



Artistic Rendering



Building Site

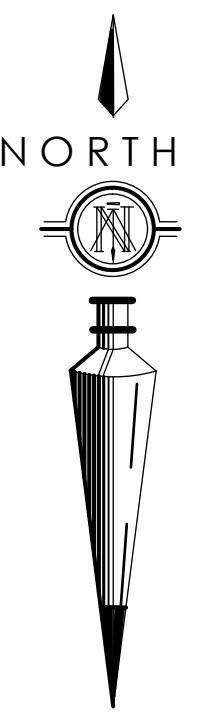
1  
A000



Existing Building Front

3  
A000

	Michael Jon Moody   Principal   Architect AIBC, MRAIC, LEED AP®	PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC	PROJECT NO. 2424
MJM	Architect Inc.	FOR GMC Projects Inc.	
	#301, 531 Yates Street, Victoria, BC V8W 1K7 ph: 778.656.3513 e-mail: office@marchitect.ca	DRAWING TITLE Cover Page	DRAWING NO A000



A  
PLAN

MUNICIPALITY

Victoria

PID No.

Lot A 004-671-899

ZONING

R1-G

SITE AREA

Lot A 4896.6 |

52706 s.f.

Lot 3 1128.3 |

12145 s.f.

Easement 227544G

C

D

8722

SKETCH PLAN OF:

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

PLAN

1

1

PLAN 9688

2

1

FOUL BAY ROAD

FOUL BAY ROAD

overhead lines

utility pole with light

bike lane

sidewalk

PLAN 56433

PLAN 6009

STRATA PLAN 722

Existing Site Plan

Scale: 1:200

1

A100

		Michael Jon Moody   Principal   Architect AIBC, MRAIC, LEED AP®	PROJECT NO.
		#301, 531 Yates Street, Victoria, BC V8W 1K7	DDP - Multi-Family
		ph: 778.656.3513 e-mail: office@marchitect.ca	515 Foul Bay Rd, Victoria, BC
		MJM Architect Inc.	FOR
			GMC Projects Inc.
DRAWING TITLE	Existing Site Plan	DRAWN BY	NCT
DRAWING DATE		SCALE	AS NOTED
CHECKED BY		DATE	2025-08-19
APPROVED BY		DRIVING NO.	2424
		Existing Site Plan	
		A100	



PROJECT INFORMATION TABLE A		1 (all existing)	2	3	4
Building Number		11.59 m.	10.28 m.	10.02 m.	9.85 m.
Height of building (m) (Midpoint of Roof)		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-oriented 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 Habitual Rooms With Windows	7.56 m.
Side yard (North) to Building/Structure	5.26 m.
Side yard (North) to Habitual 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
	4 Units between 45-70 sqm [202, 203, 303, 401]	4 x 1 = 4			
Blocks 2, 3 & 4 Multiple Dwellings	9 Units greater than 70 sqm [All other units]	9 x 1.45 = 13.05 = 13	13 x 0.1 = 1.3 = 1	18	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 ENERGISED AS PER CITY OF VICTORIA ZONING REGULATION BYLAW SCHEDULE C

Average Grade Calculation: Bike Parking	
A TO B:	$(29.95 + 29.80) \div 2 \times 4.88 = 145.79$
B TO C:	$(29.80 + 29.60) \div 2 \times 5.18 = 153.85$
C TO D:	$(29.60 + 30.55) \div 2 \times 4.88 = 146.77$
D TO A:	$(30.55 + 29.95) \div 2 \times 5.18 = 156.70$
Total =	603.10

Average Grade: 603.10 ÷ 20.12 = 29.98m

Average Grade Calculation: Existing (Block 1)	
A TO B:	$(28.92 + 29.04) \div 2 \times 3.01 = 87.27$
B TO C:	$(29.04 + 29.52) \div 2 \times 2.68 = 87.56$
C TO D:	$(29.52 + 29.63) \div 2 \times 7.03 = 208.02$
D TO E:	$(29.63 + 29.72) \div 2 \times 2.32 = 68.85$
E TO F:	$(29.72 + 30.04) \div 2 \times 7.84 = 234.14$
F TO G:	$(30.04 + 29.85) \div 2 \times 7.55 = 226.10$
G TO H:	$(29.85 + 29.90) \div 2 \times 3.43 = 102.45$
H TO I:	$(29.90 + 29.31) \div 2 \times 6.68 = 197.74$
I TO J:	$(29.31 + 29.30) \div 2 \times 0.92 = 26.84$
J TO K:	$(29.30 + 29.24) \div 2 \times 0.59 = 17.24$
K TO L:	$(29.24 + 29.26) \div 2 \times 4.01 = 117.41$
L TO M:	$(29.26 + 29.32) \div 2 \times 0.61 = 17.98$
M TO N:	$(29.32 + 29.62) \div 2 \times 7.46 = 219.98$
N TO O:	$(29.62 + 29.41) \div 2 \times 1.25 = 36.87$
O TO P:	$(29.41 + 29.34) \div 2 \times 3.62 = 106.47$
P TO Q:	$(29.34 + 29.37) \div 2 \times 1.23 = 35.96$
Q TO R:	$(29.37 + 29.32) \div 2 \times 1.34 = 39.32$
R TO S:	$(29.32 + 30.55) \div 2 \times 7.90 = 234.47$
S TO T:	$(30.55 + 30.72) \div 2 \times 0.57 = 17.58$
T TO U:	$(30.72 + 29.54) \div 2 \times 6.53 = 196.80$
U TO V:	$(29.54 + 29.75) \div 2 \times 3.58 = 105.99$
V TO A:	$(29.75 + 28.92) \div 2 \times 5.07 = 148.64$
Total =	2526.69

Average Grade: 2526.69 ÷ 85.23 = 29.65m

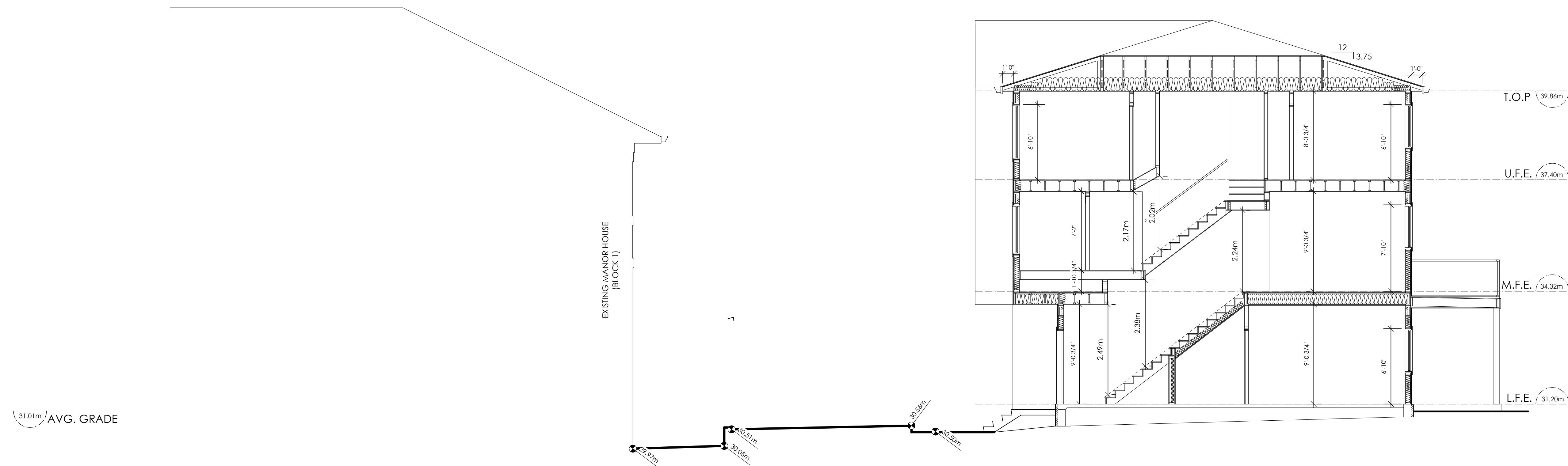
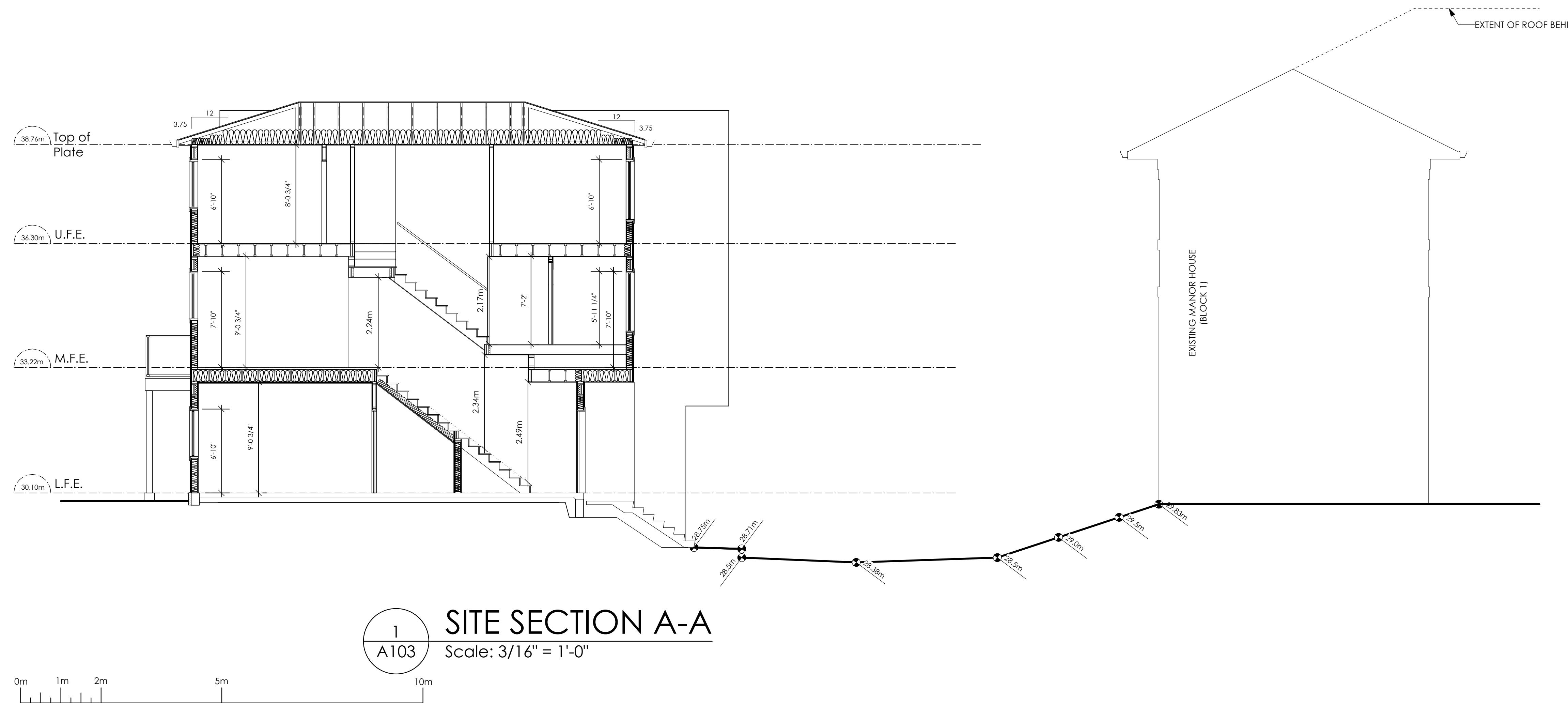
## Average Grade Calculation: Block 2

A TO B:	$(28.32 + 28.54) \div 2 \times 1.83 = 52.03$
B TO C:	$(28.54 + 28.35) \div 2 \times 1.22 = 34.70$
C TO D:	$(28.35 + 28.95) \div 2 \times 4.06 = 116.32$
D TO E:	$(28.95 + 29.40) \div 2 \times 1.32 = 38.51$
E TO F:	$(29.40 + 29.40) \div 2 \times 5.79 = 170.23$
F TO G:	$(29.40 + 29.47) \div 2 \times 0.53 = 15.60$
G TO H:	$(29.47 + 29.47) \div 2 \times 0.76 = 22.40$
H TO I:	$(29.47 + 29.47) \div 2 \times 7.77 = 228.98$
I TO J:	$(29.47 + 29.47) \div 2 \times 0.76 = 22.40$
J TO K:	$(29.47 + 29.95) \div 2 \times 5.11 = 151.82$
K TO L:	$(29.95 + 30.62) \div 2 \times 4.19 = 126.89$
L TO M:	$(30.62 + 29.80) \div 2 \times 2.44 = 73.71$
M TO N:	$(29.80 + 29.50) \div 2 \times 1.60 = 47.44$
N TO O:	$(29.50 + 29.87) \div 2 \times 1.12 = 33.25$
O TO P:	$(29.87 + 29.55) \div 2 \times 4.13 = 122.70$
P TO Q:	$(29.55 + 28.87) \div 2 \times 3.15 = 92.01$
Q TO R:	$(28.87 + 29.98) \div 2 \times 1.83 = 53.85$
R TO A:	$(29.98 + 28.32) \div 2 \times 9.04 = 263.52$
Total =	1666.35

Average Grade: 1666.35 ÷ 56.65 = 29.41m

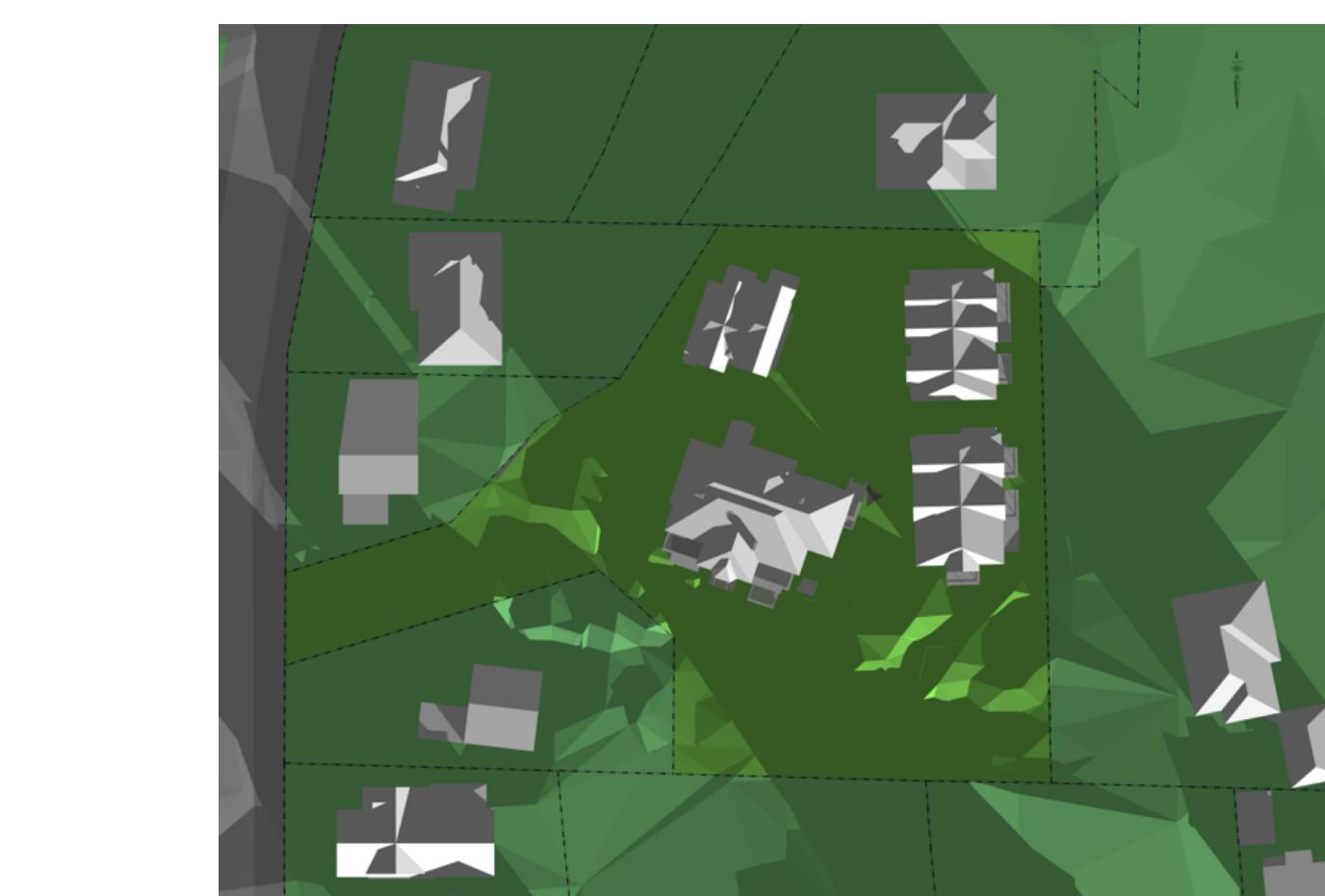
## Average Grade Calculation: Block 3

A TO B:	$(30.25 + 30.75) \div 2 \times 9.75 = 297.38$
B TO C:	$(30.75 + 30.60) \div 2 \times 0.91 = 27.91$
C TO D:	$(30.60 + 30.75) \div 2 \times 2.44 = 74.85$
D TO E:	$(30.75 + 30.75) \div 2 \times 4.11 = 126.38$
E TO F:	$(30.75 + 30.75) \div 2 \times 2.44 = 75.03$
F TO G:	$(30.75 + 30.75) \div 2 \times 1.57 = 48.28$
G TO H:	$(30.75 + 30.75) \div 2 \times 2.44 = 75.03$
H TO I:	$(30.75 + 30.75) \div 2 \times 4.13 = 127.00$
I TO J:	$(30.75 + 30.60) \div 2 \times 2.44 = 74.85$
J TO K:	$(30.60 + 30.60) \div 2 \times 1.71 = 52.33$
K TO L:	$($

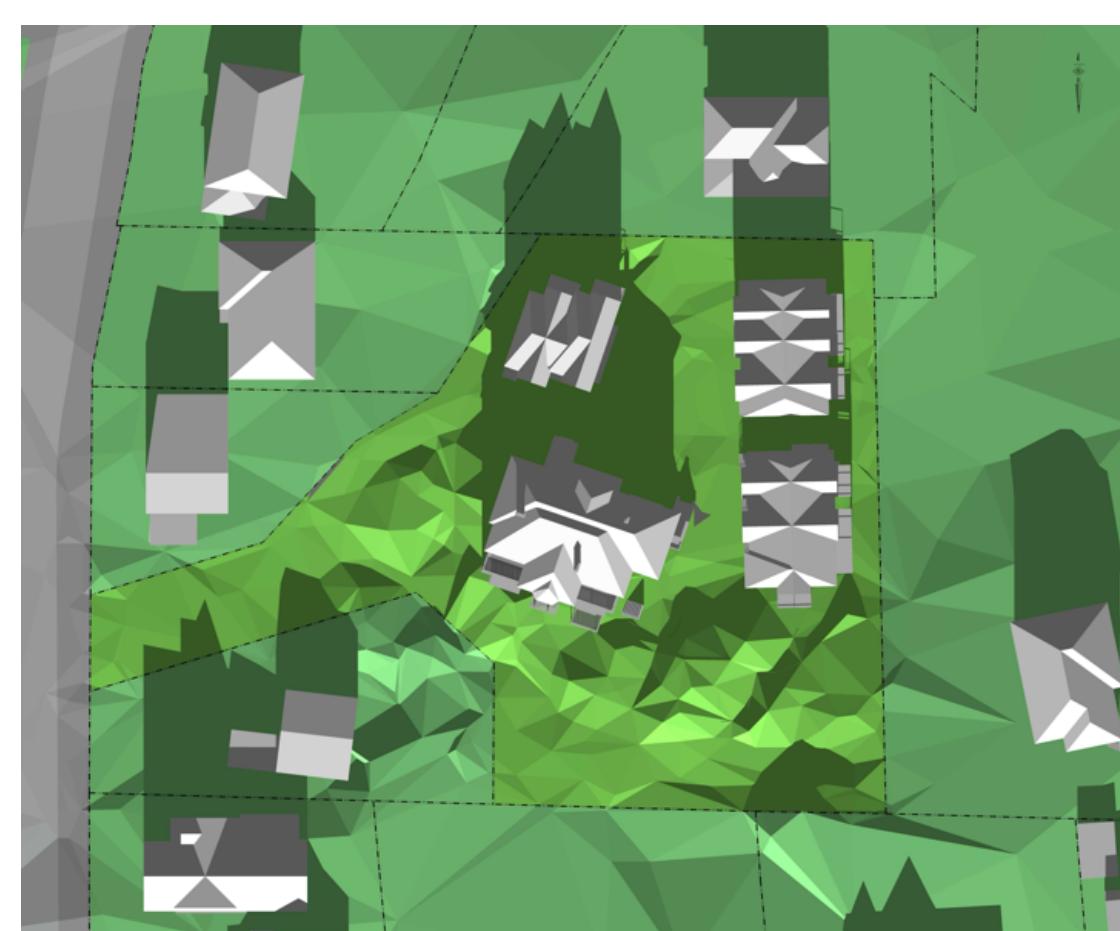


PROJECT NO.	2424		
PROJECT NAME	DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC		
FOR	GMC Projects Inc.		
DRAWING TITLE	Site Sections	DRAWN BY	NCT
CHECKED BY	MJM	SCALE	AS NOTED
DATE	2025-08-19		
DRIVING NO.	A103		
<p>Michael Jon Moody   Principal   Architect AIBC, MRAIC, LEED AP<sup>®</sup> #301, 531 Yates Street, Victoria, BC V8W 1K7 ph: 778.656.3513 e-mail: office@marchitect.ca</p> <p>MJM Architect Inc.</p>			

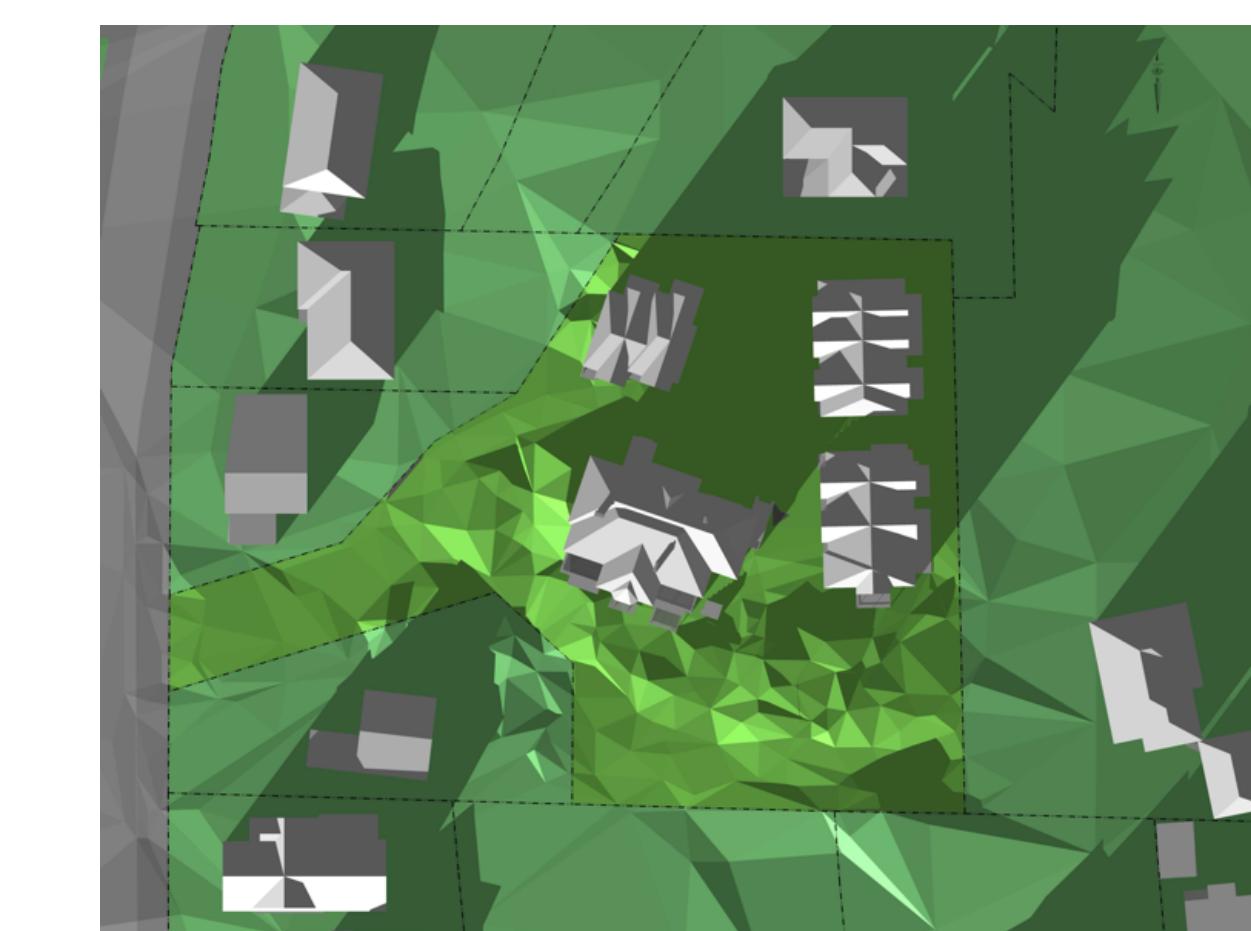
## WINTER SOLSTICE DEC 21



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

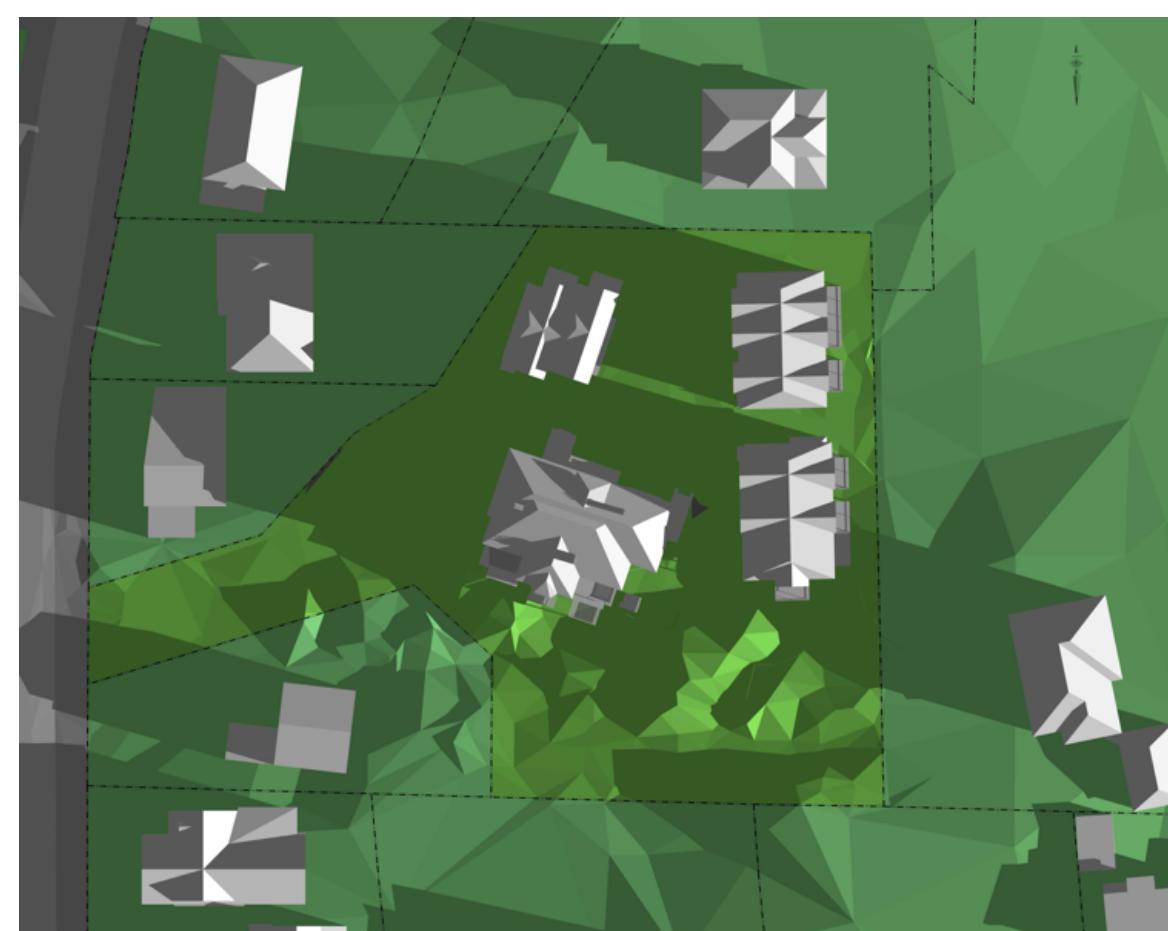


2 A104 Shadow Study - 12:11pm (Solar Noon)

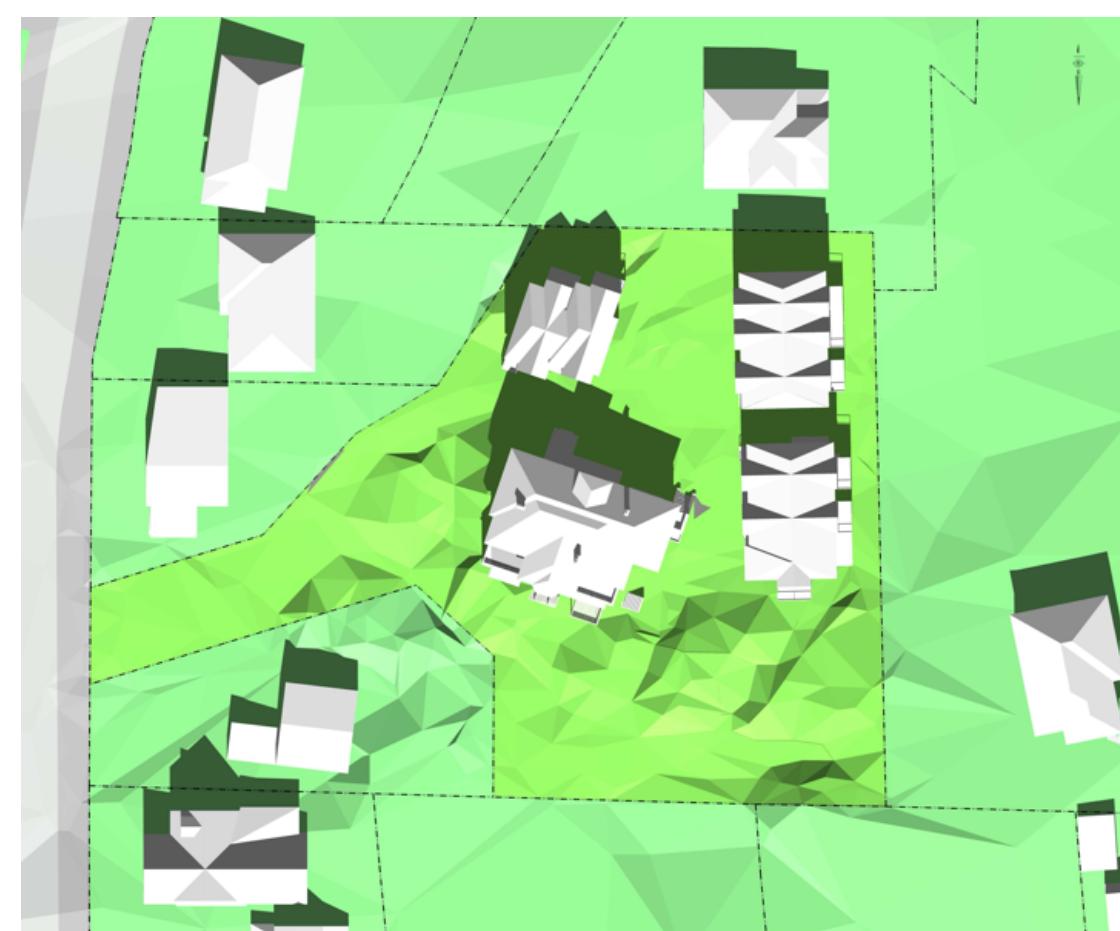


3 A104 Shadow Study - 2:50pm (1.5hrs Before Sunset)

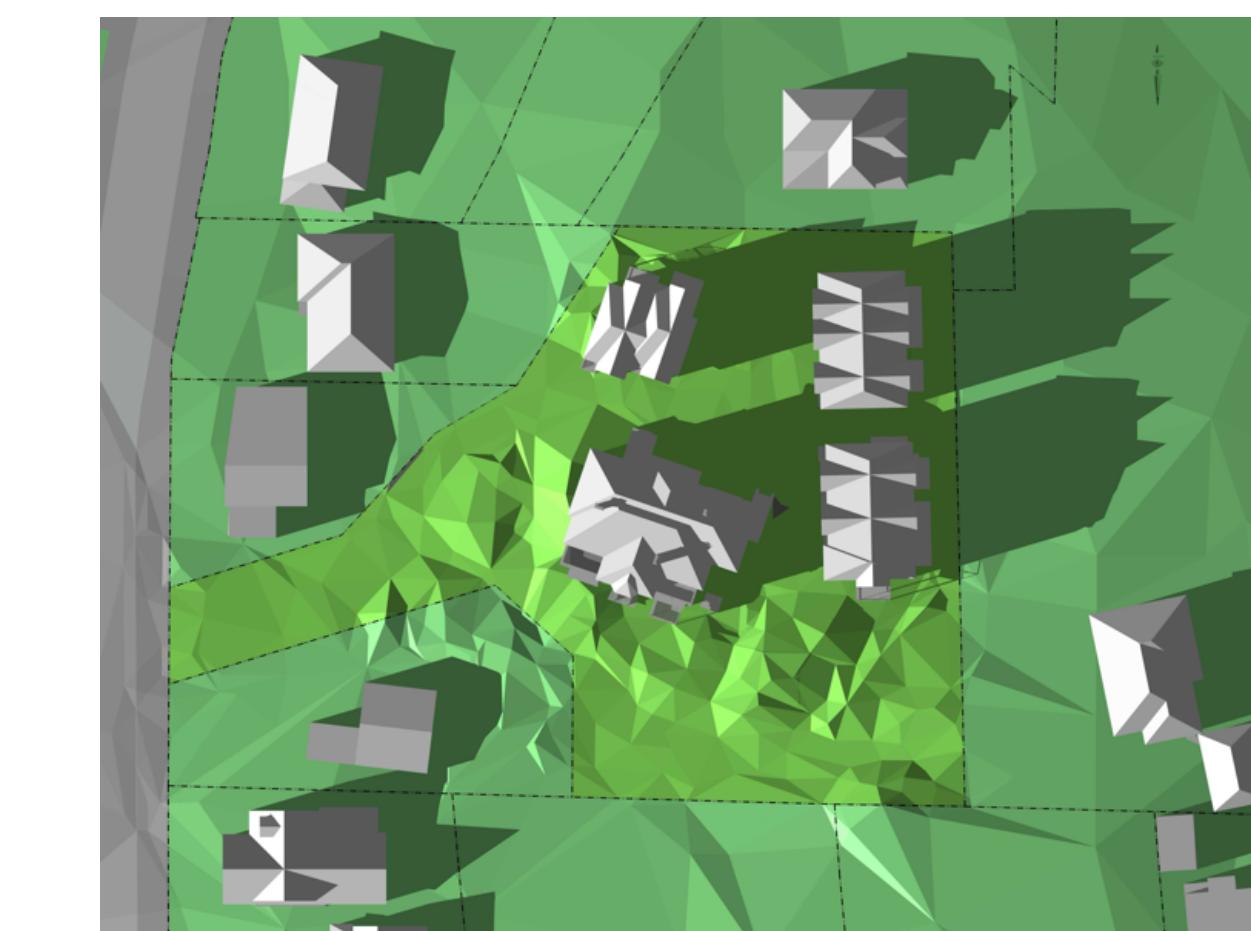
## MAR 20 / SEPT 22



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

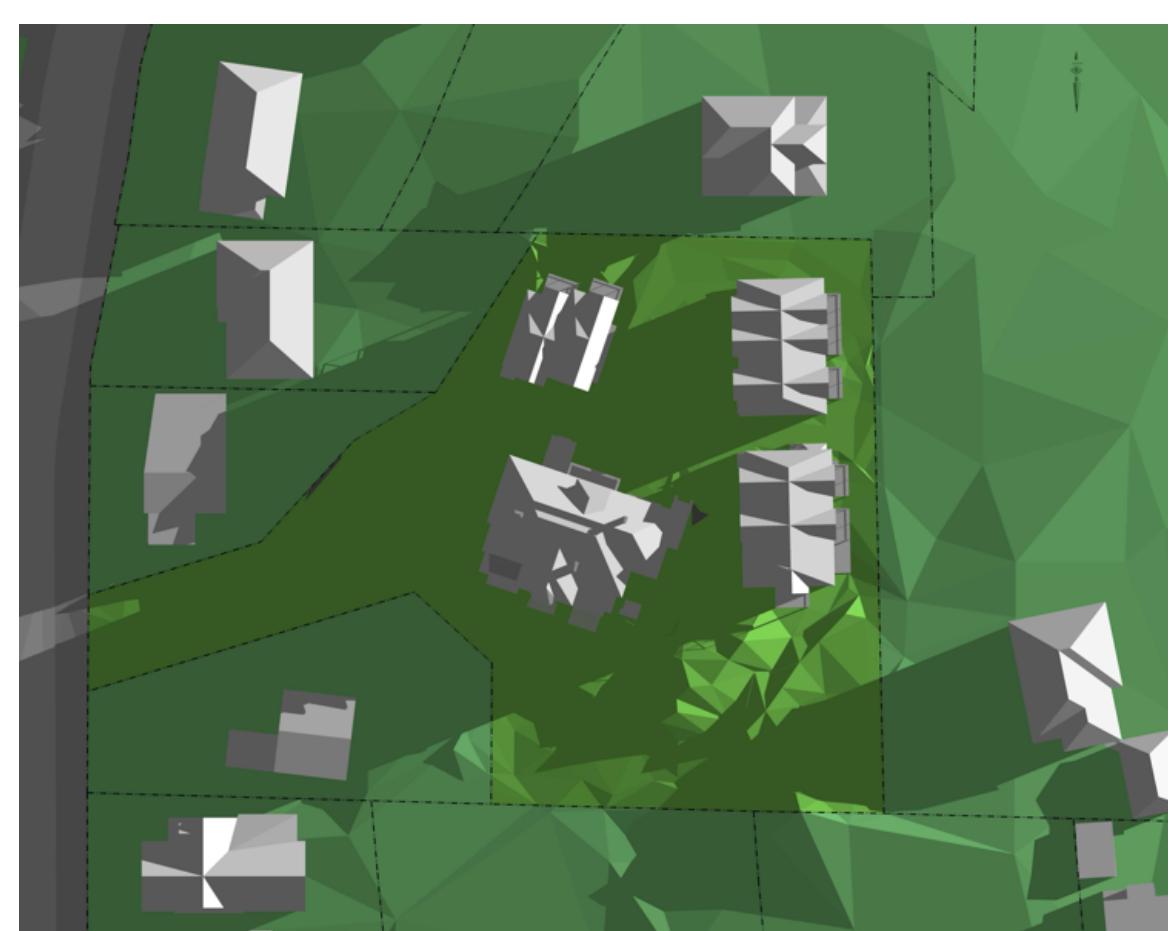


5 A104 Shadow Study - 1:20pm (Solar Noon)



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

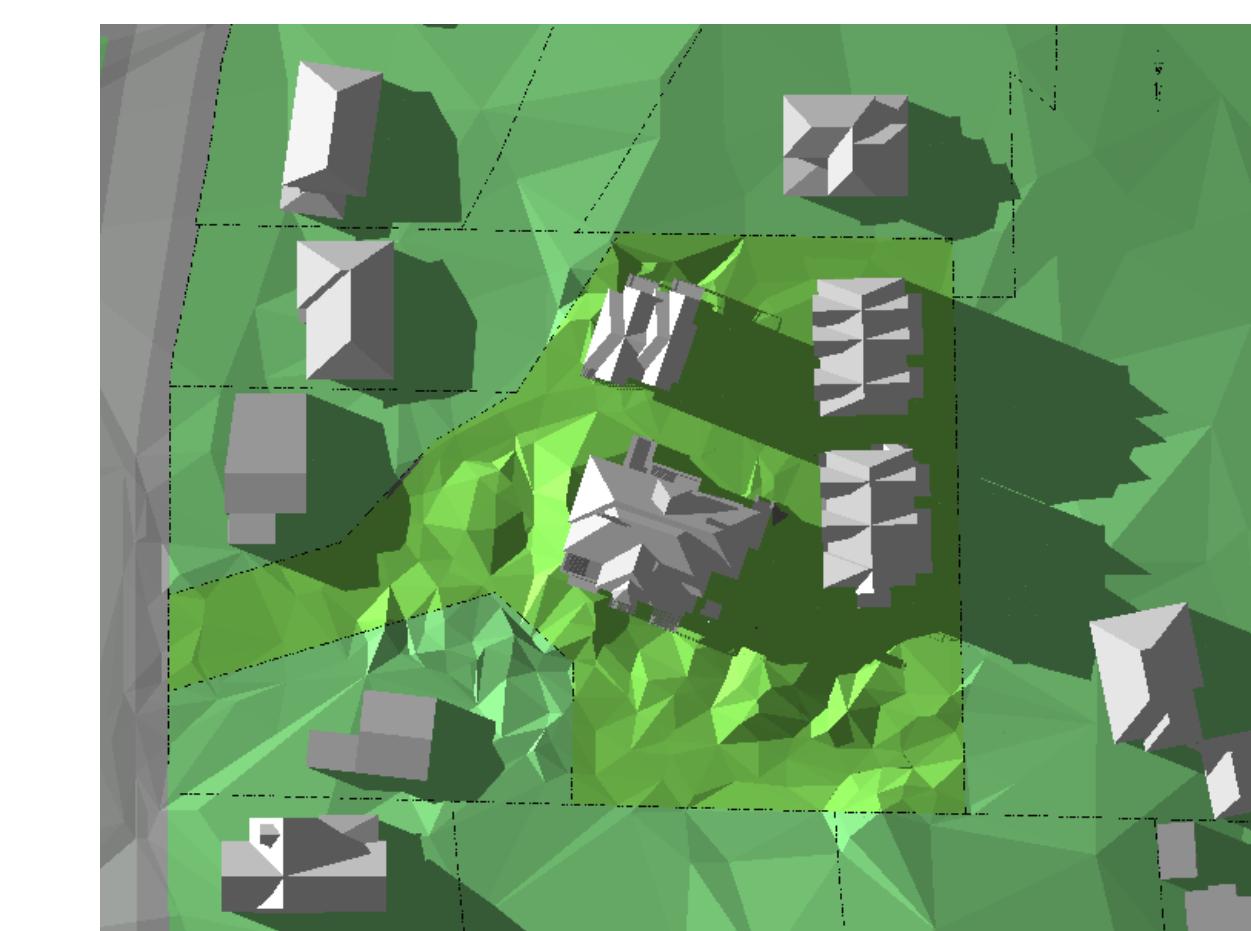
## SUMMER SOLSTICE JUNE 21



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



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



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

Michael Jon Moody   Principal   Architect AIBC, MRAIC, LEED AP <sup>®</sup>	PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC	PROJECT NO. 2424
MJM Architect Inc.	FOR GMC Projects Inc.	
Shadow Study	DRAWN BY NCT CHECKED BY MJM	SCALE AS NOTED DATE 2025-08-19 Drawing No. A104



## **VIEW 4 - View to 613 Foul Bay**



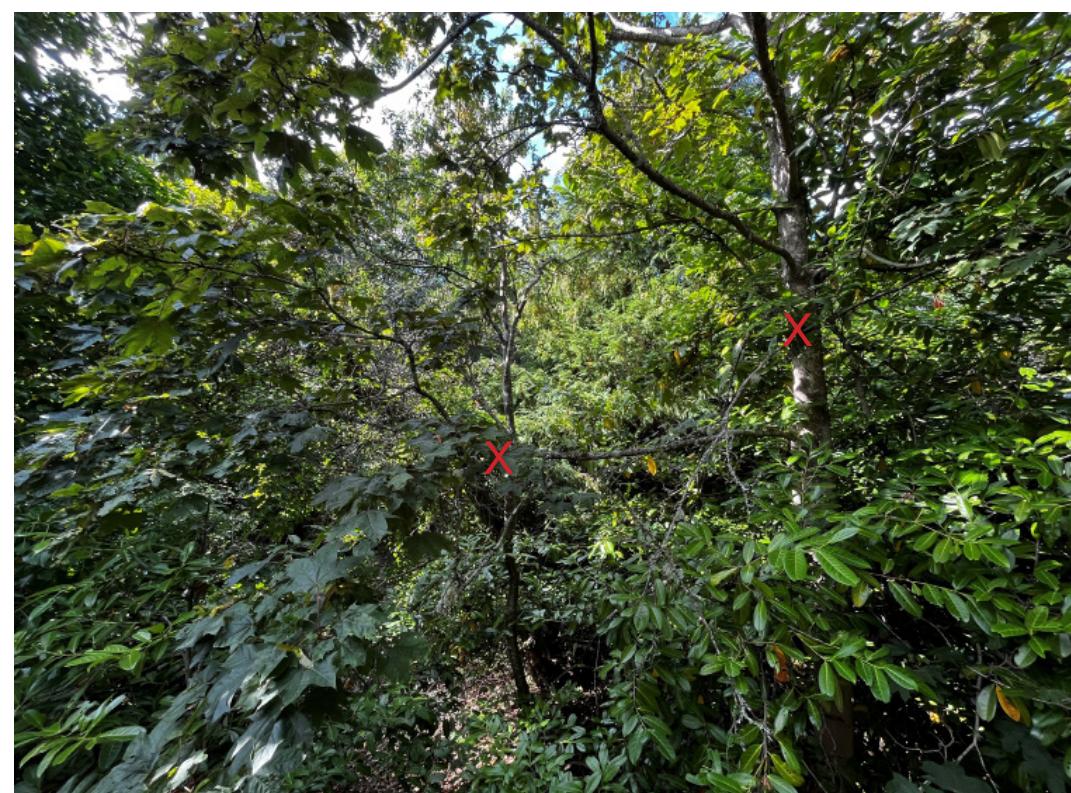
## **VIEW 5 - View to 613 Foul Bay**



## **VIEW 6 - View to 615 Foul Bay Gard**



**VIEW 7** - View to 615 Foul Bay Main House



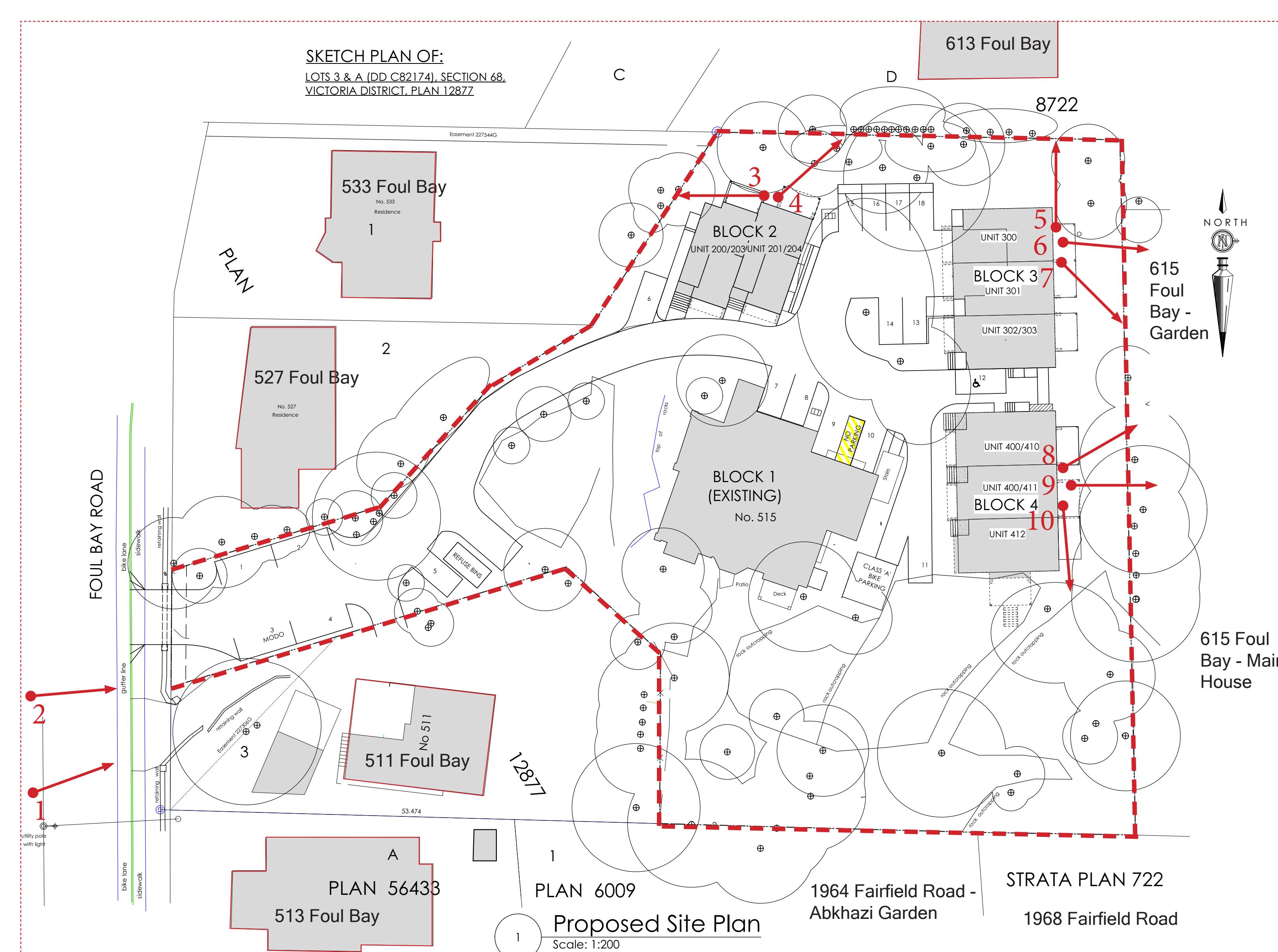
### VIEW 3 - View to 533 Foul



**VIEW 2** - NorthWest corner of Chandler & Foul Bay



**VIEW 1** - SouthWest corner of Chandler & Foul Bay



# KEY PLAN

## Legend

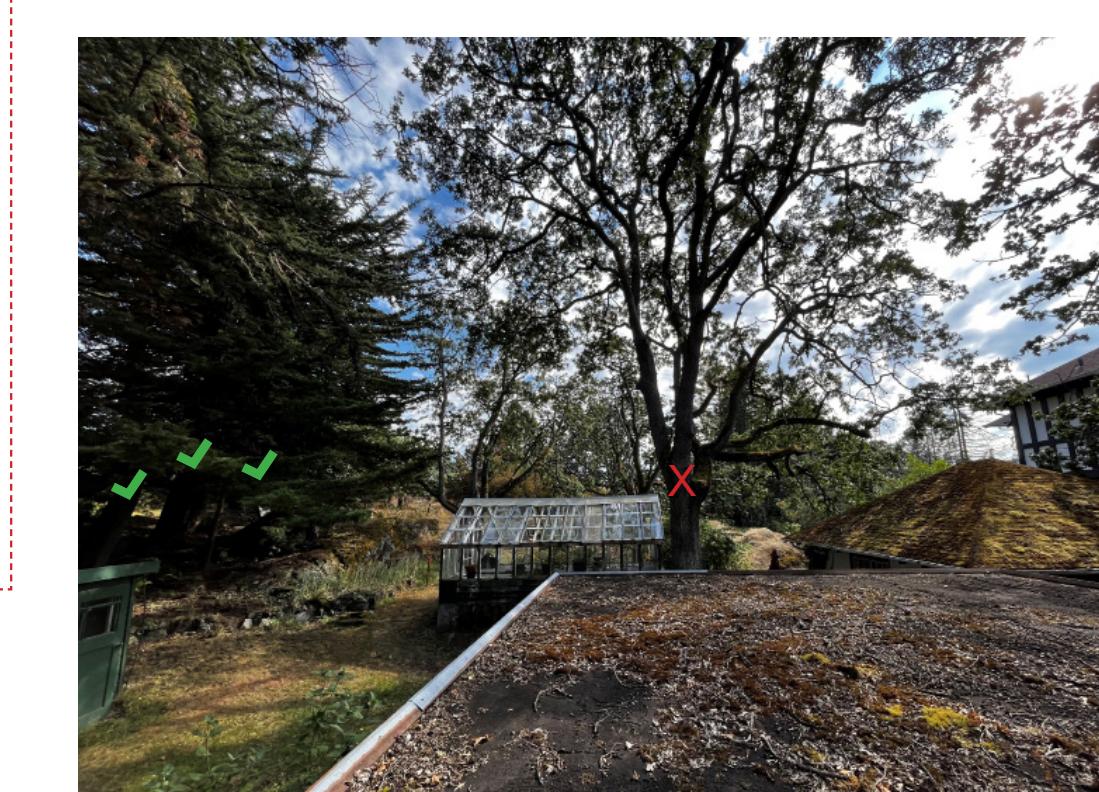
- ✓ Trees being retained
- ✗ Trees being removed



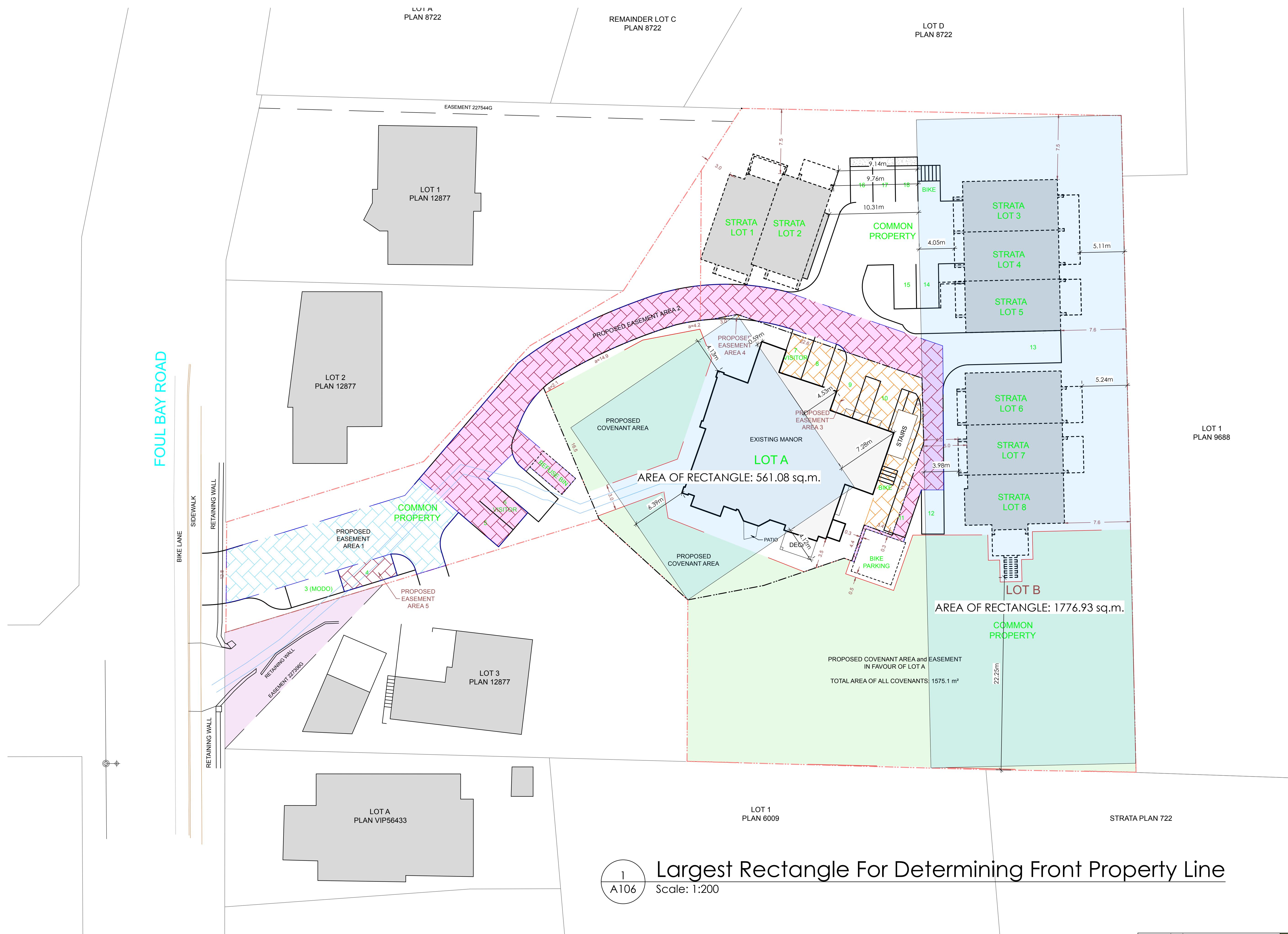
**VIEW 8** - View to 615 Foul Bay Garden

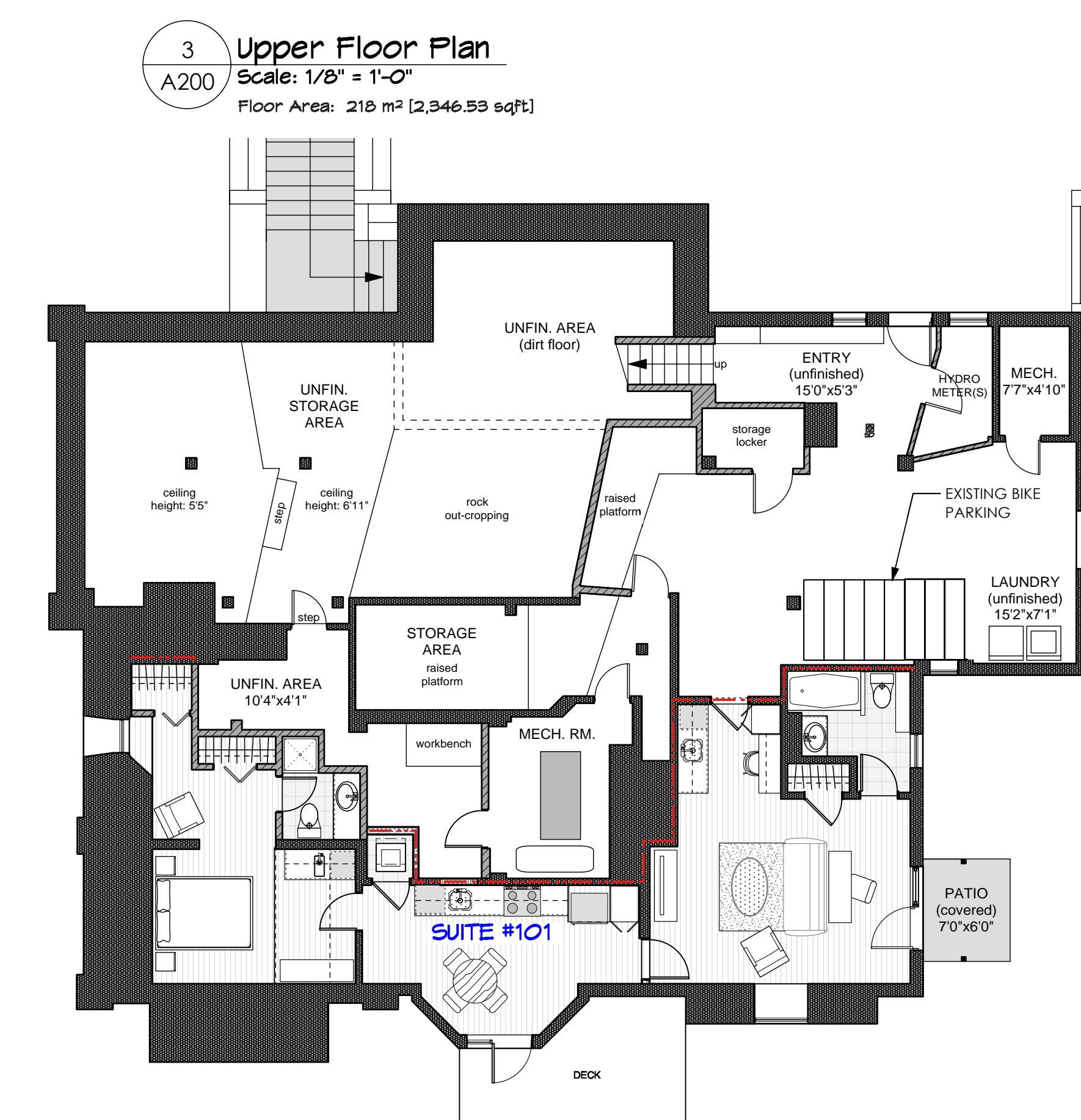
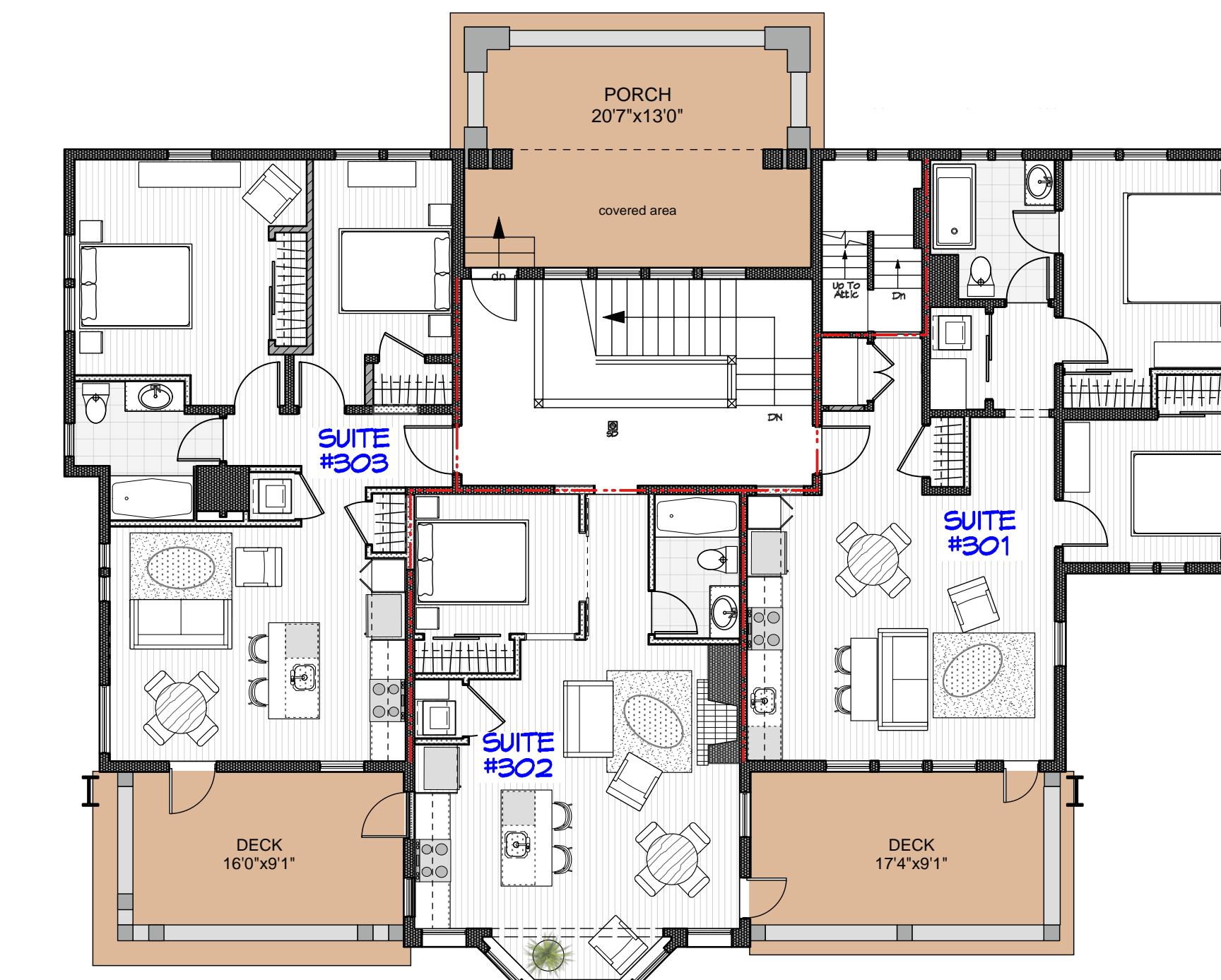
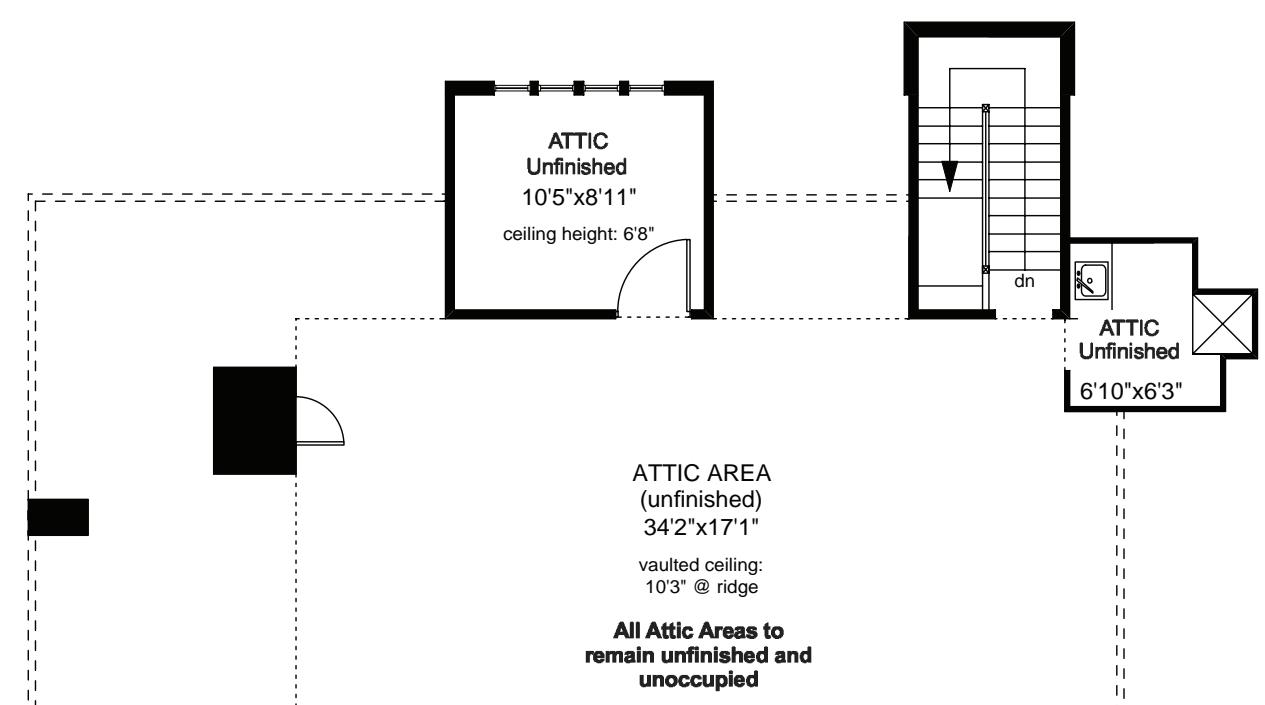


## VIEW 9 - View to 615 Foul Bay Garden



## **VIEW 10 - View to 1964 & 1968 Fairfield Road to Akhazzi Garden**





#### BUILDING AREAS

Lower Floor	250 sqm	2,777.09 sqft
Main Floor	266 sqm	2,863.20 sqft
Upper Floor	218 sqm	2,346.53 sqft
Attic Floor	73 sqm	789 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	47.83 sqm	520.46 sqft	Studio
Unit #203	80.02 sqm	861.38 sqft	2 Bedrooms
Unit #301	70.20 sqm	755.30 sqft	2 Bedrooms
Unit #302	47.80 sqm	514.51 sqft	Studio
Unit #303	65.49 sqm	710.20 sqft	2 Bedrooms



Existing Mansion Elevation  
North



Existing Mansion Elevation  
West

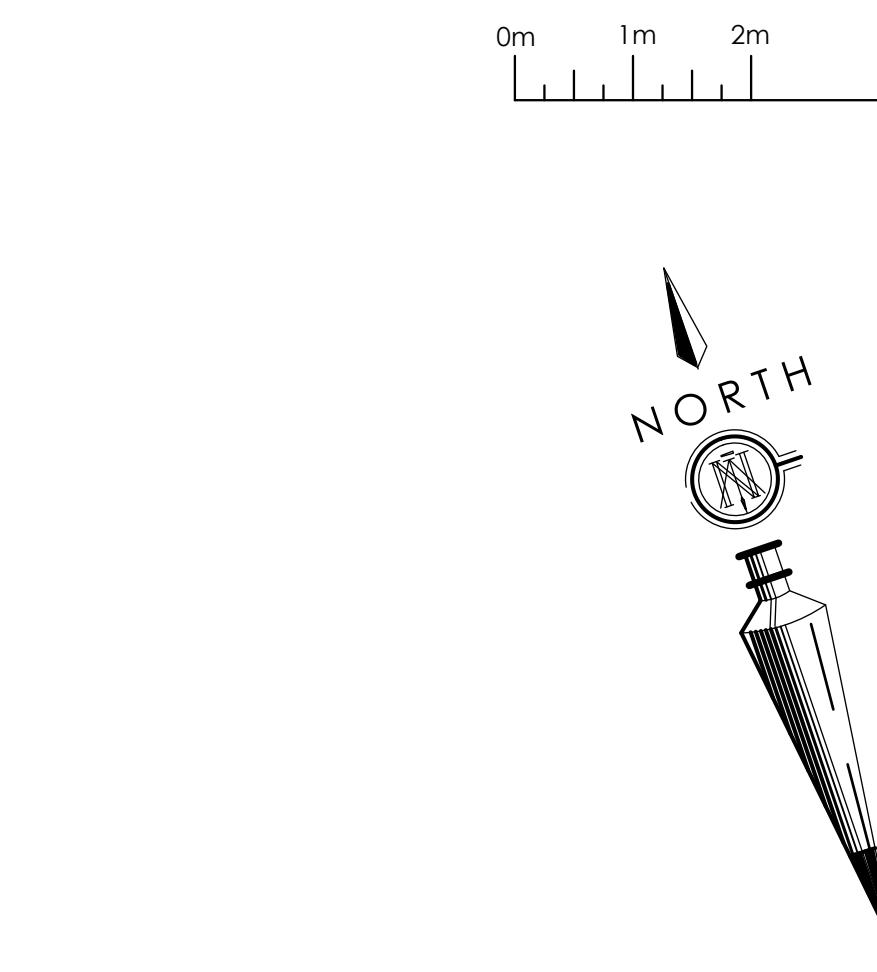
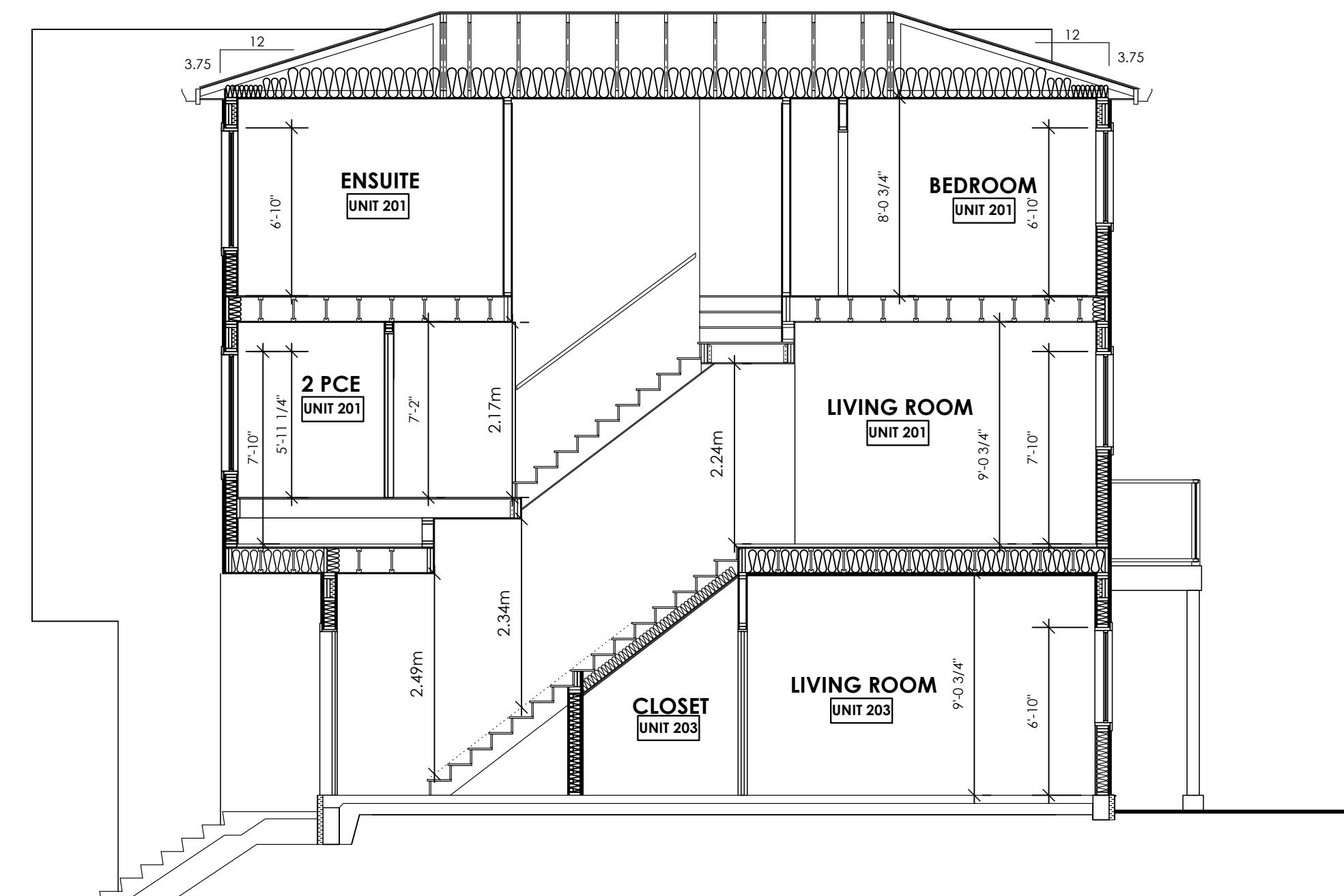
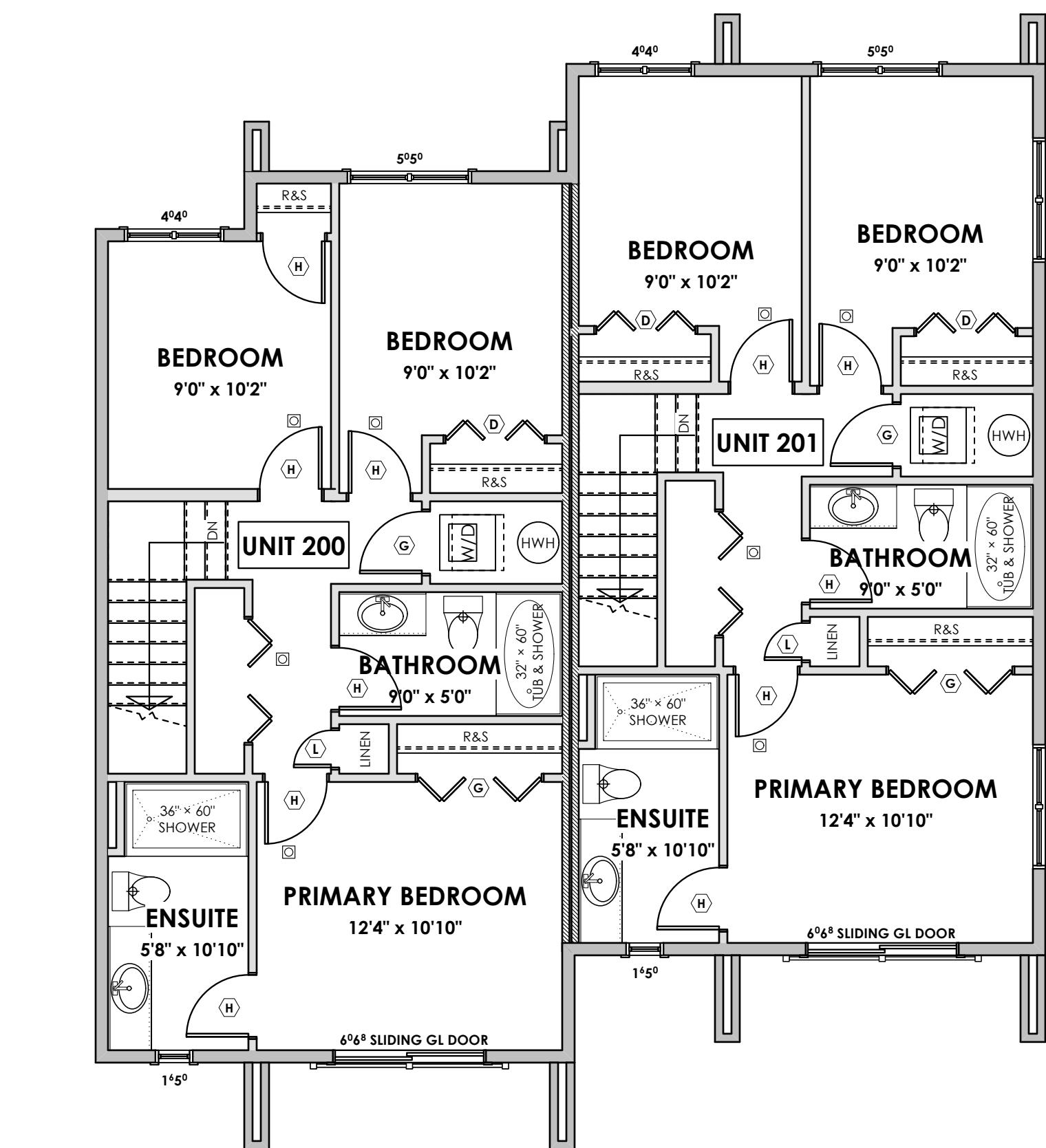
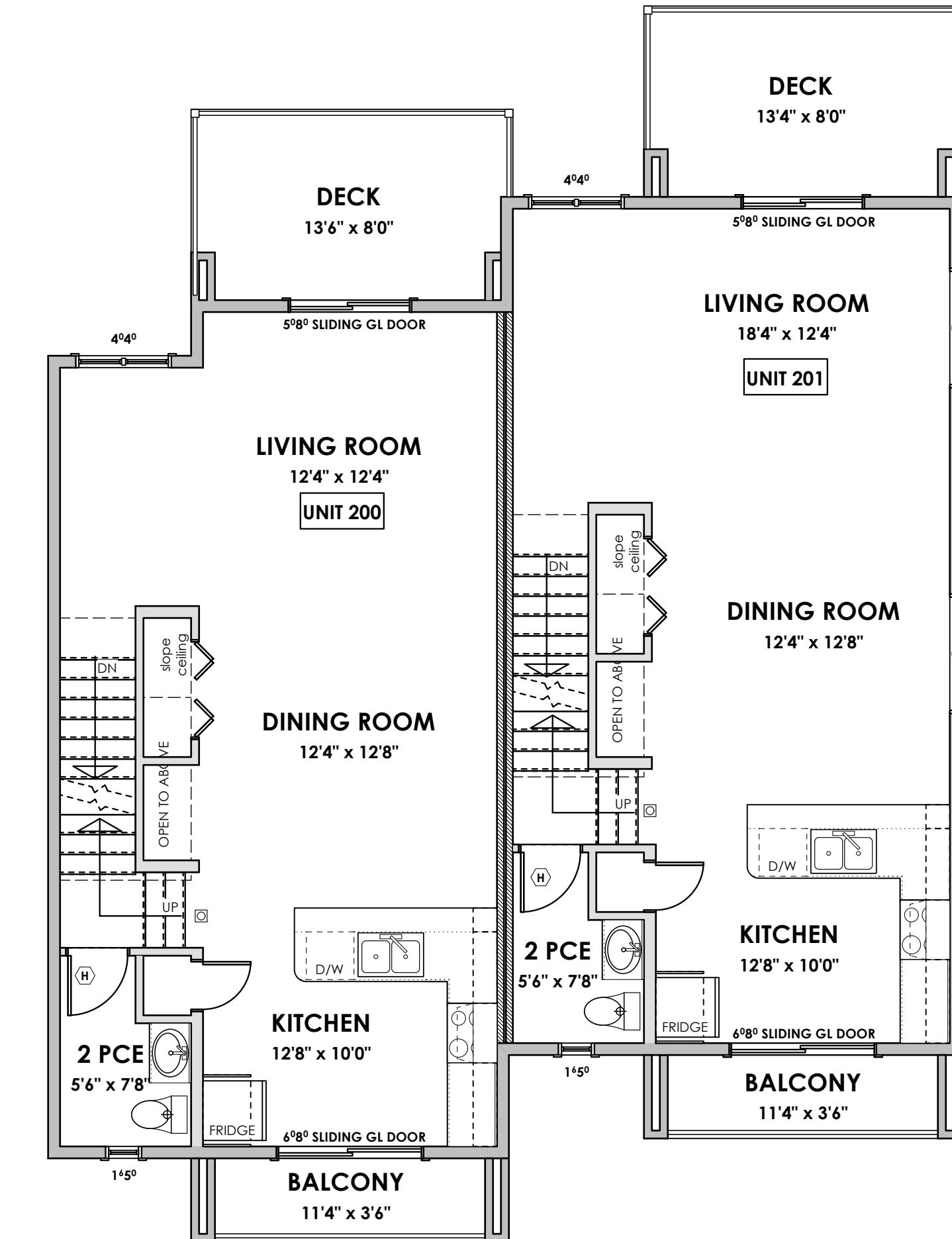
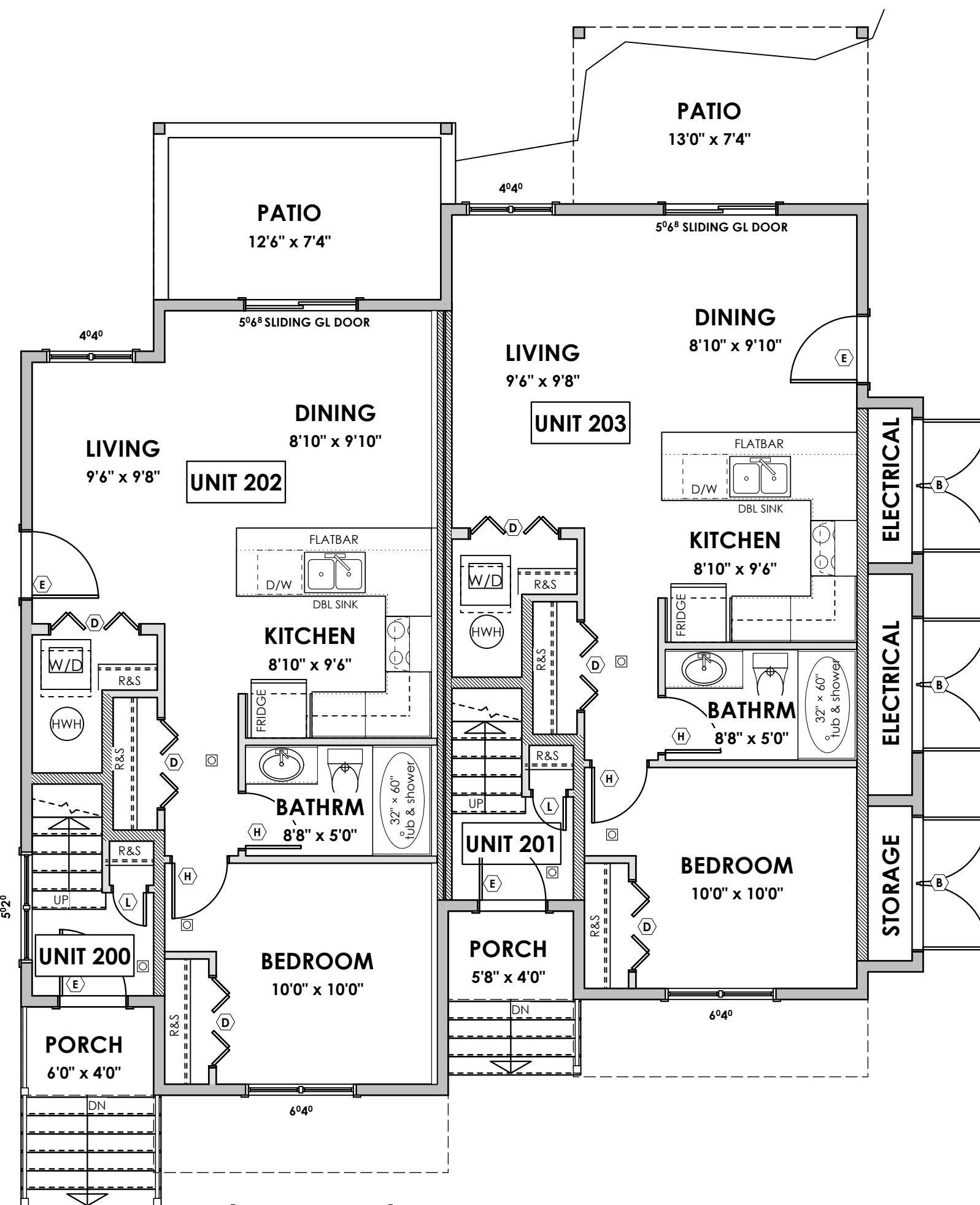


Existing Mansion Elevation  
East

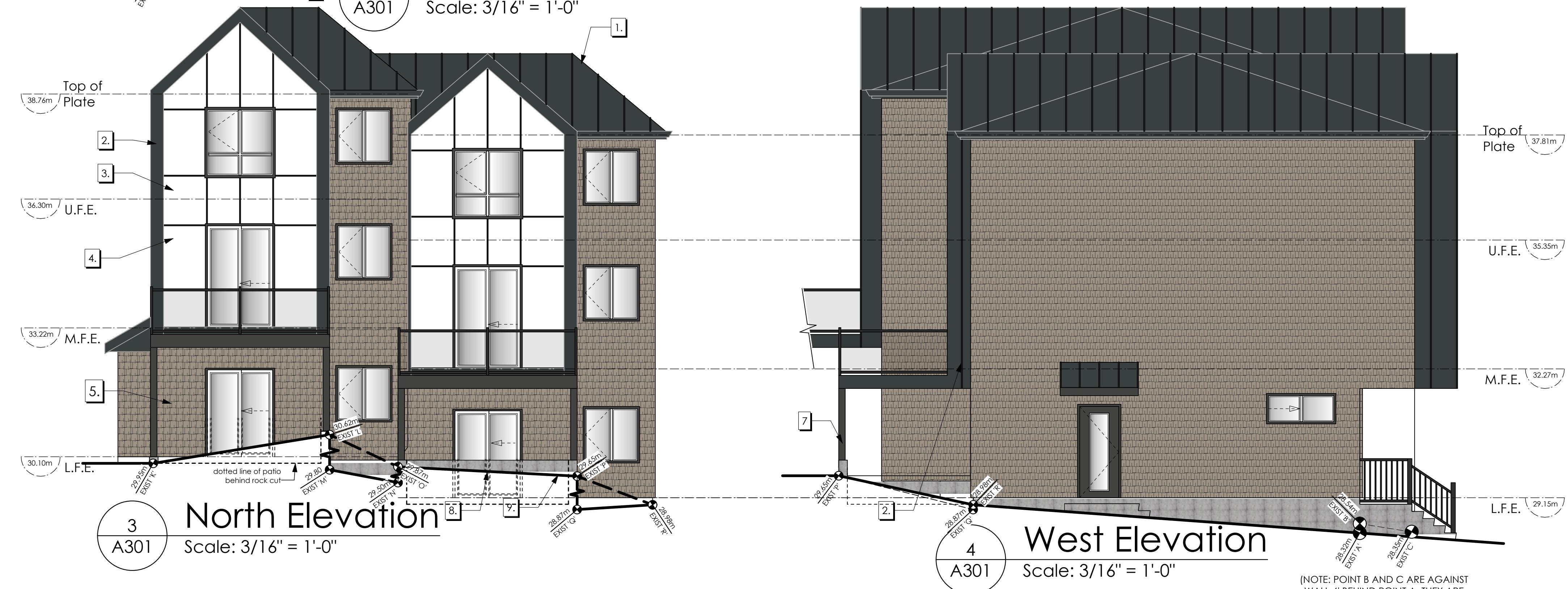
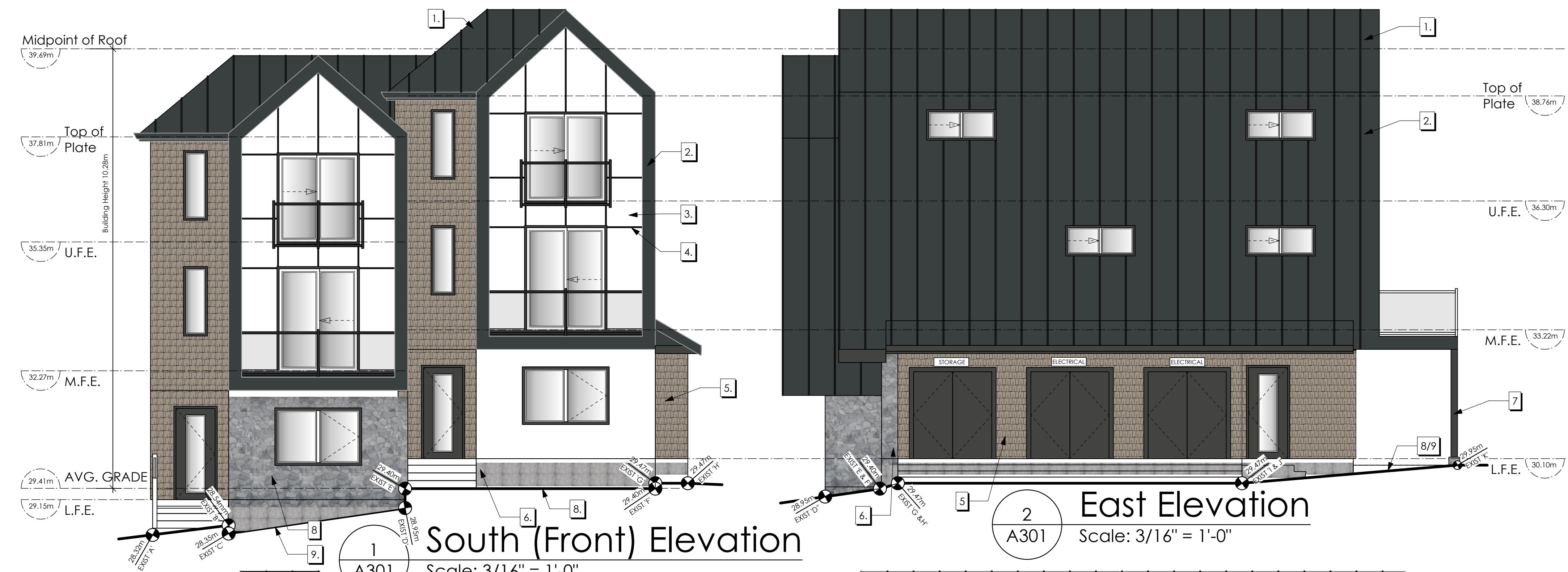


Existing Mansion Elevation  
South

Michael Jon Moody   Principal   Architect AIBC, MRAIC, LEED AP®	PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC	PROJECT NO. 2424
MJM Architect Inc.	FOR GMC Projects Inc.	
#301, 531 Yates Street, Victoria, BC V8W 1K7 ph: 778.656.3513 e-mail: office@marchitect.ca	DRAWN BY NCT	SCALE AS NOTED
Manor House Elevations	CHECKED BY MJM	DATE 2025-08-19
	REVIEWED BY MJM	DRAWING NO. A201



**BLOCK 2**



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 7371) 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	K2 STONE ATLAS 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 <sup>1</sup>	Type of Cladding <sup>1</sup>
<b>South</b>							
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
<b>East</b>							
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

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction <sup>1</sup>	Type of Cladding <sup>1</sup>
<b>North</b>							
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
<b>West</b>							
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

A

<sup>1</sup>Type of Construction Used:

A = Combustible

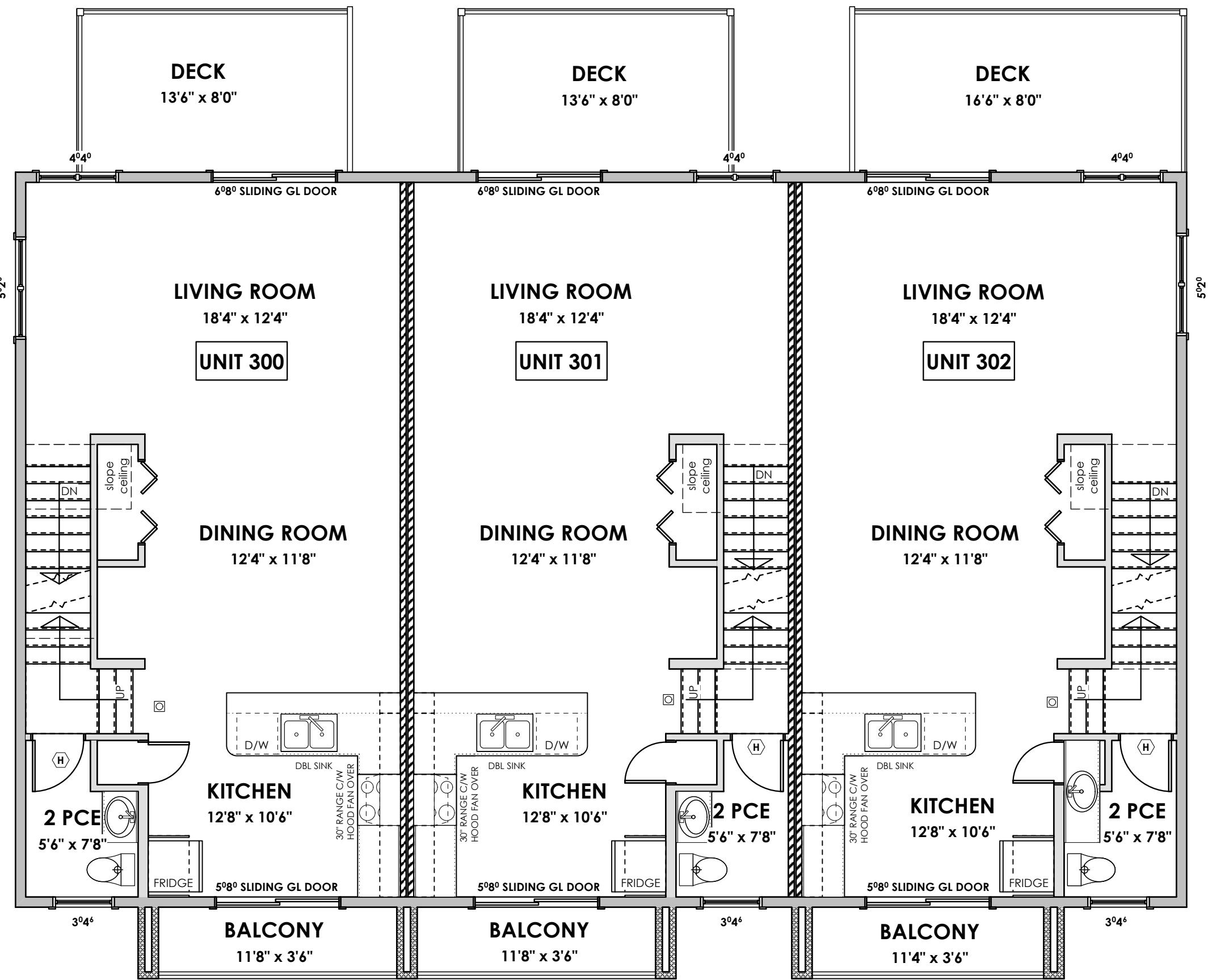
B = Non Combustible

\*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.

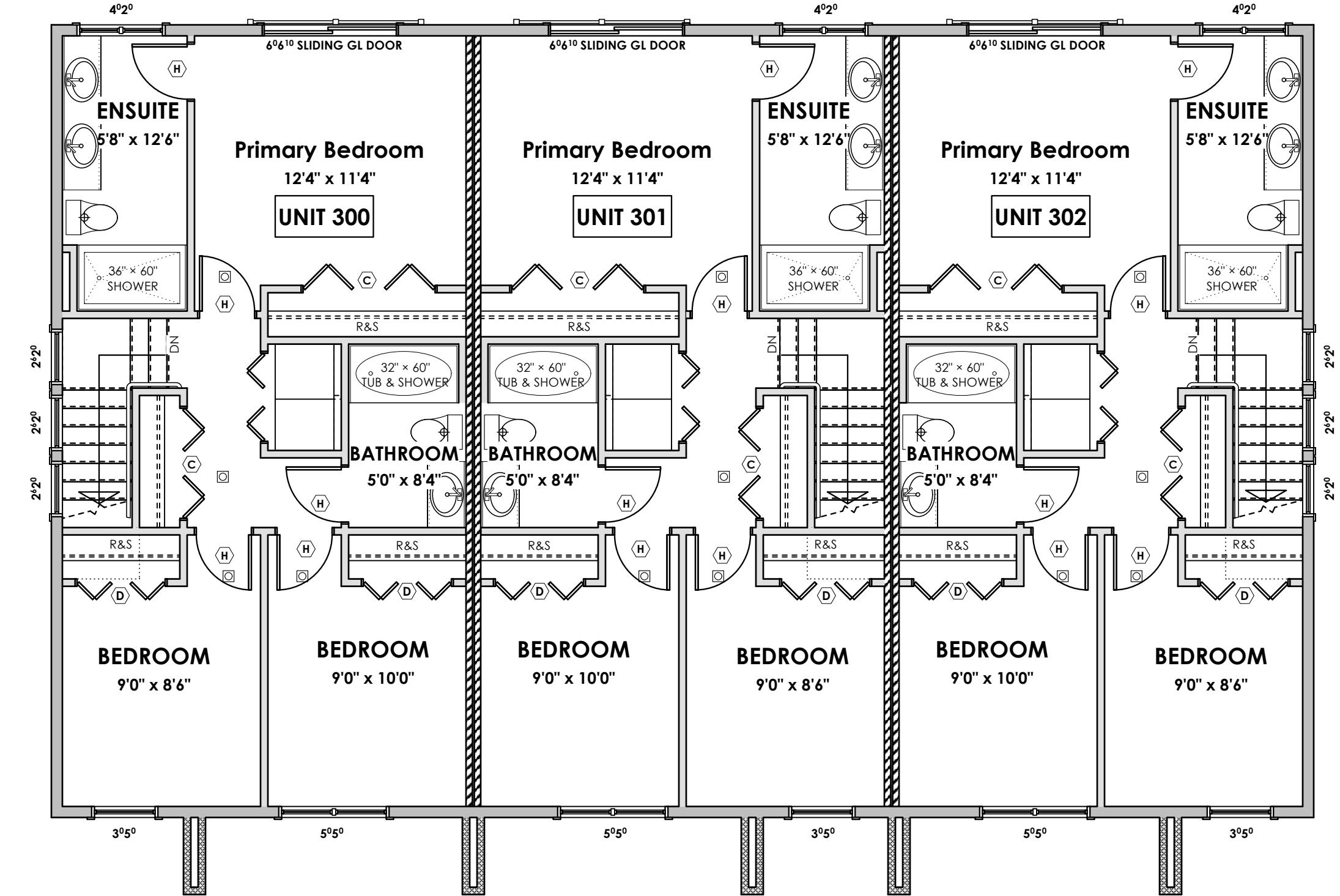
0m 1m 2m 5m 10m

A301  
BLOCK 2



2  
A400  
Main Floor Plan

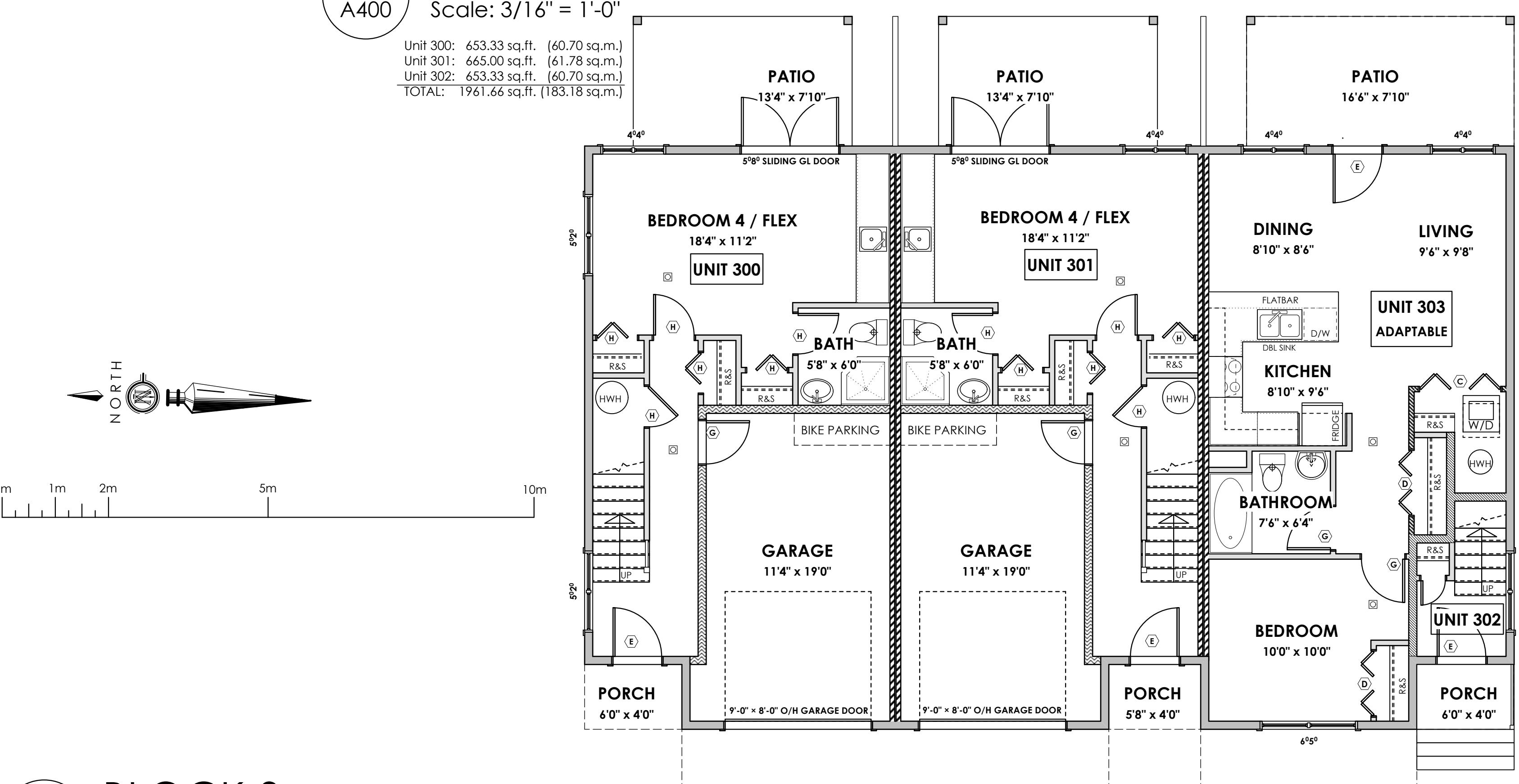
Scale: 3/16" = 1'-0"  
Unit 300: 653.33 sq.ft. (60.70 sq.m.)  
Unit 301: 665.00 sq.ft. (61.78 sq.m.)  
Unit 302: 653.33 sq.ft. (60.70 sq.m.)  
TOTAL: 1961.66 sq.ft. (183.18 sq.m.)



3  
A400  
Upper Floor Plan

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: 1961.66 sq.ft. (183.18 sq.m.)

DOOR SCHEDULE	
(F)	2'10" X 6'8" (34" X 80")
(G)	2'8 X 6'8" (32" 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")

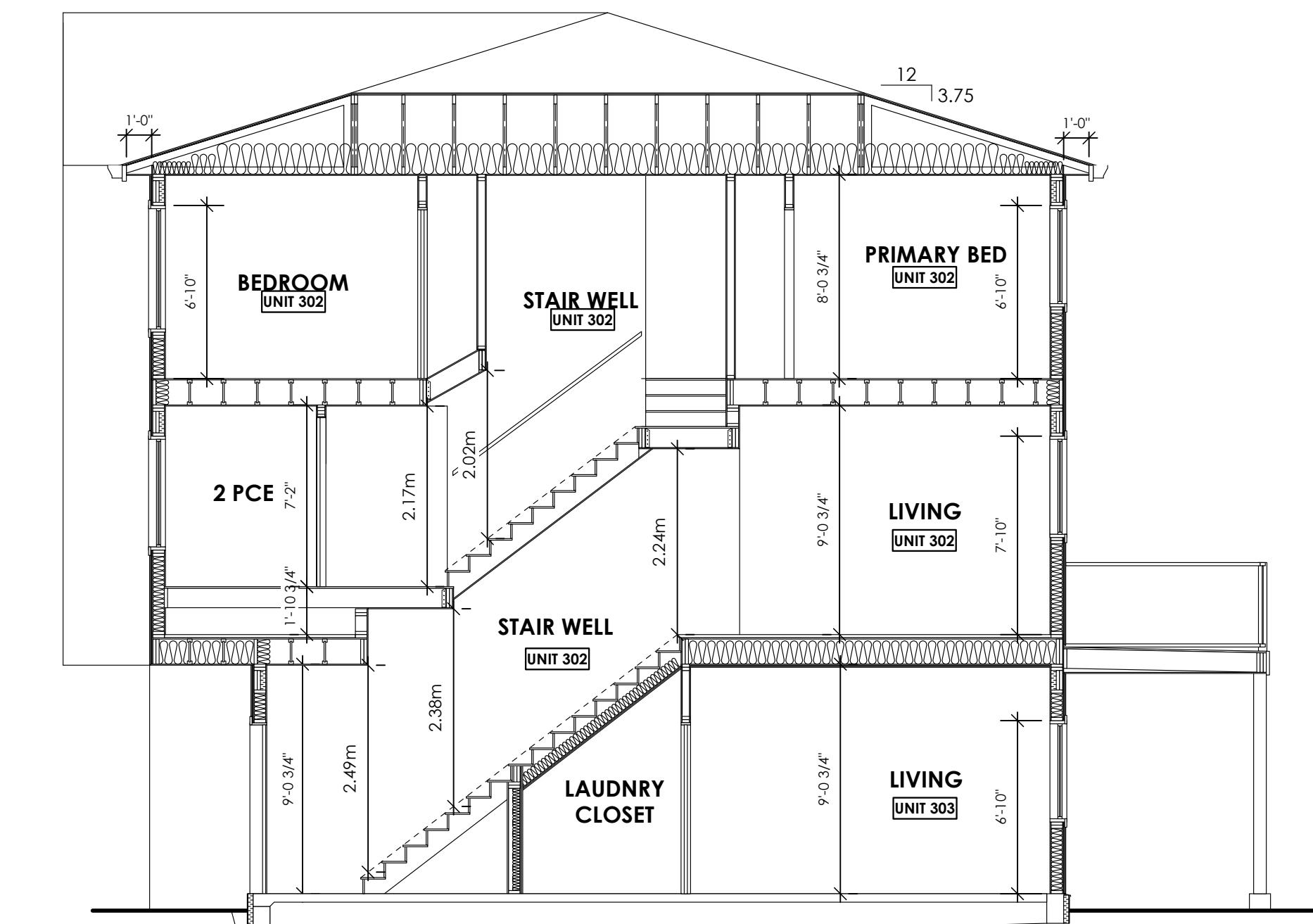


4  
A400  
BLOCK 3

1  
A400  
Lower Floor Plan

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: 50.14 sq.ft. (4.66 sq.m.)  
Unit 303: 577.48 sq.ft. (53.65 sq.m.)  
TOTAL: 1620.79 sq.ft. (150.58 sq.m.)

GARAGES  
Unit 300: 239.25 sq.ft. (22.23 sq.m.)  
Unit 301: 239.25 sq.ft. (22.23 sq.m.)  
TOTAL: 478.50 sq.ft. (44.46 sq.m.)



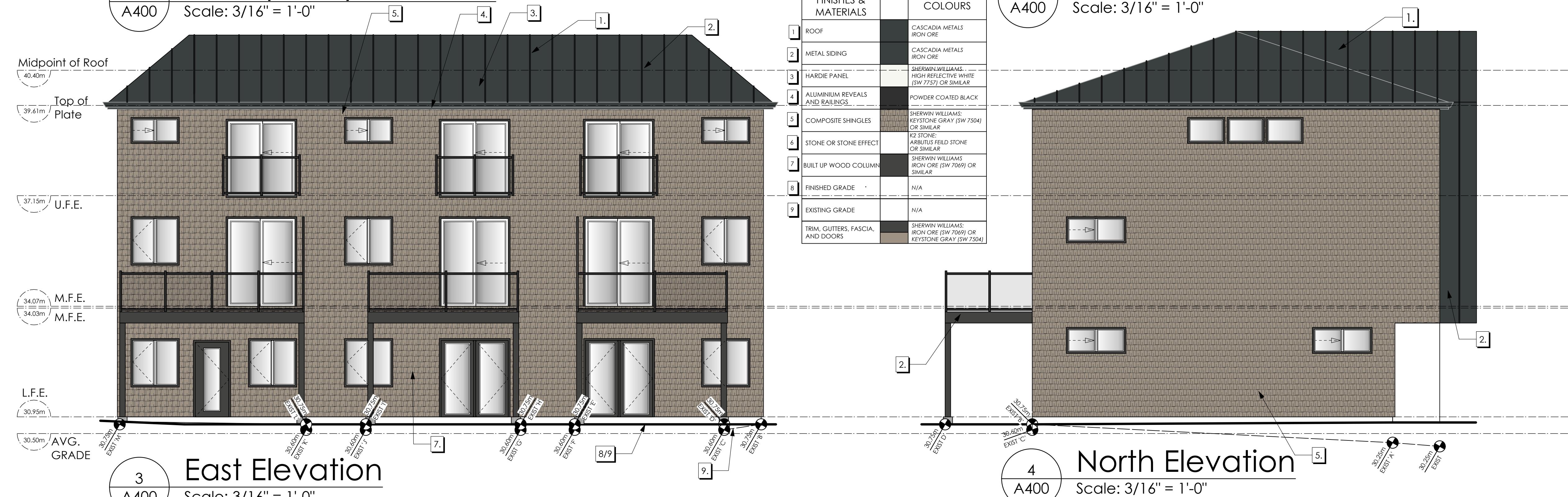
4  
A400  
Cross-Section

Scale: 3/16" = 1'-0"



# West (Front) Elevation

A400 Scale: 3/16" =



# East Elevation

00 ) Scale: 3/16" =

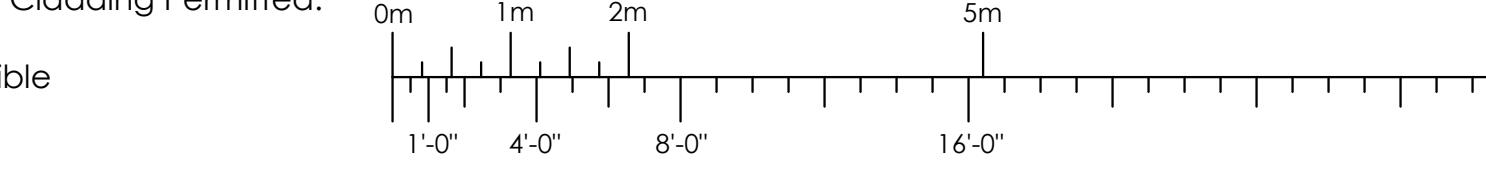
Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction <sup>1</sup>	Type of Cladding
West							
Unit 300	50.45 sq.m.	7.61 m.	100.00 %	22.38 %	45 min.	A	A
Unit 301	49.03 sq.m.	7.61 m.	100.00 %	23.03 %	45 min.	A	A
Unit 302	41.16 sq.m.	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 <sup>1</sup>	Type of Cladding
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

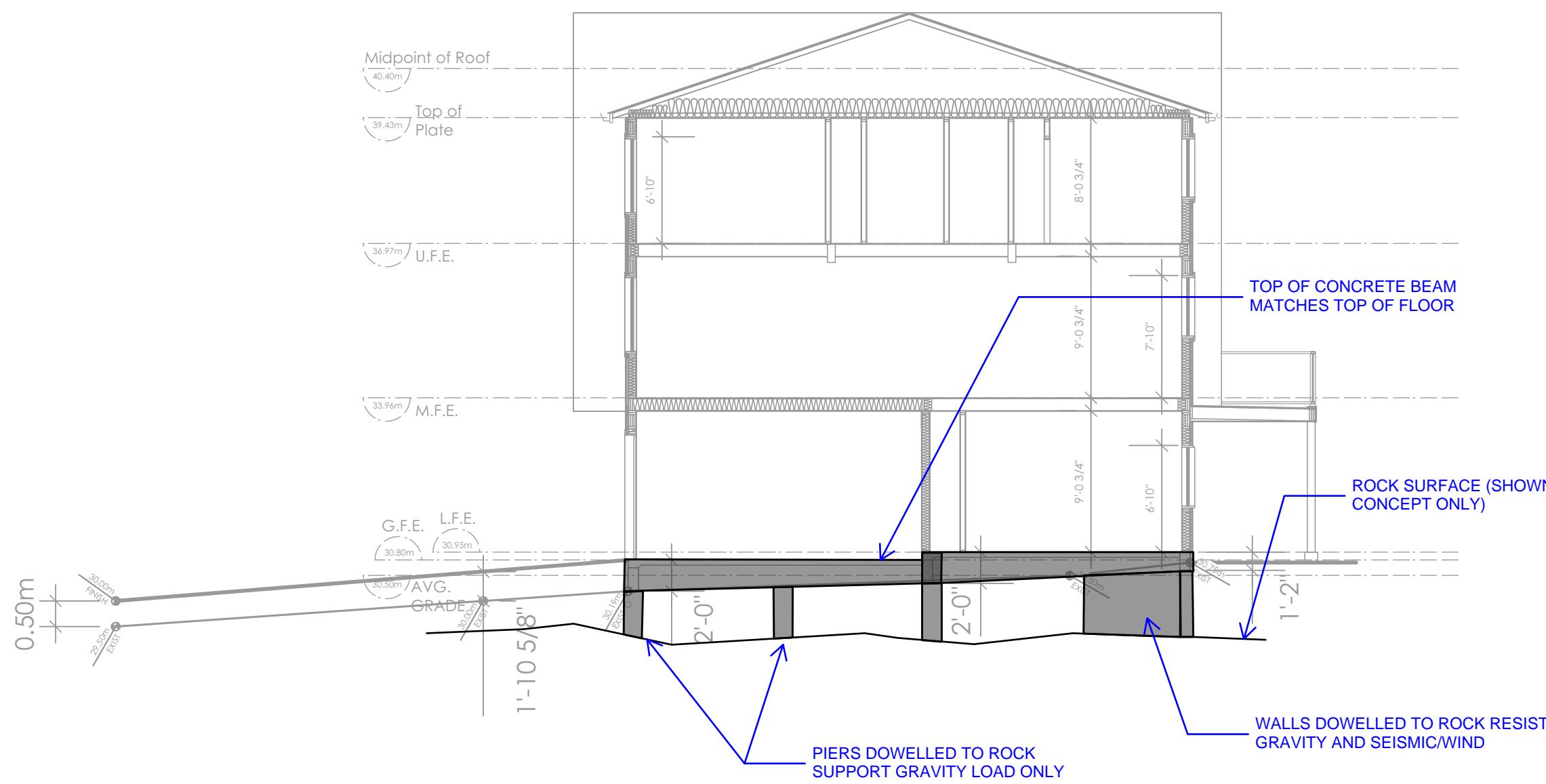
#### 1 Type of Construction & Cladding Perm

Type of Construction  
A = Combustible

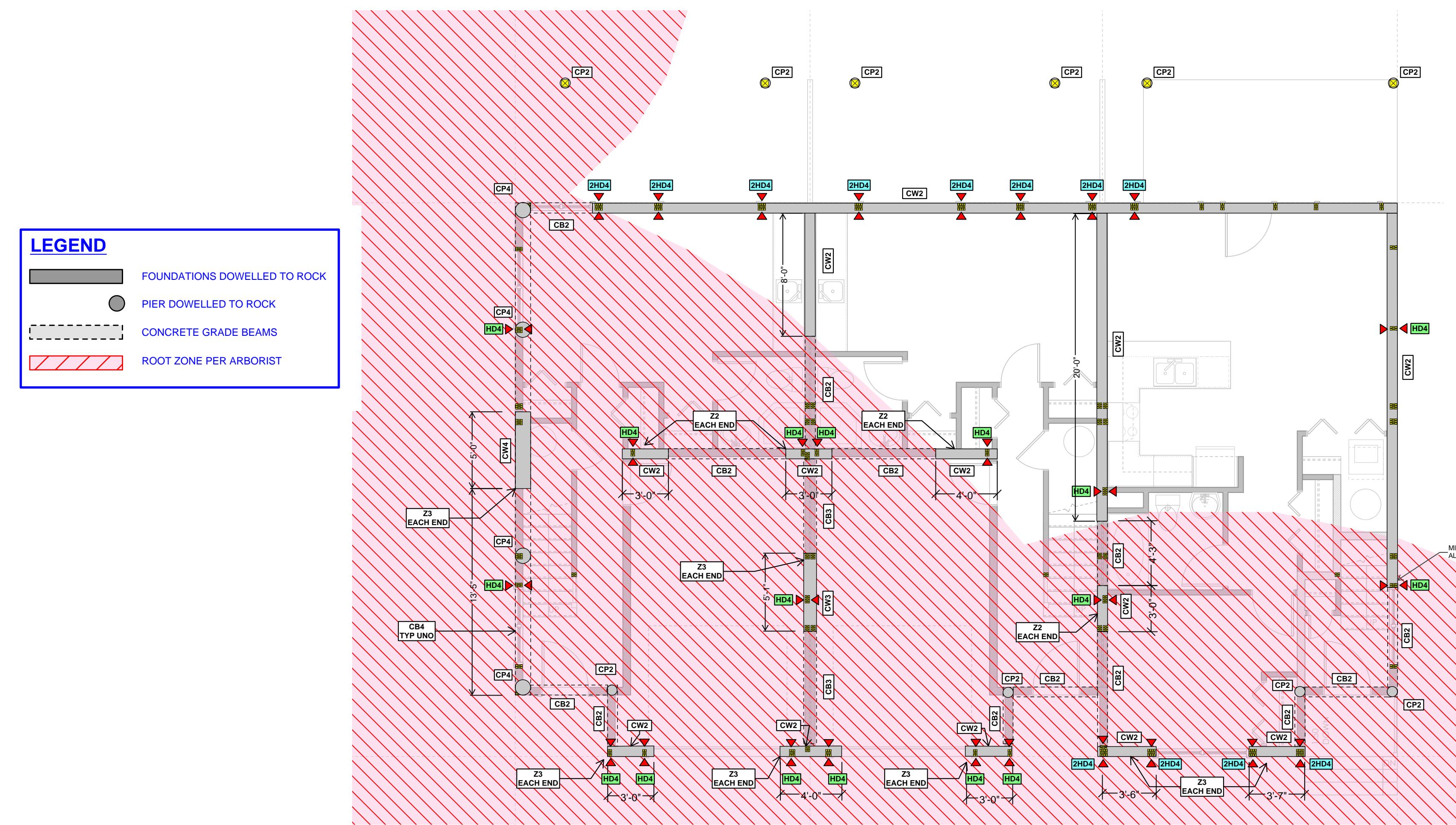
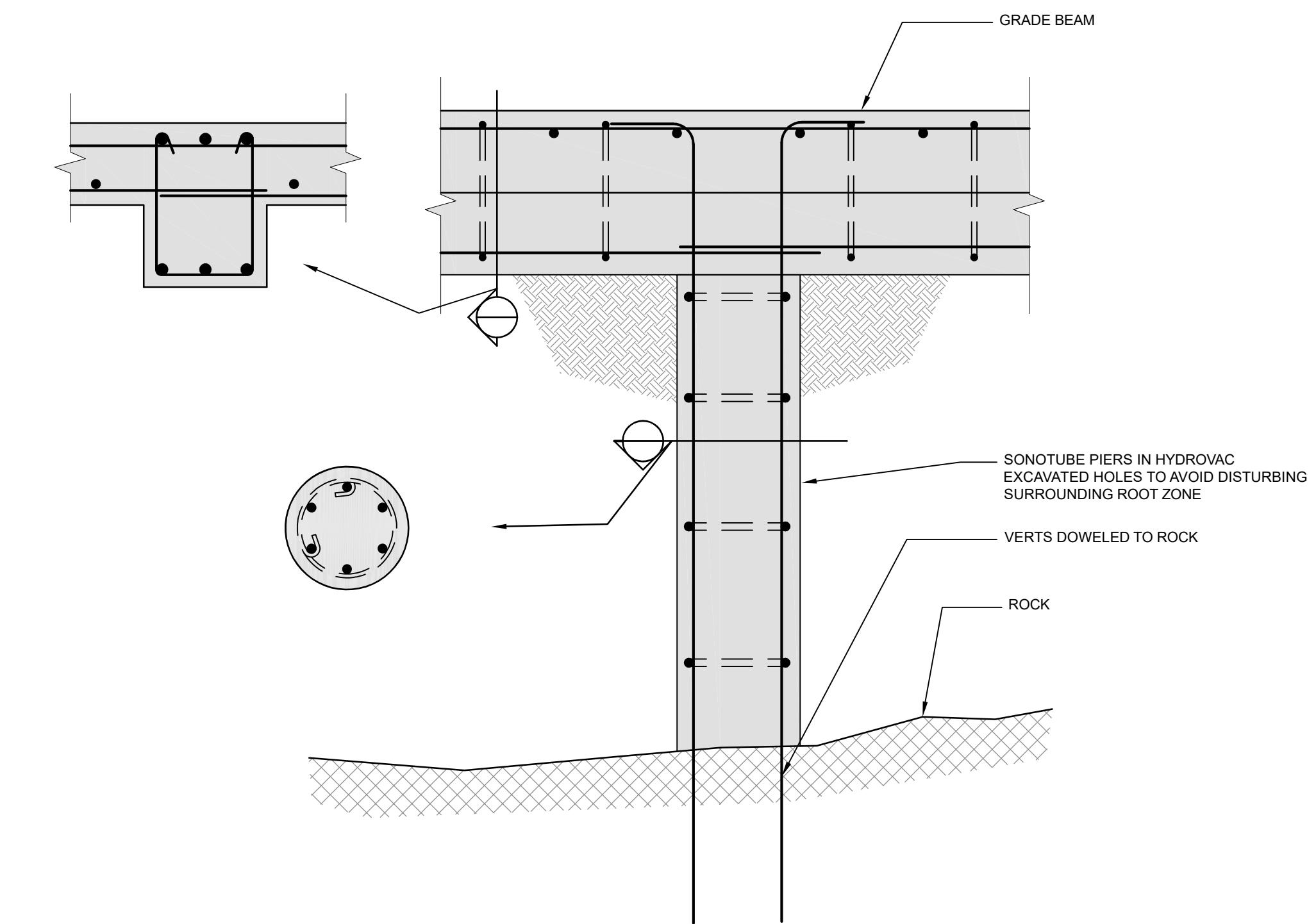
A = Combustible  
B = Non Combustible



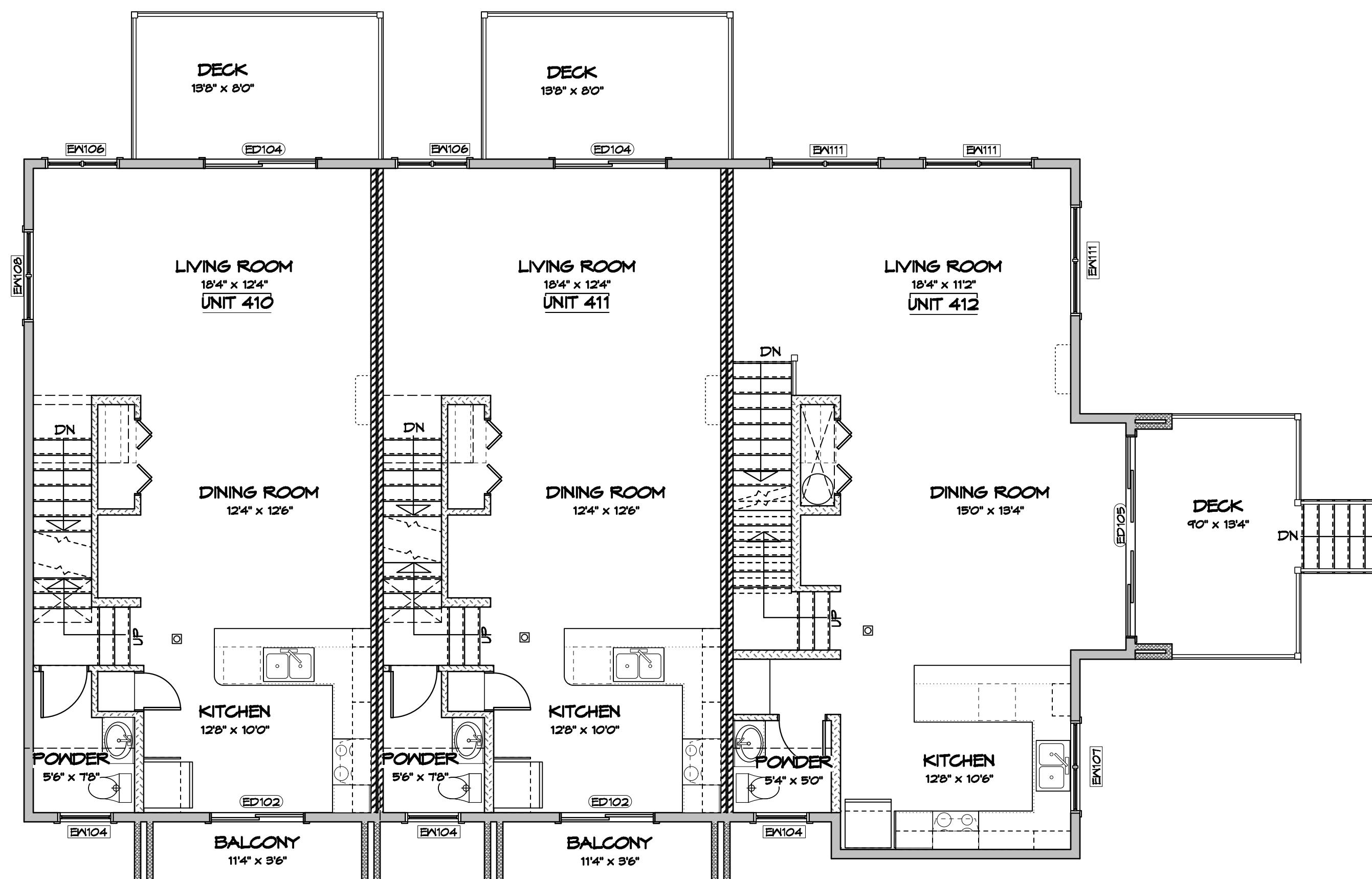
# A401 BLOCK



1 SECTION SHOWING FOUNDATIONS  
A402 NTS



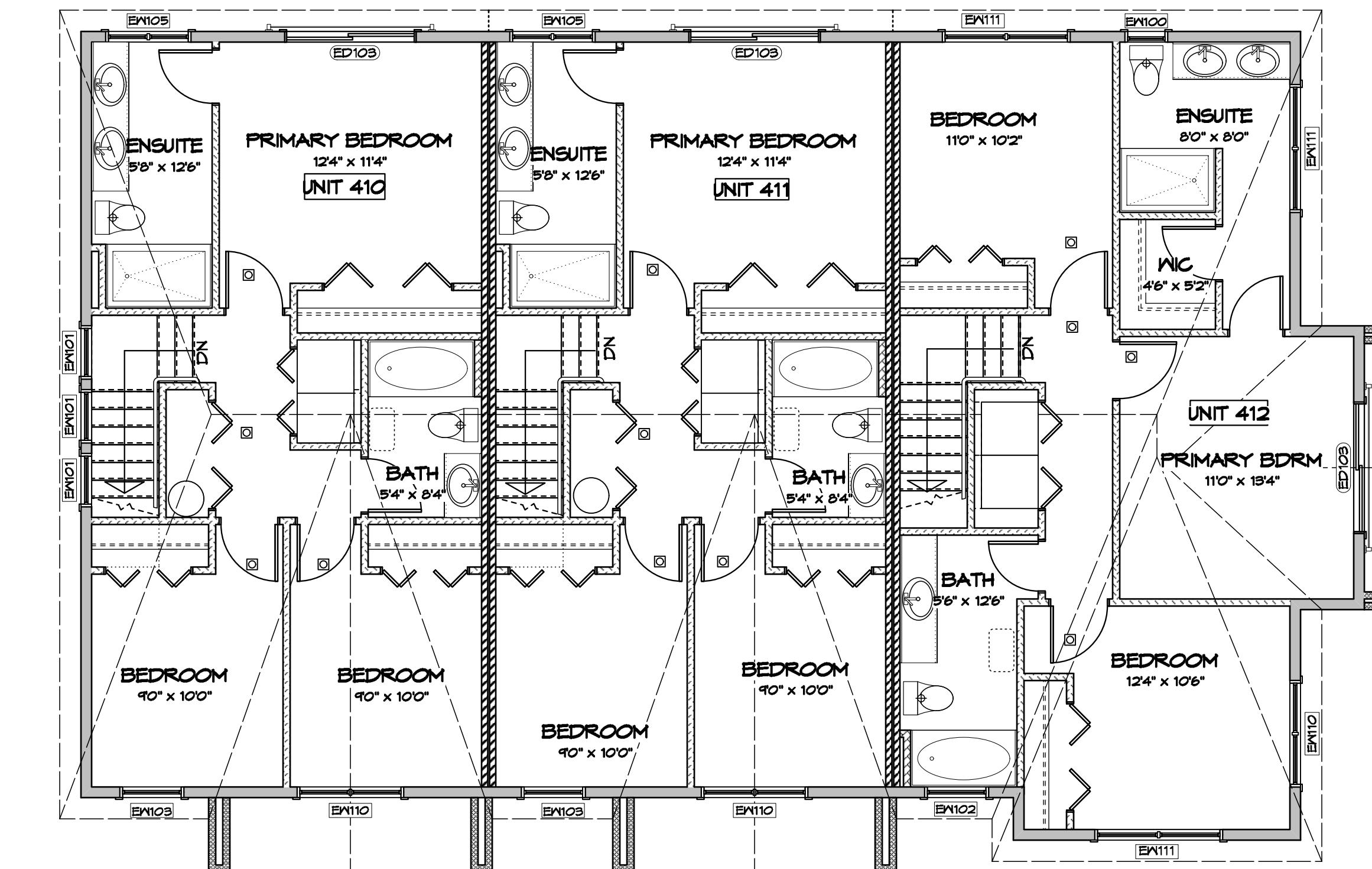
3 LOWER FLOOR PLAN SHOWING FOUNDATIONS  
A402 3/16" = 1'0"



2 Main Floor Plan  
A500

Scale: 3/16" = 1'-0"

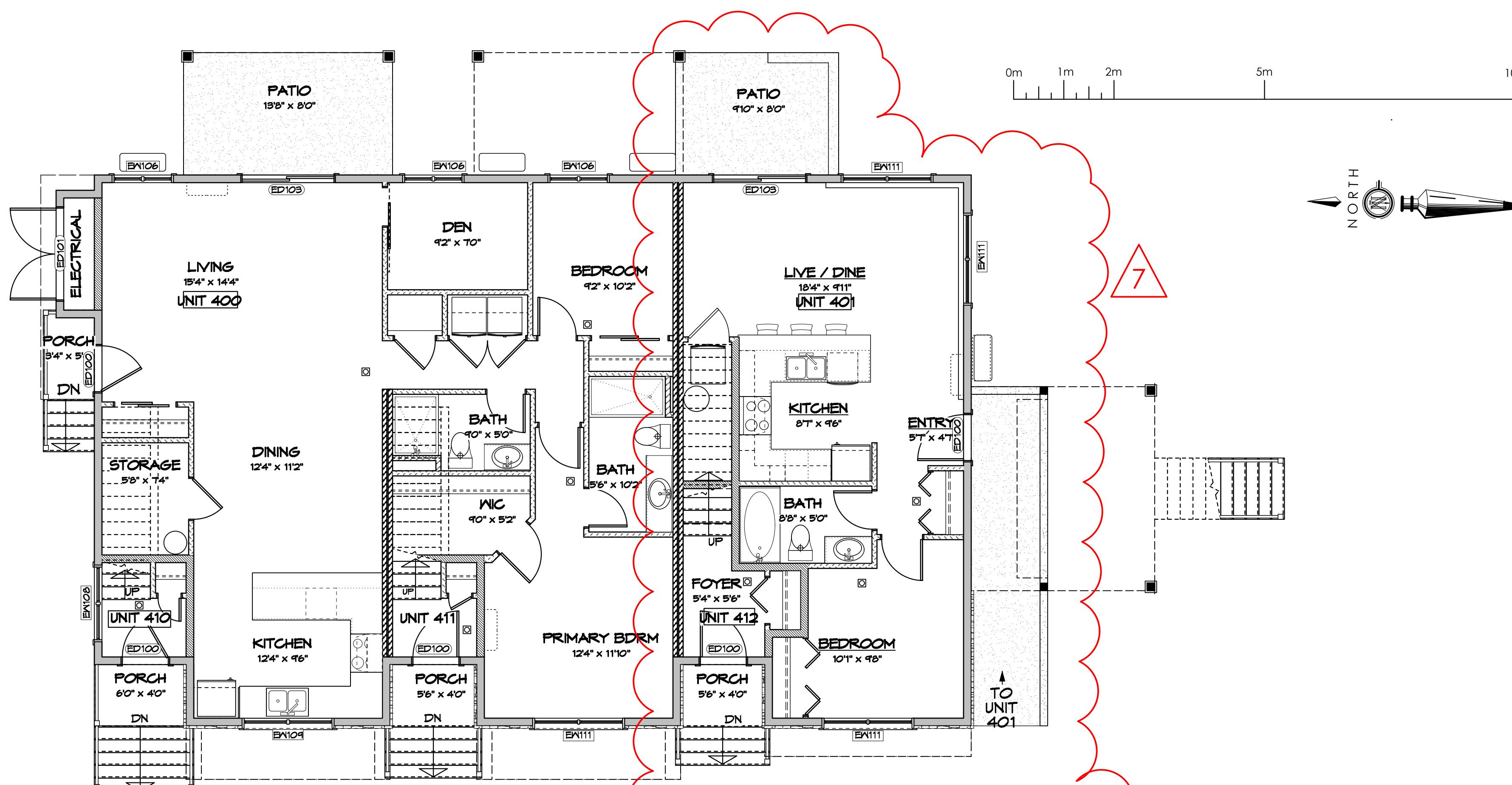
UNIT 410 653.33 sqft (60.70 sqm)  
UNIT 411 665.00 sqft (61.78 sqm)  
UNIT 412 715.33 sqft (65.50 sqm)  
TOTAL 2033.66 sqft (187.98 sqm)



3 Upper Floor Plan  
A400

Scale: 3/16" = 1'-0"

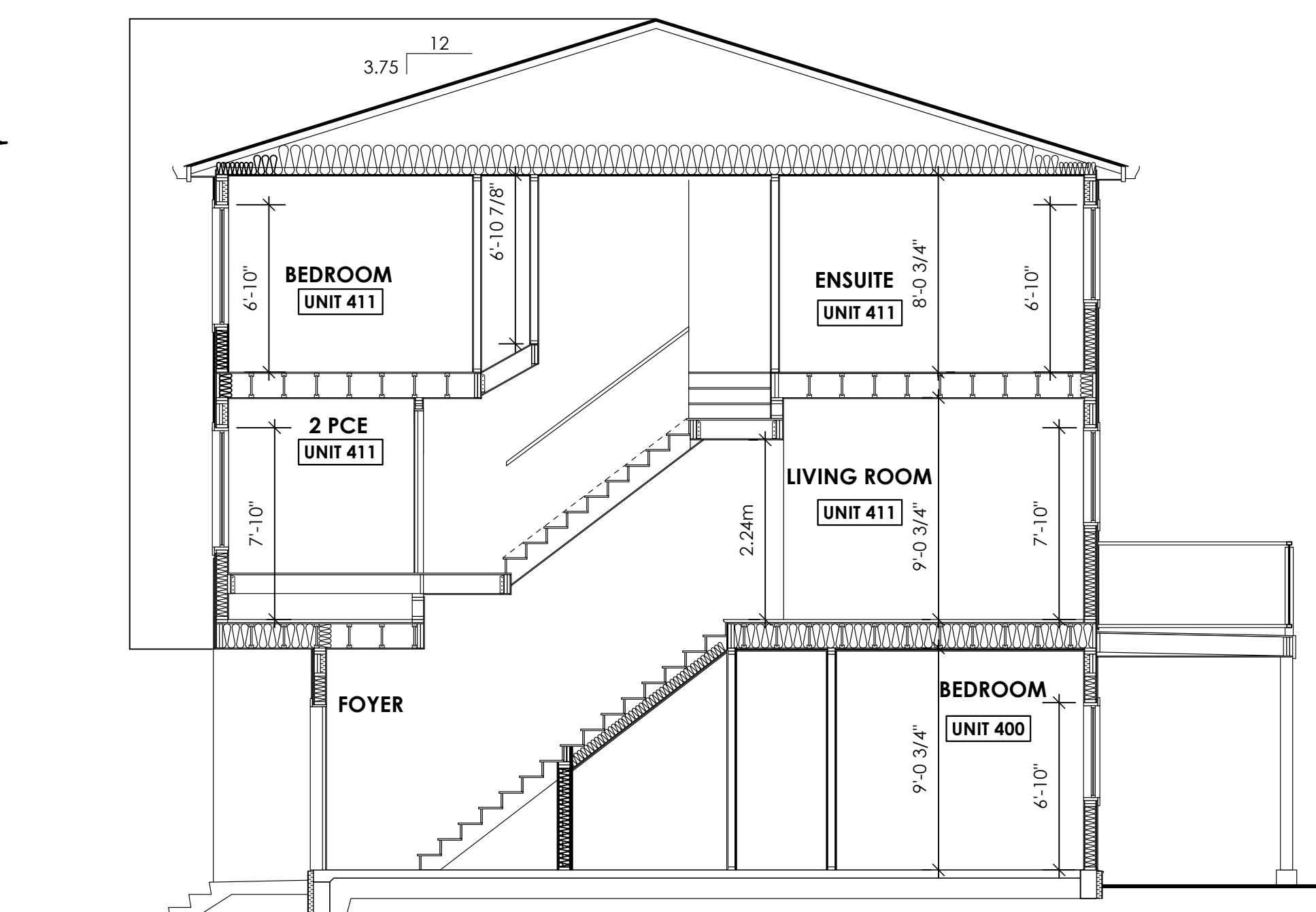
UNIT 410 653.33 sqft (60.7 sqm)  
UNIT 411 665.00 sqft (61.78 sqm)  
UNIT 412 715.33 sqft (65.5 sqm)  
TOTAL 2033.66 sqft (187.98 sqm)



1 Lower Floor Plan  
A500

Scale: 3/16" = 1'-0"

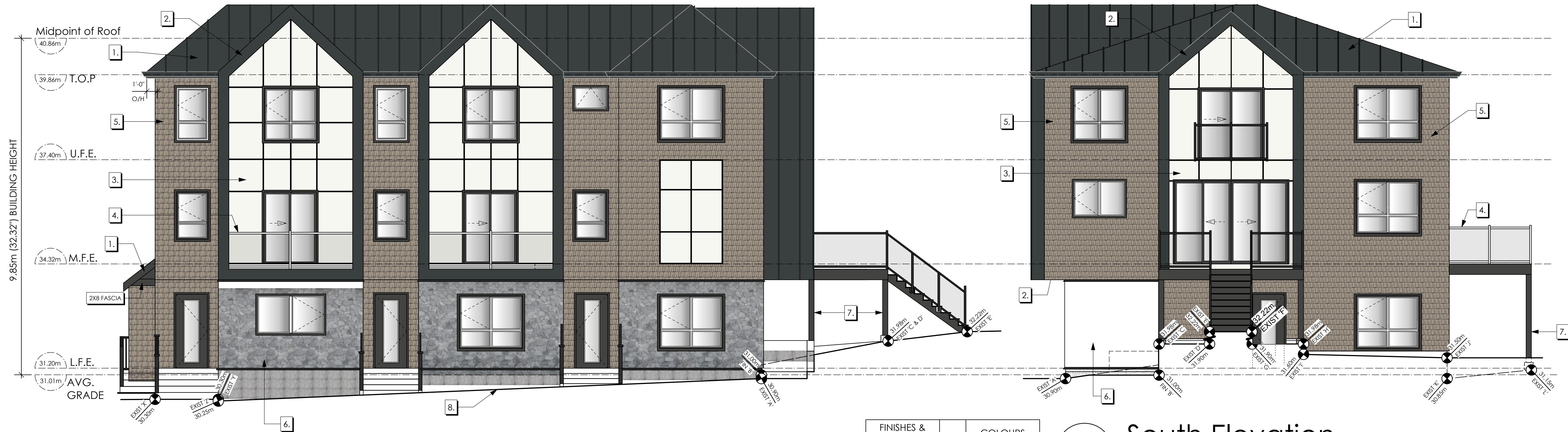
UNIT 400 1192.24 sqft (110.76 sqm)  
UNIT 401 561.08 sqft (52.13 sqm)  
UNIT 410 36.9 sqft (3.43 sqm)  
UNIT 411 39.04 sqft (3.63 sqm)  
UNIT 412 67.58 sqft (6.28 sqm)  
ELECTRICAL 16.5 sqft (1.53 sqm)  
TOTAL 1913.34 sqft (177.16 sqm)



4 Cross-Section  
A500

Scale: 3/16" = 1'-0"

## BLOCK 4 FLOOR PLANS





# West (Front) Elevation

Scale: 3/16" = 1'-0"

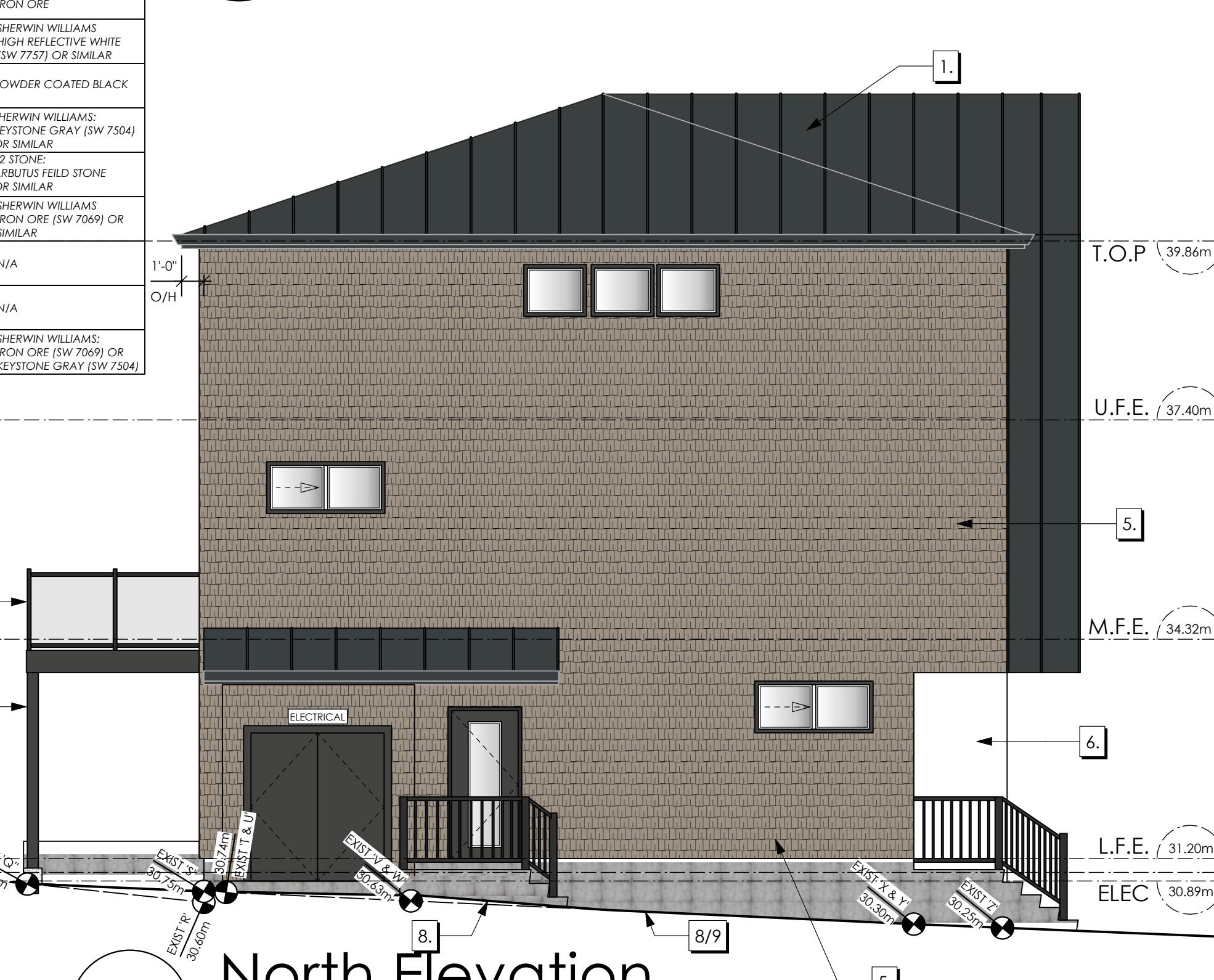
FINISHES & MATERIALS			COLOURS
1	ROOF		CASCADIA METALS IRON ORE
2	METAL SIDING		CASCADIA METALS IRON ORE
3	HARDIE PANEL		SHERWIN WILLIAMS HIGH REFLECTIVE WHITE (SW 7757) OR SIMILAR
4	ALUMINIUM REVEALS AND RAILINGS		POWDER COATED BLACK
5	COMPOSITE SHINGLES		SHERWIN WILLIAMS: KEYSTONE GRAY (SW 7505) OR 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 7505)





# East Elevation

Scale: 3/16" = 1'-0"



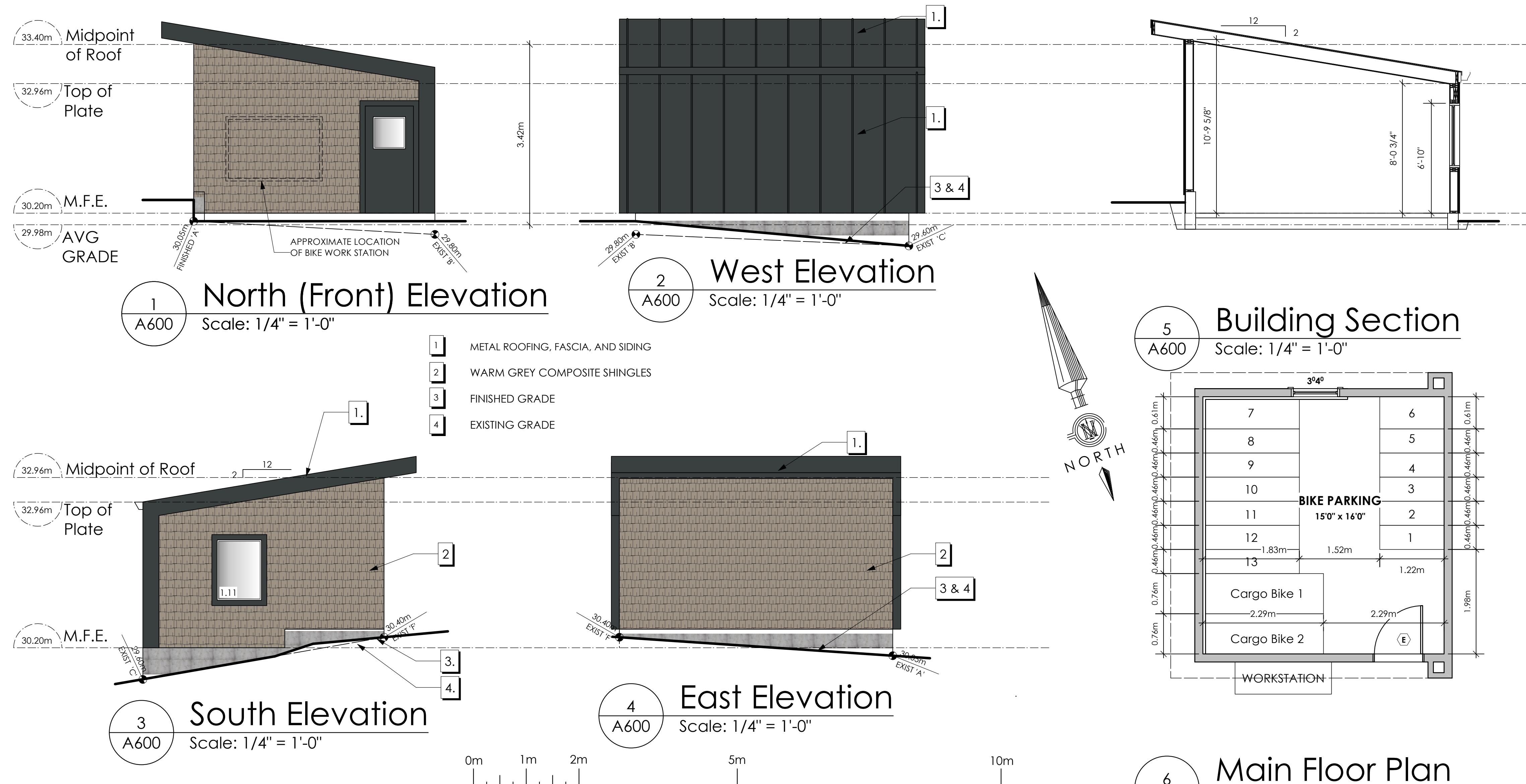
# North Elevation

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction	Type Cladding
<b>West</b>							
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 %	20.69 %	1 hour	A	B
Unit 412	44.43 sq.m	3.56 m.	28.00 %	10.40 %	1 hour	A	B
<b>East</b>							
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 %	35.79 %	45 min.	A	A
Unit 410	34.63 sq.m	7.69 m.	100.00 %	23.59 %	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

F ig 1	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	2.37 m.	12.00 %	3.49 %	1 hr.	A	B
	Unit 410	73.55	2.37 m.	9.00 %	3.71 %	1 hr.	A	B

\*TABLE COMPLIES W/ BCBC 9.10.14.4.(1)(a), 9.10.14.4.(1)(b)

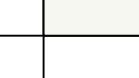
1 Type of Construction  
A = Combustible



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

<sup>1</sup> Type of Construction Used:  
A = Combustible  
B = Non-Combustible

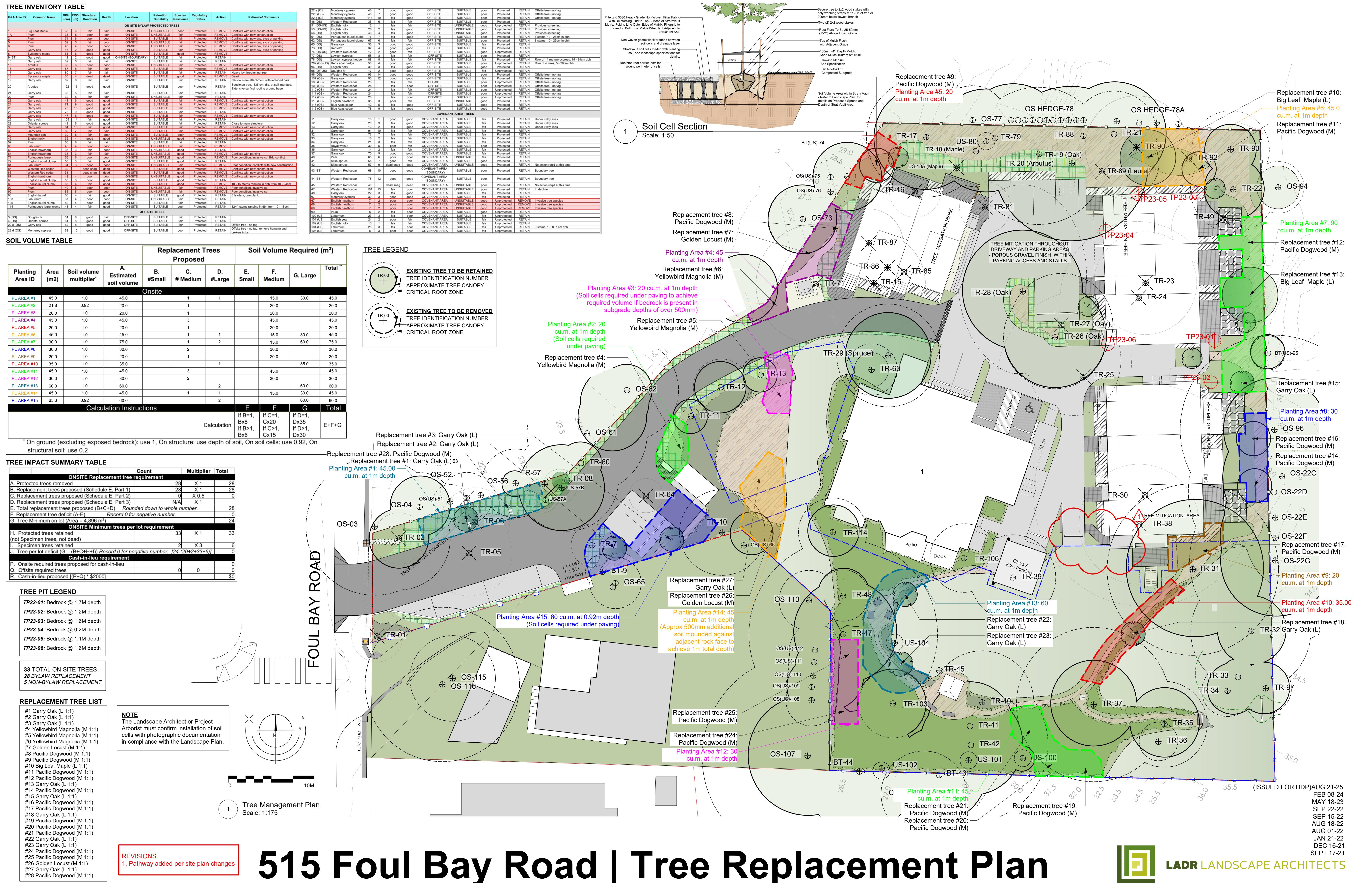
\*TABLE COMPLIES WITH BCBC 9.10.14.4.(1)(a), 9.10.14.4.(7), and Table 9.10.14.

	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

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

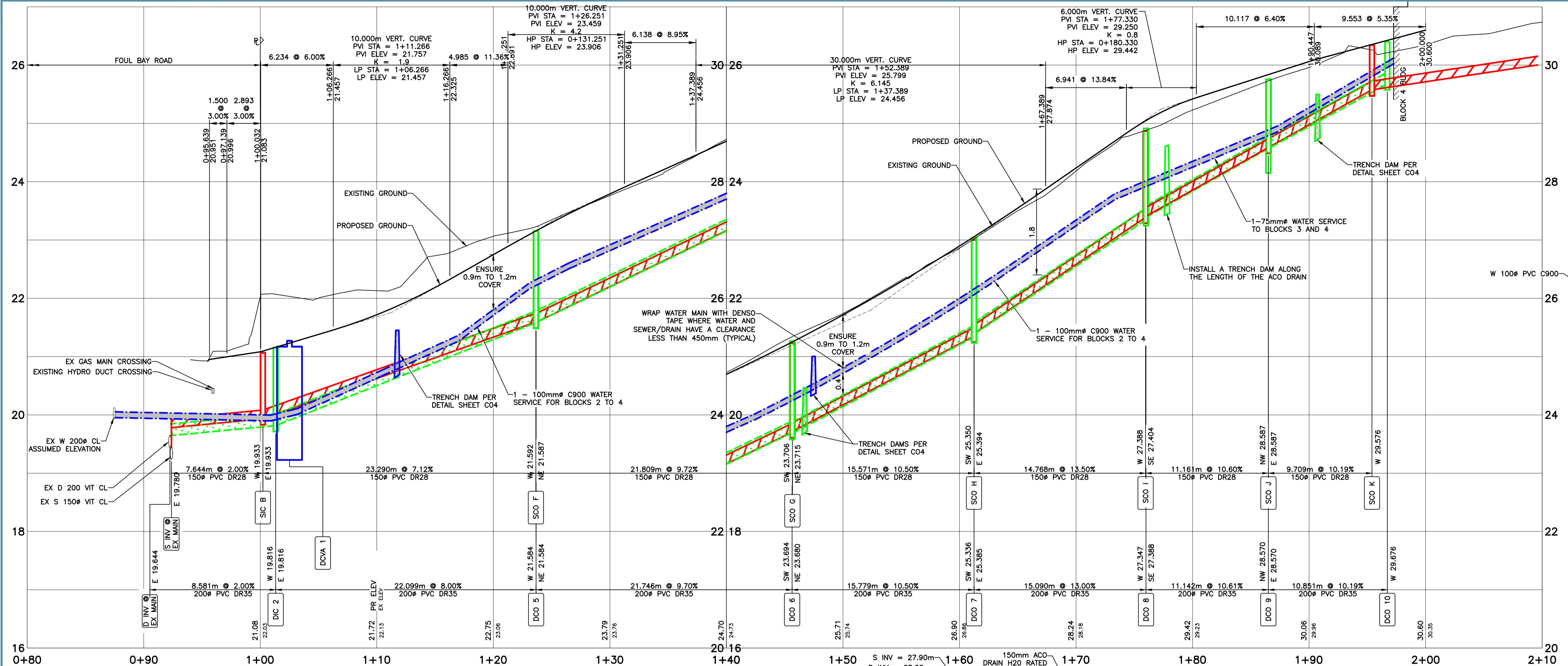
# Bike Parking





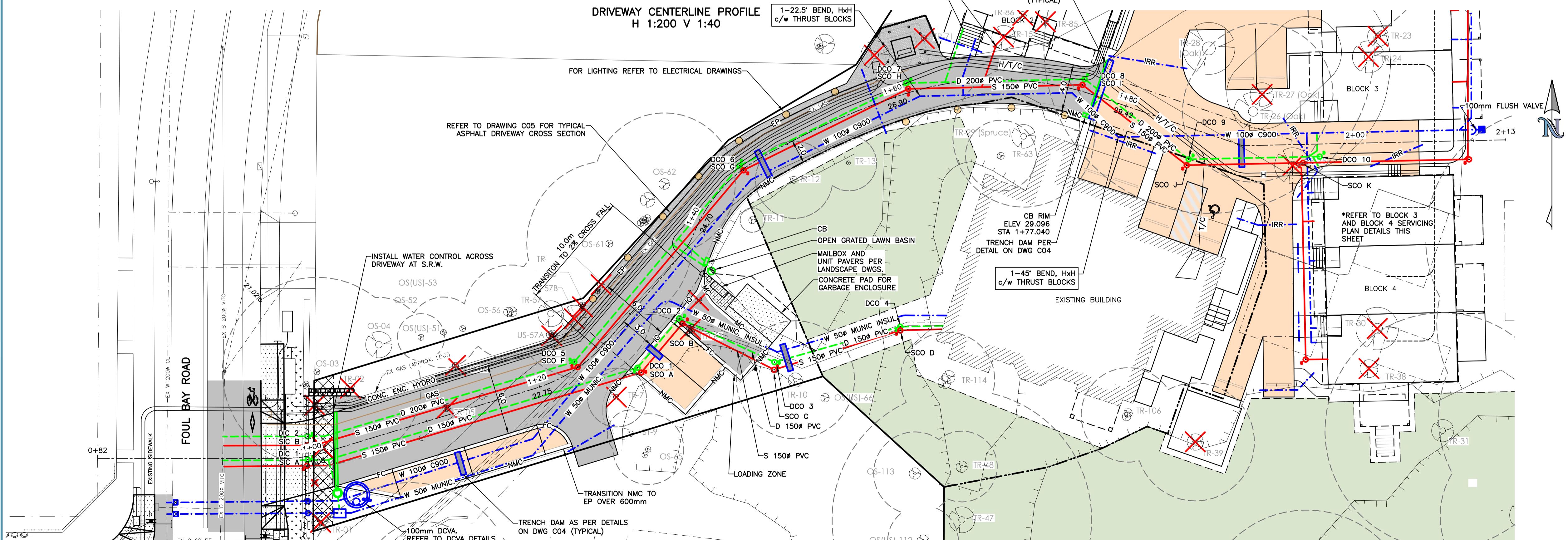
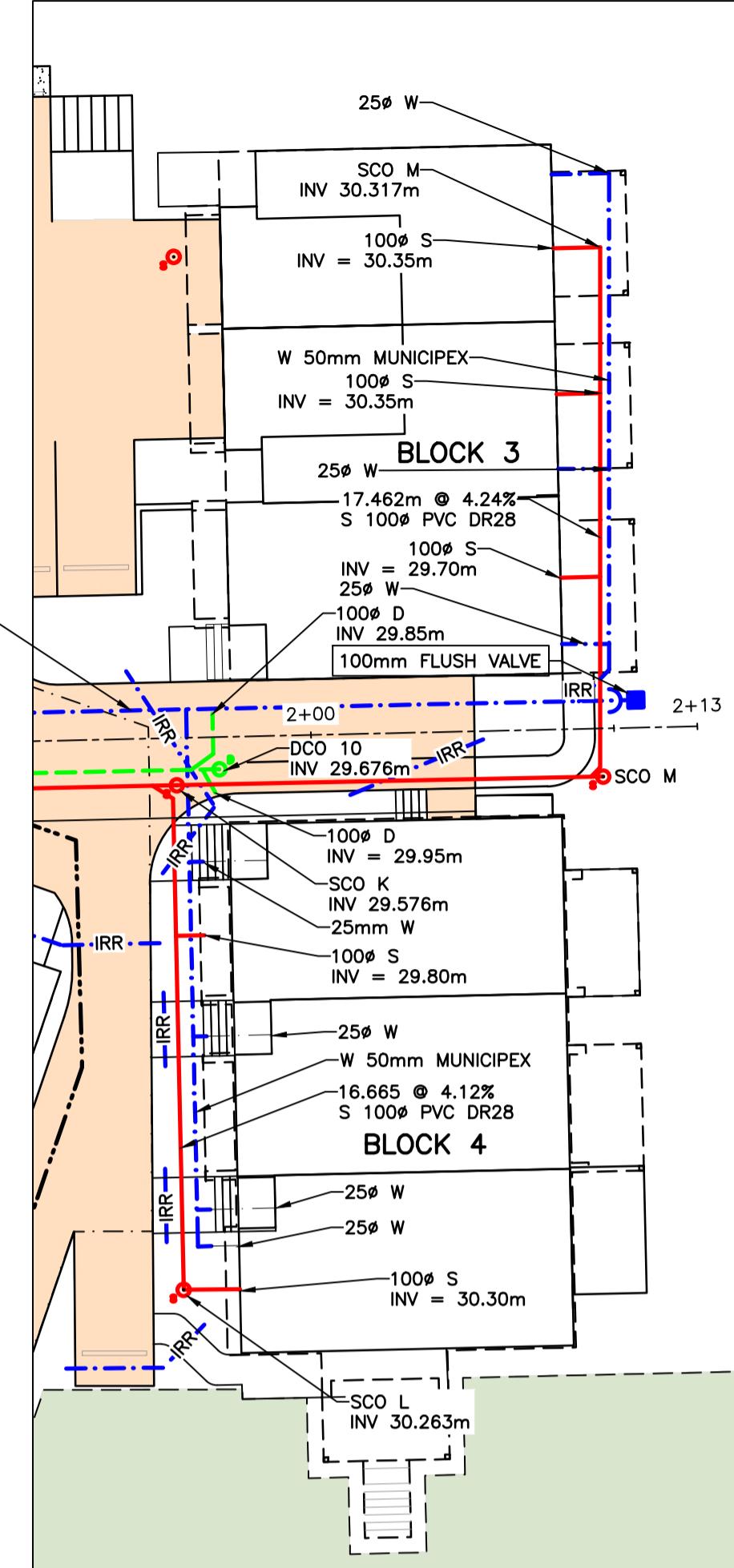






**BLOCK 3 AND BLOCK 4  
SERVICING DETAILS**

SCALE 1:200



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

OTE:  
NY SERVICE TRENCH CROSSING THE PERMEABLE ASPHALT PAVEMENT  
REAS MUST HAVE IMPERVIOUS BACKFILL BARRIERS (TRENCH DAMS)  
PROPERLY INSTALLED. COMPACTED IMPERVIOUS BACKFILL (GLACIAL  
ILL OR CLAY) MUST FILL ENTIRE WIDTH OF SERVICE TRENCH AND  
XTEND TO 200mm ABOVE TOP OF RETENTION TRENCH.

EE LANDSCAPE DESIGN DRAWING PACKAGE FOR REVISED  
AND AGREED DRIVEAWAY GEOMETRY, PARKING,  
MATERIALITY AND ACCESSIBILITY CONSIDERATIONS

A horizontal scale with tick marks at 0, 4, and 12. A vertical line with an arrow points to the tick mark at 1:200.

1:200

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	
REQUEST LOCATE TICKETS AT			
WATER		SEWER MANHOLE	
SEWER		DRAIN MANHOLE	
DRAIN		SEWER CLEANOUT	
DITCH/SWALE		DRAIN CLEANOUT	
CULVERT		MONUMENT	
HEADWALL		LOT PIN	
CATCHBASIN		LEAD PLUG	
			ROAD
			ASPHALT
			CONCRETE
			GRAVEL
			BRICK
			EDGE OF PAVEMENT

in bold or colour			
	<b>GAS</b>		NON-MTBL CURB NMC
	UNDERGROUND HYDRO/TEL/SHAW		MOUNTABLE CURB MC
	<b>COBRA/DAVIT LIGHT</b>		FLAT CURB FC
	ORNAMENTAL STREETLIGHT		BARRIER CURB BC
	POWER POLE		INVERT GUTTER IG
	<b>ANCHOR</b>		
			8 DP

REVISIONS	
ED FOR DDP	250821
ED SERVICING FOR BLOCKS 3 & 4 AND WATER MAIN	250622
ED FOR CONSTRUCTION	250401
ED PER CITY OF VICTORIA COMMENTS	250312
ESUBMISSION	250226
DESCRIPTION	DATE

**Pacific Vista Consulting Ltd**  
3111 Woodpark Drive, Victoria, BC V9C 1P2

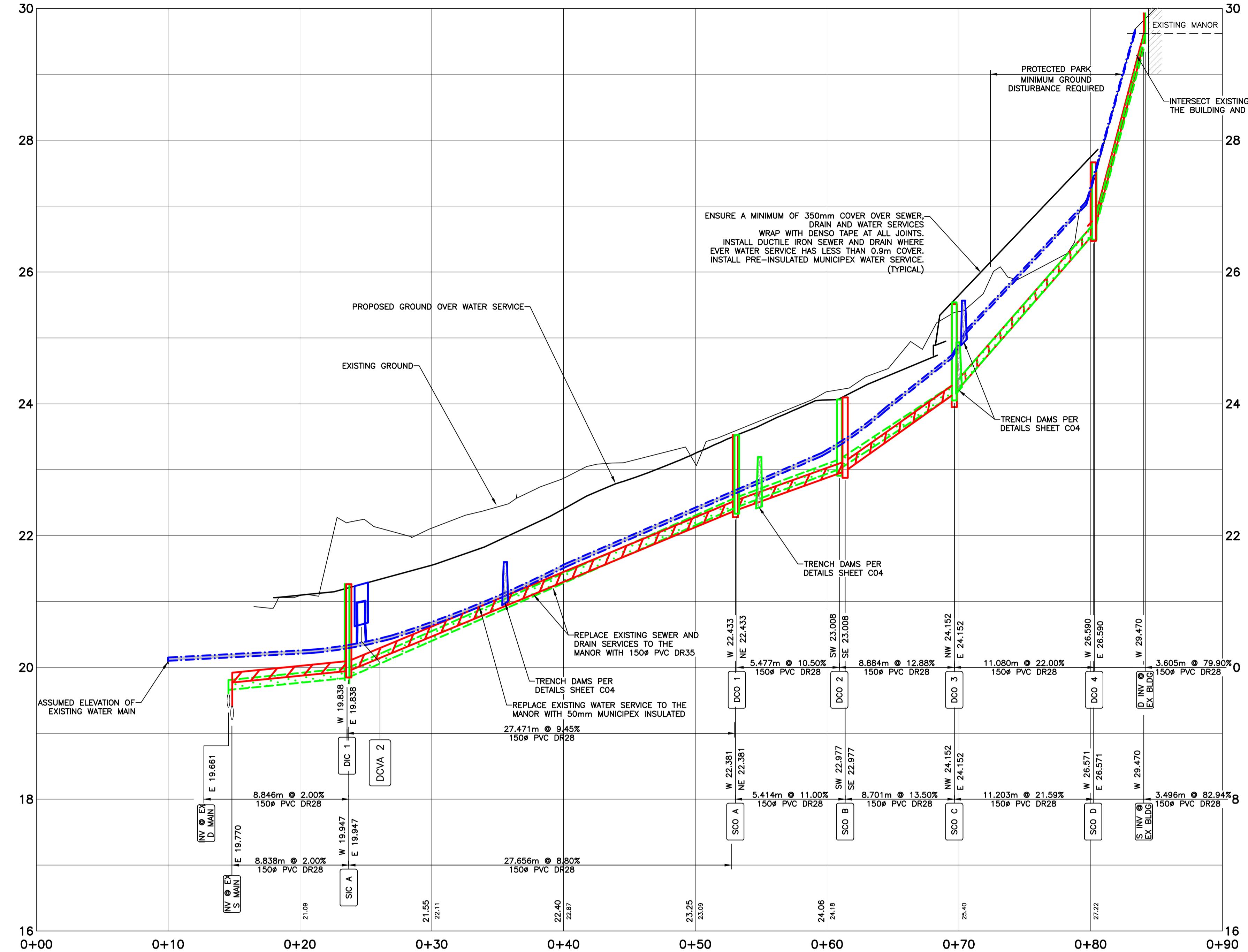
3777 Woodpark Drive, Victoria  
Telephone: 250-516-4

PROJECT PROJECT

**515 FOUL BAY ROAD**  
**GMC PROJECTS INC.**

**DRIVEWAY PLAN AND PROFILE**

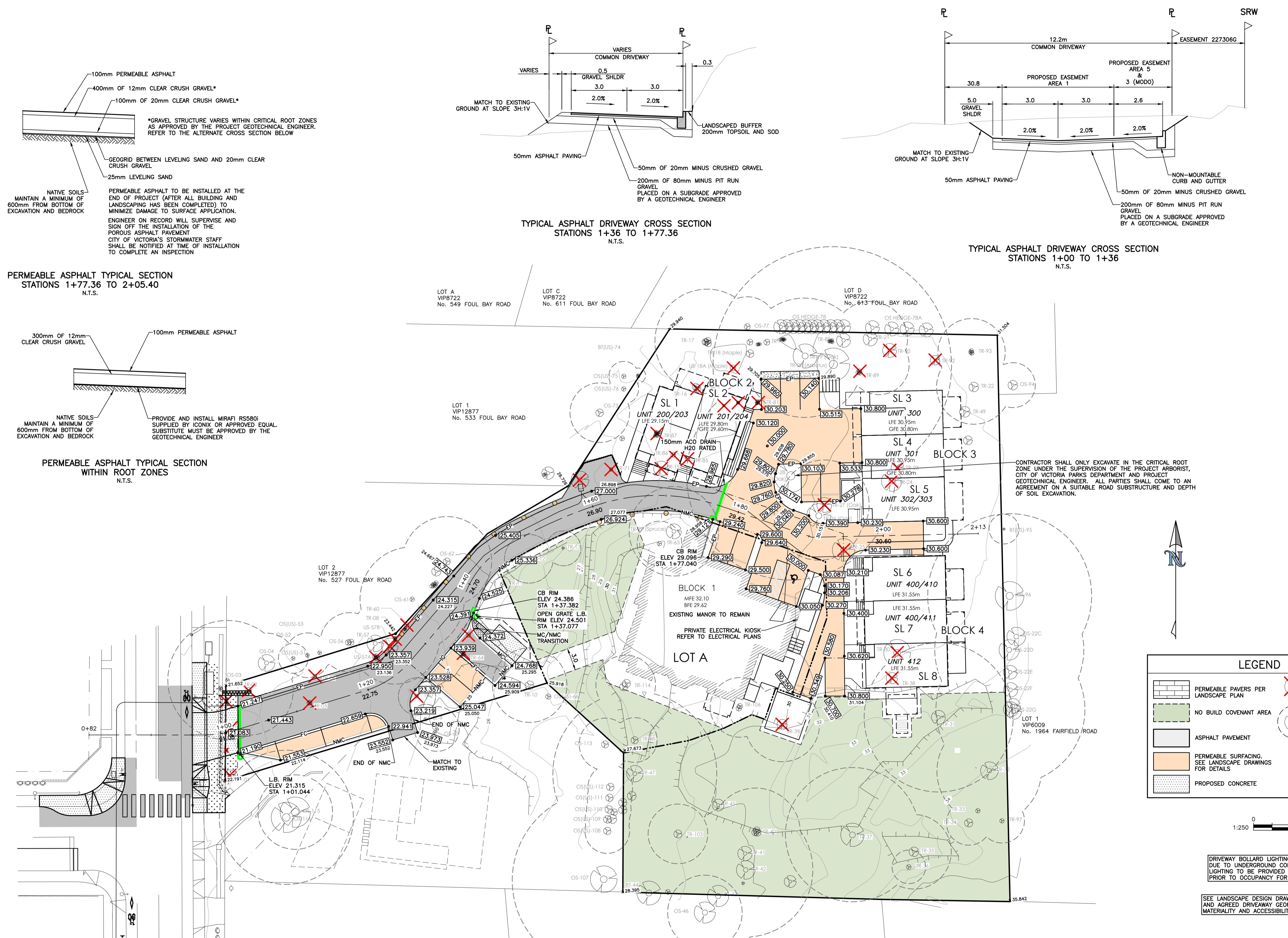
PVC PROJECT NUMBER	
<b>22-154</b>	
GOVERNING AUTHORITY FILE N	
SHEET	
<b>3</b> OF <b>11</b>	
DRAWING No.	REV.
<b>C03</b>	<b>12</b>



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

REvised



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES OF THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITIES COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION	
REQUEST LOCATE TICKETS AT	
WATER	SEWER MANHOLE
SEWER	HYDRANT
DRAIN	ASPHALT
DITCH/SWALE	GAS
CULVERT	NON-MTBL CURB
HEADWALL	NMC
CATCHBASIN	UNDERGROUND HYDRO/EL/SHAW
BC1C	H/T/C
	MTBL CURB
	MC
	FLAT CURB
	FC
	ORNAMENTAL STREETLIGHT
	IG
	INVERT GUTTER
	POWER POLE
	ANCHOR
	ROAD SIGN
	LEAD PLUG
	BUSHLINE

## LEGEND - Proposed services shown in bold or colour

REVISIONS		
12	ISSUED FOR DDP	250821
11	REVISED SERVICING FOR BLOCKS 3 & 4 AND WATER MAIN	250622
10	ISSUED FOR CONSTRUCTION	250401
9	REVISED PER CITY OF VICTORIA COMMENTS	250312
8	DP RESUBMISSION	250226
No.	DESCRIPTION	DATE

SEAL

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

DESIGNER

WRL  
CIVIL DESIGN SERVICES  
TEL: (250)686-2267  
WRLCivilDesigns@gmail.com

PROJECT PROJECT

515 FOUL BAY ROAD  
GMC PROJECTS INC.  
GRADING PLAN

PVC PROJECT NUMBER  
22-154

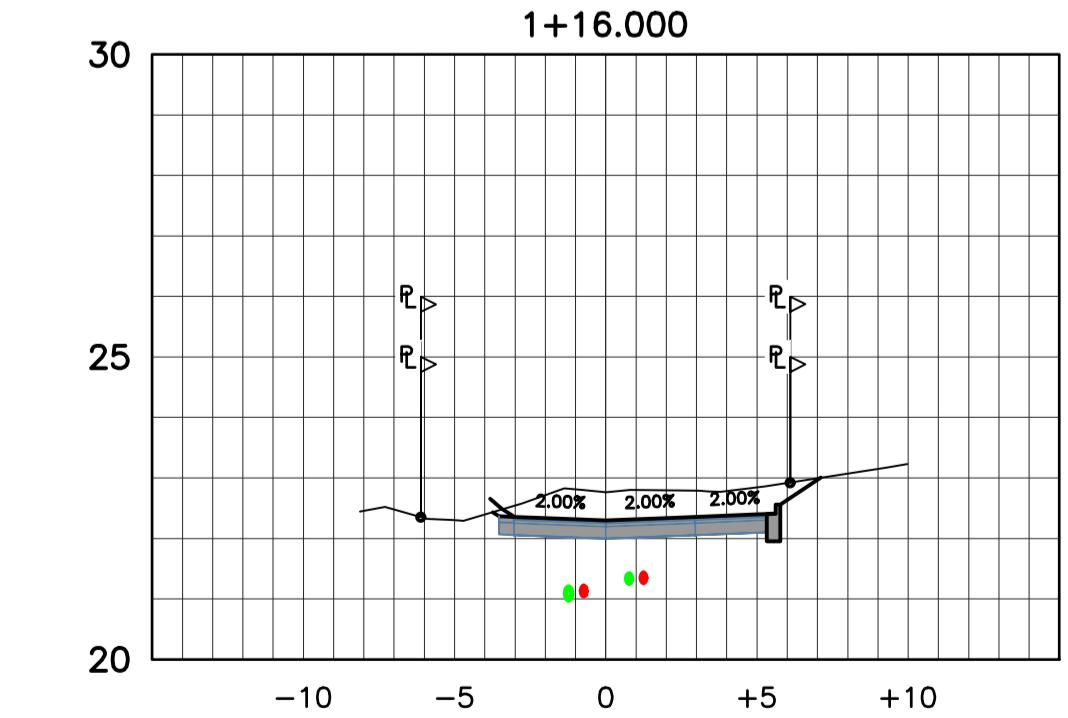
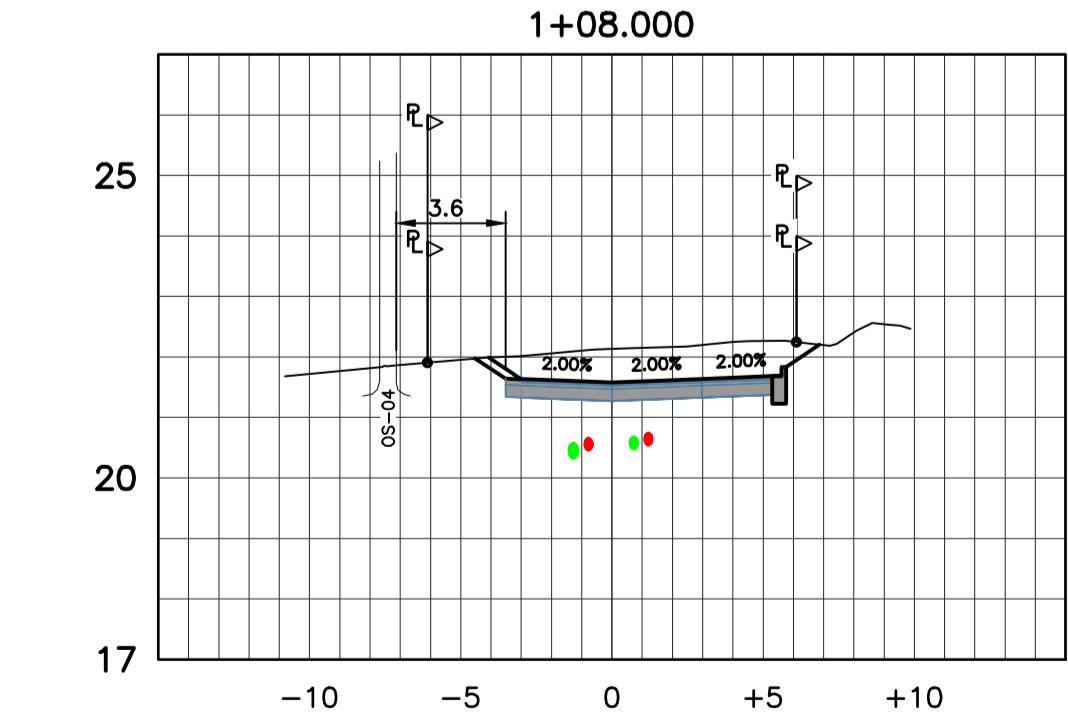
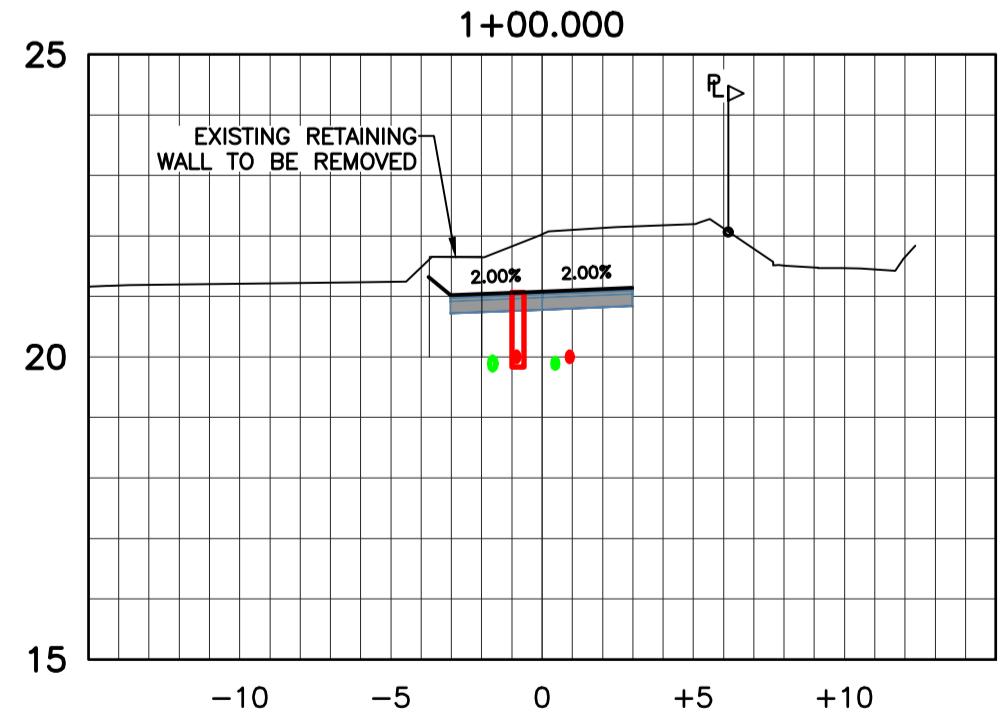
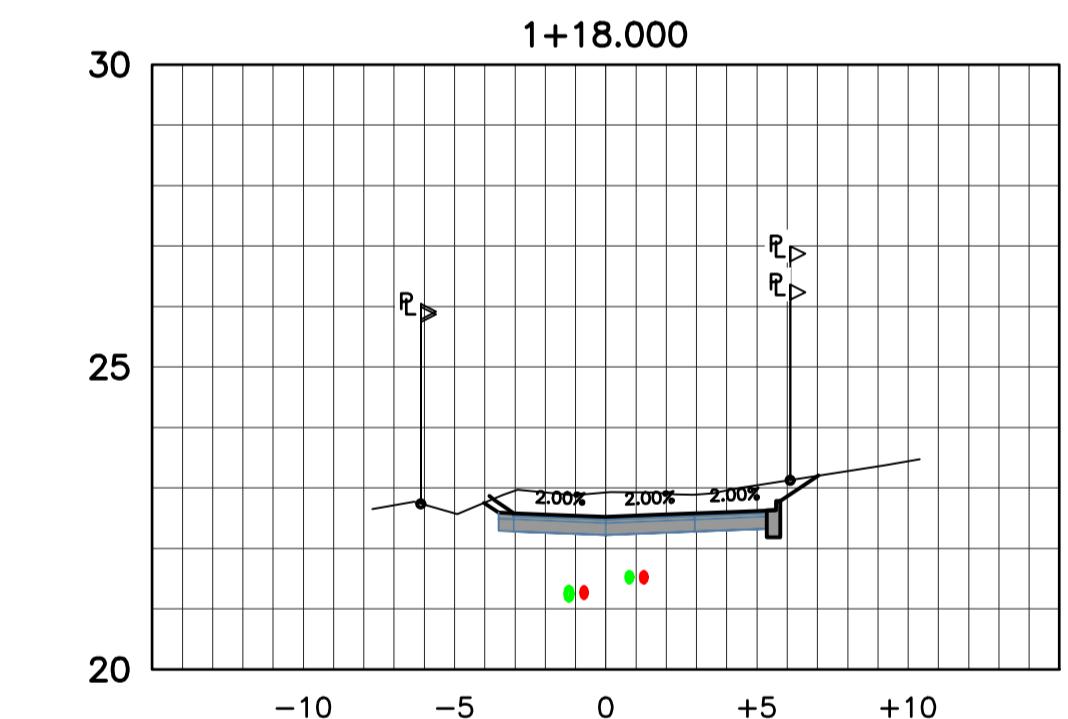
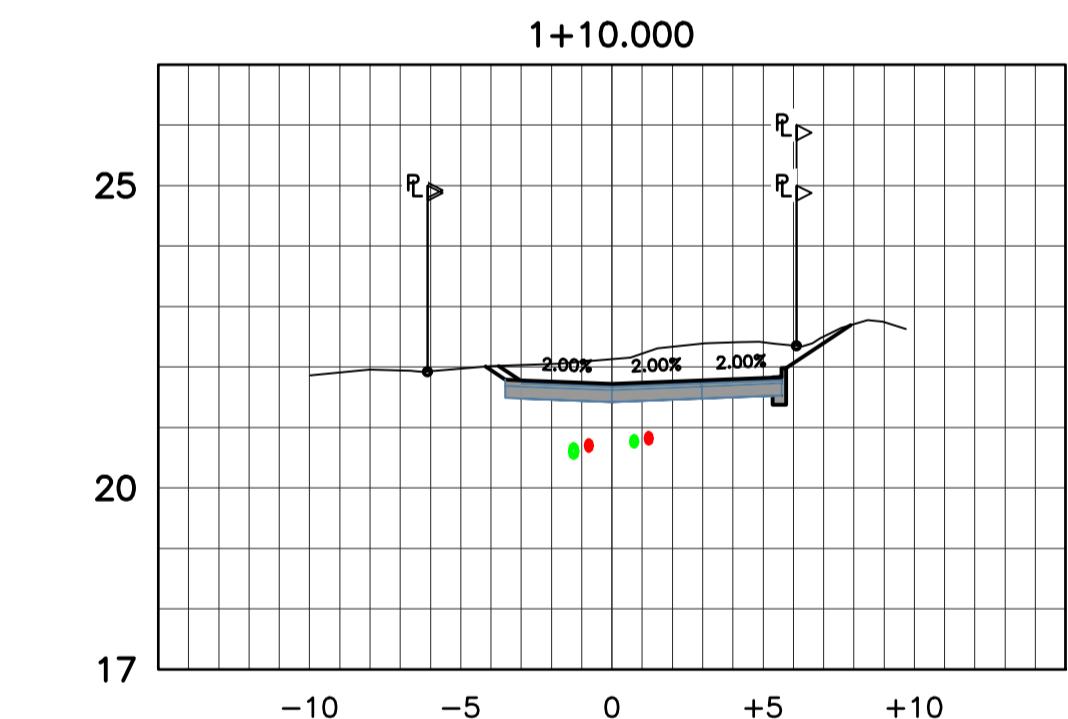
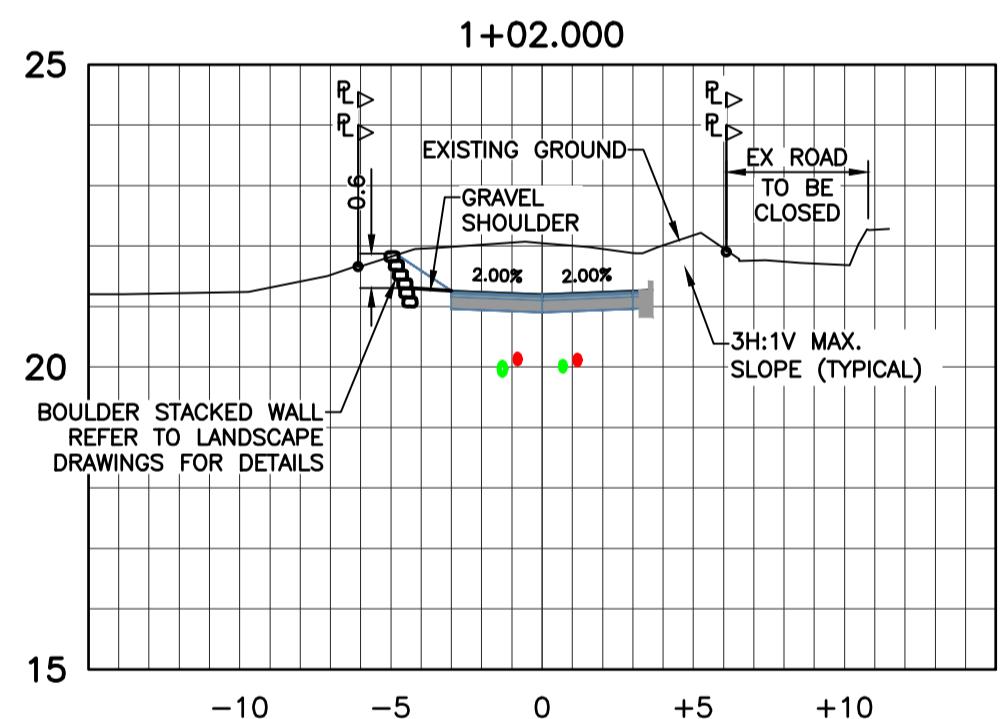
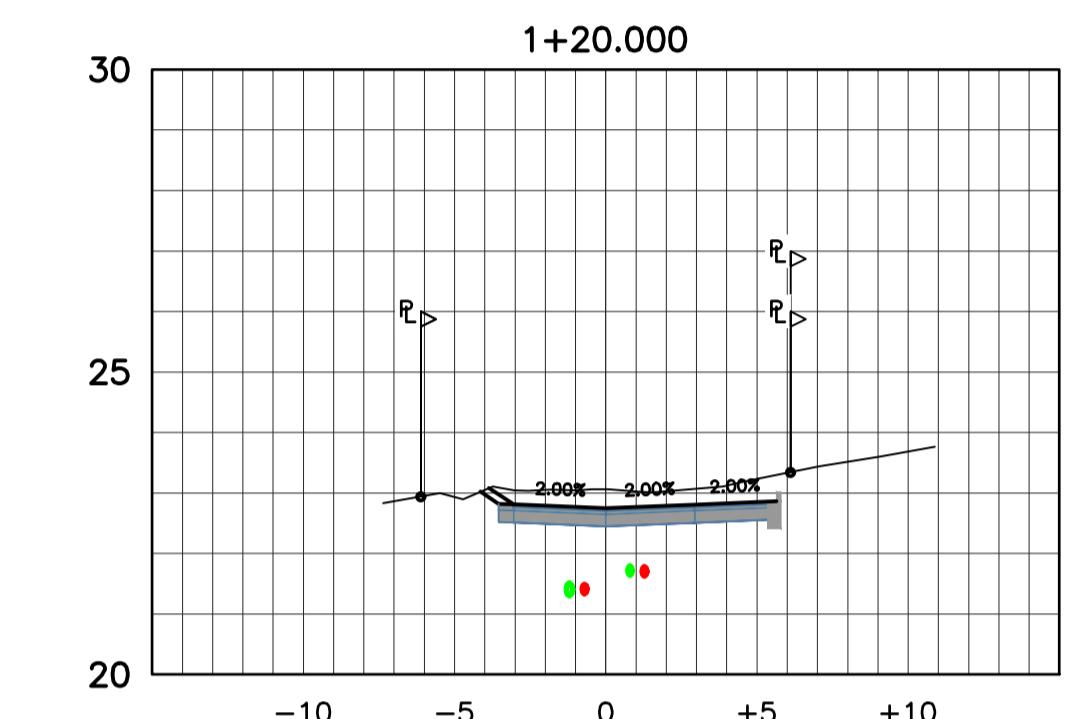
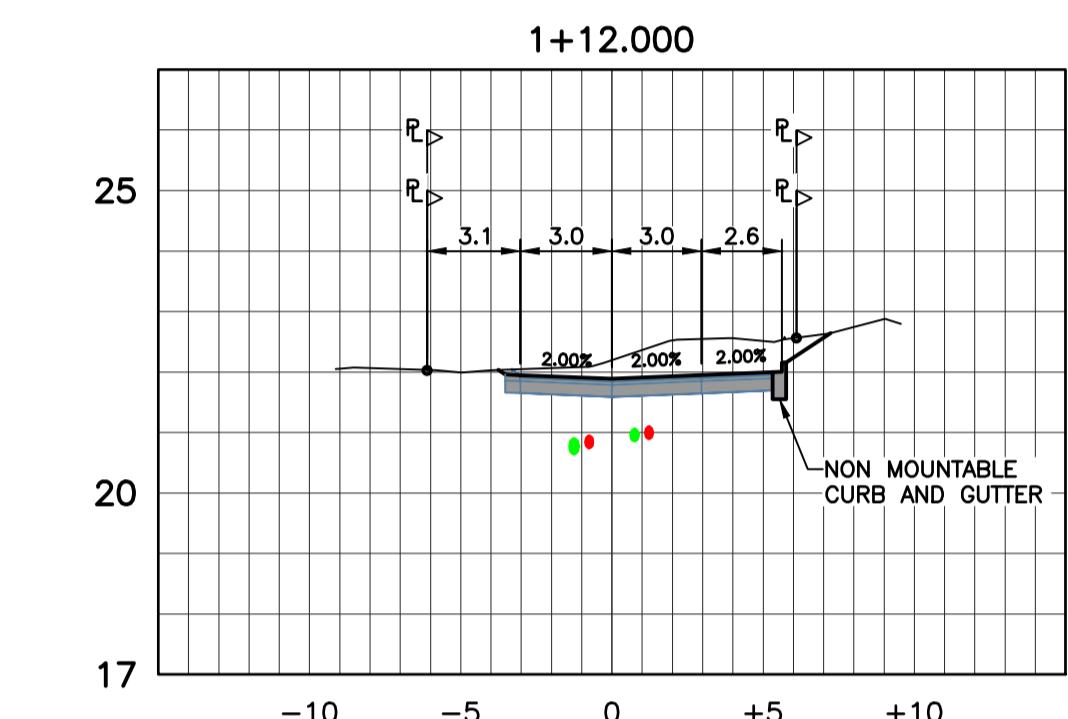
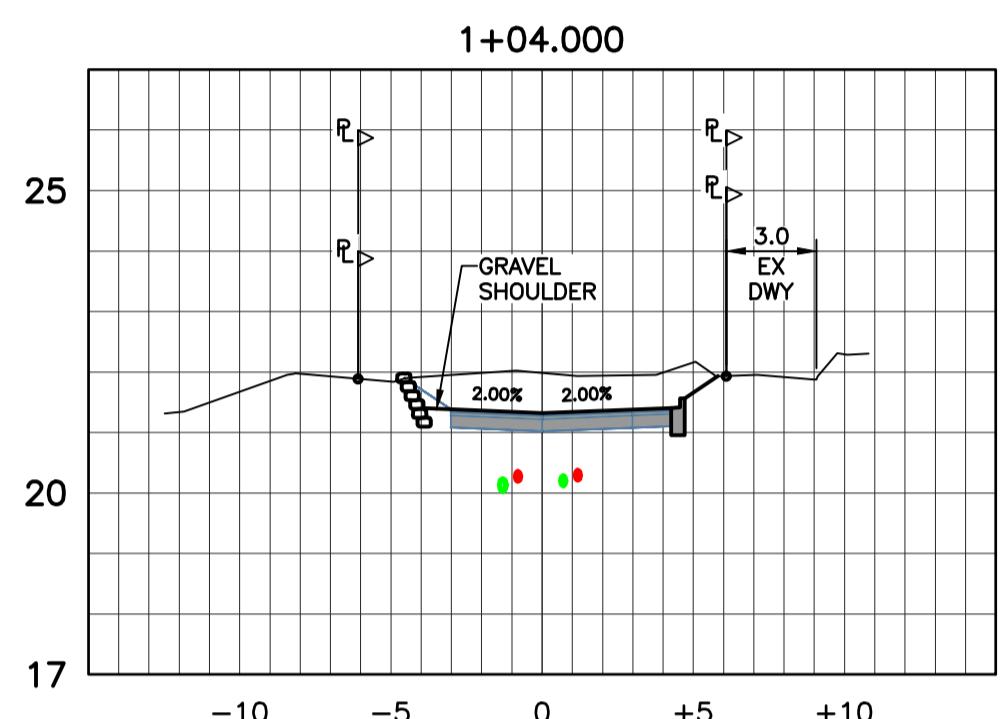
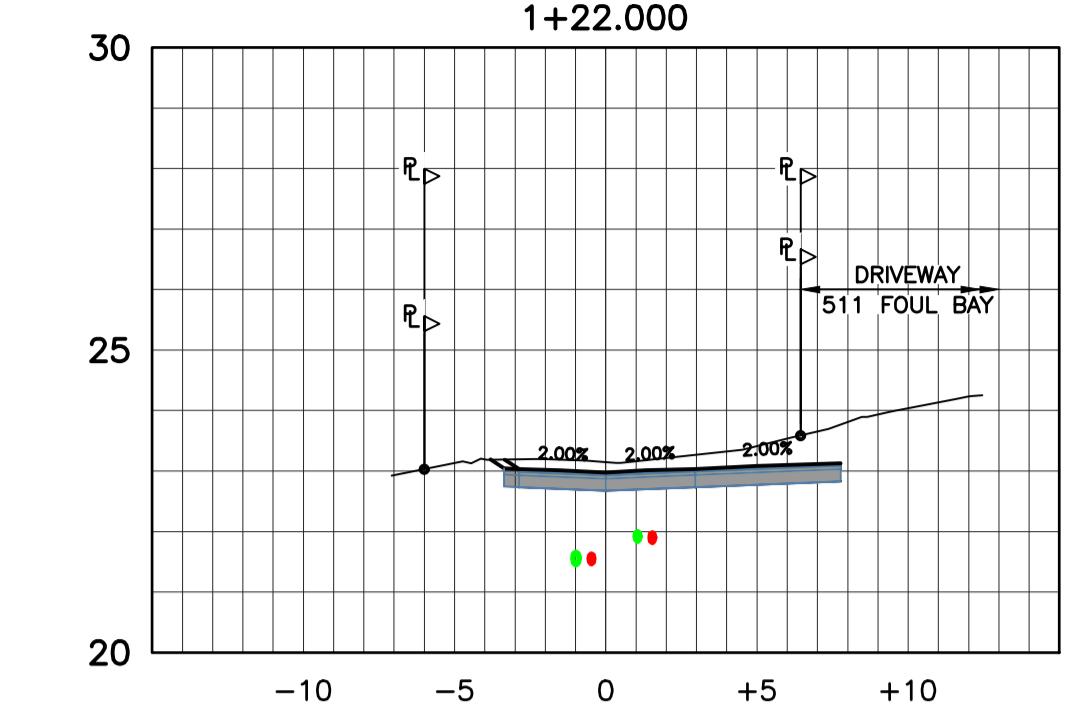
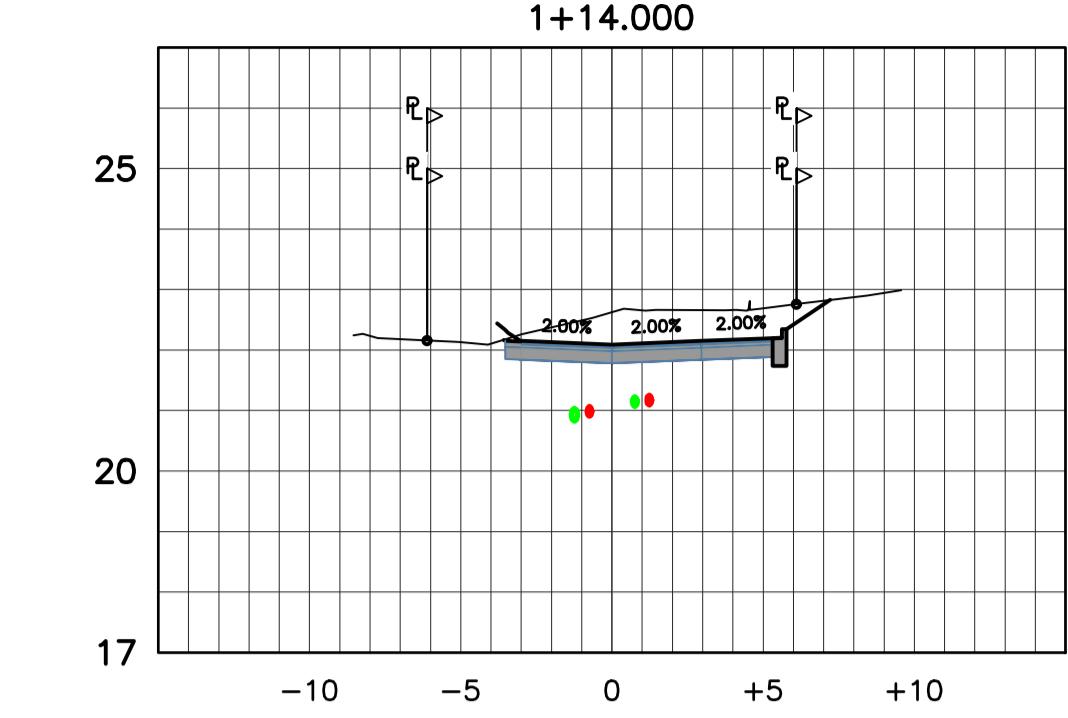
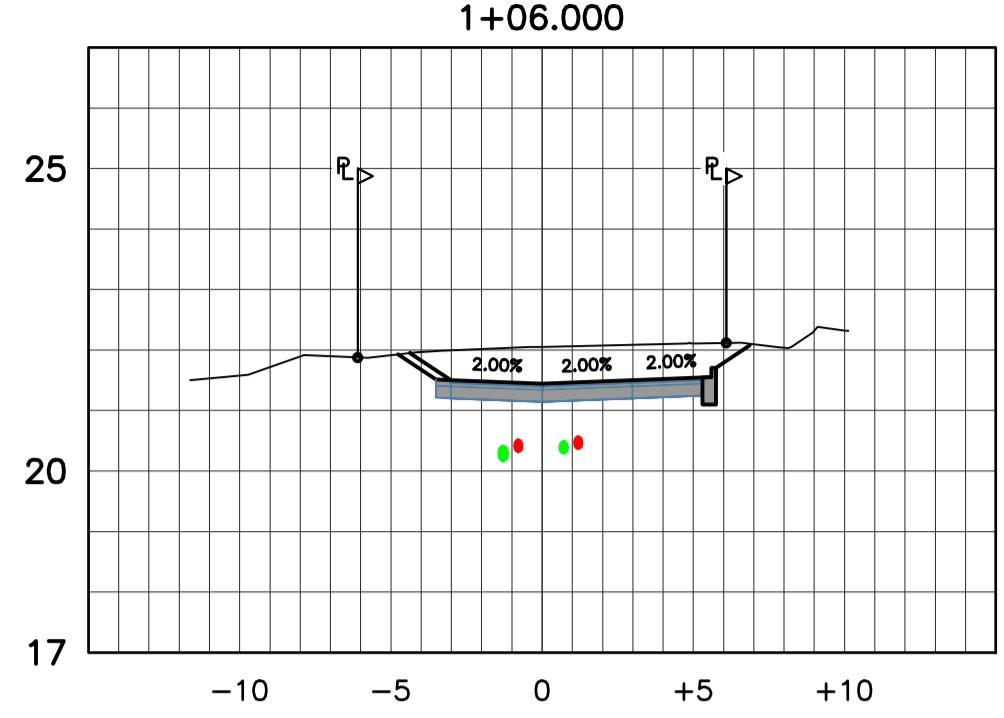
GOVERNING AUTHORITY FILE NO.

SHEET

5 OF 11

DRAWING NO. C05

REV. 12



THE LOCATION AND ELEVATION  
EXISTING UNDERGROUND SERVICE  
THIS DRAWING MAY NOT BE ACCURATE  
OR COMPLETE. THE ACTUAL HORIZONTAL  
AND VERTICAL LOCATIONS MUST BE  
CONFIRMED BY UTILITY COMPANIES  
THE CONTRACTOR PRIOR TO THE  
OF ANY EXCAVATION  
  
REQUEST LOCATE TICKETS AT

LEGEND – Proposed services shown in bold or

WATER		SEWER	MANHOLE		HYDRANT		ASPHALT		GA
SEWER		DRAIN	DRAIN		VALVE		CONCRETE		UN
DRAIN			SEWER CLEANOUT		METER		GRAVEL		HY
DITCH/SWALE			DRAIN CLEANOUT		REDUCER		BRICK		CO
CULVERT			MONUMENT		FLUSH		EDGE OF PAVEMENT		OR
HEADWALL			LOT PIN		TREE		ROAD SIGN		PO
CATCHBASIN			LEAD PLUG		PUSHLINE				AN

	NON-MTBL CURB	NMC	12	ISS
GROUND TEL/SHAW	H/T/C			
	MOUNTABLE CURB	MC	11	RE
	FLAT CURB	FC		
DAVIT LIGHT	⊗○ / ●●		10	ISS
ENTAL STREETLIGHT	⊗ / ●●			
INVERT GUTTER	IG	9	RE	
R POLE	○○ / ●●		8	DP
DP	—			
			N	

REVIS

ED FOR DDP  
ED SERVICING FOR BLOCKS 3 & 4 AND WATER  
ED FOR CONSTRUCTION  
ED PER CITY OF VICTORIA COMMENTS  
ESUBMISSION  
DESCRIPTION

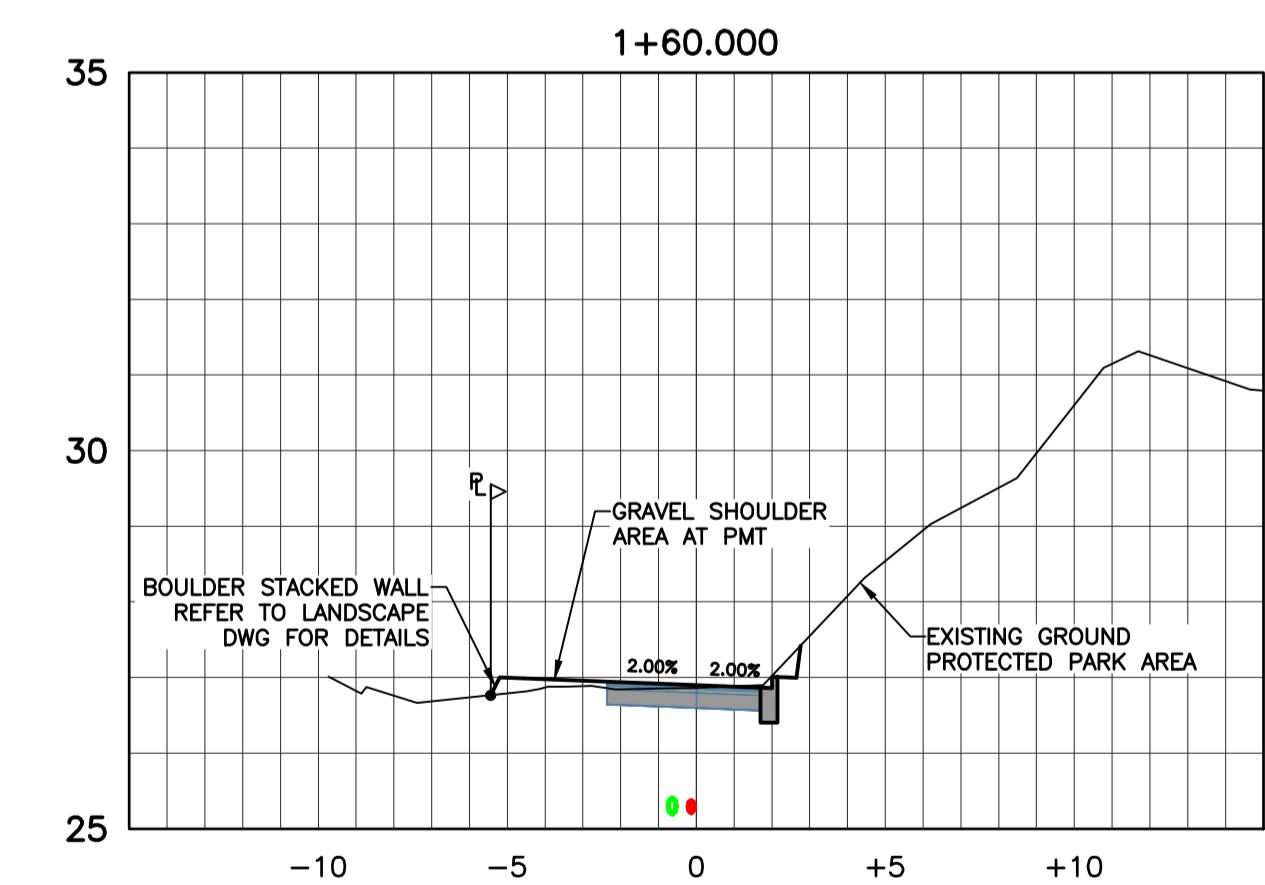
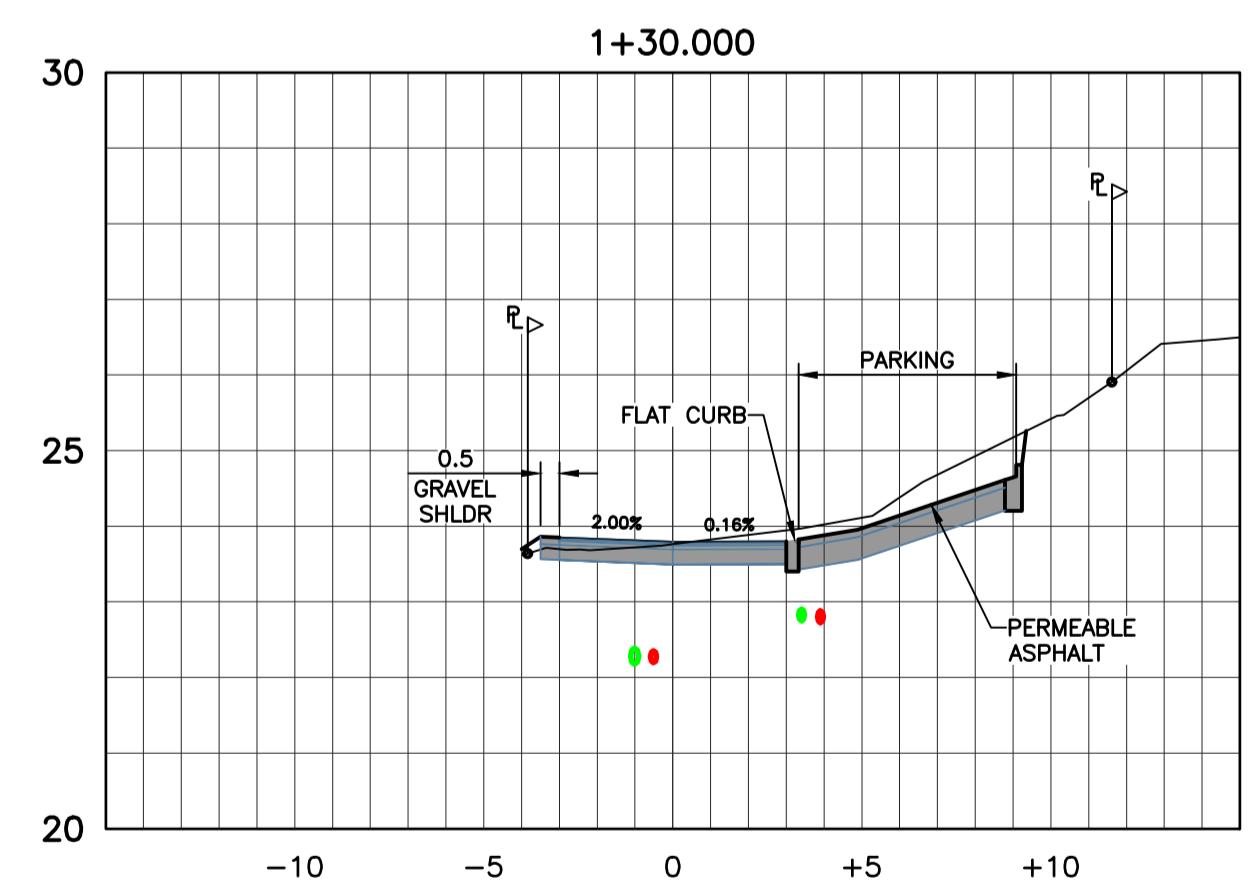
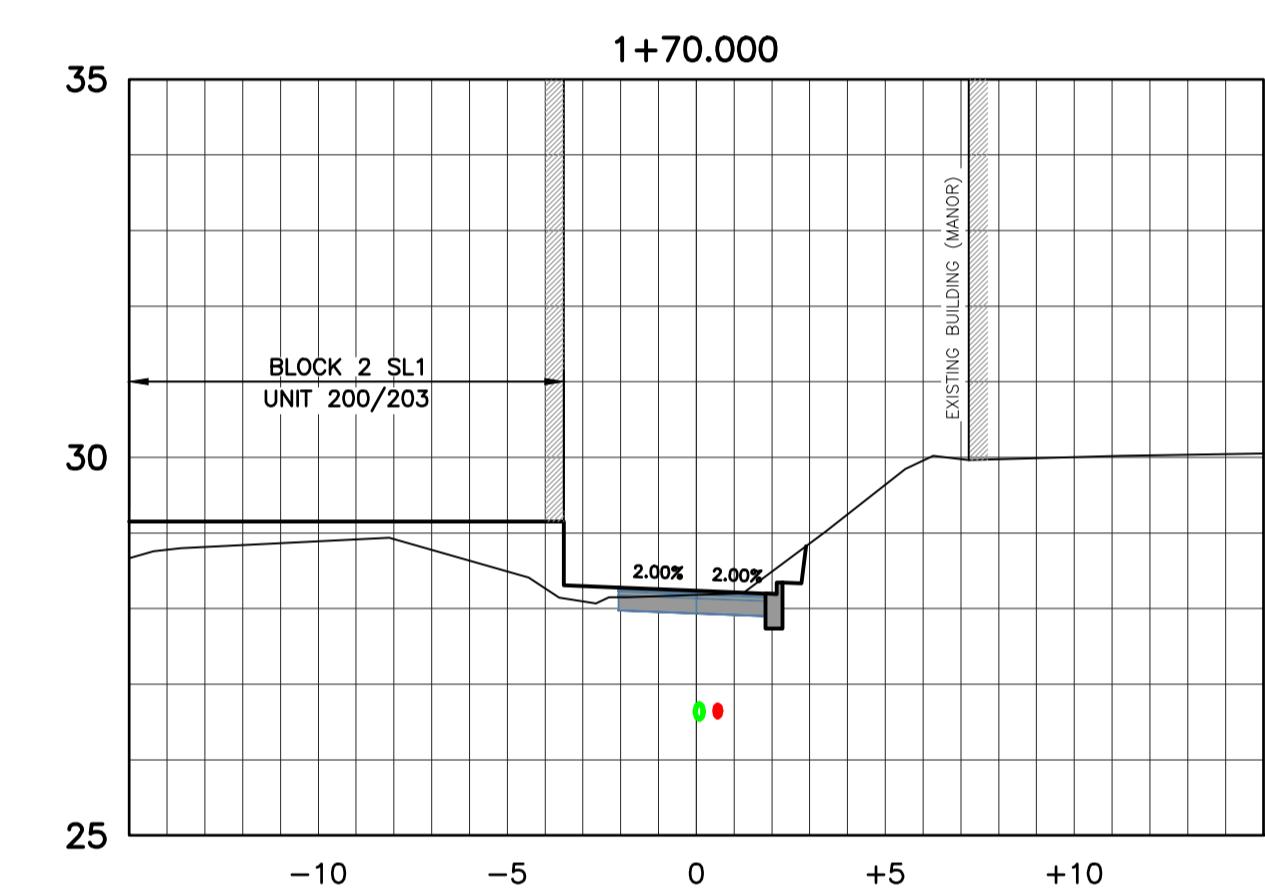
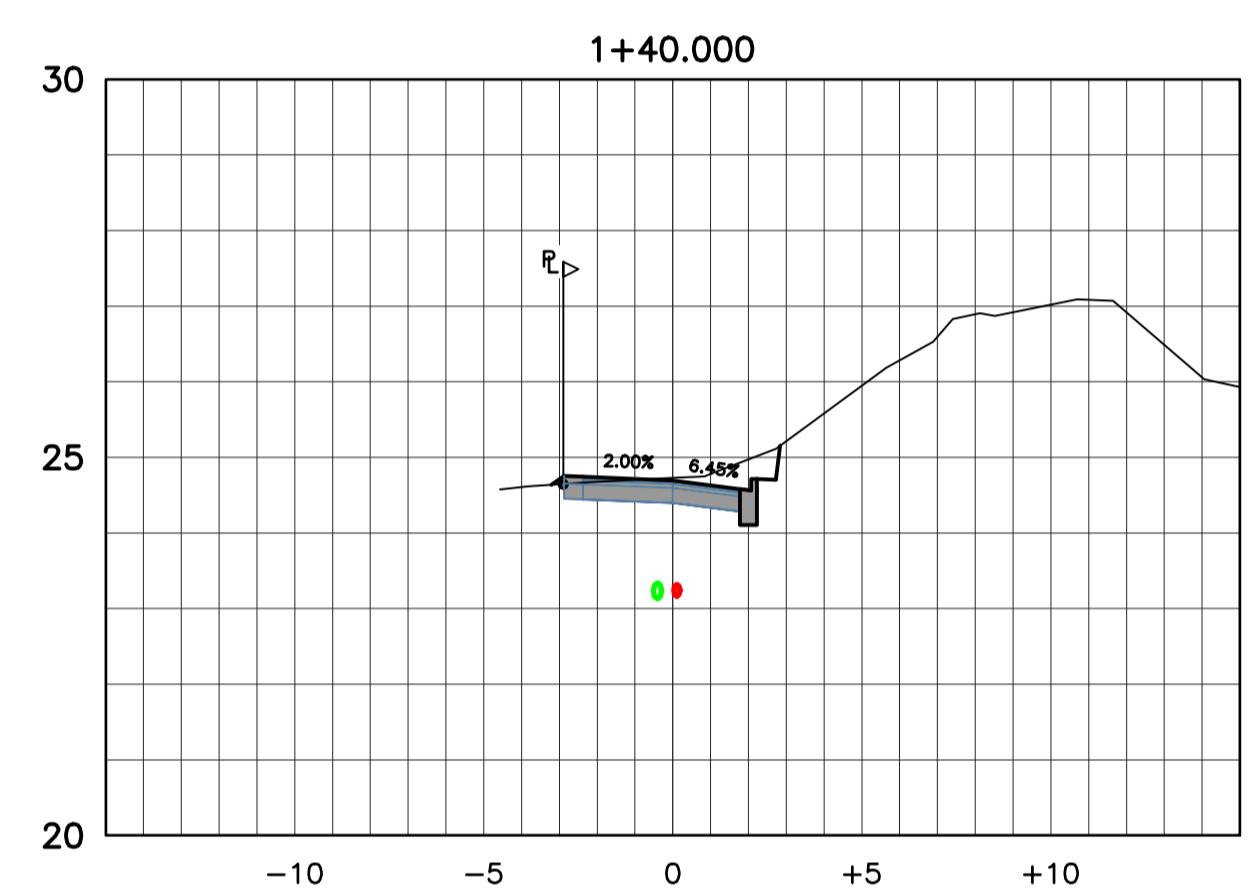
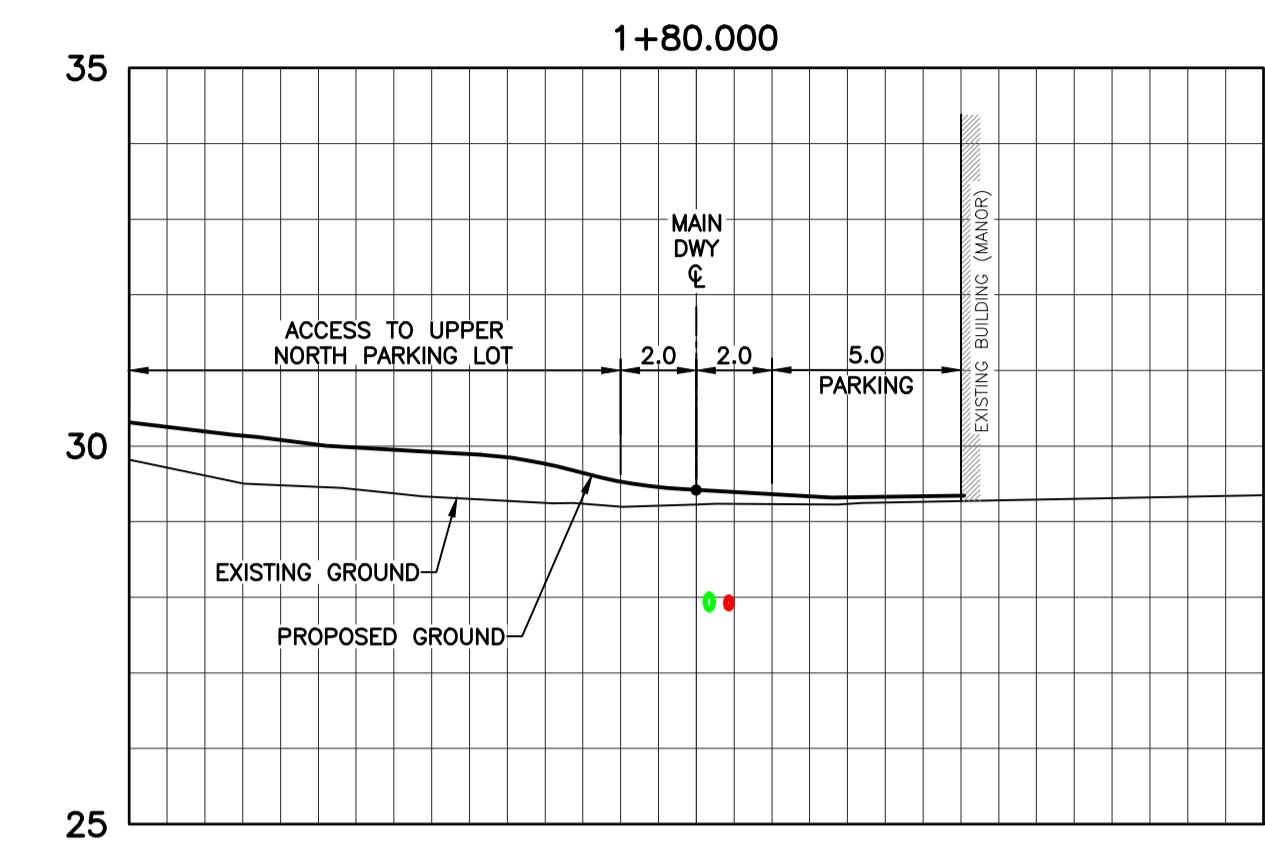
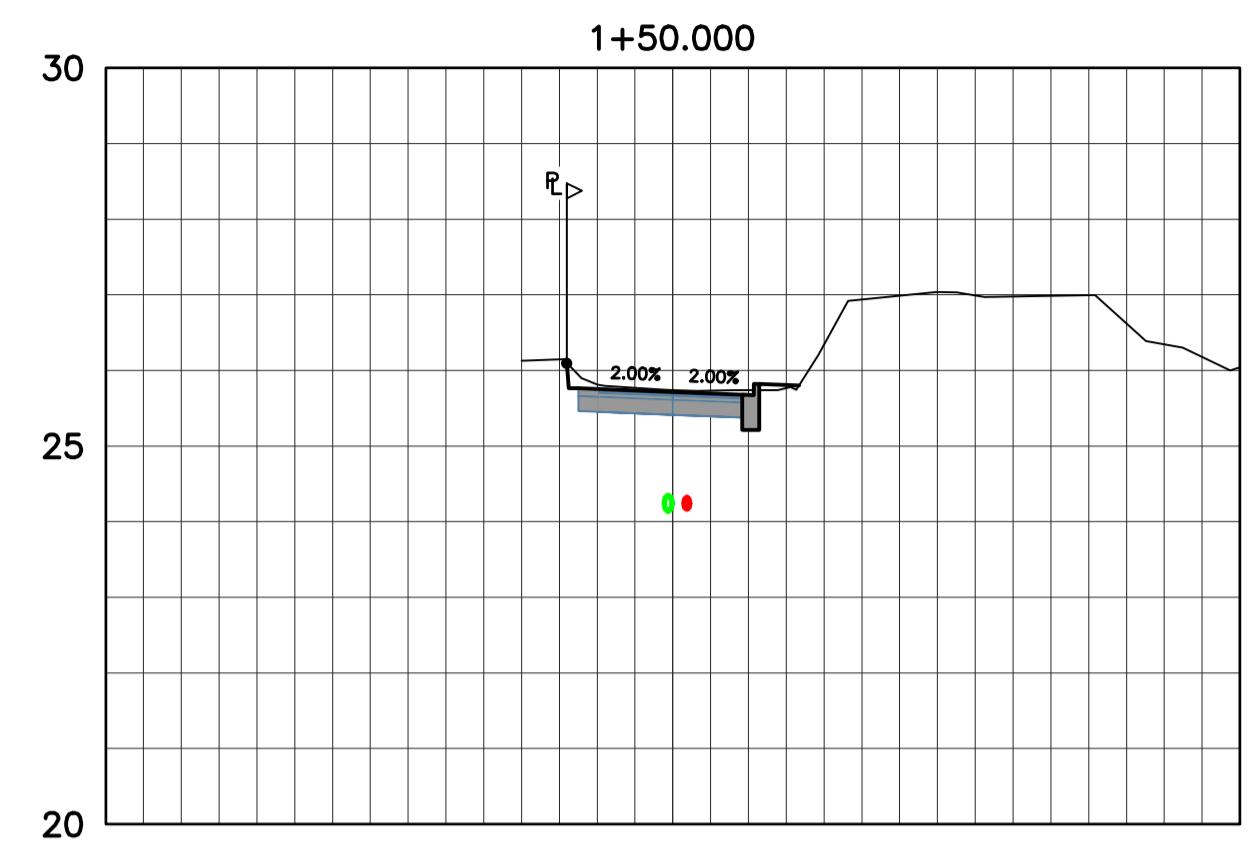
# Pacific Vista Consulting Ltd.

3711 Woodpark Drive, Victoria, BC V8S 1C6  
Telephone: 250-516-4143

DESIGNER		PRO
<b>WRL</b> <b>CIVIL DESIGN SERVICES</b> TEL: (250)686-2267 <b>WRLCivilDesigns@gmail.com</b>		
<u>ENGINEER</u>	<u>JJS</u>	
DATE	<u>JULY 2022</u>	
B.M.	<u>GCM 677849</u>	
ELEV.	<u>20.546m</u>	
SCALE	H	V

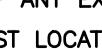
**515 FOUL BAY ROAD**  
**GMC PROJECTS INC.**  
**DRIVEWAY CROSS SECTIONS**  
**STA. 1+00 TO STA. 1+22**

PVC PROJECT NUMBER	
<b>22-154</b>	
GOVERNING AUTHORITY FILE N	
SHEET	
6 OF 11	
DRAWING No.	REV.
<b>C06</b>	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

REQUEST LOCATE TICKETS AT

The logo for BCIIC (B.C. Institute of Construction Industry Competence) is a square divided into four quadrants. The top-left quadrant is yellow, the top-right is blue, the bottom-left is green, and the bottom-right is red. In the center of the logo is a blue stylized 'I' shape, representing an 'I-beam'.

LEGEND – Proposed services shown in bold or	
	SEWER MANHOLE
	DRAIN MANHOLE
	SEWER CLEANOUT
	DRAIN CLEANOUT
	MONUMENT
	LOT PIN
	LEAD PLUG
	HYDRANT
	VALVE
	METER
	REDUCER
	FLUSH
	TREE
	BUSHLINE
	ASPHALT
	CONCRETE
	GRAVEL
	BRICK
	EDGE OF PAVEMENT
	ROAD SIGN
	GAS
	UNDERG. HYDRO/
	COBRA/
	ORNAME/
	POWER
	ANCHOR

REVISIONS		
RB	NMC	12 ISSUED FOR DDP
B	MC	11 REVISED SERVICING FOR BLOCKS 3 & 4 AND WATER MAIN
FC		2506
BC		10 ISSUED FOR CONSTRUCTION
IG		2504
		9 REVISED PER CITY OF VICTORIA COMMENTS
		2503
		8 DP RESUBMISSION
		2502
No	DESCRIPTION	

**Pacific Vista Consulting Ltd**  
3111 Woodpark Drive, Victoria, BC V9C 1P2

3111 Woodpark Drive, Victoria, BC  
Telephone: 250-516-4144

DESIGNER	PROJ
<b>WRL</b> <b>CIVIL DESIGN SERVICES</b>	TEL: (250)686-2267 WRLCivilDesigns@gmail.com
<u>ENGINEER</u>	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+30 TO STA 1+80**

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

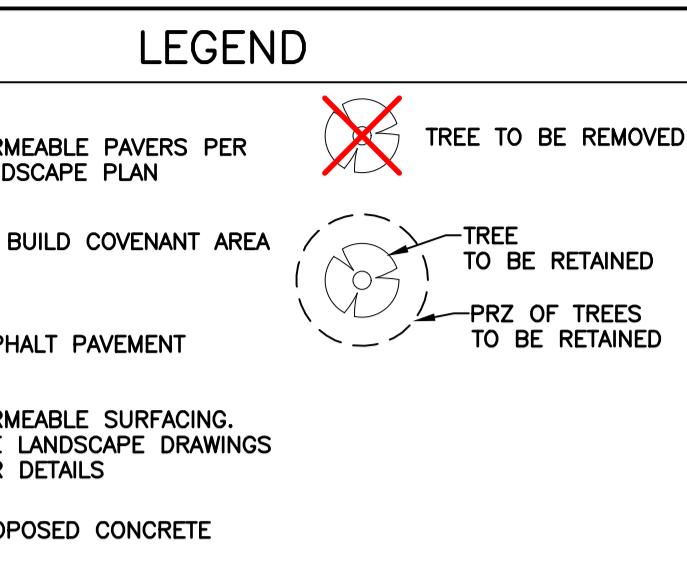




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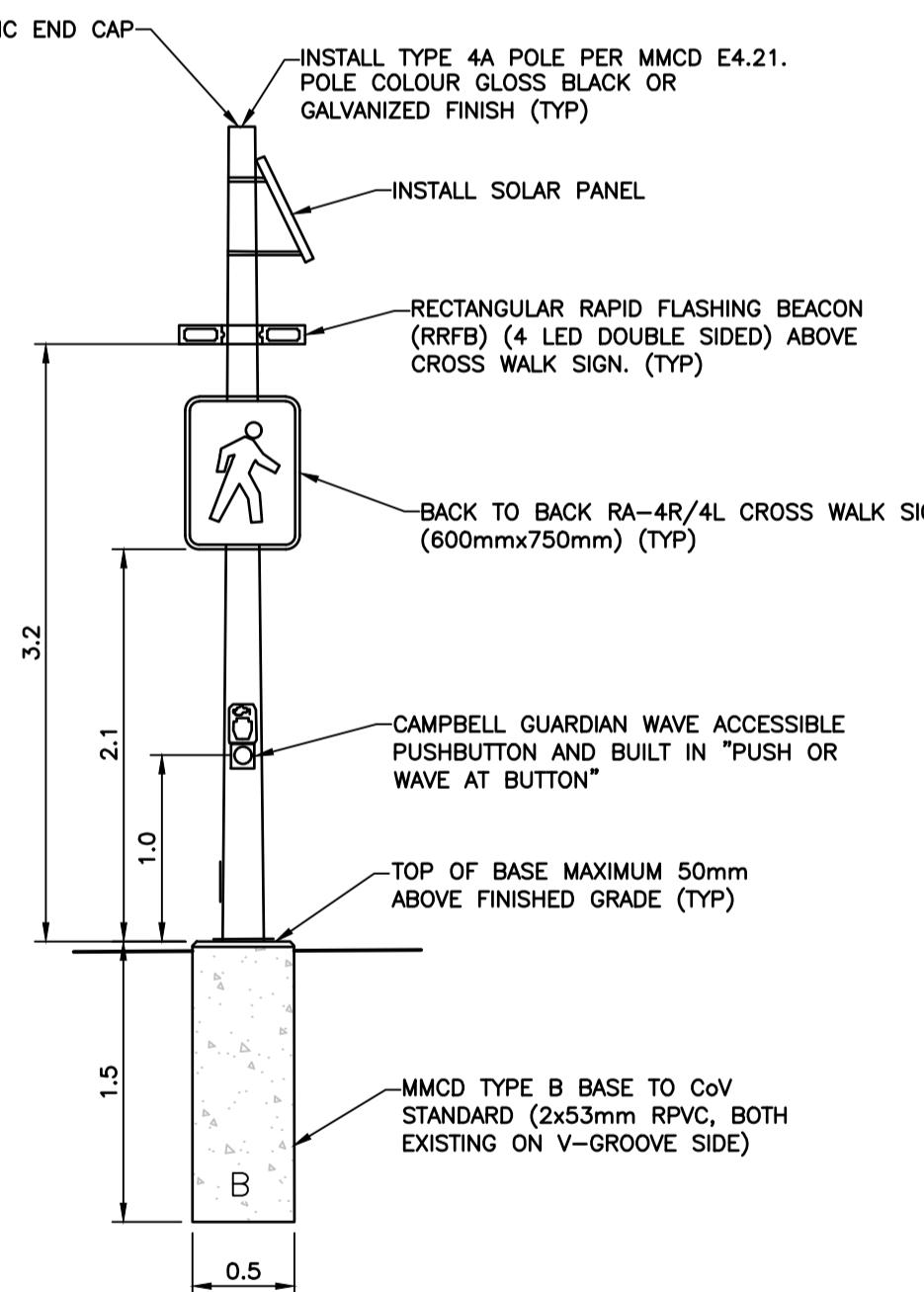
## E MOUNTING DETAILS

N

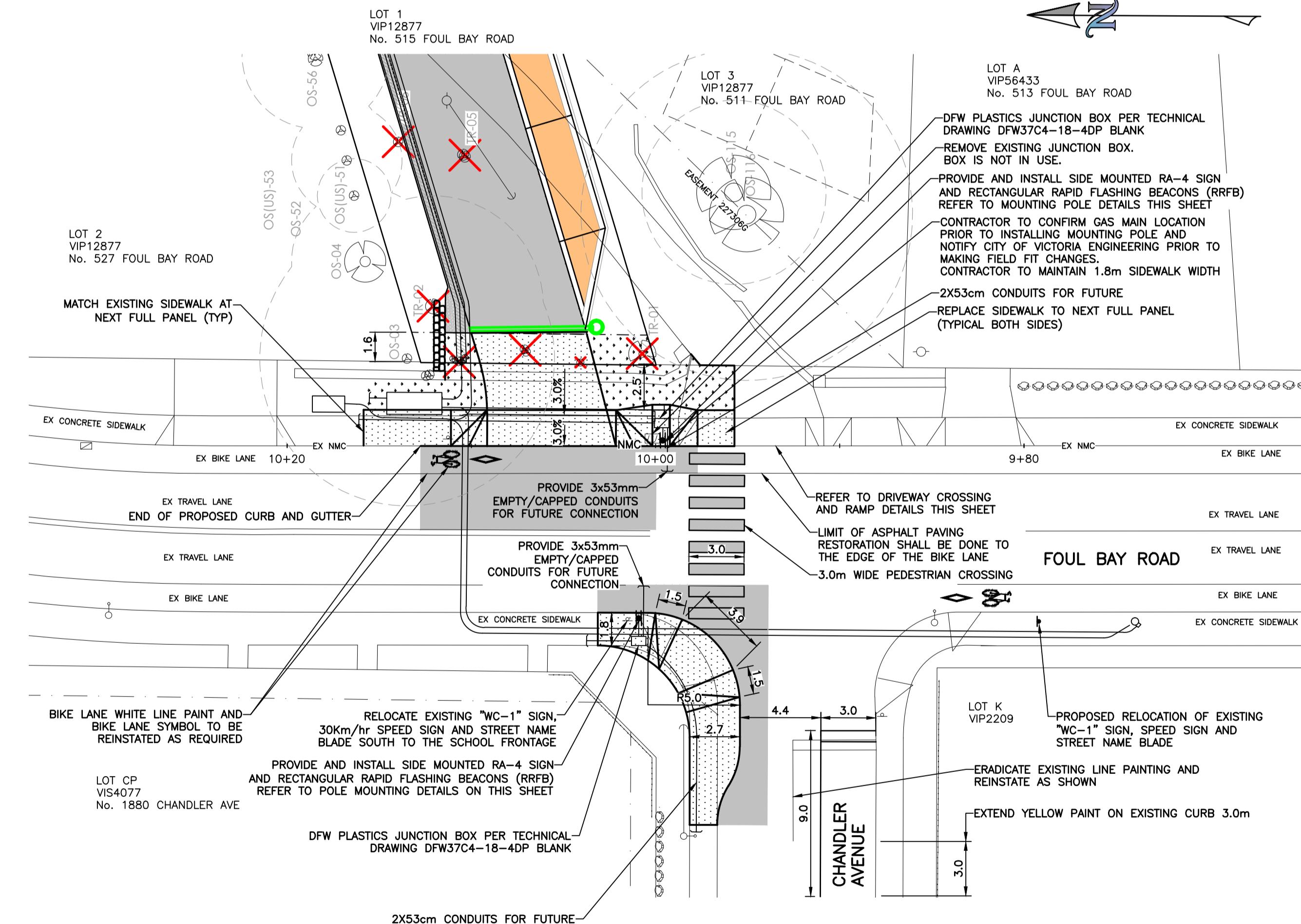


## NOTES

- ENSURE POLE/BASE IS INSTALLED A MINIMUM OF 300mm FROM THE CURB TO THE CENTER OF THE POST.
- ENSURE 1.8m CLEAR SIDEWALK WIDTH FROM PROPOSED CROSS WALK POLE
- LISTED HEIGHTS ARE TYPICAL FOR ALL RRFB'S INSTALLS, WHETHER THEY ARE CENTER-MOUNTED ON THE POLE (AS DRAWN BELOW) OR SIDED MOUNTED.
- DIMENSIONS APPLY TO ALL POLE TYPES (TYPE 4 SHOWN)
- SIGN INSTALL DIMENSION IS 2.1m TO BOTTOM OF BASE
- SPECIFICATIONS FOR MANUFACTURE TYPE FOR THE FLASHER/SOLAR/BATTERY COMPONENT AND PUSH BUTTON WILL BE PROVIDED BY CITY OF VICTORIA STAFF

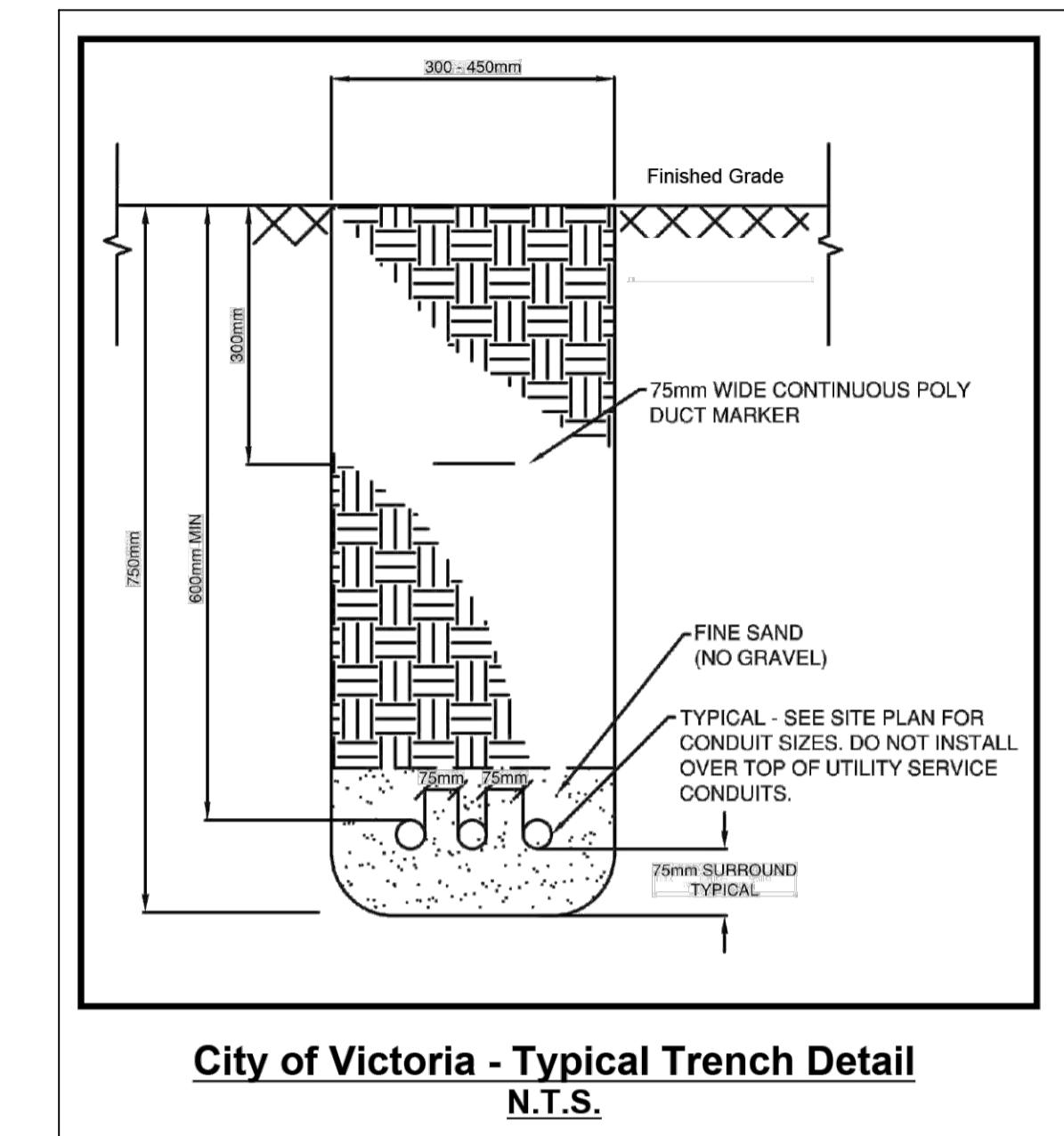


**CROSS WALK RAMP DETAIL**

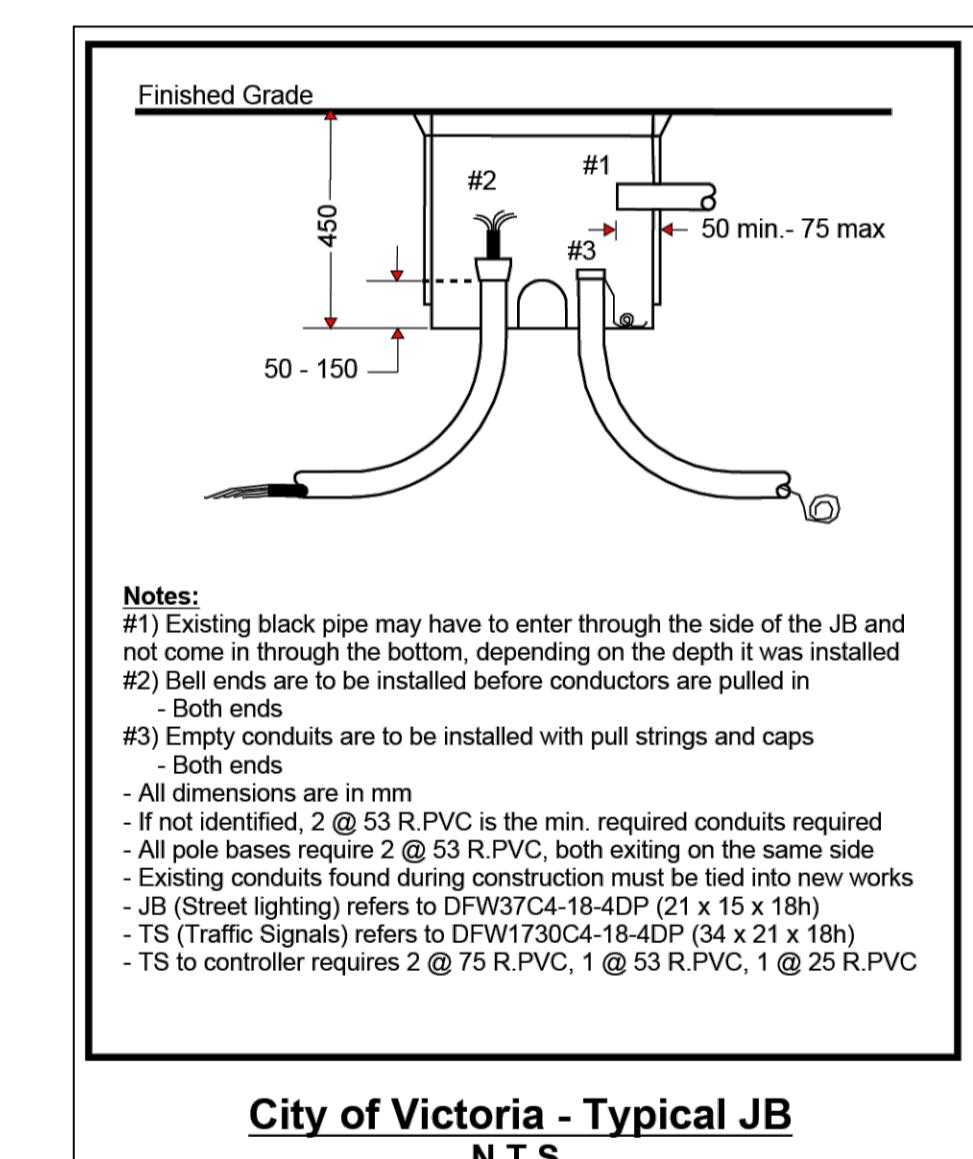


CROSS WALK DETAIL  
SCALE 1:200

## CROSS WALK

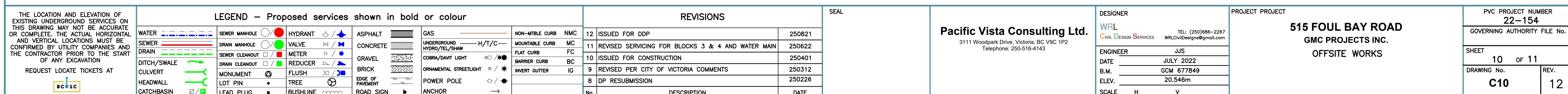


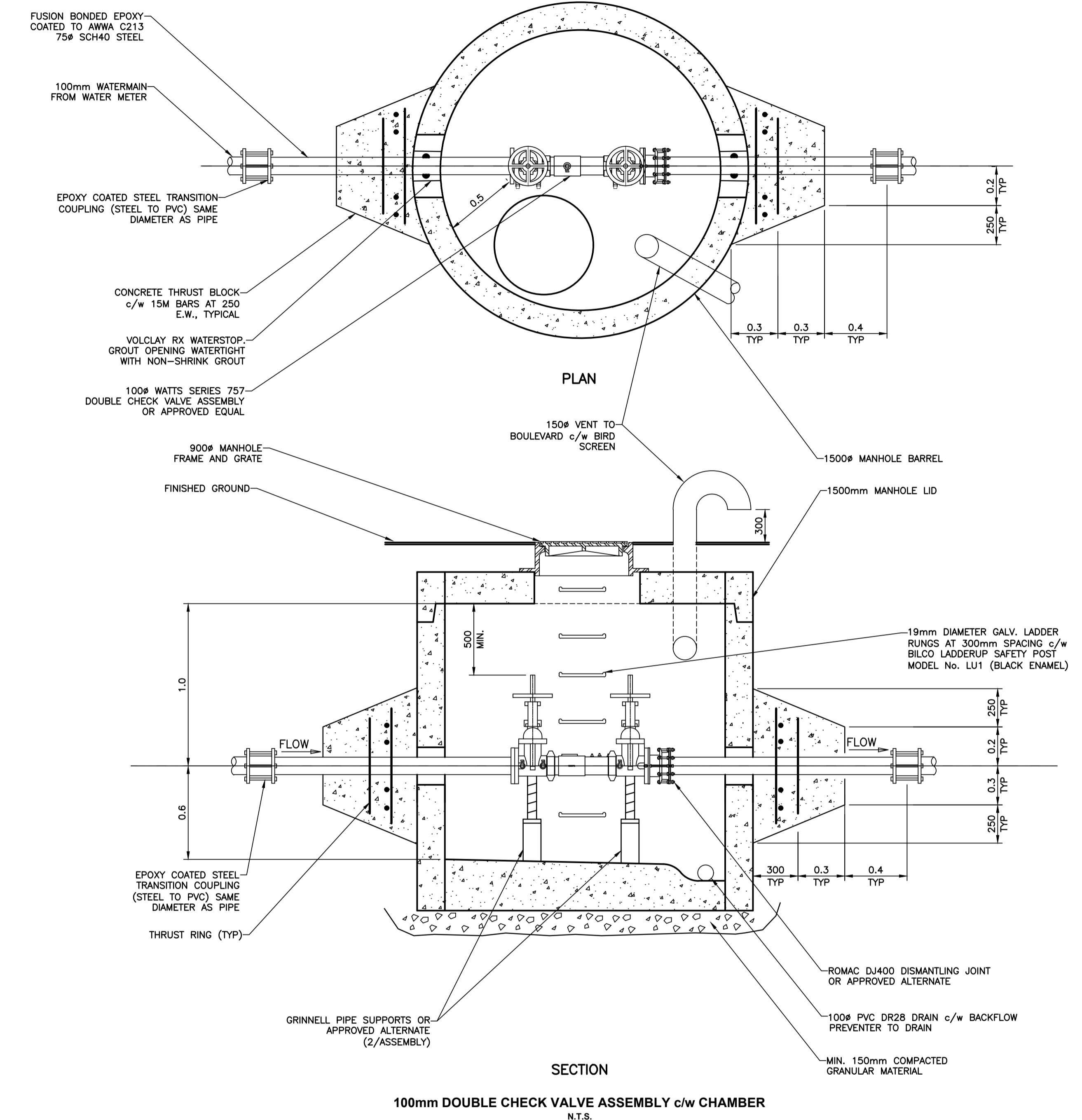
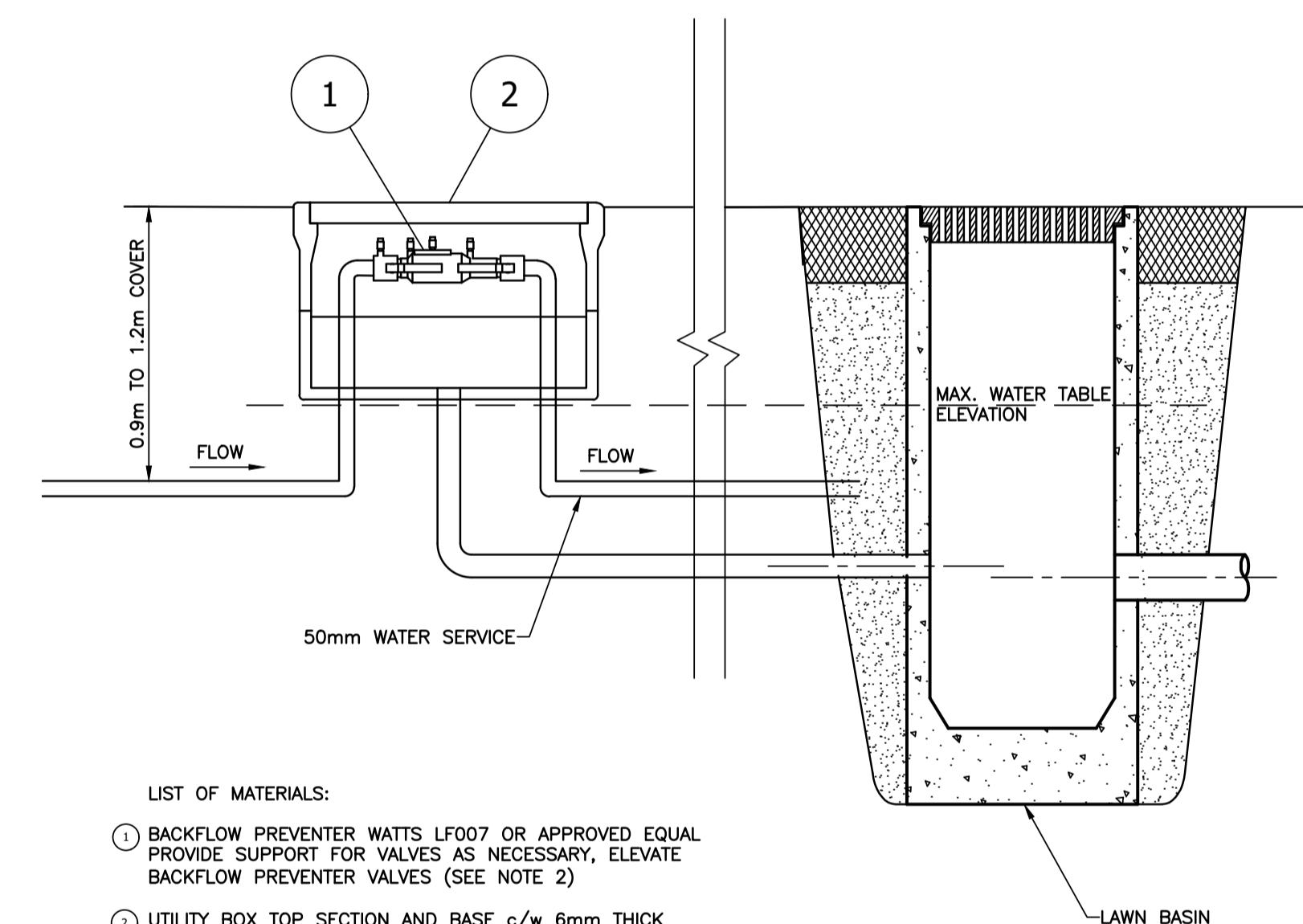
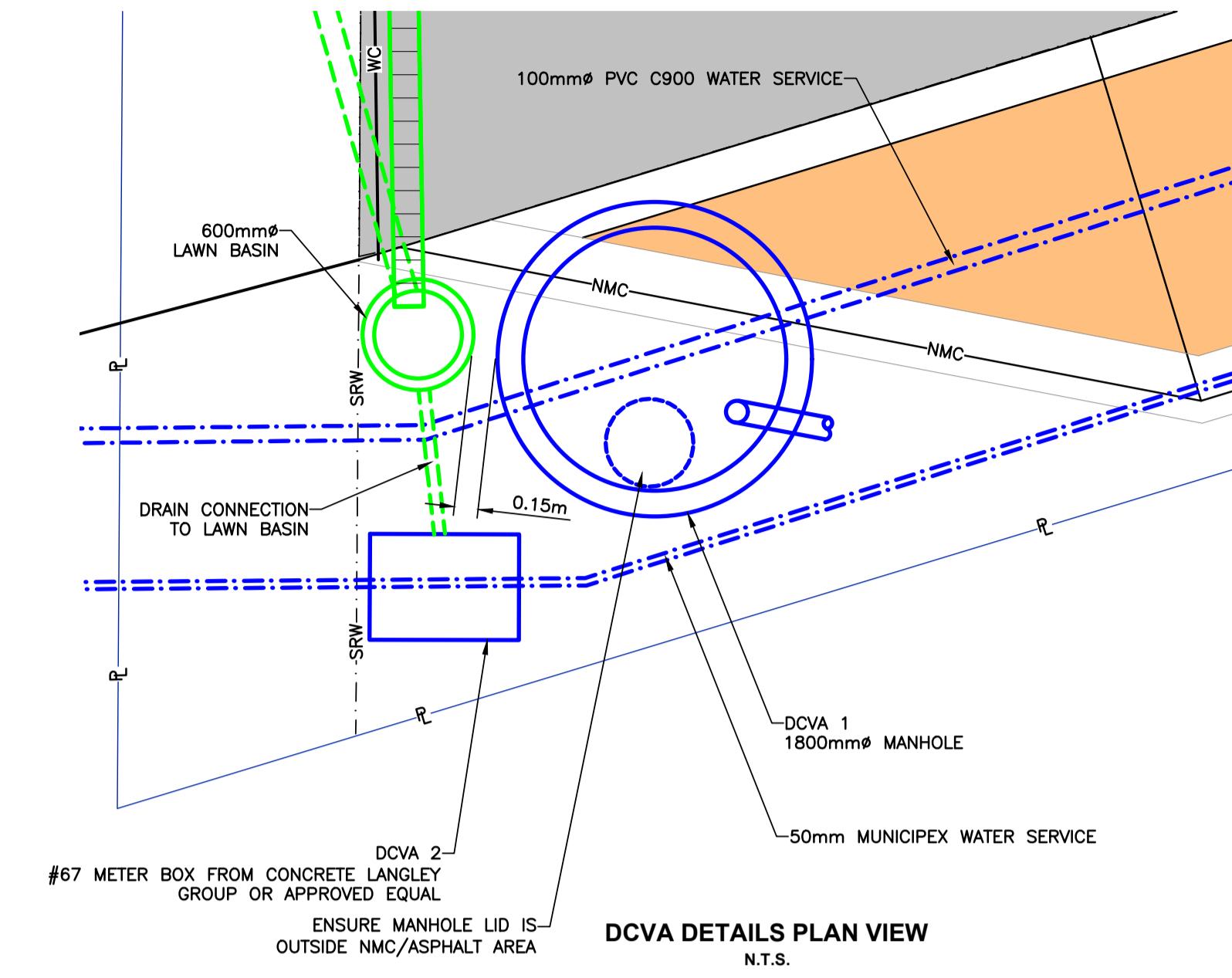
## City of Victoria - Typical Trench Detail



## City of Victoria - Typical JB

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





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

1:200 0 4 12m

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES OF THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED WITH THE UTILITIES 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	GAS
DRAIN	SEWER CLEANOUT	METER	NON-MTBL CURB
DITCH/SWALE	DRAIN CLEANOUT	REDUCER	NMC
CULVERT	MONUMENT	FLUSH	UNDERGROUND HYDRO/EL/SHAW H/T/C
HEADWALL	LOT PIN	EDGE OF PAVEMENT	MTBL CURB MC
CATCHBASIN	LEAD PLUG	POWER POLE	FLAT CURB FC
			ORNAMENTAL STREETLIGHT
			INVERT GUTTER IG
			ROAD SIGN
			ANCHOR

REVISIONS		
12	ISSUED FOR DDP	250821
11	REVISED SERVICING FOR BLOCKS 3 & 4 AND WATER MAIN	250622
10	ISSUED FOR CONSTRUCTION	250401
9	REVISED PER CITY OF VICTORIA COMMENTS	250312
8	DP RESUBMISSION	250226
No.	DESCRIPTION	DATE

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

PROJECT PROJECT	
515 FOUL BAY ROAD	
GMC PROJECTS INC.	
WATER DETAILS	

PVC PROJECT NUMBER	22-154
GOVERNING AUTHORITY FILE No.	
SHEET	11 OF 11
DRAWING NO.	C11
REV.	12