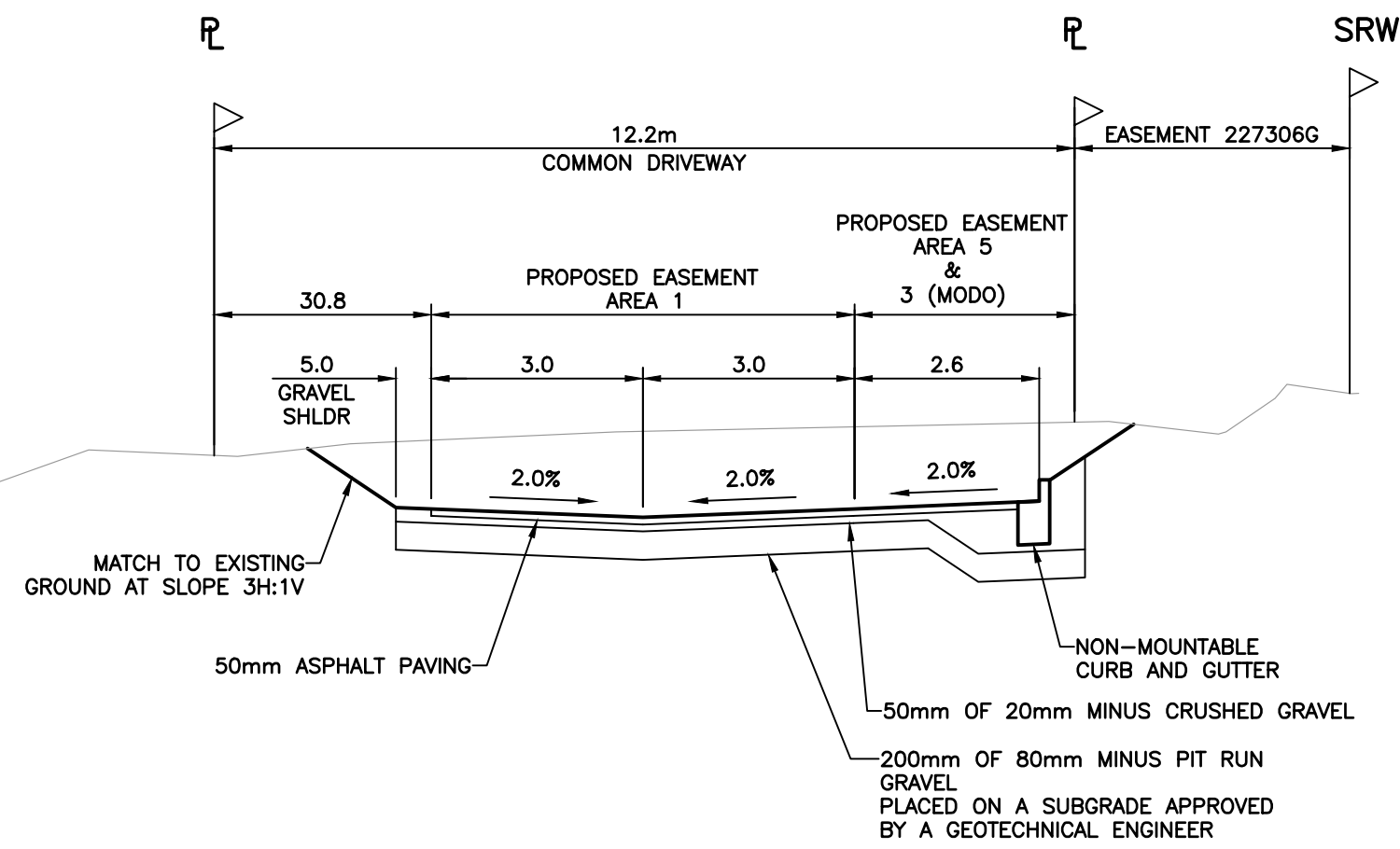
PERMEABLE ASPHALT TYPICAL SECTION
STATIONS 1+77.36 TO 2+05.40
N.T.S.



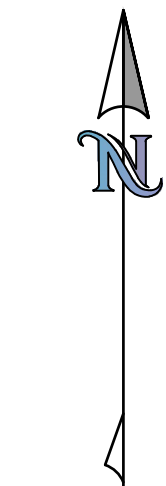
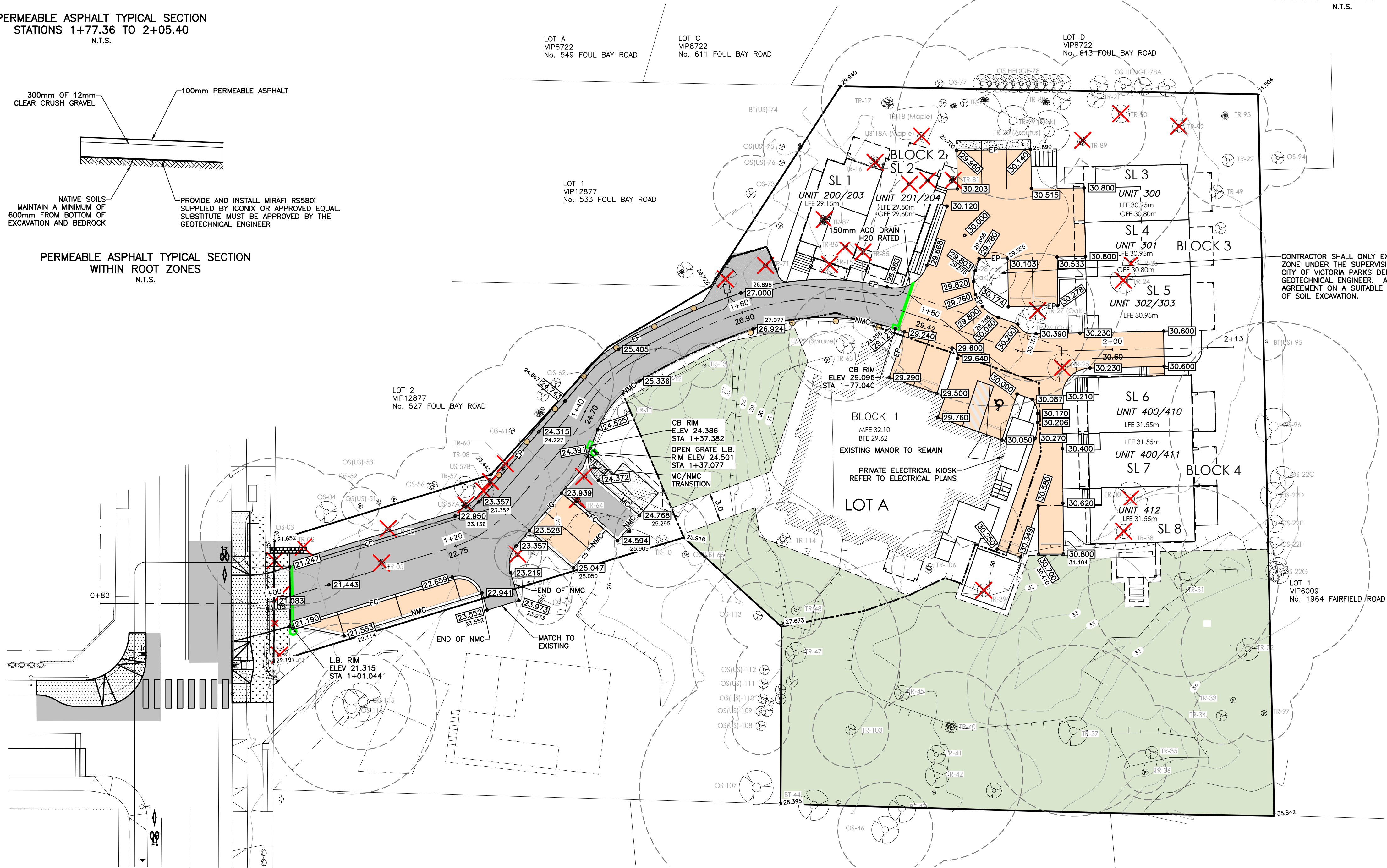
PERMEABLE ASPHALT TYPICAL SECTION
WITHIN ROOT ZONES
N.T.S.



TYPICAL ASPHALT DRIVEWAY CROSS SECTION
STATIONS 1+36 TO 1+77.36
N.T.S.



TYPICAL ASPHALT DRIVEWAY CROSS SECTION
STATIONS 1+00 TO 1+36
N.T.S.



LEGEND	
	PERMEABLE PAVERS PER LANDSCAPE PLAN
	NO BUILD COVENANT AREA
	ASPHALT PAVEMENT
	PERMEABLE SURFACING. SEE LANDSCAPE DRAWINGS FOR DETAILS
	PROPOSED CONCRETE
	TREE TO BE REMOVED
	TREE TO BE RETAINED
	PRZ OF TREES TO BE RETAINED

0 5 15m
1:250

DRIVEWAY BOLLARD LIGHTING OMITTED FROM SCOPE DUE TO UNDERGROUND CONFLICTS. MINIMAL DRIVEWAY LIGHTING TO BE PROVIDED BASED ON SITE CONDITIONS PRIOR TO OCCUPANCY FOR GENERAL SAFETY

SEE LANDSCAPE DESIGN DRAWING PACKAGE FOR REVISED AND AGREED DRIVEWAY GEOMETRY, PARKING, MATERIALITY AND ACCESSIBILITY CONSIDERATIONS

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION

REQUEST LOCATE TICKETS AT



LEGEND - Proposed services shown in bold or colour

WATER	SEWER MANHOLE	HYDRANT	ASPHALT	GAS	NON-MTLE CURB	NMC
SEWER	DRAIN MANHOLE	VALVE	CONCRETE	UNDERGROUND HYDRO/TEL/SHAW	MOUNTABLE CURB	MC
DRAIN	SEWER CLEANOUT	METER	GRAVEL	COBRA/DAW LIGHT	FLAT CURB	FC
DITCH/SWALE	DRAIN CLEANOUT	REDUCER	BRICK	ORNAMENTAL STREETLIGHT	BARRIER CURB	BC
CULVERT	MONUMENT	FLUSH	EDGE OF PAVEMENT	POWER POLE	INVERT GUTTER	IG
HEADWALL	LOT PIN	TREE	ROAD SIGN	ANCHOR		
CATCHBASIN	LEAD PLUG	BUSHLINE				

REVISIONS

No.	DESCRIPTION	DATE
12	ISSUED FOR DDP	250821
11	REVISED SERVICING FOR BLOCKS 3 & 4 AND WATER MAIN	250822
10	ISSUED FOR CONSTRUCTION	250401
9	REVISED PER CITY OF VICTORIA COMMENTS	250312
8	DP RESUBMISSION	250226

SEAL

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Telephone: 250-516-4143

DESIGNER	WRL	TEL: (250)886-2287
Civil Design SERVICES	WRL.CivilDesign@gmail.com	
ENGINEER	JUS	
DATE	JULY 2022	
B.M.	GCM 677849	
ELEV.	20.546m	
SCALE	H V	

PROJECT PROJECT

515 FOUL BAY ROAD
GMC PROJECTS INC.
GRADING PLAN

PVC PROJECT NUMBER

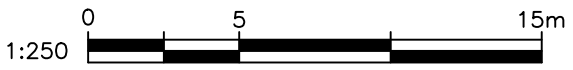
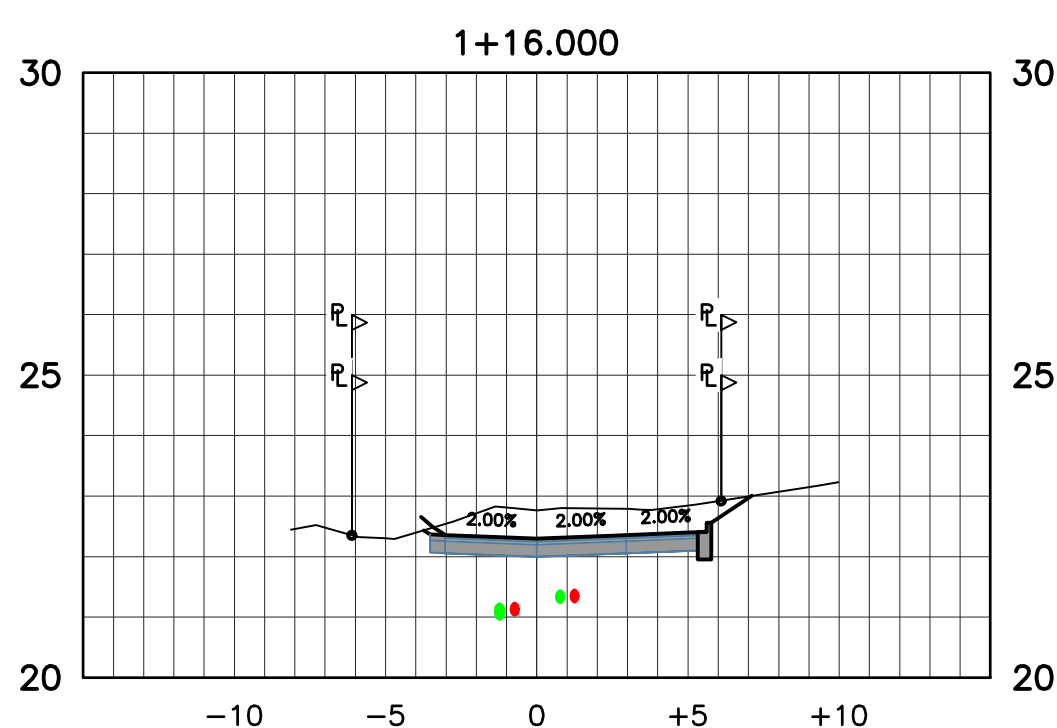
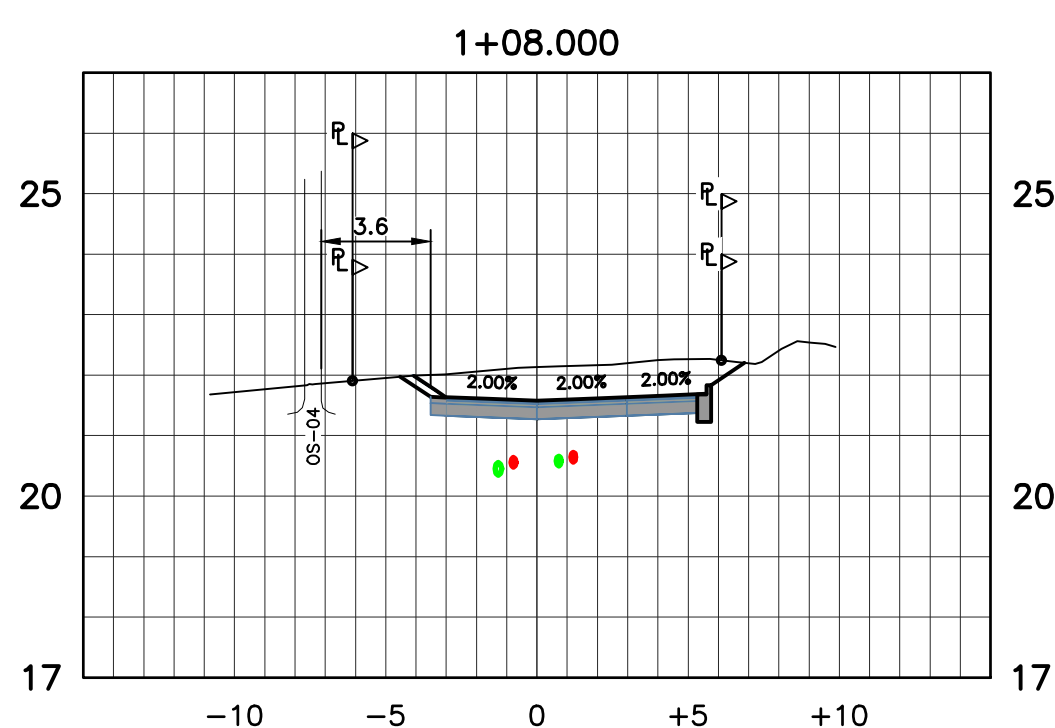
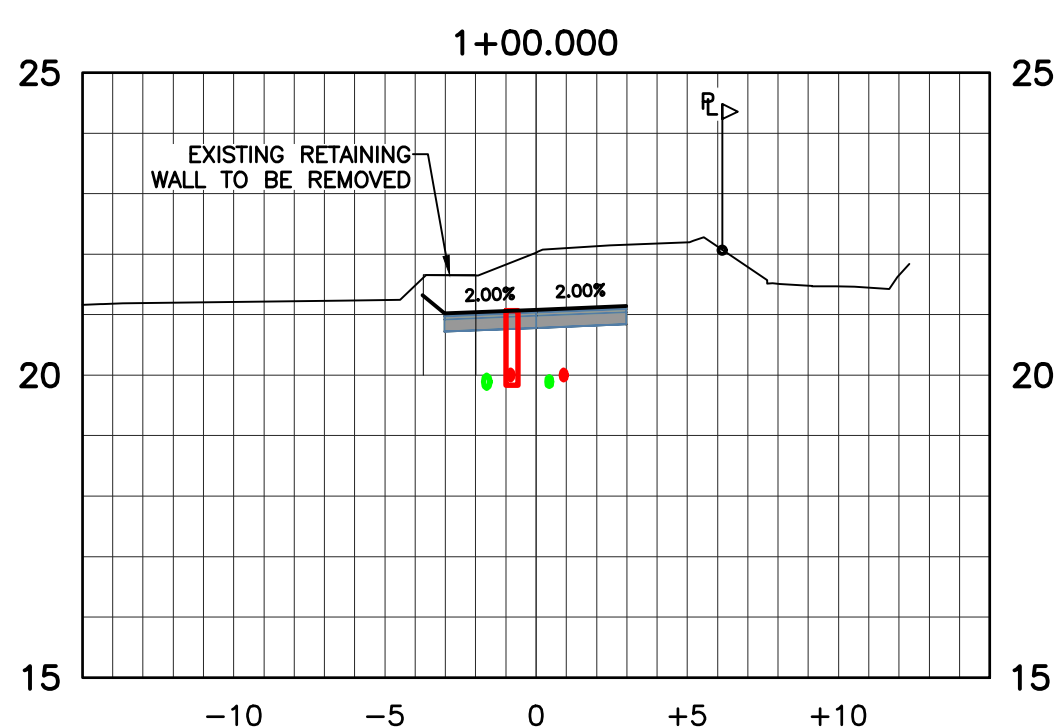
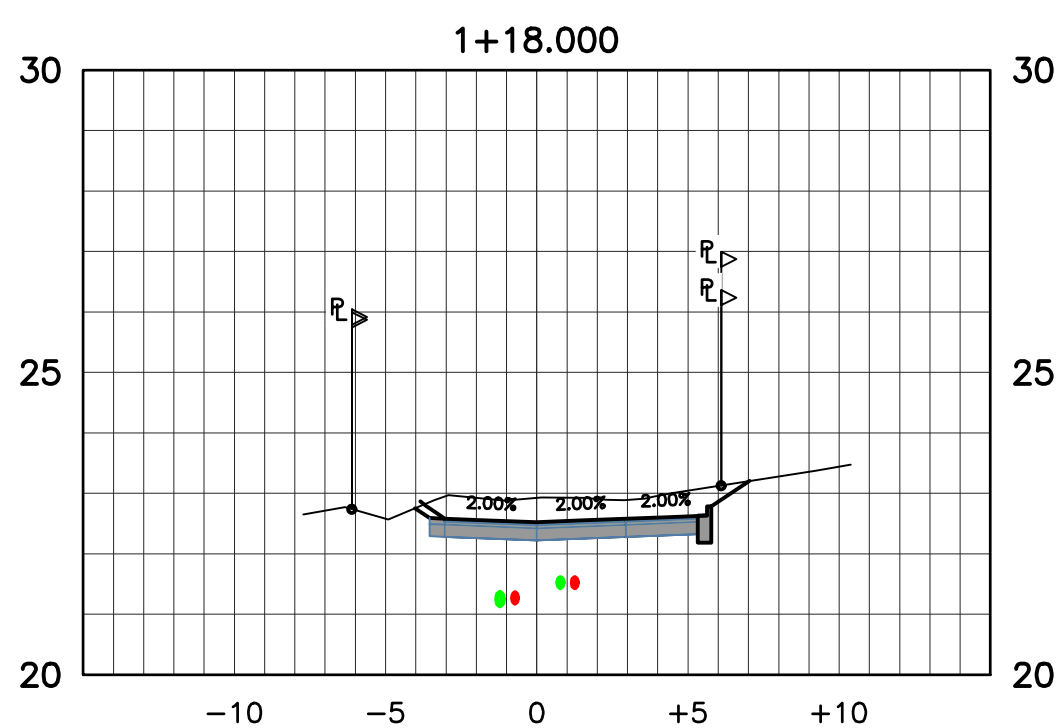
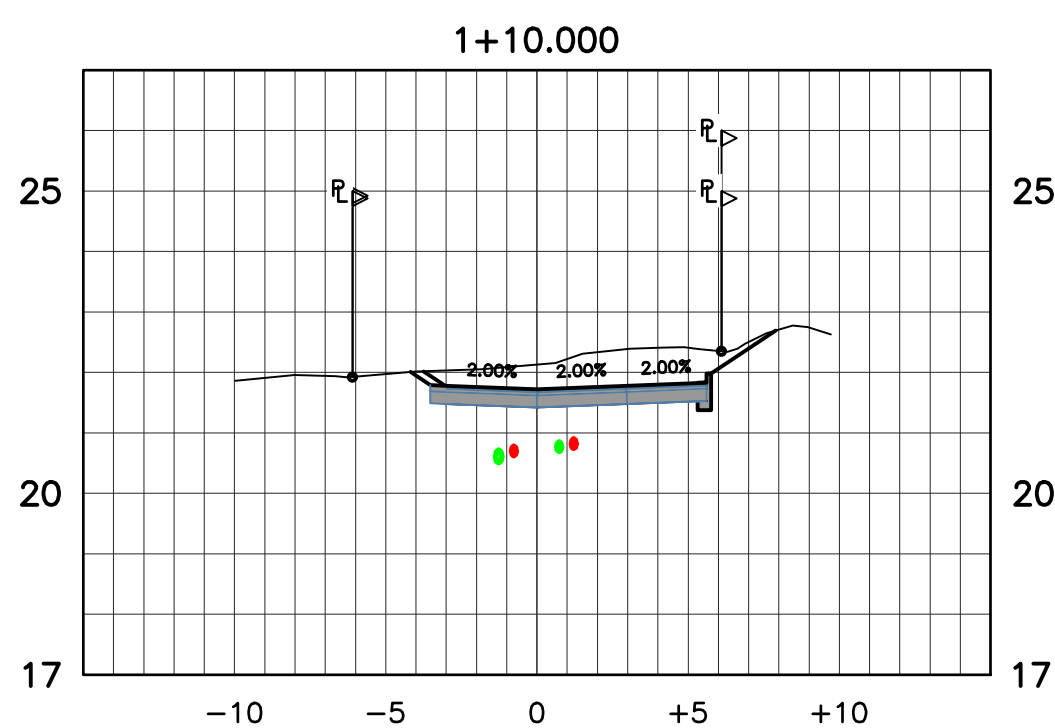
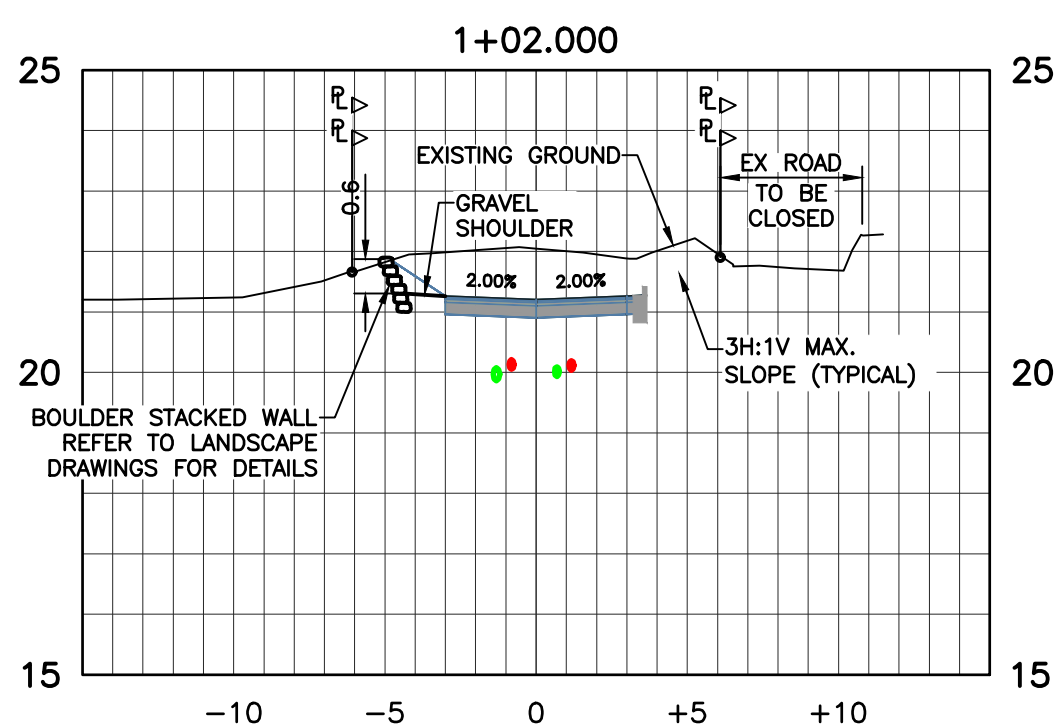
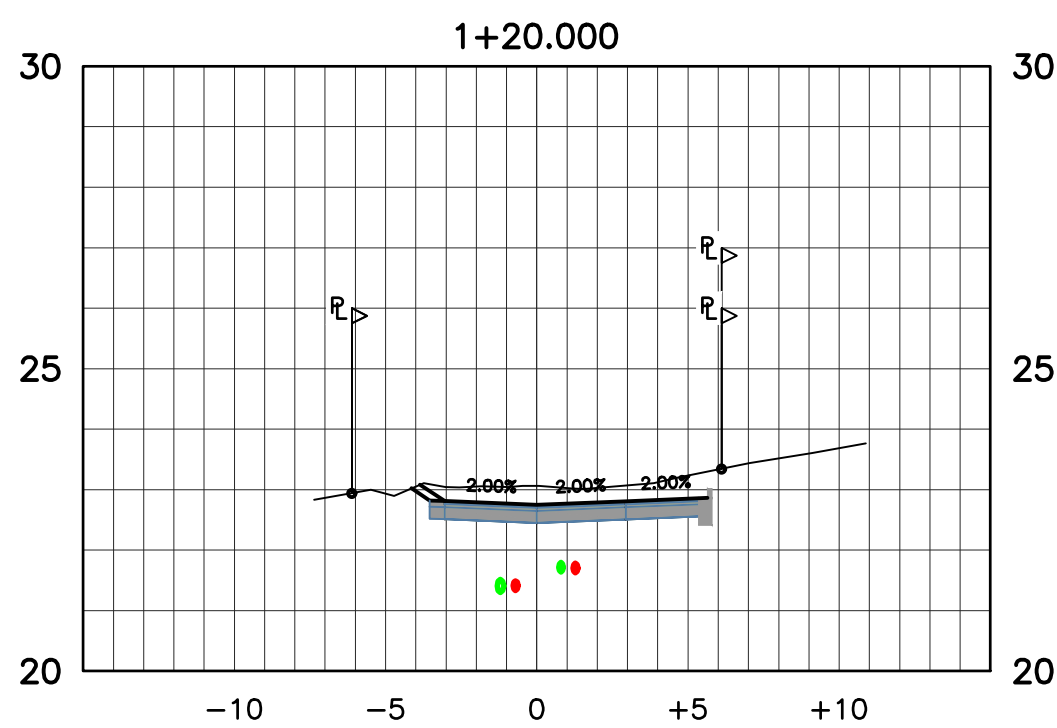
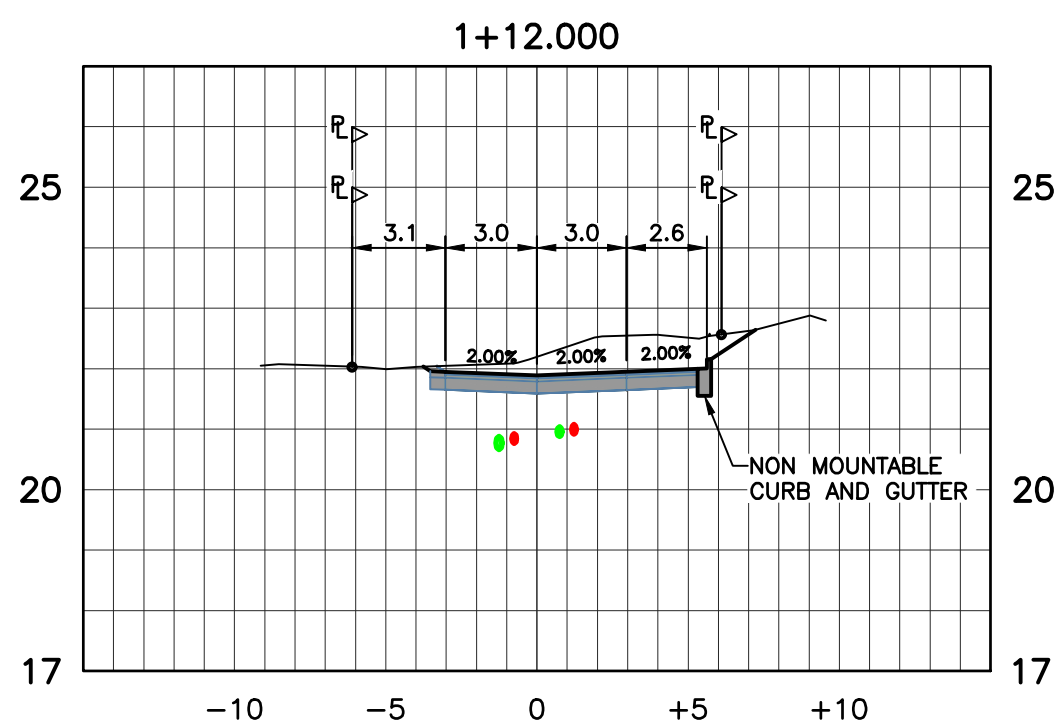
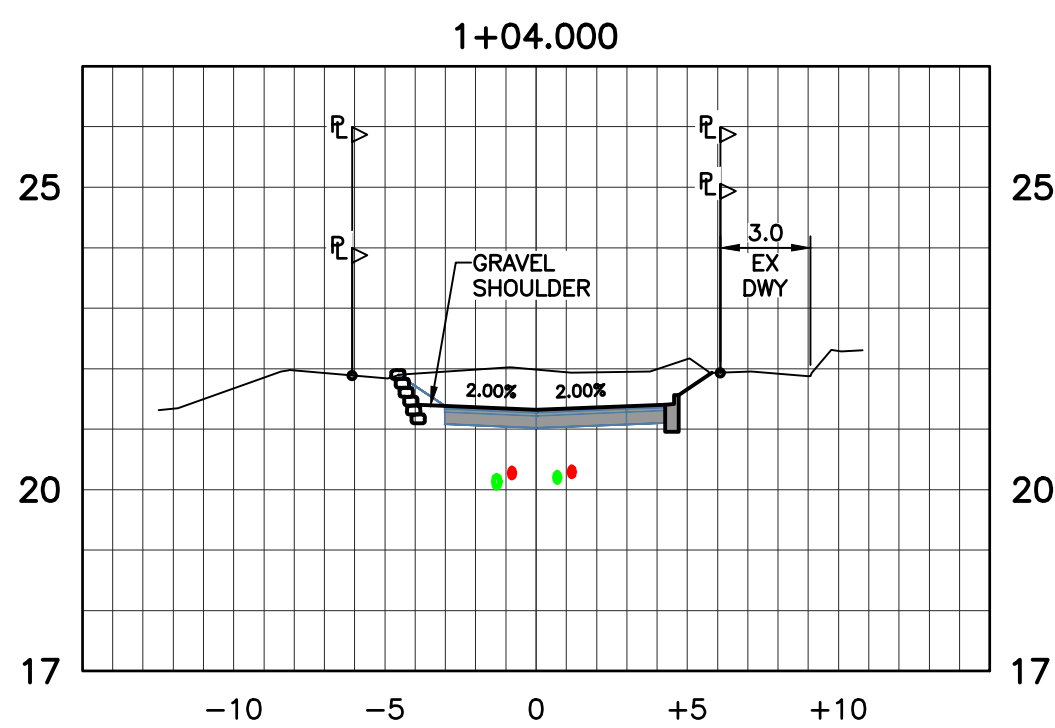
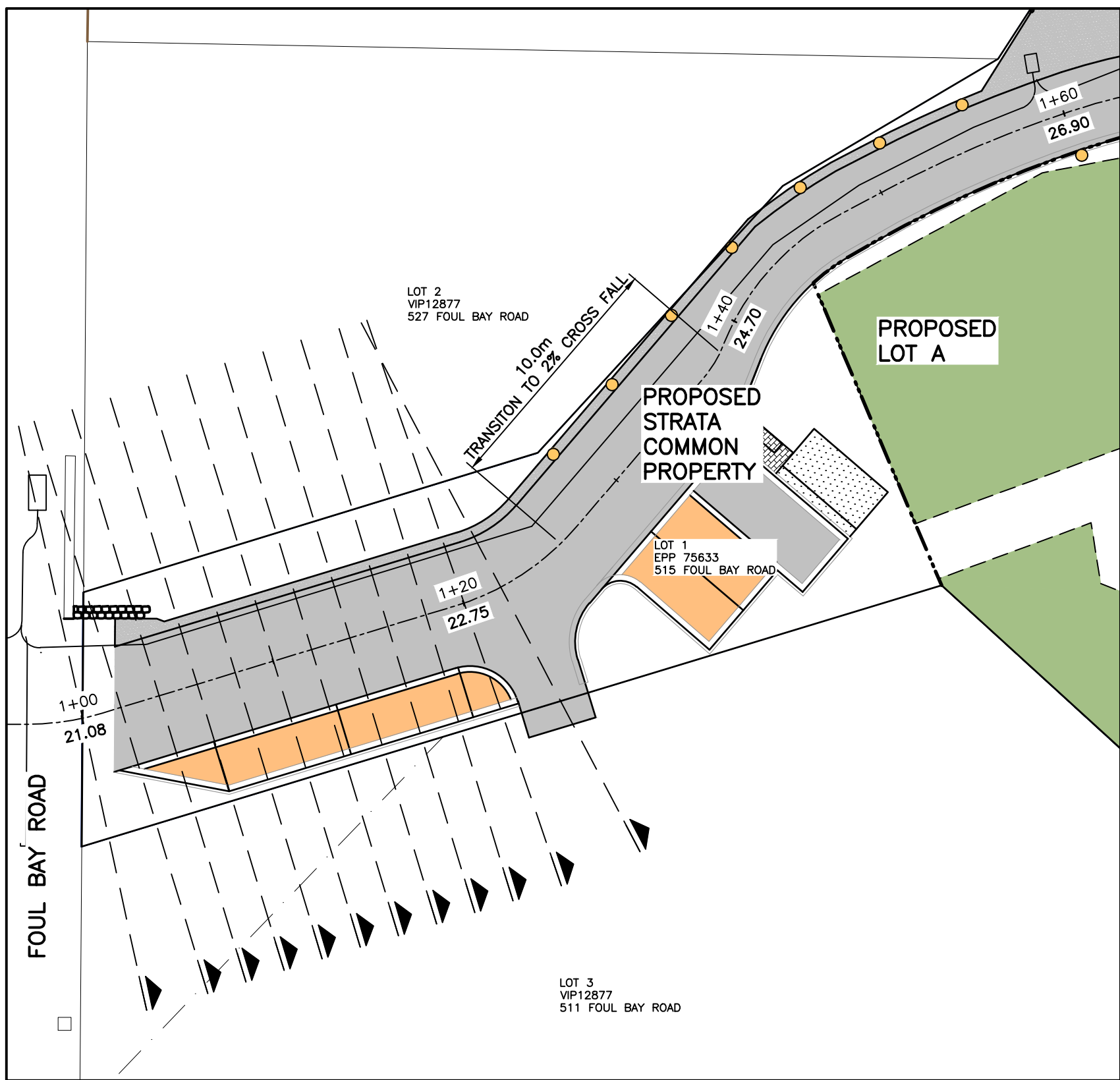
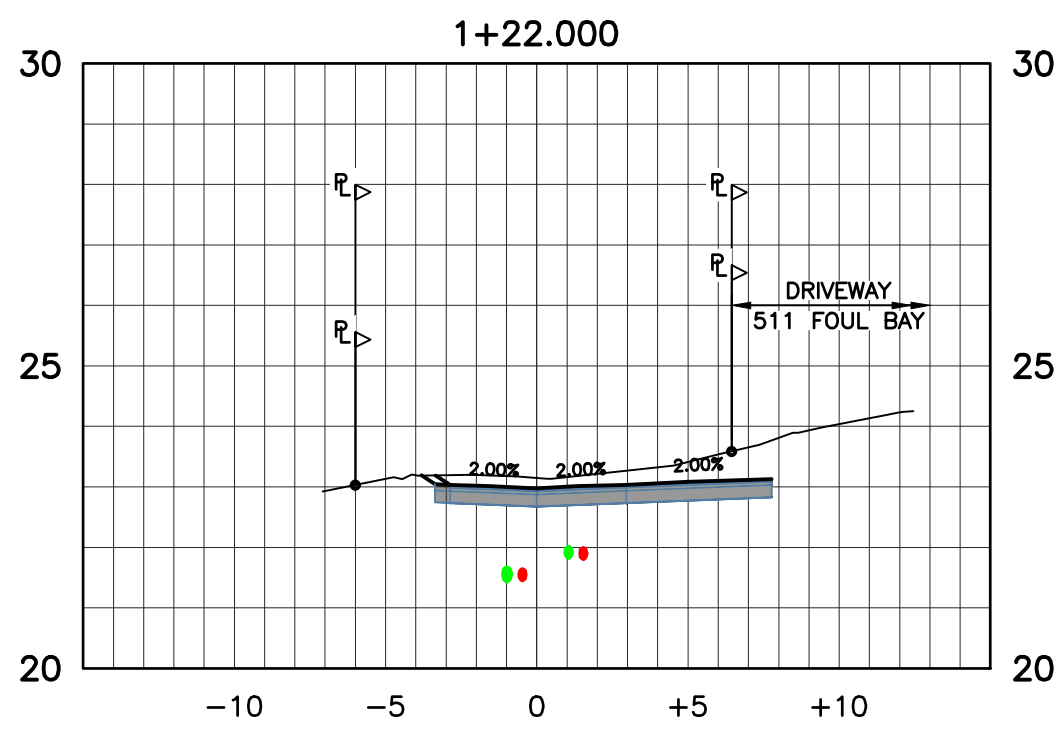
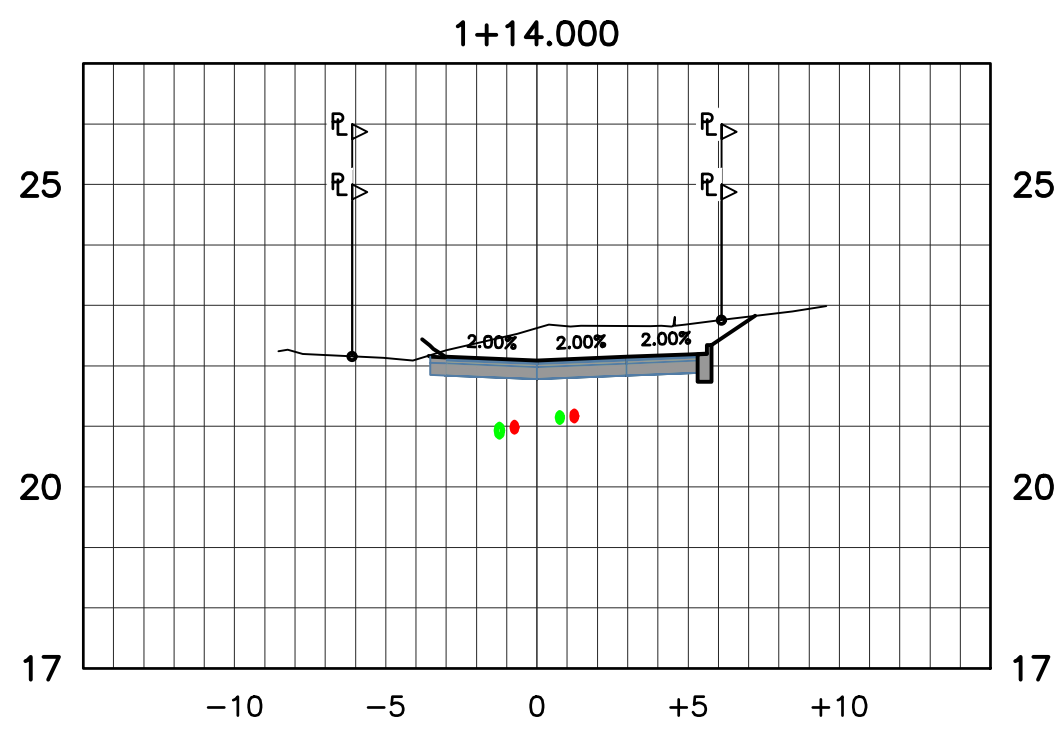
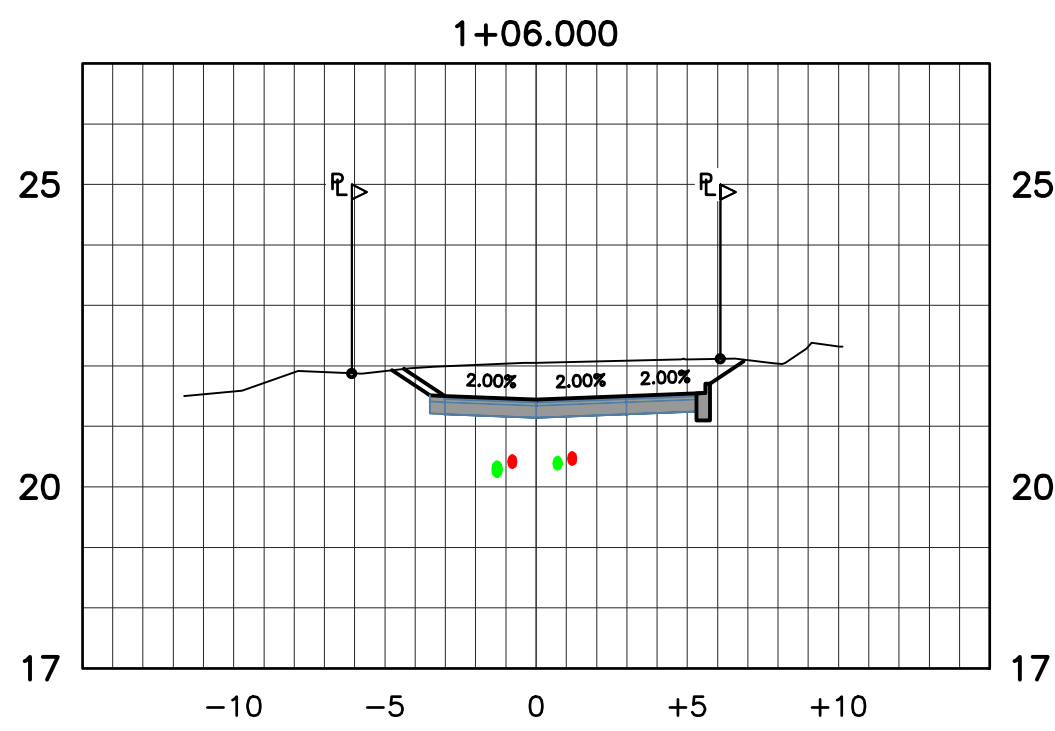
22-154

GOVERNING AUTHORITY FILE No.

SHEET 5 of 11

DRAWING No. C05

REV. 12



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION.



LEGEND - Proposed services shown in bold or colour

WATER	SEWER MANHOLE	HYDRANT	ASPHALT
SEWER	DRAIN MANHOLE	VALVE	CONCRETE
DRAIN	SEWER CLEANOUT	METER	GRAVEL
DITCH/SWALE	DRAIN CLEANOUT	REDUCER	BRICK
CULVERT	MONUMENT	FLUSH	EDGE OF PAVEMENT
HEADWALL	LOT PIN	TREE	POWER POLE
CATCHBASIN	LEAD PLUG	BUSHLINE	ANCHOR

NON-MOUNTABLE CURB	NMC
MOUNTABLE CURB	MC
FLAT CURB	FC
BARRIER CURB	BC
INVERT GUTTER	IG

No.	DESCRIPTION	DATE
12	ISSUED FOR DDP	250821
11	REVISED SERVICING FOR BLOCKS 3 & 4 AND WATER MAIN	250822
10	ISSUED FOR CONSTRUCTION	250401
9	REVISED PER CITY OF VICTORIA COMMENTS	250312
8	DP RESUBMISSION	250226

SEAL

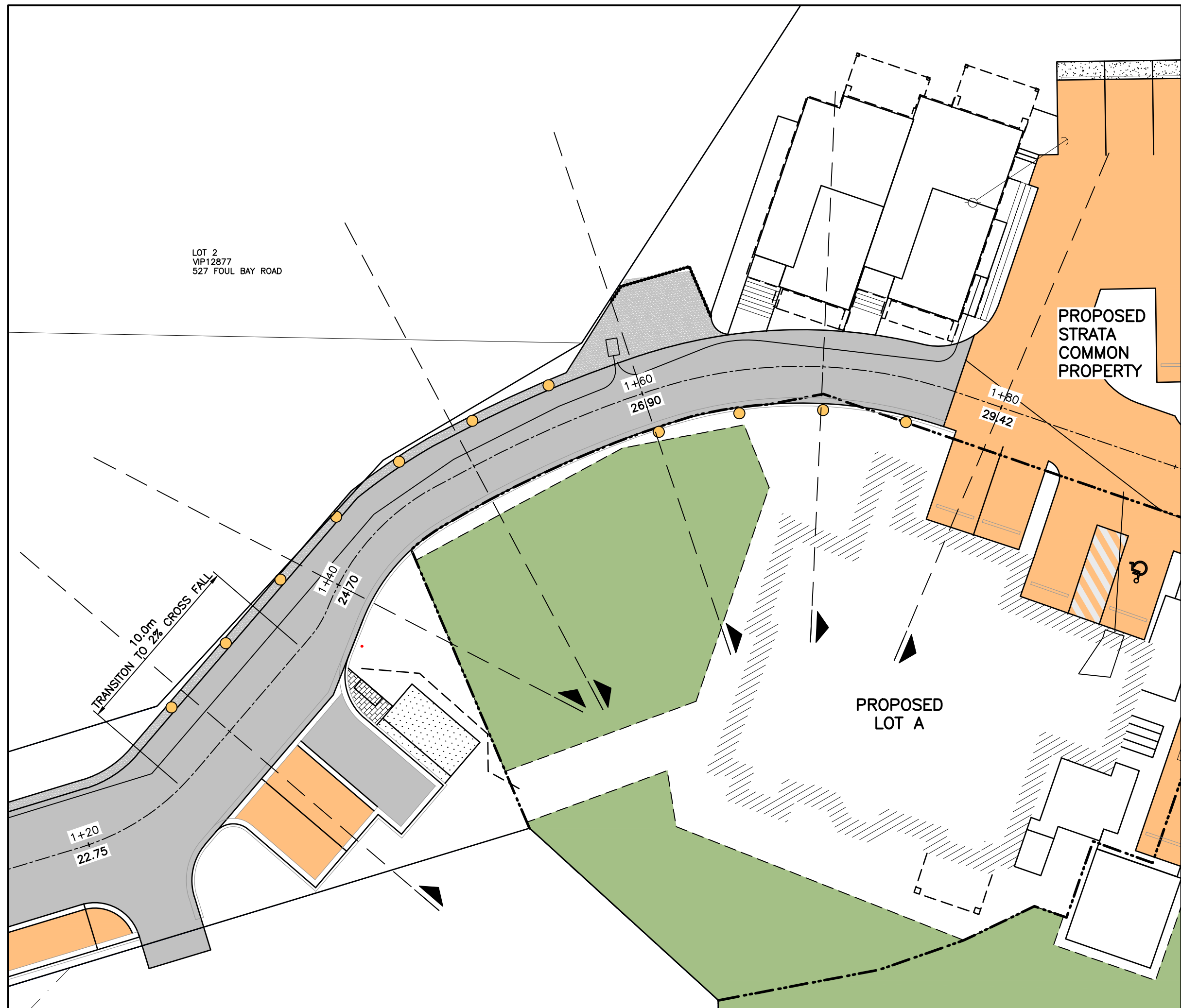
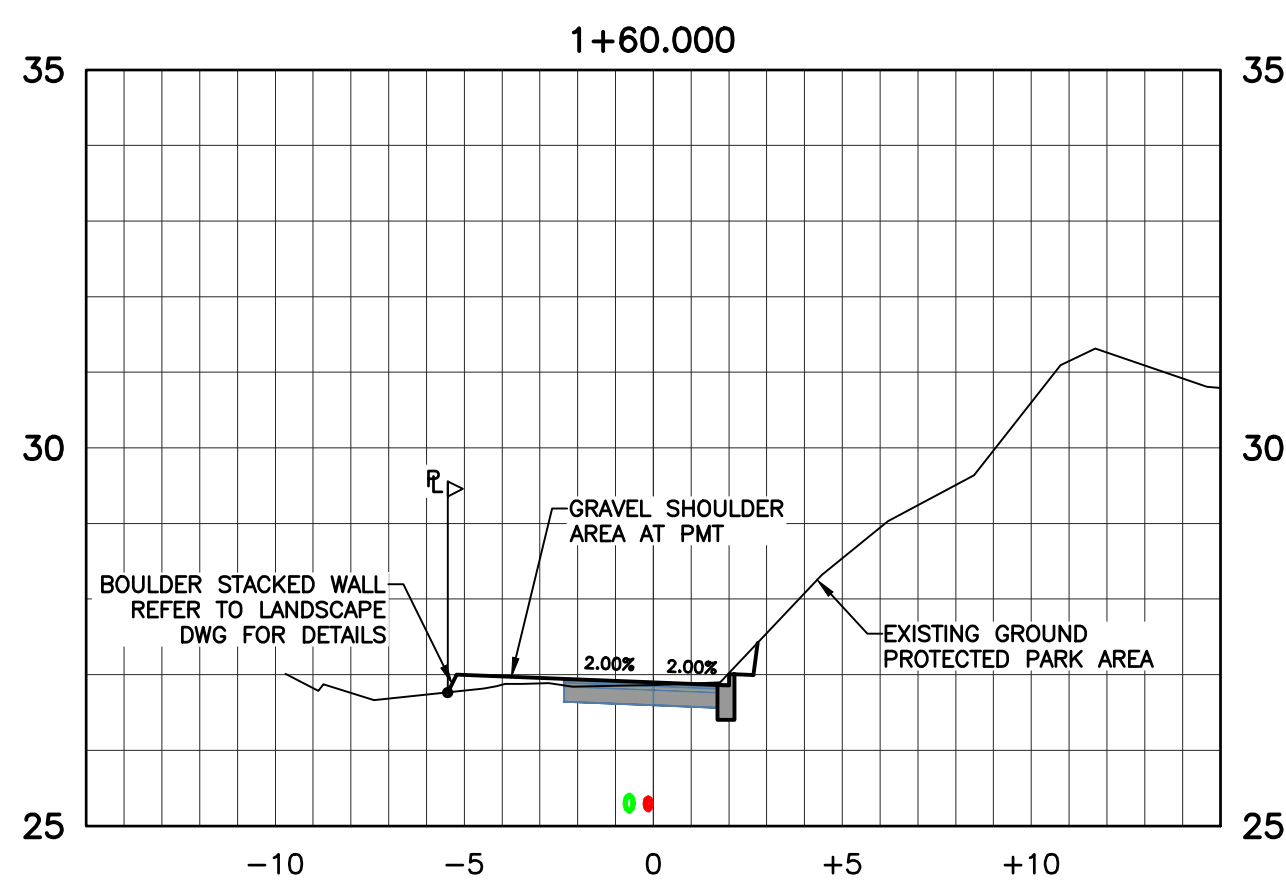
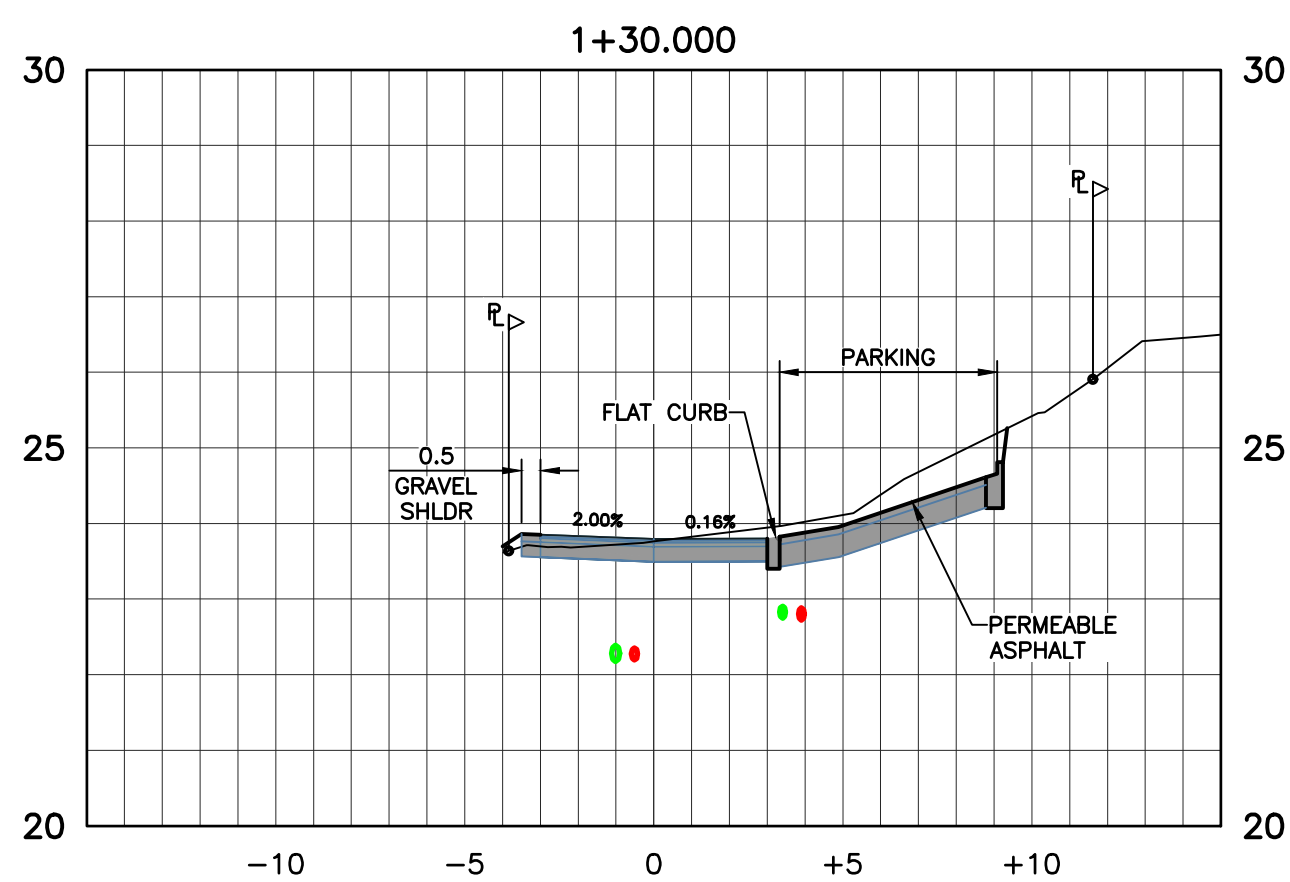
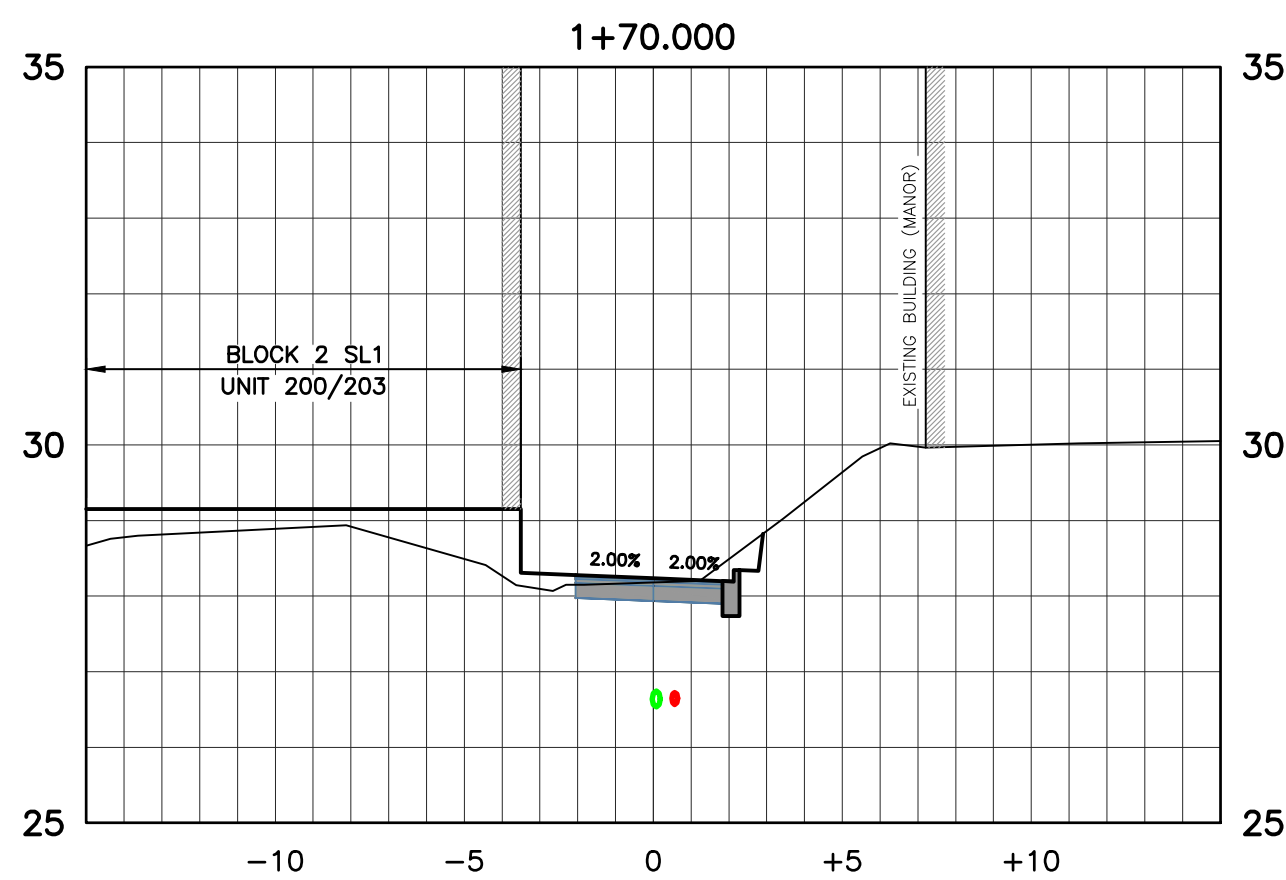
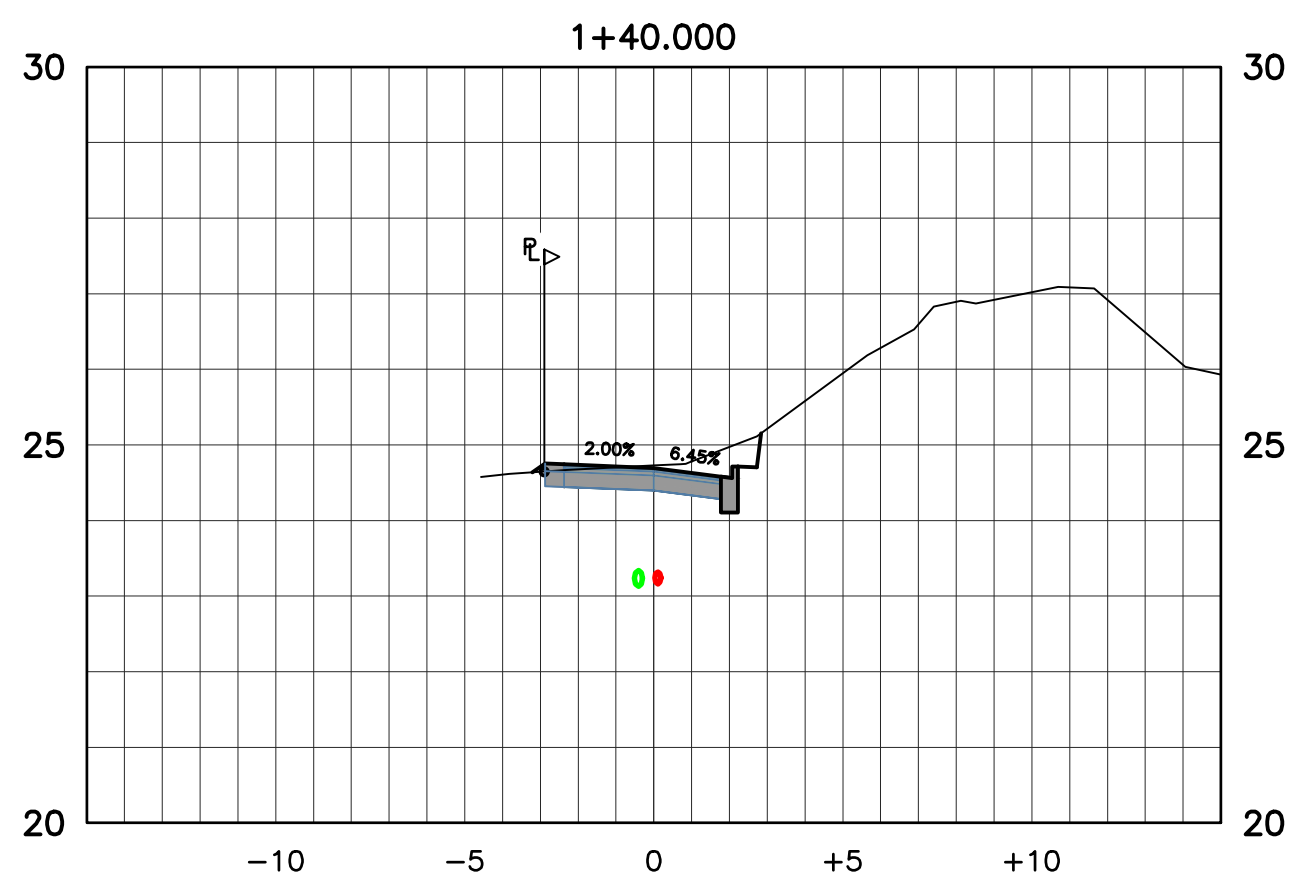
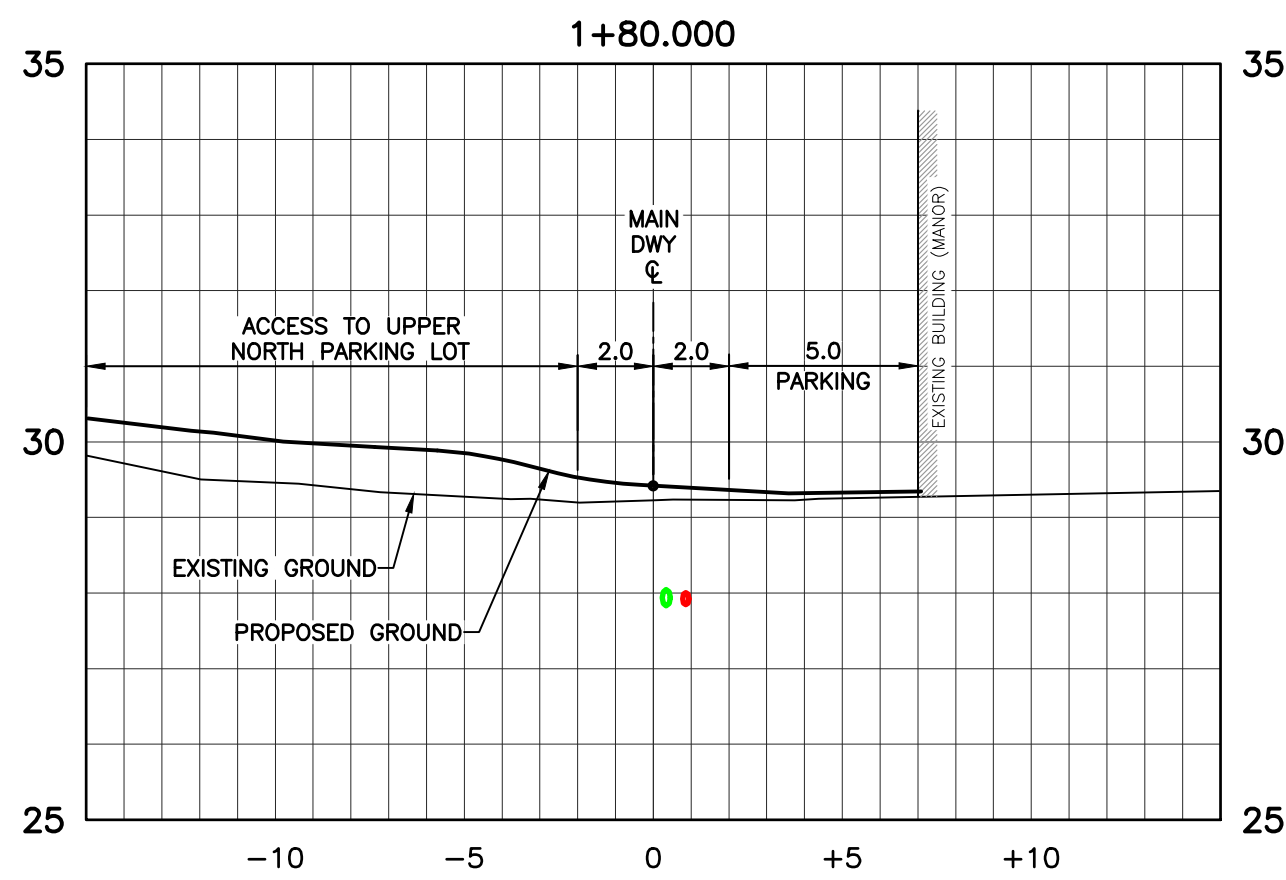
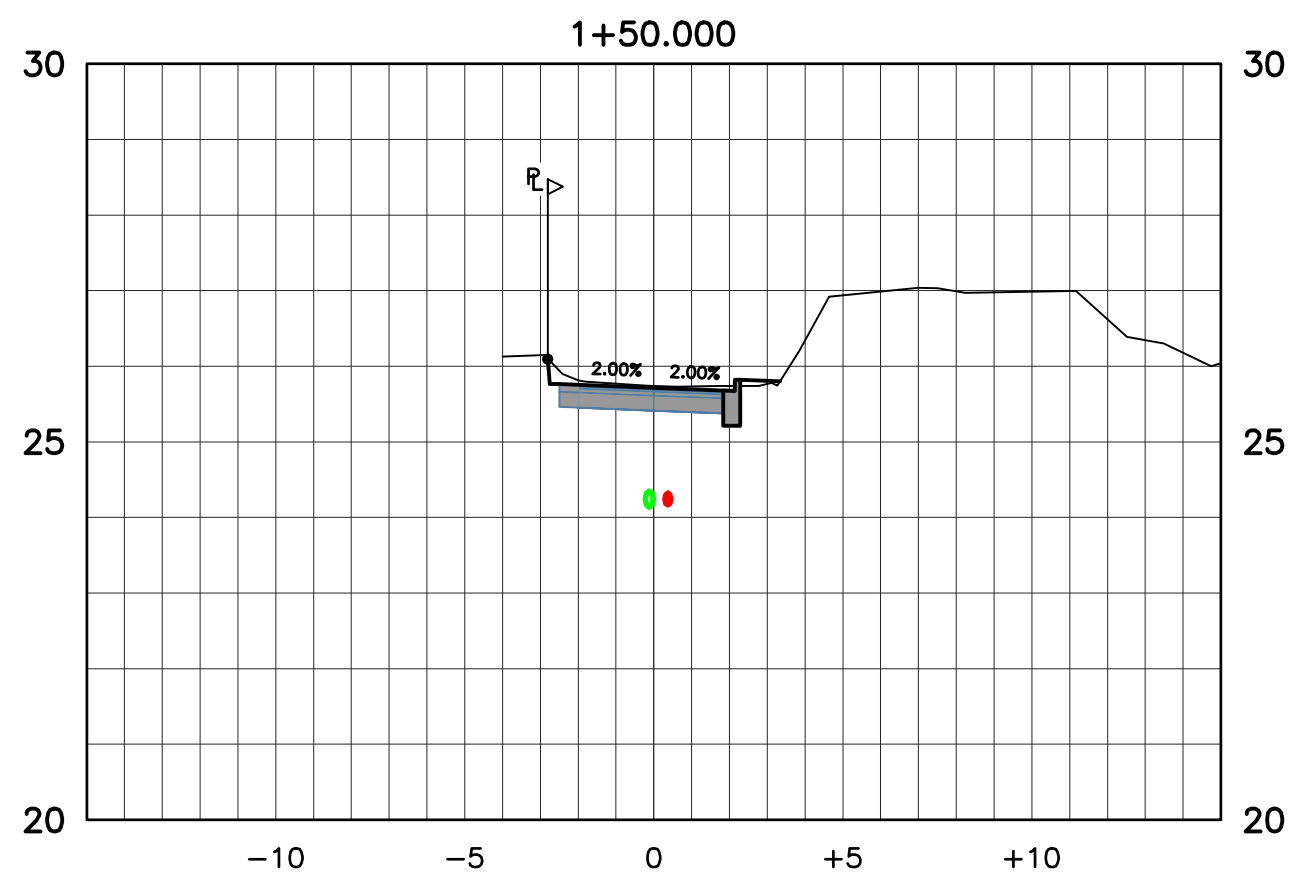
Pacific Vista Consulting Ltd.
3111 Woodpark Drive, Victoria, BC V9C 1P2
Telephone: 250-516-4143

DESIGNER	WRL
Civil Design Services	WRL Civil Design Services
ENGINEER	JJS
DATE	JULY 2022
B.M.	GCM 677849
ELEV.	20.546m
SCALE	H V

PROJECT PROJECT

515 FOUL BAY ROAD
GMC PROJECTS INC.
DRIVEWAY CROSS SECTIONS
STA 1+00 TO STA 1+22

PVC PROJECT NUMBER	22-154
GOVERNING AUTHORITY FILE No.	
SHEET	6 OF 11
DRAWING No.	C06
REV.	12



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REQUEST LOCATE TICKETS AT



LEGEND - Proposed services shown in bold or colour

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SEWER	DRAIN MANHOLE	VALVE	CONCRETE
DRAIN	SEWER CLEANOUT	METER	GRAVEL
DITCH/SWALE	DRAIN CLEANOUT	REDUCER	BRICK
CULVERT	MONUMENT	FLUSH	EDGE OF PAVEMENT
HEADWALL	LOT PIN	TREE	ROAD SIGN
CATCHBASIN	LEAD PLUG	BUSHLINE	

REVISIONS

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8	DP RESUBMISSION	250226

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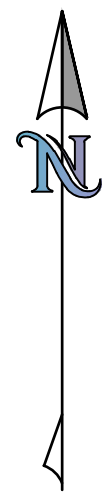
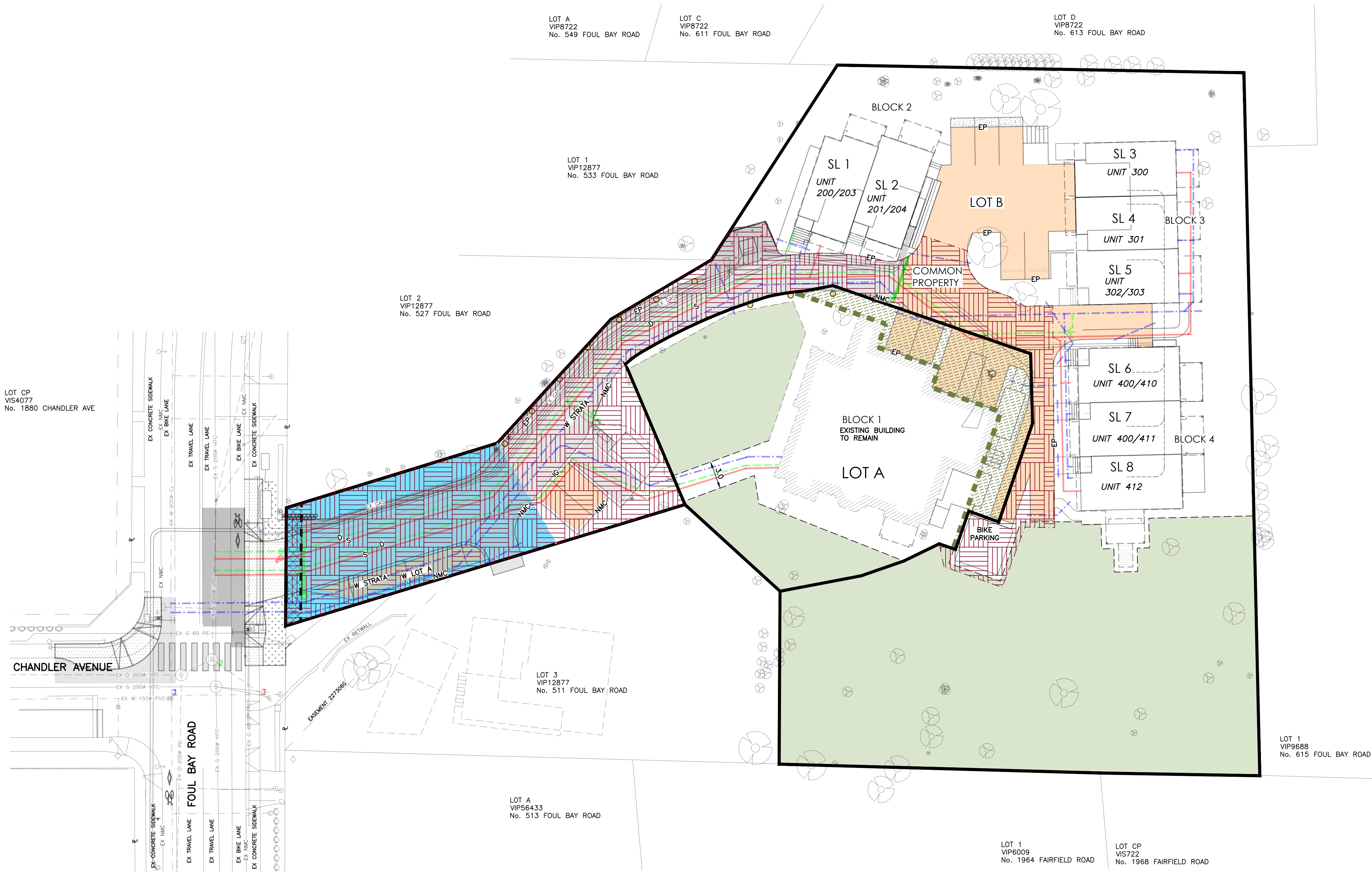
Pacific Vista Consulting Ltd.
3111 Woodpark Drive, Victoria, BC V9C 1P2
Telephone: 250-516-4143

DESIGNER	WRL
DATE	JULY 2022
B.M.	GCM 677849
ELEV.	20.546m
SCALE	H V

PROJECT PROJECT

515 FOUL BAY ROAD
GMC PROJECTS INC.
DRIVEWAY CROSS SECTIONS
STA 1+30 TO STA 1+80

PVC PROJECT NUMBER	22-154
GOVERNING AUTHORITY FILE No.	
SHEET	7 OF 11
DRAWING No.	C07
REV.	12



LEGEND

PERMEABLE PAVERS PER LANDSCAPE PLAN

NO BUILD COVENANT AREA

ASPHALT PAVEMENT

PERMEABLE SURFACING. SEE LANDSCAPE DRAWINGS FOR DETAILS

PROPOSED CONCRETE

EXISTING TREE

LOT PROPERTY LINE

EASEMENT LEGEND

EASEMENT AREA OVER STRATA IN FAVOUR OF LOT 3, PLAN 12877 FOR ROAD

EASEMENT AREA OVER LOT A IN FAVOUR OF STRATA FOR ROAD AND ALL UTILITIES (WATER, SEWER, DRAIN, AND THIRD PARTY UTILITIES)

EASEMENT AREA OVER STRATA IN FAVOUR OF LOT A FOR ROAD AND ALL UTILITIES (SEWER, WATER, DRAIN, AND ALL THIRD PARTY UTILITIES)

SEE LANDSCAPE DESIGN DRAWING PACKAGE FOR REVISED AND AGREED DRIVEWAY GEOMETRY, PARKING, MATERIALITY AND ACCESSIBILITY CONSIDERATIONS



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REQUEST LOCATE TICKETS AT



LEGEND – Proposed services shown in bold or colour

WATER	SEWER MANHOLE	HYDRANT	ASPHALT	GAS	NON-METAL CURB	NMC
SEWER	DRAIN MANHOLE	VALVE	CONCRETE	UNDERGROUND HYDRO/TEL/SHAW	MOUNTABLE CURB	MC
DRAIN	SEWER CLEANOUT	METER	GRAVEL	COBRA/DAVIT LIGHT	FLAT CURB	FC
DITCH/SWALE	DRAIN CLEANOUT	REDUCER	BRICK	ORNAMENTAL STREETLIGHT	BARRIER CURB	BC
CULVERT	MONUMENT	FLUSH	EDGE OF PAVEMENT	POWER POLE	INVERT GUTTER	IG
HEADWALL	LOT PIN	TREE	ROAD SIGN	ANCHOR		
CATCHBASIN	LEAD PLUG	BUSHLINE				

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SEAL

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DESIGNER	WRL	TEL: (250) 686-2267
DATE	JULY 2022	WRLCivilDesigns@gmail.com
B.M.	GCM 677849	
ELEV.	20.546m	
SCALE	H	V

PROJECT PROJECT

515 FOUL BAY ROAD
GMC PROJECTS INC.

EASEMENT PLAN

PVC PROJECT NUMBER

22-154

GOVERNING AUTHORITY FILE No.

SHEET 8 OF 11

DRAWING No. C08

REV. 12

Prior to commencement of demolition, excavation, soil relocation or de-watering of the construction site, contractor shall be registered under the City of Victoria Bylaw 14-071, Schedule G, Code of Practice for Construction and Development Activities.

EROSION AND SEDIMENT CONTROL:

During construction, the contractor is to implement sediment and erosion control procedures to ensure the quality of site run-off is controlled and preventing the release of sediments from construction sites is an effective means of minimizing sediment discharge to fish-bearing watercourses and the municipal storm drainage system. Silt fencing and/or drainage swales should be strategically placed to effectively prevent untreated site water from discharging to adjacent properties. These sediment and erosion control measures should be monitored periodically throughout the course of construction, and are to remain in place until substantial performance has been verified. An effective erosion and sediment control plan incorporates, but is not limited to the following procedures:

LAYOUT AND CLEARING

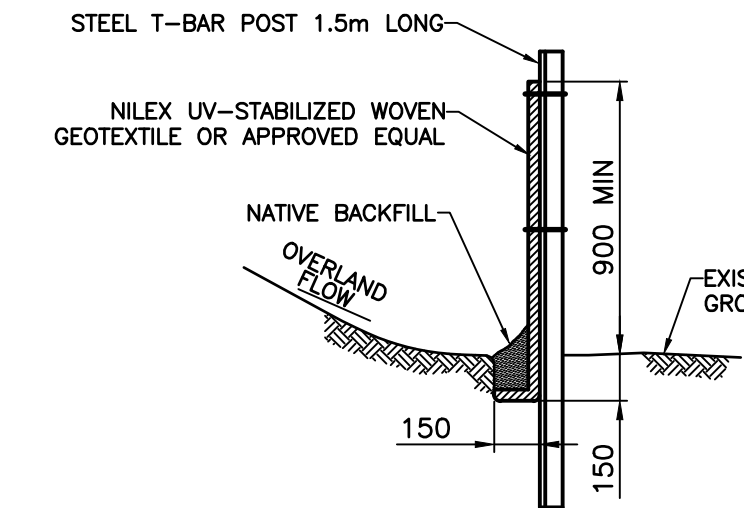
- INSTALL RUNOFF MANAGEMENT SYSTEMS PRIOR TO SITE DISTURBANCE AND CONSTRUCTION ACTIVITIES.
- STABILIZE BARE SOILS THE SAME DAY THAT THEY HAVE BEEN DISTURBED.
- AVOID CLEARING VEGETATION FROM SITES DURING SNOWMELT OR HEAVY RAINS.
- AVOID CLEARING OR GRADING SOILS WITHIN 15 METERS OF A STREAM OR DITCH.
- INSTALL APPROPRIATE MEASURES (STRAW BALES, FILTER CLOTH, ETC.) TO PREVENT SEDIMENT FROM ENTERING A WATERCOURSE.
- STORE EXCAVATED SOILS AWAY FROM WATERCOURSES, STORM DRAINS AND PAVED SURFACES.
- INSTALL A SITE ACCESS PAD (CRUSHED GRAVEL BEFORE DRIVEWAY ROAD ACCESS) TO PREVENT TRACKING MUD OFFSITE. REFER TO STABILIZED CONSTRUCTION ENTRANCE DETAILS THIS SHEET.

EROSION CONTROL

- ENCOURAGE SURFACE WATER TO SEEP INTO THE SOIL.
- IF POSSIBLE, RETAIN WOODY DEBRIS AND ORGANIC MATTER ON-SITE;
- ROUGHEN OR TERRACE SLOPES TO PREVENT EROSION;
- COVER SOIL STOCKPILES AND BARE SLOPES WITH MULCH, TARPS, ETC;
- BACKFILL FOUNDATIONS AS SOON AS POSSIBLE FOLLOWING APPROVAL OF PERIMETER DRAINAGE;
- REMOVE EXCESS SOIL FROM THE SITE AS SOON AS POSSIBLE AFTER BACKFILLING;
- RE-VEGETATE OR LANDSCAPE THE SITE AS SOON AS POSSIBLE. IF AREAS OF A SITE MUST BE LEFT INCOMPLETE DURING THE RAINY SEASON, SOW A TEMPORARY COVER CROP, APPLY MULCH OR LAY GEOTEXTILE TO STABILIZE EXPOSED SOILS;
- KEEP MACHINERY WITHIN SPECIFIC ACCESS AREAS. LIMIT THE EXTENT OF MACHINE ACCESS AREAS TO THE MINIMUM NECESSARY TO COMPLETE CONSTRUCTION;
- INSPECT THE CONSTRUCTION SITE DAILY TO ENSURE EROSION CONTROL MEASURES ARE WORKING.

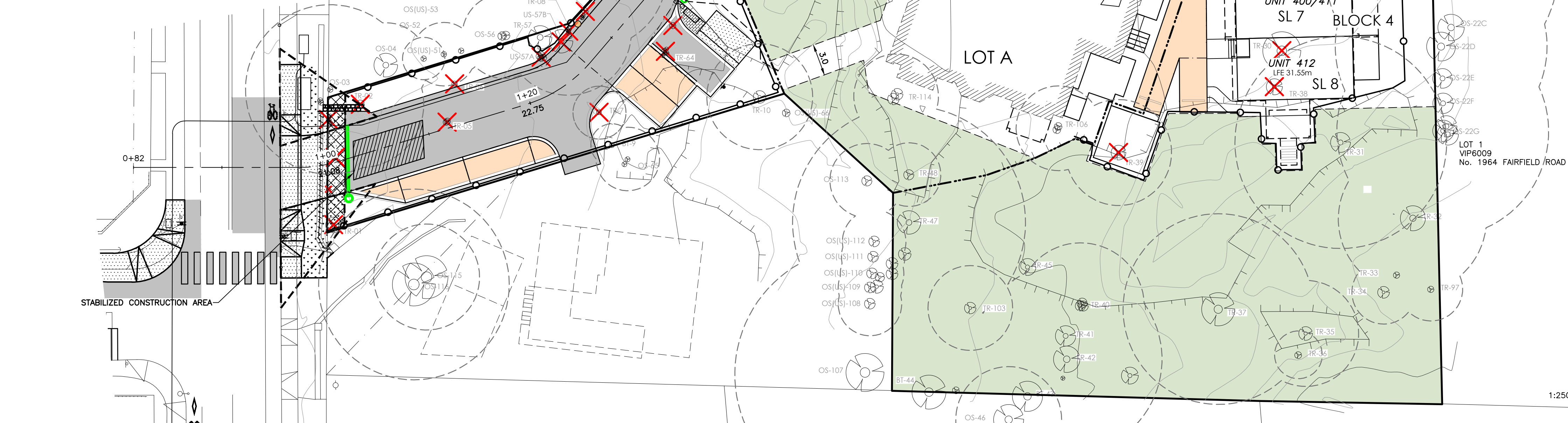
DRAINAGE AND SEDIMENT CONTROL

- ALL DISCHARGE FROM CONSTRUCTION SITE SHALL BE AS PER CITY OF VICTORIA SCHEDULE "G" CODE OF PRACTICE FOR CONSTRUCTION AND DEVELOPMENT ACTIVITIES.
- USE BERMS OR SWALES TO DIVERT RUNOFF FROM ENTERING THE SITE.
- USE SILT FENCING AROUND STOCKPILED AND SLOPED AREAS.
- INSTALL FILTER CLOTH, DRAIN ROCK OR STRAW BALES TO PROTECT DITCHES AND CATCH BASINS.
- COLLECT RUNOFF FOR TREATMENT IN A SEDIMENT TRAP.
- ENSURE CONTAINMENT AND PROPER DISPOSAL OF CONCRETE WASTE WATER.
- PROPERLY DISPOSE OF CONSTRUCTION WASTES (BUILD MATERIALS, PAINTS, ETC.) OFF-SITE.
- DO NOT WASH SOILS OR SEDIMENTS ONTO THE STREET OR INTO THE STORM SEWER.



1. WOVEN FILTER FABRIC TO BE SECURED TO T-BAR AT TOP AND MIDPOINT WITH NYLON ZIP TIES.
2. FABRIC ROLL TO ROLL CONNECTIONS TO BE AS PER MANUFACTURER'S SPECIFICATIONS.
3. TOP TENSION WIRE TO BE 3mm GALVANIZED WIRE SECURED TO POSTS. FABRIC TO BE SECURED TO TENSION WIRE AT MIDPOINT.
4. T-BAR POSTS TO BE SPACED NOT MORE THAN 2.4m APART, CENTER TO CENTER.
5. DRILL HOLES FOR POSTS IN AREAS WHERE ROCK IS ENCOUNTERED, MINIMUM 0.5m DEEP.

SILT FENCE DETAIL
N.T.S.



FERTILIZERS:

1. FERTILIZERS ARE TO BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZERS ARE TO BE WORKED INTO THE SOIL TO LIMIT THE EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZERS ARE TO BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:

1. ALL CONTAINERS ARE TO BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT IS NOT TO BE DISCHARGED TO THE STORM WATER SYSTEM, BUT PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OF PROVINCIAL AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

2. CONCRETE TRUCKS ARE NOT PERMITTED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE, UNLESS TO A DESIGNATED LOCATION SEPARATE FROM THE STORM WATER SEDIMENT BASIN.

GOOD HOUSEKEEPING:

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES ARE TO BE FOLLOWED ONSITE DURING CONSTRUCTION:

1. AN EFFORT IS MADE TO STORE ONLY ENOUGH PRODUCT TO DO THE JOB.
2. ALL MATERIALS STORED ONSITE ARE TO BE STORED IN A NEAT, ORDERLY MANNER IN THE APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
3. PRODUCTS ARE TO BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. SUBSTANCES ARE NOT TO BE MIXED UNLESS RECOMMENDED BY THE MANUFACTURER.
4. WHENEVER POSSIBLE, ALL OF A PRODUCT TO BE USED BEFORE DISPOSING OF THE CONTAINER.
5. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL ARE TO BE FOLLOWED.
6. CONTRACTOR WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

SPILL CONTROL PRACTICES:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES, THE FOLLOWING PRACTICES ARE TO BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP ARE TO BE CLEARLY POSTED AND SITE PERSONNEL ARE TO BE MADE AWARE OF PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP ARE TO BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
3. ALL SPILLS ARE TO BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
4. THE SPILL AREA IS TO BE KEPT WELL VENTILATED AND PERSONNEL ARE TO WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
5. SPILLS OF HAZARDOUS OR TOXIC MATERIAL ARE TO BE REPORTED TO THE APPROPRIATE PROVINCIAL OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
6. THE SPILL PREVENTION PLAN IS TO BE ADJUSTED TO INCLUDE MEASURES TO PREVENT ANY TYPE OF SPILL FROM REOCCURRING AND CLEANUP PROCEDURES NOTED TO ASSIST IN CASE OF A RECURRENCE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES TAKEN ARE ALSO TO BE INCLUDED.
7. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THIS PERSON WILL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OR PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL ARE TO BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

PETROLEUM PRODUCTS:

1. ALL ONSITE VEHICLES TO BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
2. PETROLEUM PRODUCTS ARE TO BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELLED.
3. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURE'S RECOMMENDATIONS.

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT MEASURES:

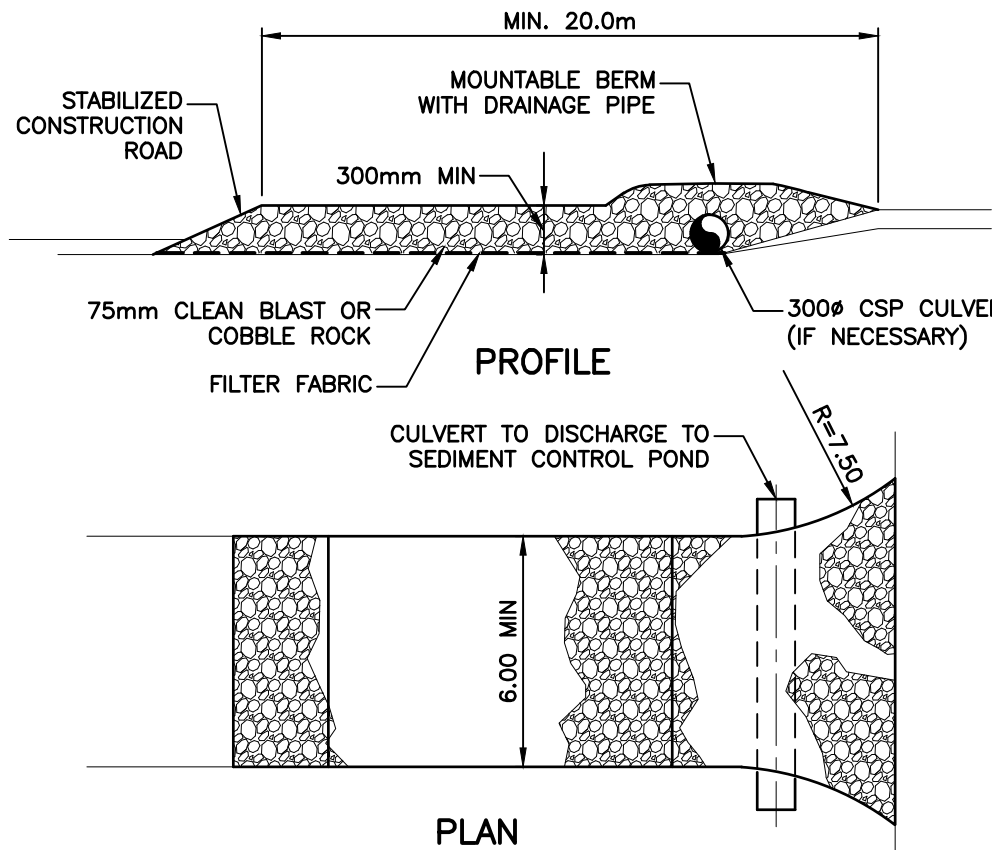
- LIMIT CLEARING ACTIVITIES TO AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION. AREAS CLEARED AND NOT SCHEDULED FOR CONSTRUCTION TO BE PROTECTED FROM WIND AND RAIN BY IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL MEASURES SUCH AS STRAW BALE COVERING OR ALTERNATIVE.
- STABILIZED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION OF ACCESS TO SITE.
- CONCRETE WASH AREA TO BE LOCATED ON SITE AND ALL CONCRETE WASHING SHALL OCCUR AT DESIGNATED AREAS TO BE DETERMINED BY THE ENGINEER.
- SILT FENCING TO BE AT LOCATIONS SHOWN ON PLAN. WHERE POSSIBLE FENCING SHALL BE ERECTED ALONG EXISTING GROUND CONTOURS. SILT FENCING TO BE INSTALLED PROPERLY, KEYED INTO SLOPE SO THAT HEIGHT OF FENCE IS MIN. 0.90m. SILT FENCING TO BE INSPECTED FOR PROPER INSTALLATION AND COMPACTION BY PULLING UP ON THE FABRIC WHILE KICKING AT THE TOE OF THE FABRIC - IF THE FENCE COMES OUT OF THE GROUND, INSTALLATION AS A SEDIMENT CONTROL FENCE WILL BE REJECTED. REMOVAL OF SEDIMENT SHALL OCCUR WHEN THE SEDIMENT BUILD-UP IS NO GREATER THAN (8) THE HEIGHT OF THE FENCE.
- NEW CATCHBASINS INSTALLED SHALL BE PROTECTED FROM SEDIMENT AND NEW DRAINAGE SYSTEM SHALL NOT BE ALLOWED TO DRAIN TO EXISTING DRAINAGE SYSTEM UNTIL CONSTRUCTION WORKS HAVE BEEN COMPLETED OR APPROPRIATE SEDIMENT REMOVAL SYSTEM INSTALLED.

OFFSITE CONTROLS:

- FILTER FABRIC TO BE INSTALLED ON ROADWAY CATCH BASINS ADJACENT TO WORK SITE ALONG SITE FRONTAGES (IF REQUIRED) UNDER THE DIRECTION OF PROJECT ENGINEER.
- ALL SOILS TO BE REMOVED FROM SITE WHERE REASONABLE.
- ADJACENT ROADWAYS AFFECTED BY CONSTRUCTION PRACTICES AREA TO BE SWEEP DAILY TO REMOVE DIRT/DUST. DO NOT SWEEP DIRT/MUD INTO CATCHBASINS OR WATER COURSES.

SPILL PREVENTION AND RESPONSE:

1. THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIAL PRODUCTS THAT WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE.
1. ORIGINAL LABELS AND MATERIAL SAFETY DATA INFORMATION WILL BE RETAINED. IF SURPLUS PRODUCTS ARE TO BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND PROVINCIAL RECOMMENDED METHODS FOR PROPER DISPOSAL SHALL BE FOLLOWED.
2. CONTRACTOR SHALL PROVIDE A SPILL PREVENTION AND RESPONSE PLAN TO THE SATISFACTION OF THE CITY OF VICTORIA PRIOR TO CONSTRUCTION AS DESCRIBED IN SCHEDULE "G" CODE OF PRACTICE FOR CONSTRUCTION AND DEVELOPMENT ACTIVITIES.



STABILIZED CONSTRUCTION
ENTRANCE DETAILS
N.T.S.

LEGEND			
	PERMEABLE PAVERS PER LANDSCAPE PLAN		TREE TO BE REMOVED
	NO BUILD COVENANT AREA		TREE TO BE RETAINED
	ASPHALT PAVEMENT		PRZ OF TREES TO BE RETAINED
	PERMEABLE SURFACING. SEE LANDSCAPE DRAWINGS FOR DETAILS		
	PROPOSED CONCRETE		

SEE LANDSCAPE DESIGN DRAWING PACKAGE FOR REVISED AND AGREED DRIVEWAY GEOMETRY, PARKING, MATERIALITY AND ACCESSIBILITY CONSIDERATIONS

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REQUEST LOCATE TICKETS AT

LEGEND - Proposed services shown in bold or colour

WATER	SEWER MANHOLE	HYDRANT	ASPHALT	GAS
SEWER	DRAIN MANHOLE	VALVE	CONCRETE	UNDERGROUND HYDRO/TEL/SHAW
DRAIN	SEWER CLEANOUT	METER	GRAVEL	COBRA/DWIT LIGHT
DITCH/SWALE	DRAIN CLEANOUT	REDUCER	BRICK	ORNAMENTAL STREETLIGHT
CULVERT	MONUMENT	FLUSH	EDGE OF PAVEMENT	POWER POLE
HEADWALL	LOT PIN	TREE	ROAD SIGN	ANCHOR
CATCHBASIN	LEAD PLUG	BUSHLINE		

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DESIGNER

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Civil Design Services
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ENGINEER

JUS

DATE

JULY 2022

B.M.

GCM 677849

ELEV.

20.546m

SCALE

H V

PROJECT PROJECT

515 FOUL BAY ROAD
GMC PROJECTS INC.
EROSION CONTROL
PLAN

PVC PROJECT NUMBER

22-154

GOVERNING AUTHORITY FILE No.

SHEET

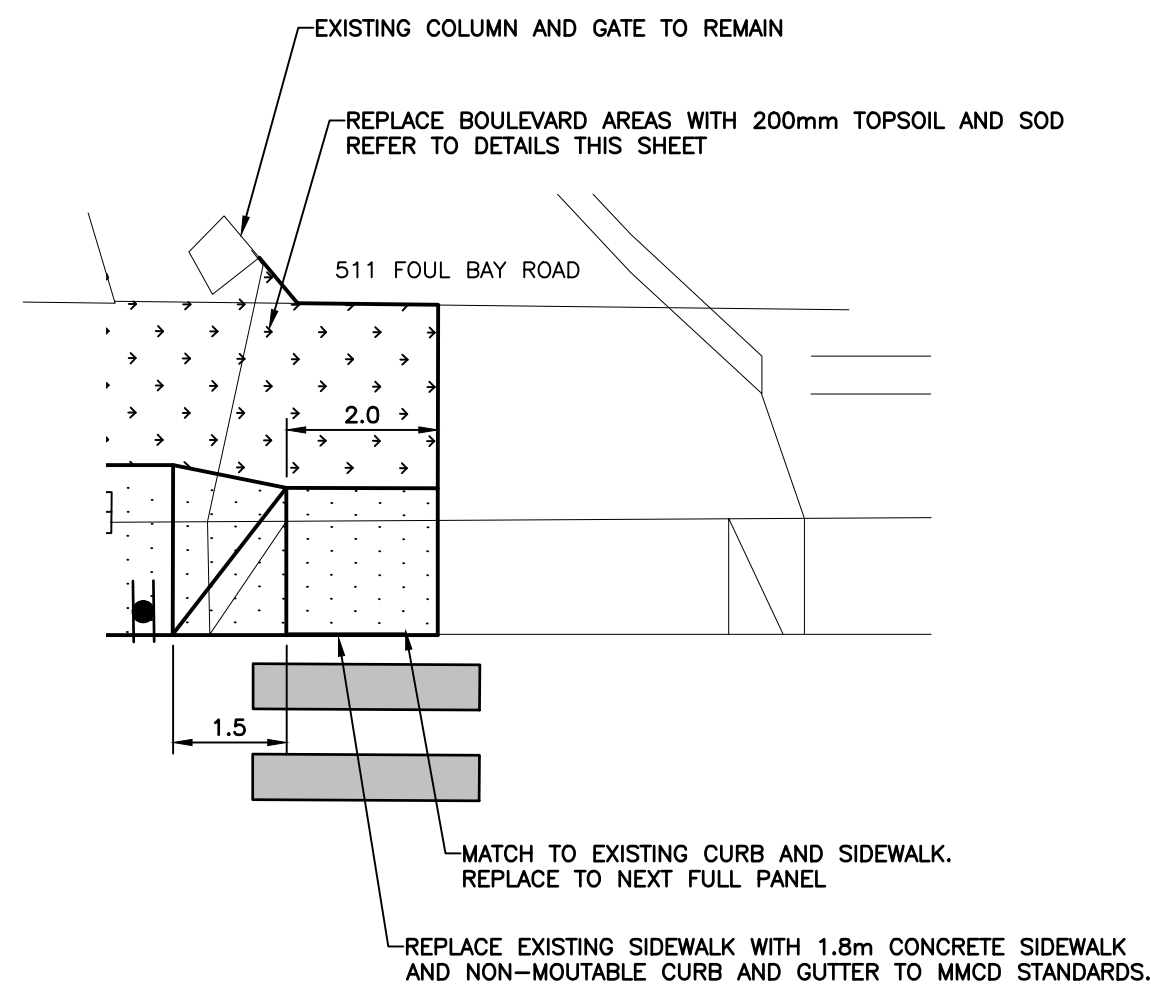
09 of 11

DRAWING No.

C09

REV.

12



The diagram illustrates a cross-section of a trench installation. At the top, a horizontal dimension indicates a width of 800 - 450mm. The trench walls are shown with a hatched pattern representing the duct marker. A vertical dimension on the left side shows a total depth of 725mm, with a section above the main trench body labeled 902mm. The bottom of the trench is filled with fine sand (no gravel). Three conduits are shown at the base, each surrounded by a 75mm layer of sand. A note specifies that the conduit sizes should be typical and refer to the site plan. The entire assembly is topped with a finished grade, indicated by a dashed line.

- 800 - 450mm
- Finished Grade
- 75mm WIDE CONTINUOUS POLY DUCT MARKER
- 725mm
- 902mm MIN
- FINE SAND (NO GRAVEL)
- TYPICAL - SEE SITE PLAN FOR CONDUIT SIZES. DO NOT INSTALL OVER TOP OF UTILITY SERVICE CONDUITS.
- 75mm SURROUND TYPICAL
- 75mm
- 75mm

City of Victoria - Typical Trench Detail


























































































N.T.S.

-
- INSTALL PLASTIC END CAP
- INSTALL TYPE 4A POLE PER MMCD E4.21.
POLE COLOUR GLOSS BLACK OR
GALVANIZED FINISH (TYP)
- INSTALL SOLAR PANEL
- RECTANGULAR RAPID FLASHING BEACON
(RRFB) (4 LED DOUBLE SIDED) ABOVE
CROSS WALK SIGN. (TYP)
- BACK TO BACK RA--4R/4L CROSS WALK SIGNS
(600mmx750mm) (TYP)
- CAMPBELL GUARDIAN WAVE ACCESSIBLE
PUSHBUTTON AND BUILT IN "PUSH OR
WAVE AT BUTTON"
- TOP OF BASE MAXIMUM 50mm
ABOVE FINISHED GRADE (TYP)
- MMCD TYPE B BASE to CoV
STANDARD (2x53mm RPVC, BOTH
EXISTING ON V-GROOVE SIDE)
- 3.2
- 2.1
- 1.0
- 1.5
- 0.5
- B


























































































[illegible]

Notes:

- #1 Existing black pipe may have to enter through the side of the JB and not come in through the bottom, depending on the depth it was installed
- #2 Bell ends are to be installed before conductors are pulled in
 - Both ends
- #3 Empty conduits are to be installed with pull strings and caps
 - Both ends
 - All dimensions are in mm
 - If not identified, 2 @ 53 R.PVC is the min. required conduits required
 - All pole bases require 2 @ 53 R.PVC, both exiting on the same side
 - Existing conduits found during construction must be tied into new works
 - JB (Street lighting) refers to DFW57C4-18-4DP (21 x 15 x 18h)
 - TS (Traffic Signals) refers to DFW1730C4-18-4DP (34 x 21 x 18h)
 - TS to controller requires 2 @ 75 R.PVC, 1 @ 53 R.PVC, 1 @ 25 R.PVC

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