



1
A000 Artistic Rendering



3
A000 Building Site

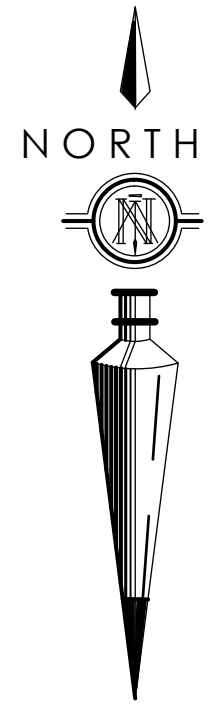


3
A000 Existing Building Front

Final Approved Plans
Adopted Date:
October 22, 2025

Original Submission
Received Date:
September 5, 2025

	Michael Jon Moody Principal Architect AIBC, MRAC, LEED A.P. [®]		PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC		PROJECT NO. 2424
	#301, 515 Foul Bay Rd, Victoria, BC V8W 1K7 TEL: 778.966.8613 EMAIL: office@mjmarchitect.ca		FOR GMC Projects Inc.		
DRAWING TITLE Cover Page	DRAWN BY NCT	SCALE AS NOTED	DATE 2025-08-19	DRAWING NO. A000	



SKETCH PLAN OF:

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

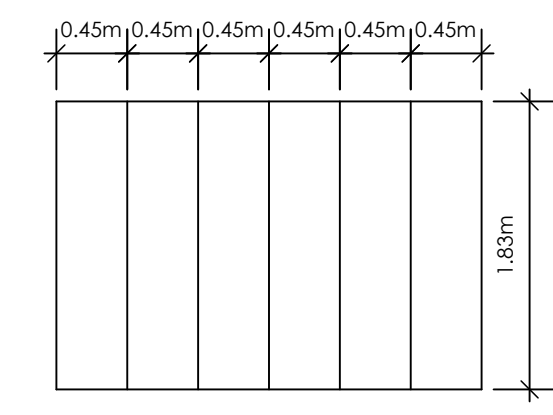


1
A100

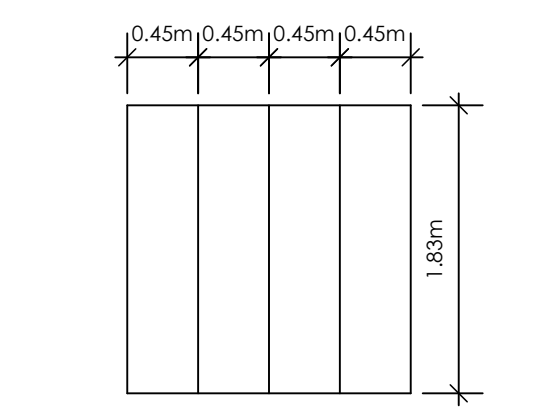
Existing Site Plan

Scale: 1:200

Michael Jon Moody Principal Architect AIBC, MRPAC, LEED A.P. [®]		PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC		PROJECT NO. 2424
MJM Architect Inc. #801, 515 Yates Street, Victoria BC V8W 1K7 ph: 778.966.8619 email: office@mjmarchitect.ca		FIRM GMC Projects Inc.		
DRAWING TITLE Existing Site plan	DRAWN BY NCT	SCALE AS NOTED	DATE 2025-08-19	DRAWING NO. A100
CHECKED BY MJM				



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

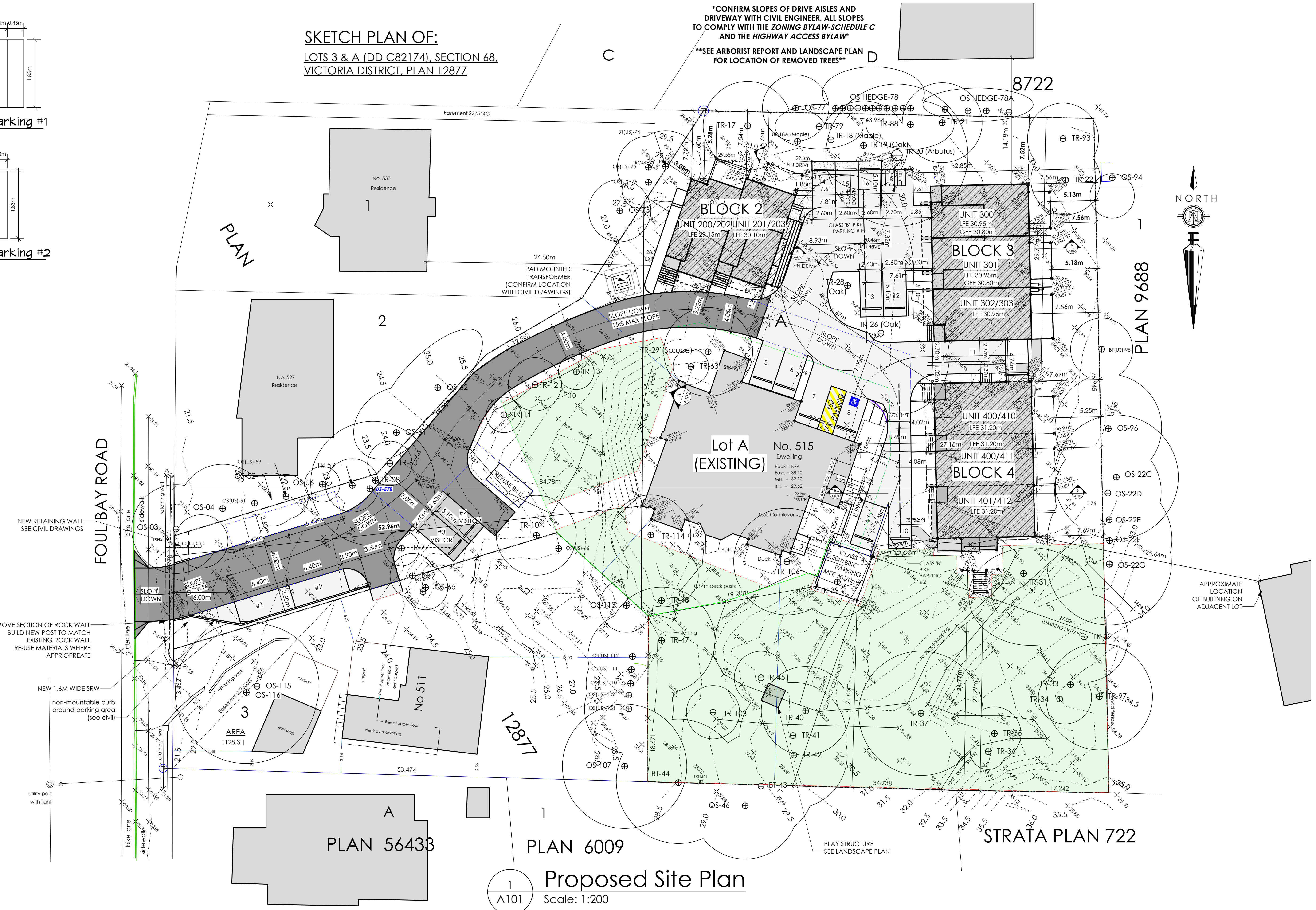


3 Class B Parking #2
Scale: 1/4" = 1'-0"

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**



1 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®		PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC		PROJECT NO. 2424
	MJM Architect Inc. #801, 515 Yates Street, Victoria BC V8W 1K7 ph: 778.966.9619 email: office@mjmarchitect.ca		CLIENT GMC Projects Inc.		
	DRAWING TITLE Proposed Site Plan	DRAWN BY NCT	SCALE AS NOTED	DATE 2025-08-19	DRAWING NO. A101
	CHECKED BY MJM				

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%

PROJECT INFORMATION TABLE (Accessory)	
Site Area (sq.m.)	4896.55 sq.m.
Rear yard area	389.27 sq.m.
Rear yard site coverage %	0.00%
Height of building (m)	3.42 m.
Number of storeys	1
Building Setbacks (m)	
Front yard	17.92 m.
Rear yard	26.05 m.
Side yard (North)	48.34 m.
Side yard (South)	21.05 m.
Between buildings (Block 1)	4.00 m.
Between buildings (Block 4)	7.17 m.
Residential Use Details	
Total number of units	1
Unit type, e.g., 1 bedroom	Class 'A' Bike
Ground-orientated units	1
Total Floor Area	22.30 sq.m.

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

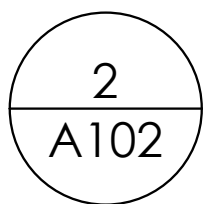
Average Grade: 2182.52/ 71.52 = 30.52m

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

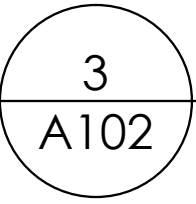
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Context Plan

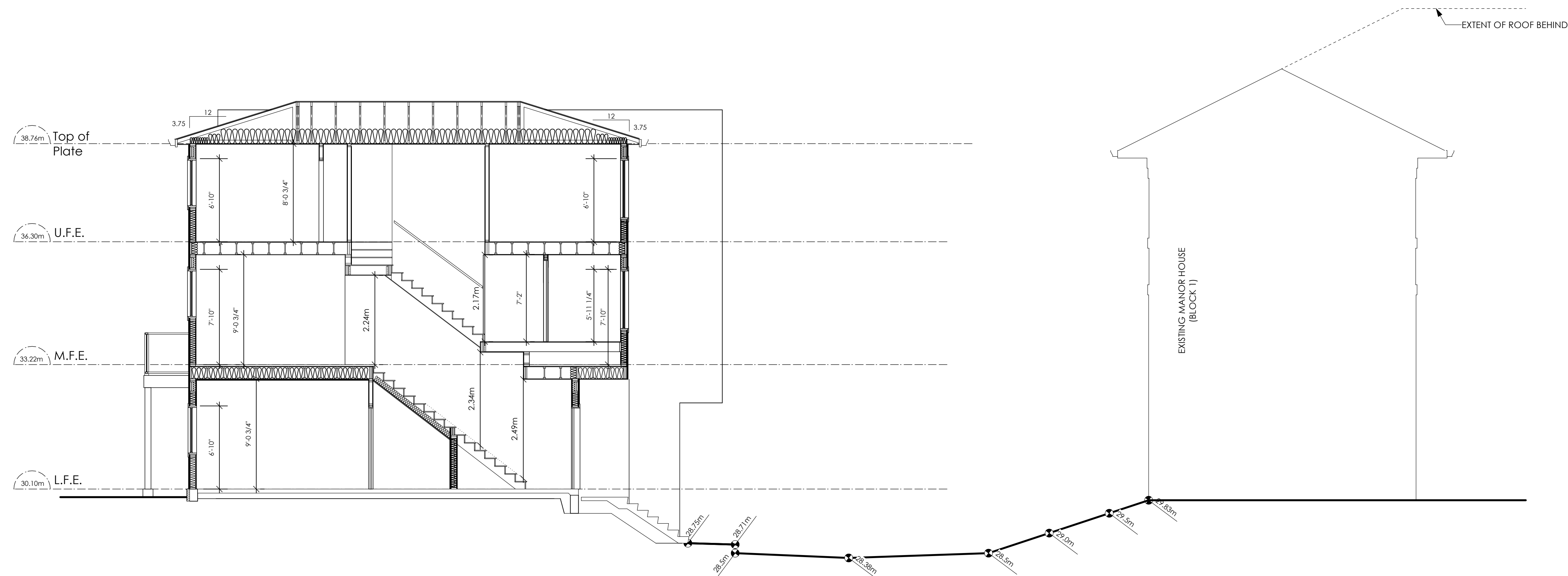
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*MAP IMAGE FOR CONTEXT PLAN TAKEN FROM VICMAP

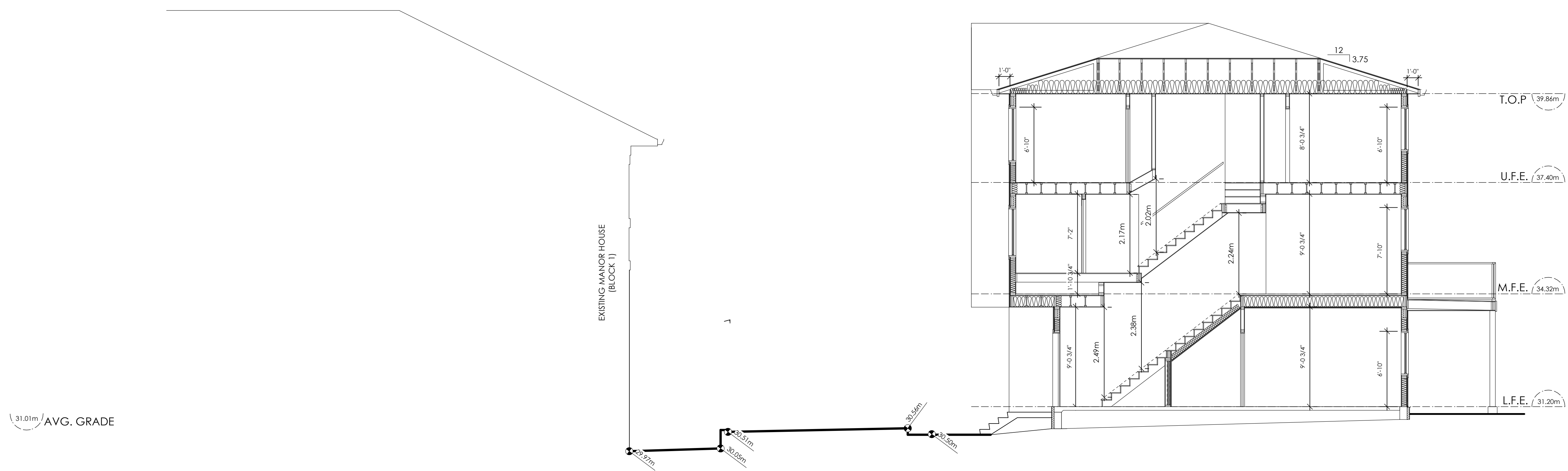
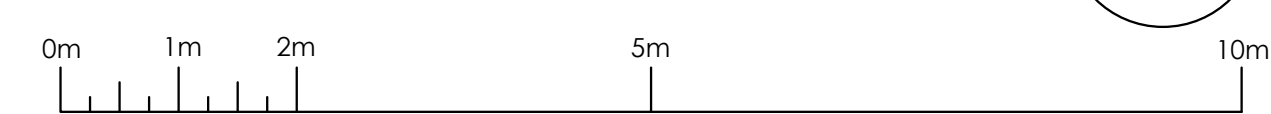


Artistic Rendering


	Michael Jon Moody Principal Architect AIBC, MFAB, LEED A.P. [®]		PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC		PROJECT NO. 2424	
	FOR GMC Projects Inc.		DRAWING TITLE Site Data & Context Plan		DRAWING NO. A102	
#801, 505 Yates Street, Victoria, BC V8W 1K7 ph: 778.966.8619 email: office@mjmarchitect.ca		DRAWN BY NCT	SCALE AS NOTED	DATE 2025-08-19		
		CHECKED BY MJM				



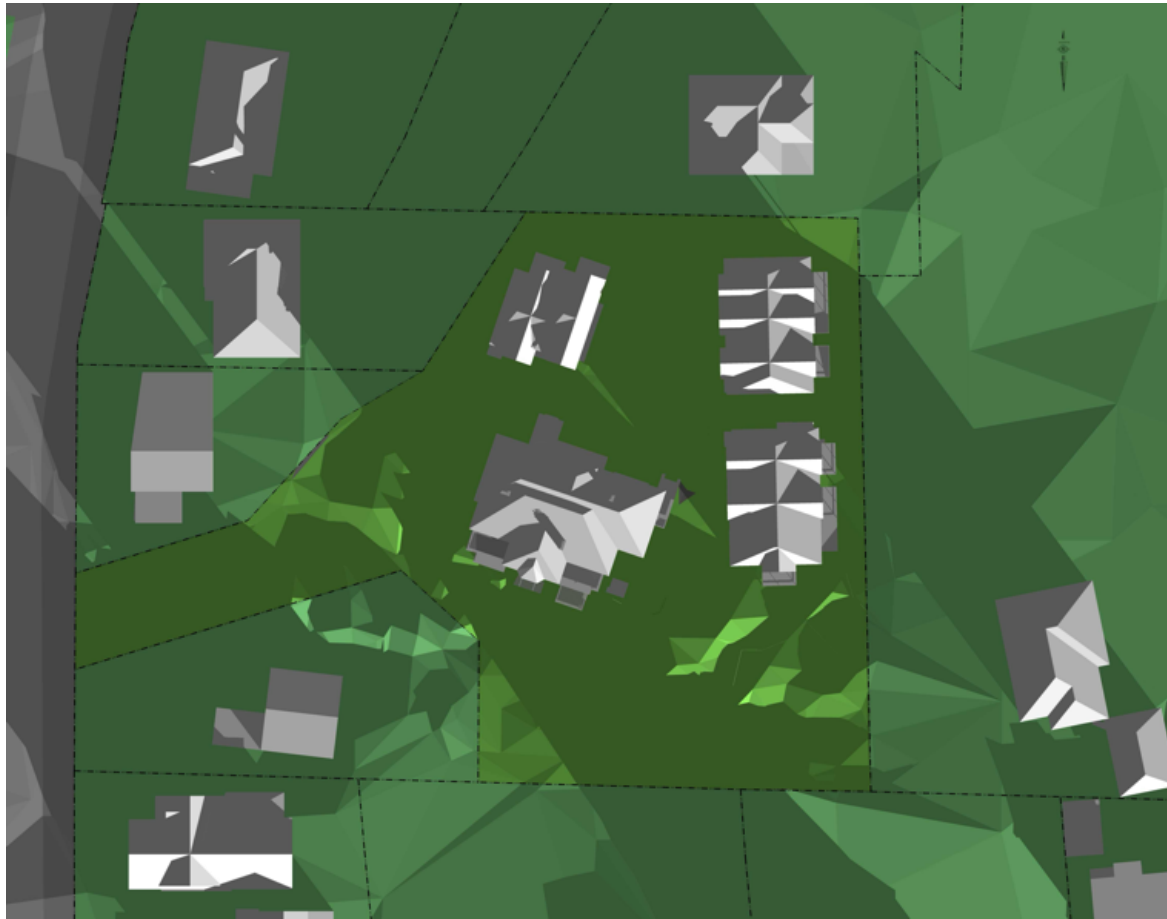
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A103 SITE SECTION A-A
Scale: 3/16" = 1'-0"



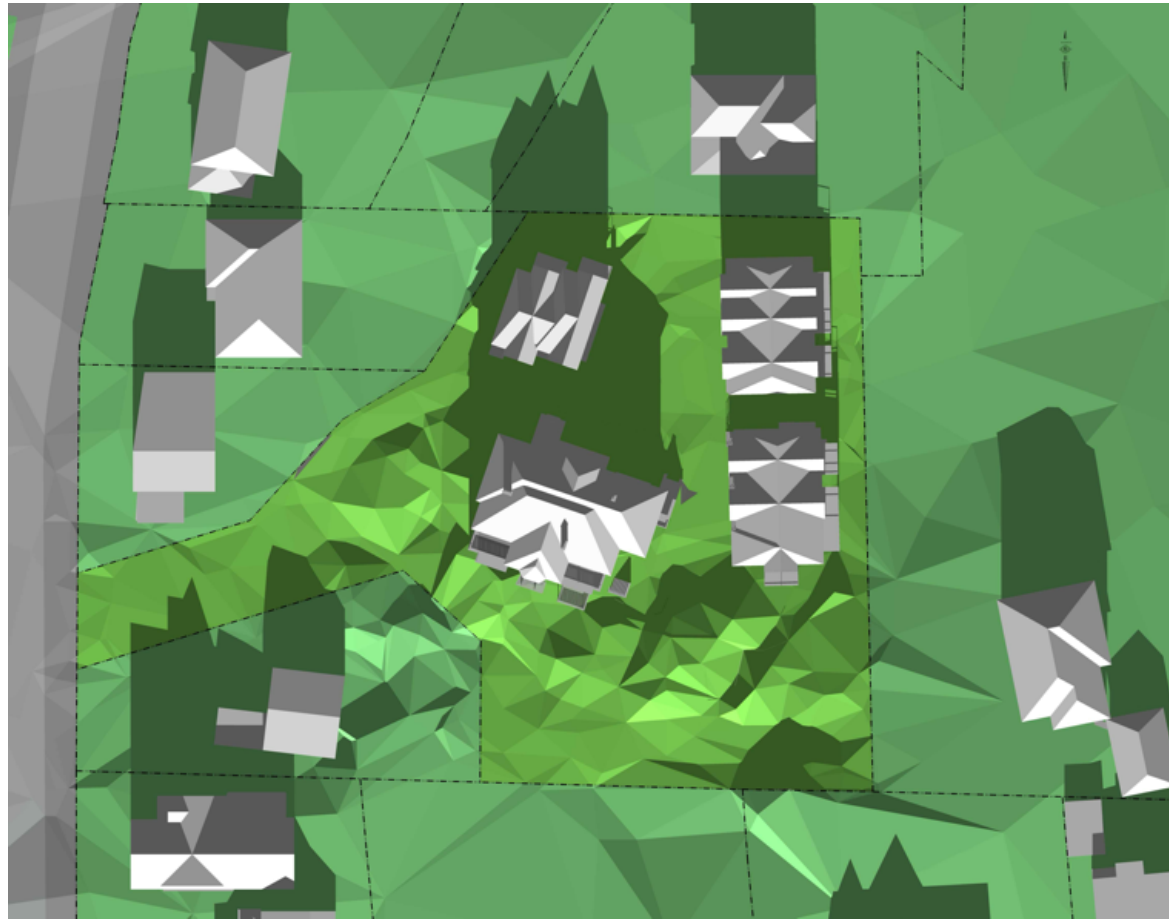
2
A103 SITE SECTION B-B
Scale: 3/16" = 1'-0"

	Michael Jon Mowbray Principal Architect AIBC, MRCA, LEED A.P.®			PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC		PROJECT NO. 2424	
				FOR GMC Projects Inc.			
	#501 - 501 Vespey Street Victoria, BC V8W 1Y7 ph: 778-966-3513 email: info@mjmarchitect.ca			DRAWING TITLE Site Sections		DATE 2025-08-19	DRAWING NO. A103
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			CHECKED BY MJM				

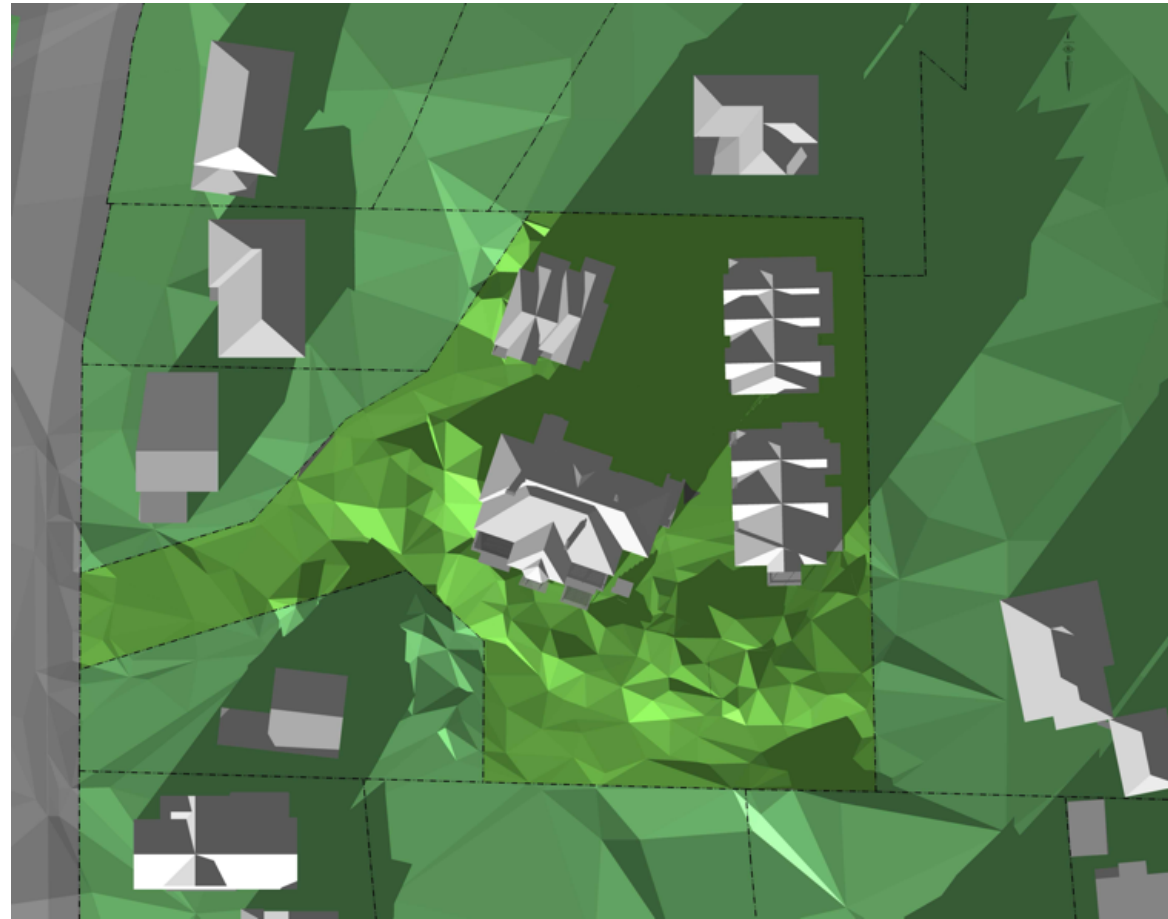
WINTER SOLSTICE DEC 21



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

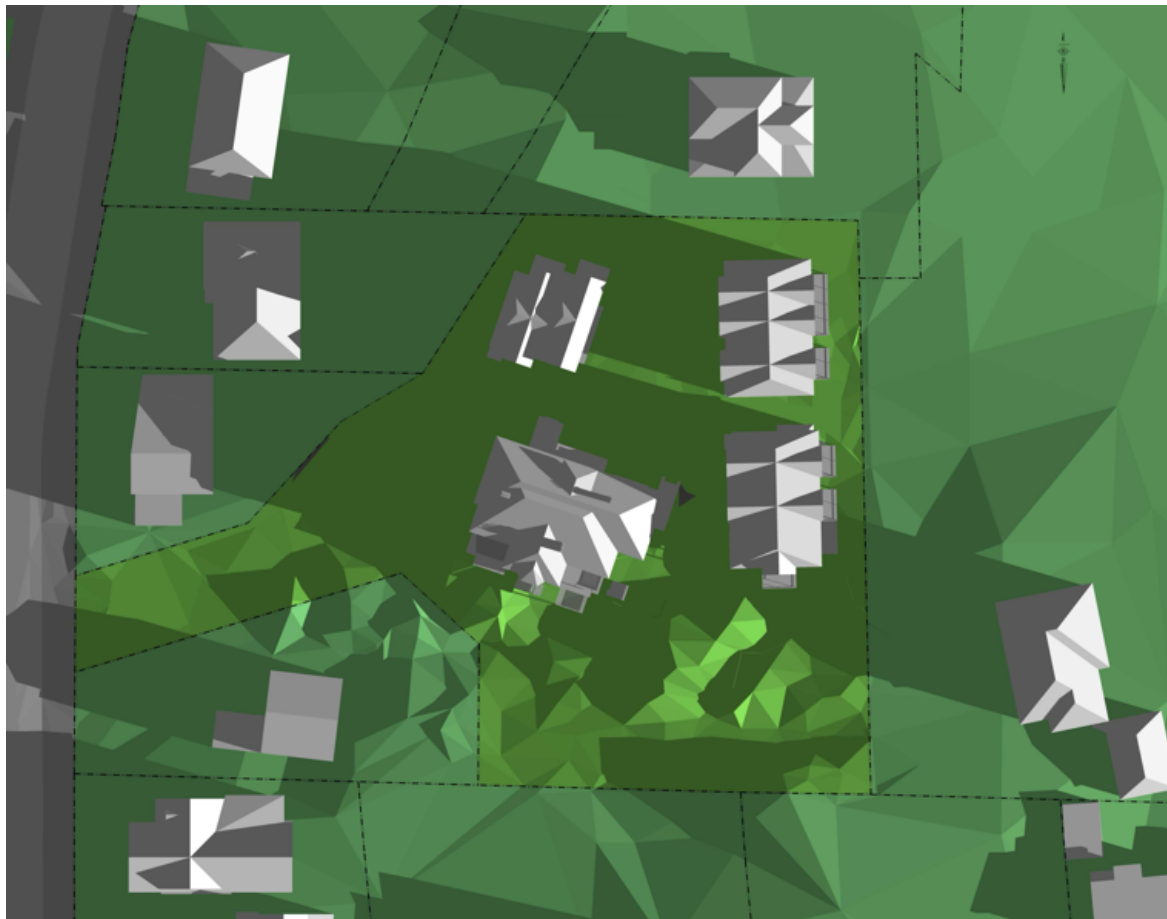


2 Shadow Study - 12:11pm (Solar Noon)
A104

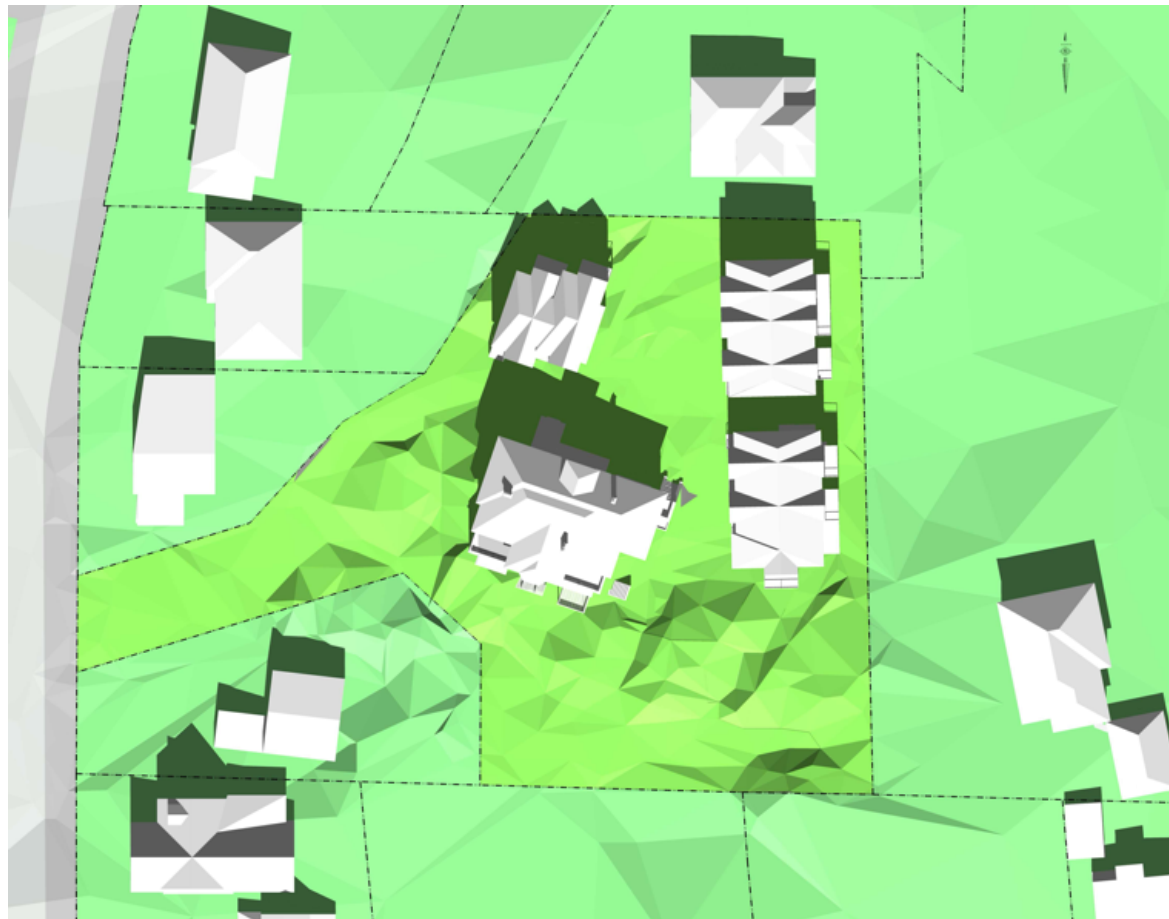


3 Shadow Study - 2:50pm (1.5hrs Before Sunset)
A104

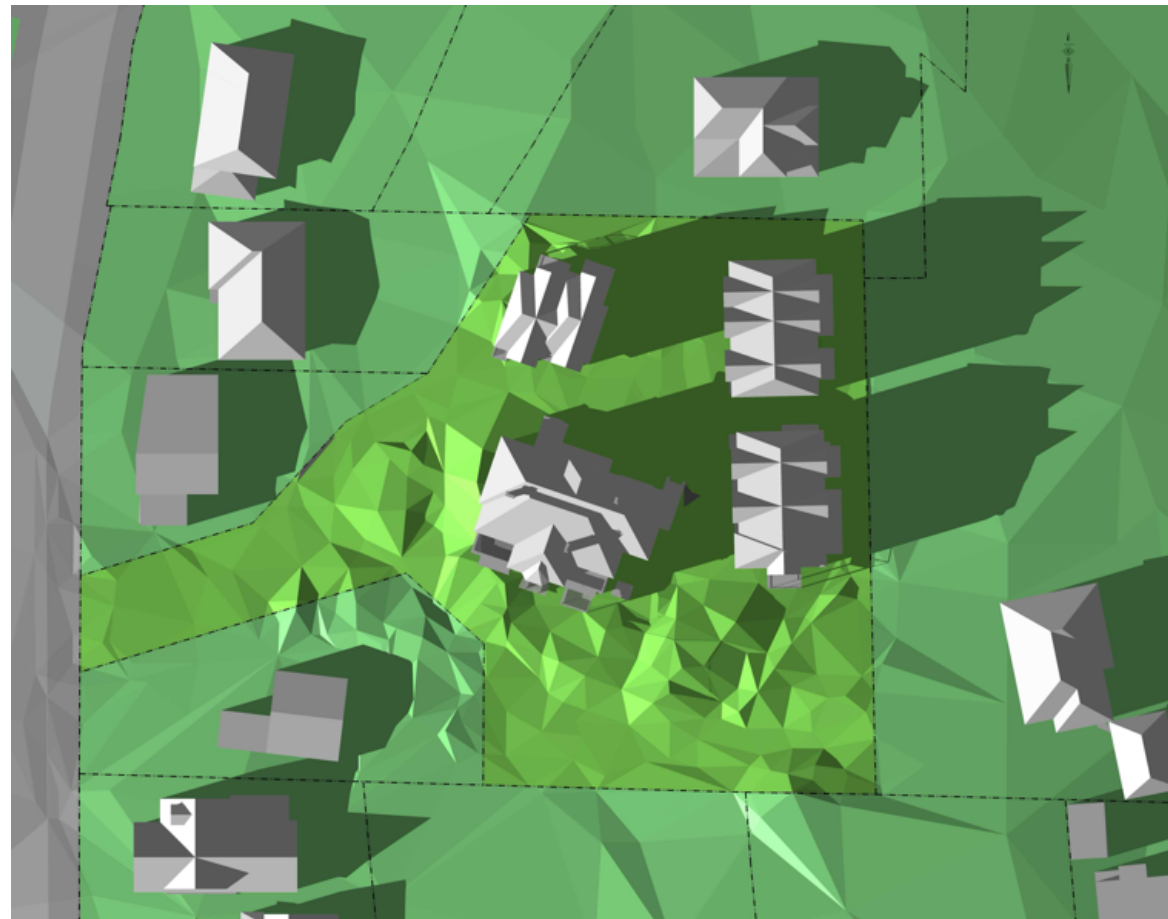
MAR 20 / SEPT 22



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

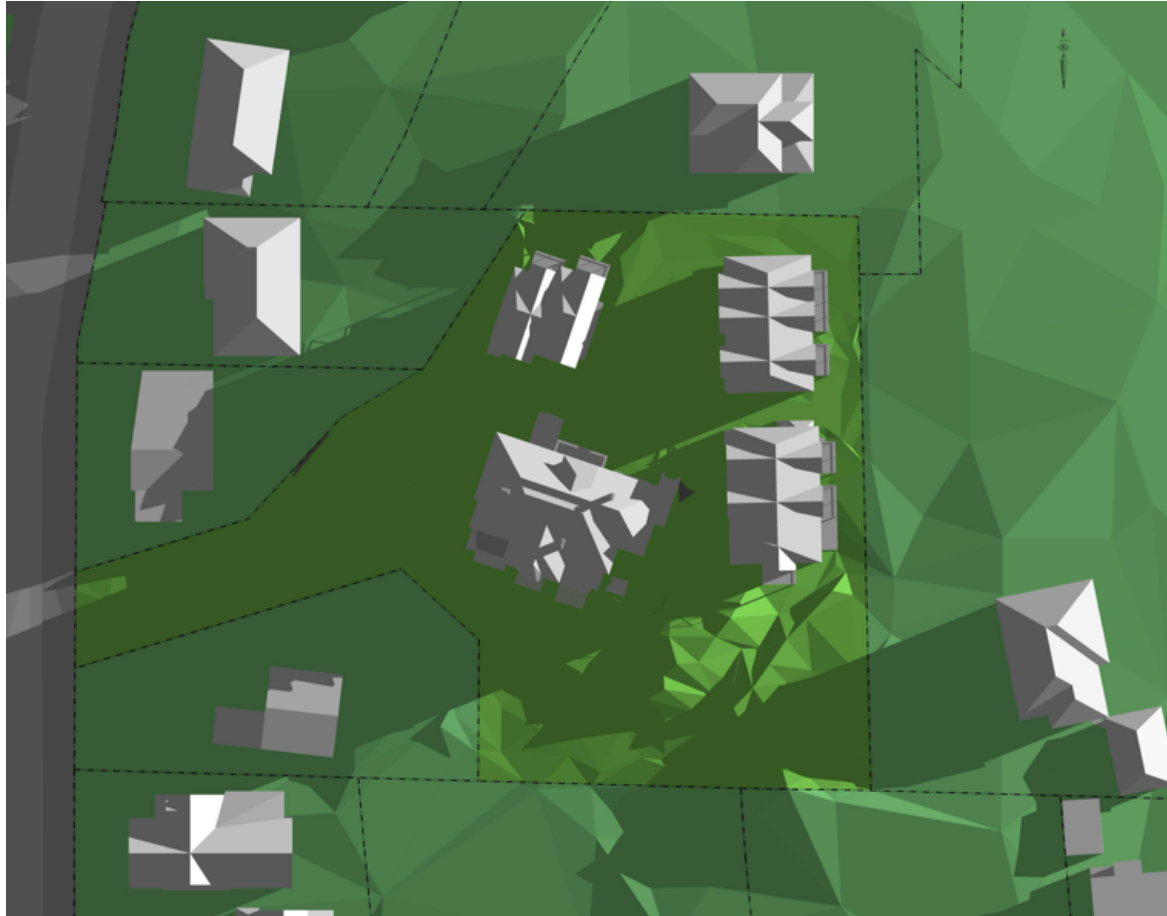


5 Shadow Study - 1:20pm (Solar Noon)
A104

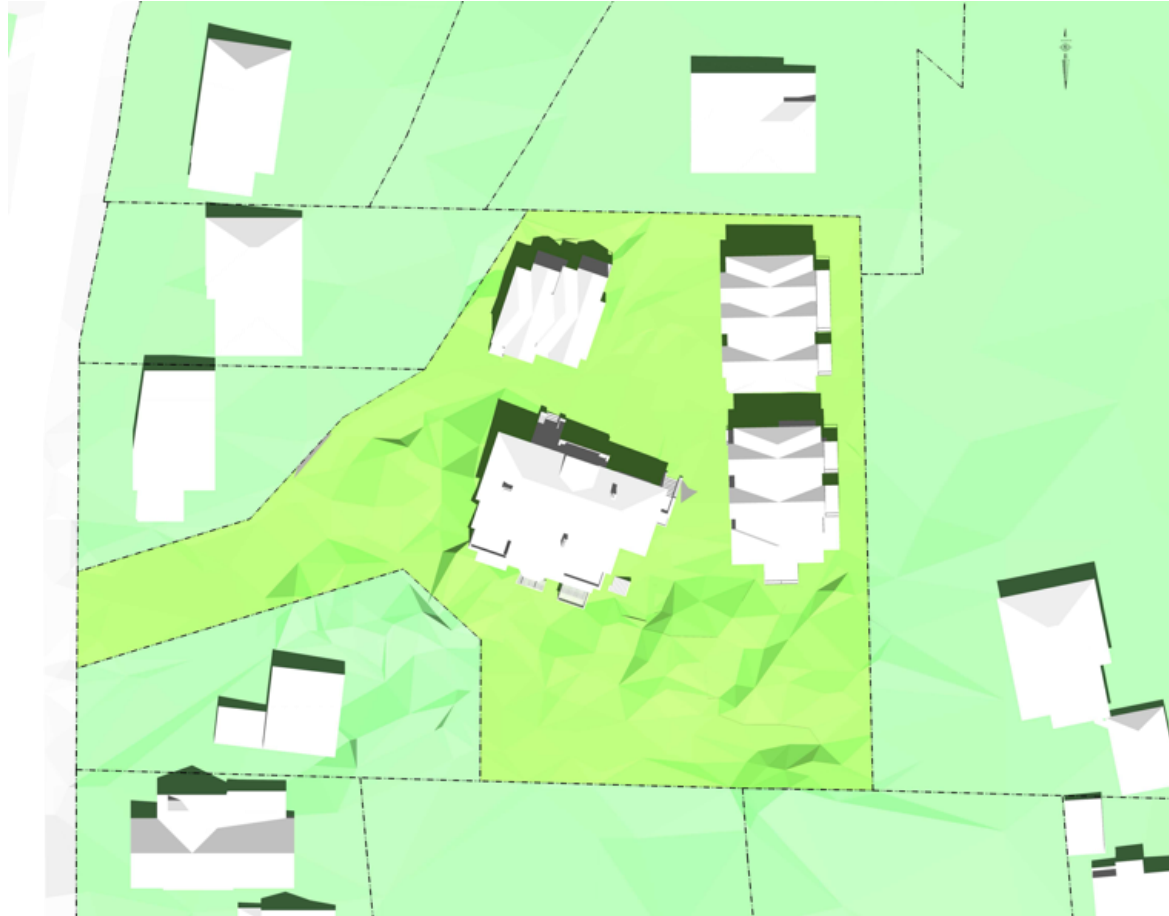


6 Shadow Study - 5:56pm (1.5hrs Before Sunset)
A104

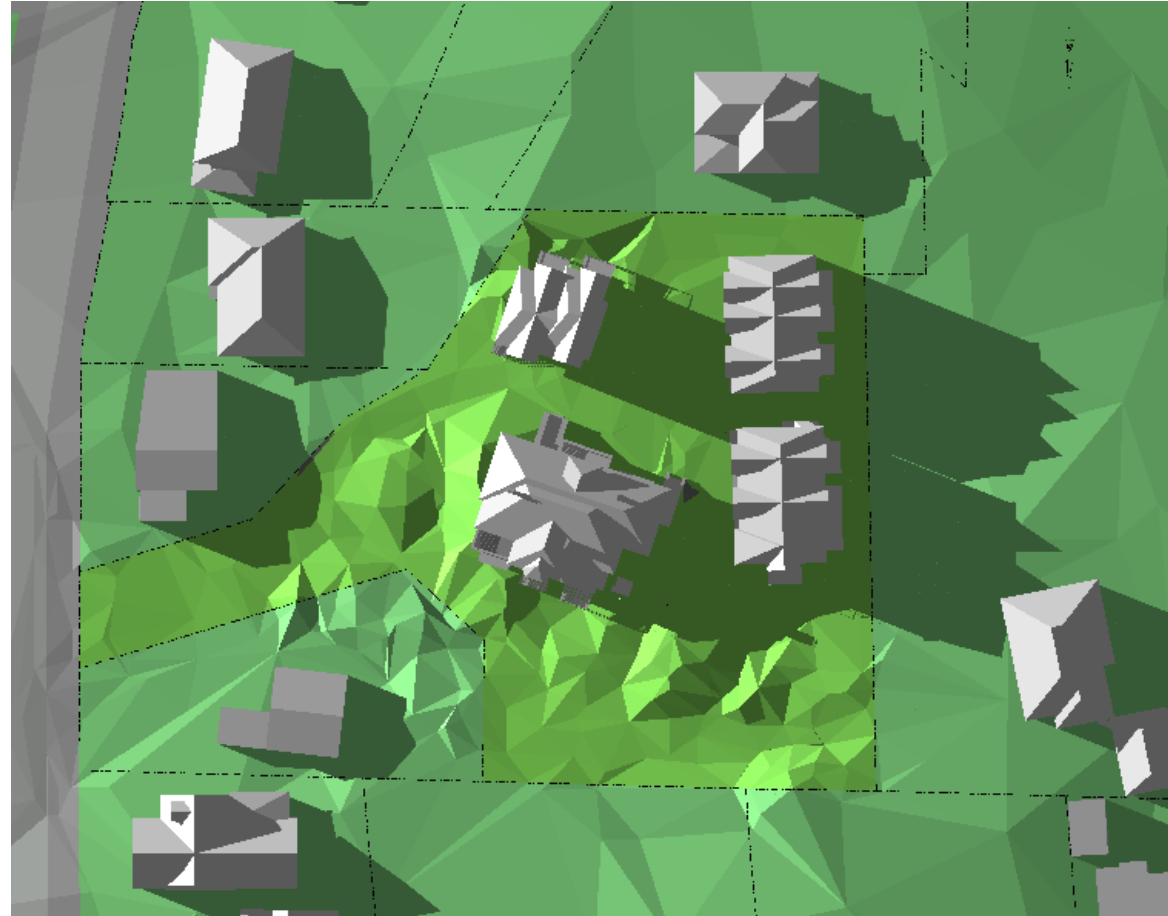
SUMMER SOLSTICE JUNE 21



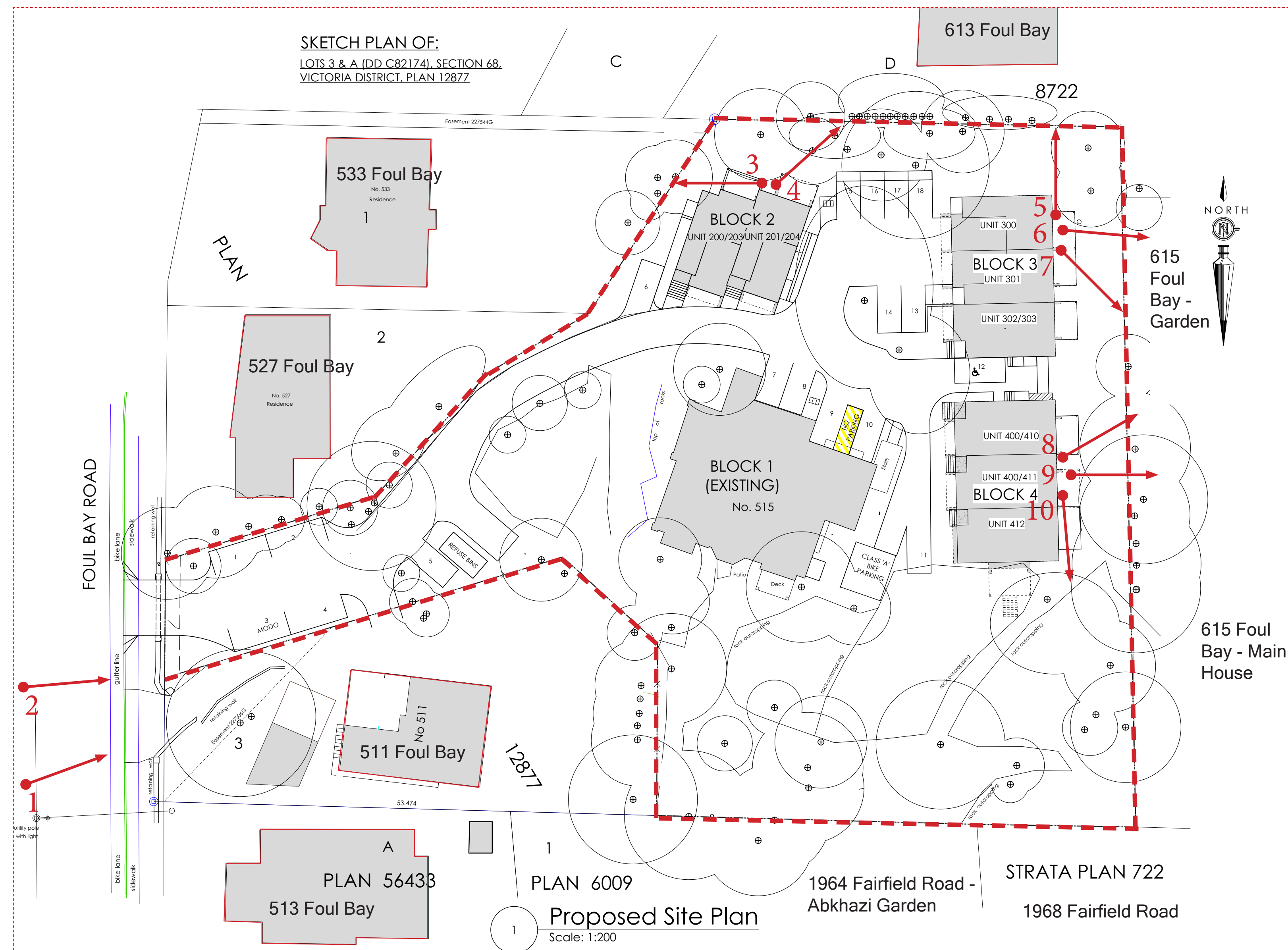
7 Shadow Study - 6:41am (1.5hrs After Sunrise)
A104



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



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



FOUL BAY ROAD

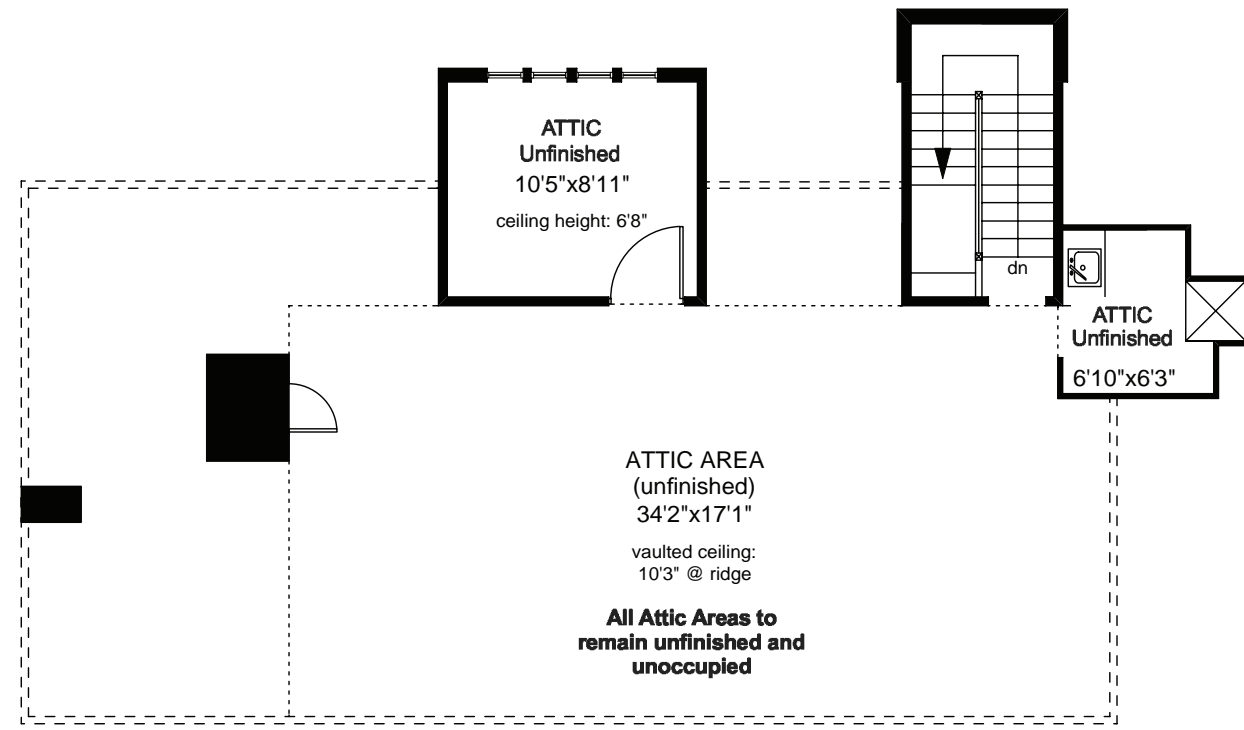


1
A106

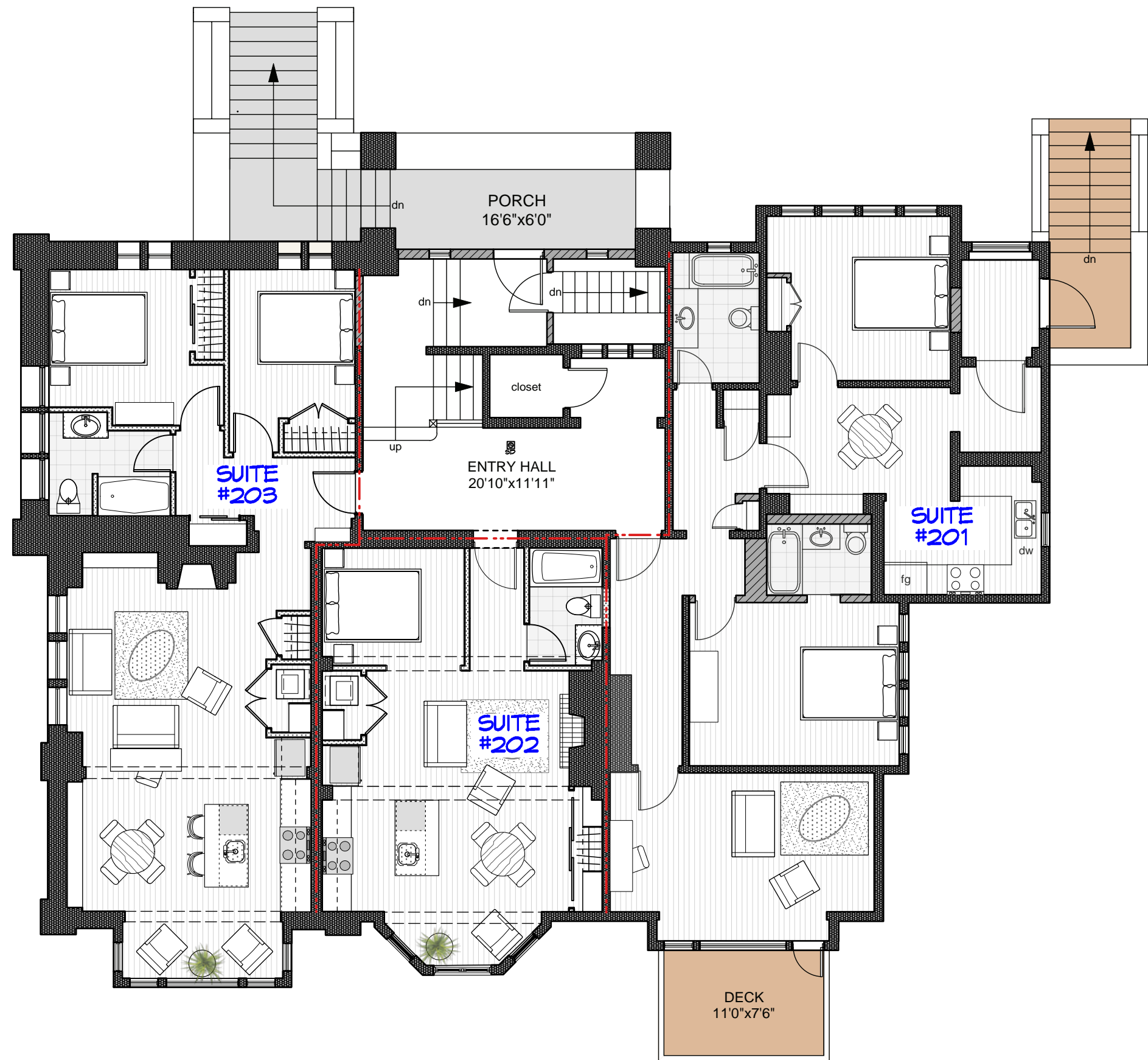
Largest Rectangle For Determining Front Property Line

Scale: 1:200

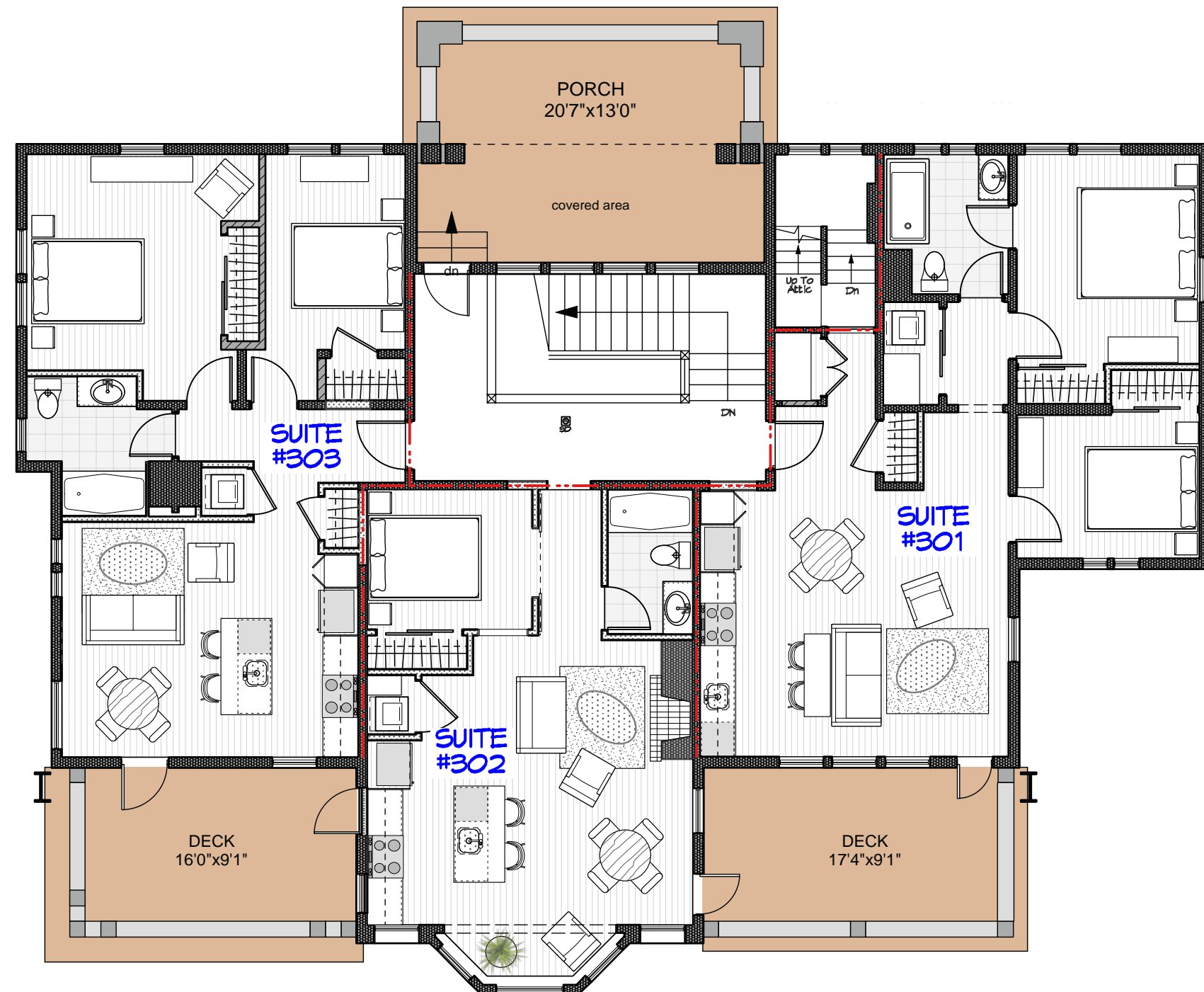
Michael Jon Moody Principal Architect AIBC, MRAC, LEED A.P. [®]		PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC		PROJECT NO. 2424	
MJM Architect Inc. #301, 515 Yates Street, Victoria, BC V8W 1K7 ph: 778.966.8619 email: office@mjmarchitect.ca		FOR GMC Projects Inc.			
DRAWING TITLE Front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



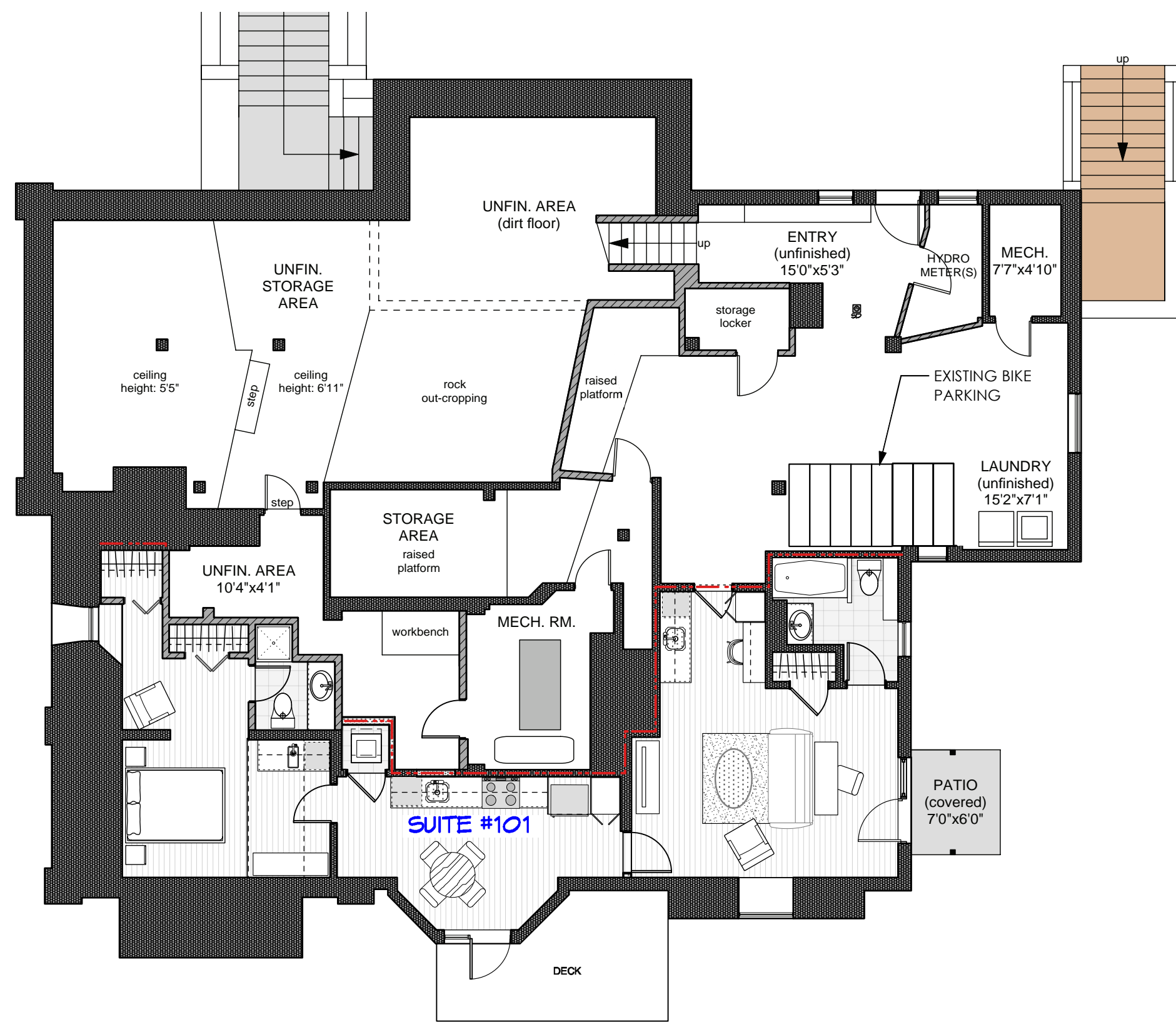
4 Attic Plan
A200 Scale: 1/8" = 1'-0"
Floor Area: 73.3 m² [789 sqft]



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]

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	73 sqm	788.99 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

	Michael Jon Moody Principal Architect AIBC, MRAC, LEED A.P. [®]	PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC	PROJECT NO. 2424
	8301, 515 Foul Bay Street, Victoria, BC V8W 1K7 ph: 778.966.8619 email: office@mjmarchitect.ca	FOR GMC Projects Inc.	
DRAWING TITLE Existing Manor House	DRAWN BY NCT	SCALE AS NOTED	DATE 2025-08-19 YYYYMMDD
	CHECKED BY MJM		DRAWING NO. A200



Existing Mansion Elevation
North



Existing Mansion Elevation
West

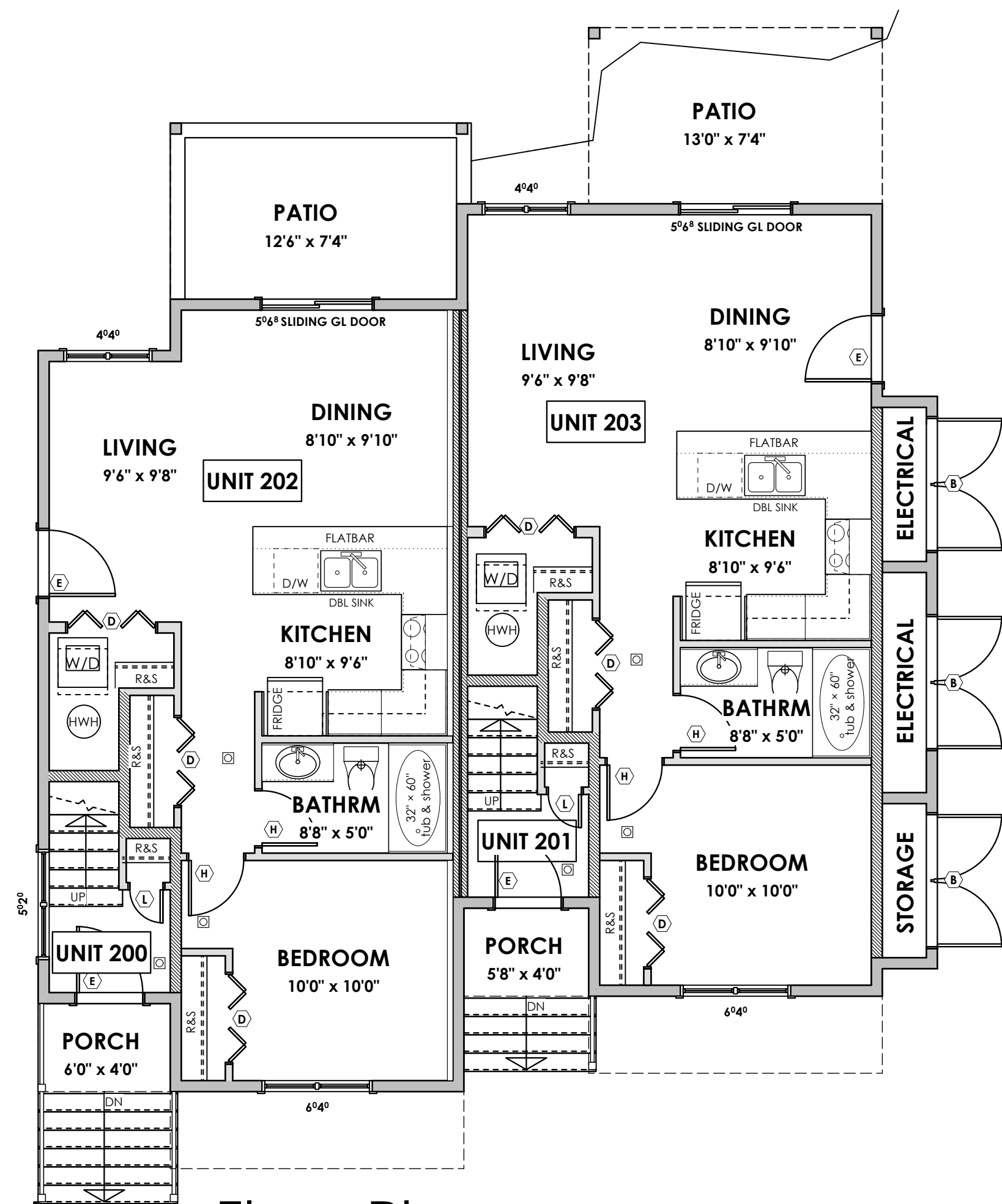


Existing Mansion Elevation
East



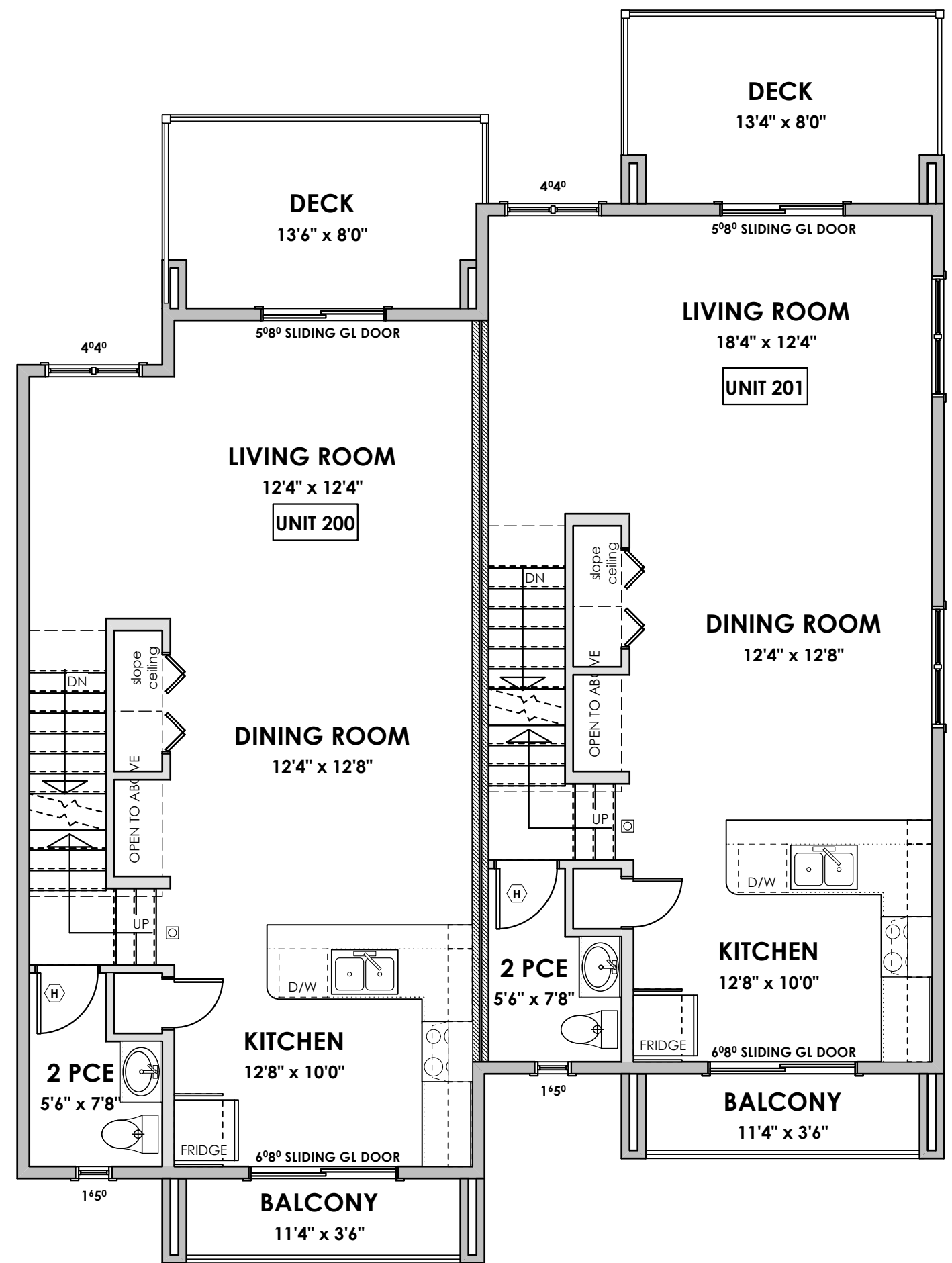
Existing Mansion Elevation
South

MJM Architect Inc. #301, 515 Yates 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 BY: NCT		SCALE: AS NOTED		DATE: 2025-08-19
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.)	

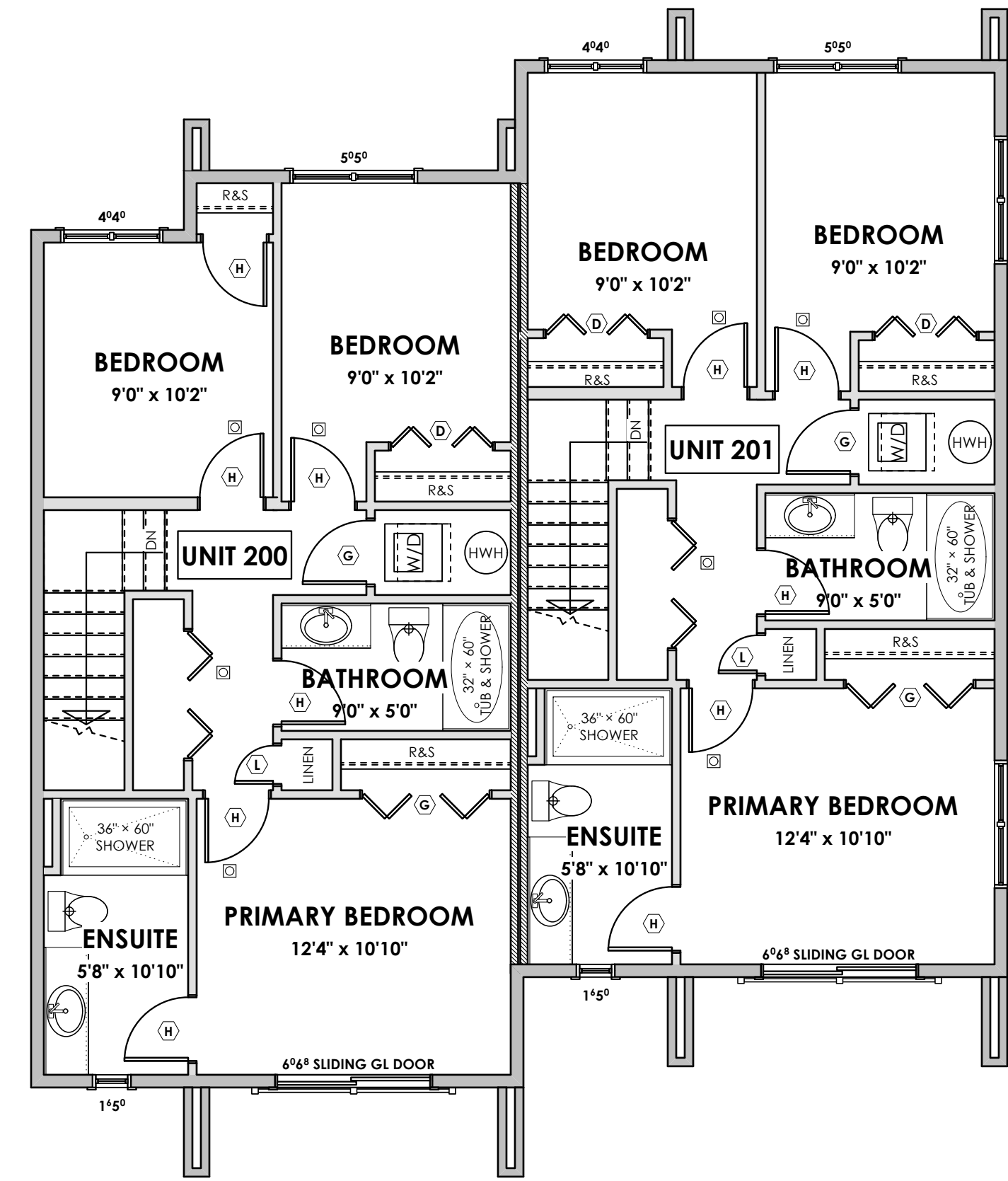


2
A300
Main Floor Plan
Scale: 3/16" = 1'-0"

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.)



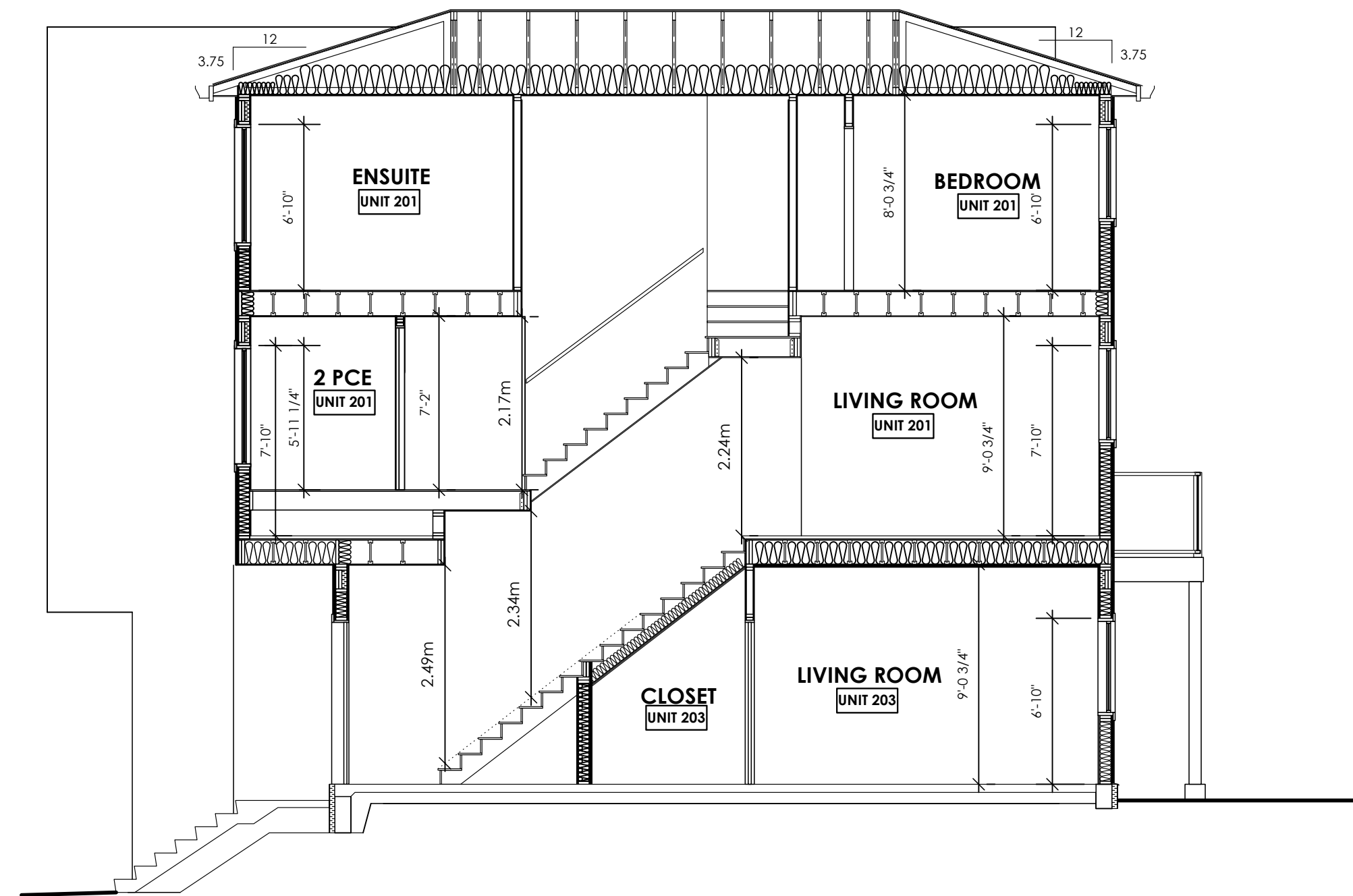
A300
BLOCK 2



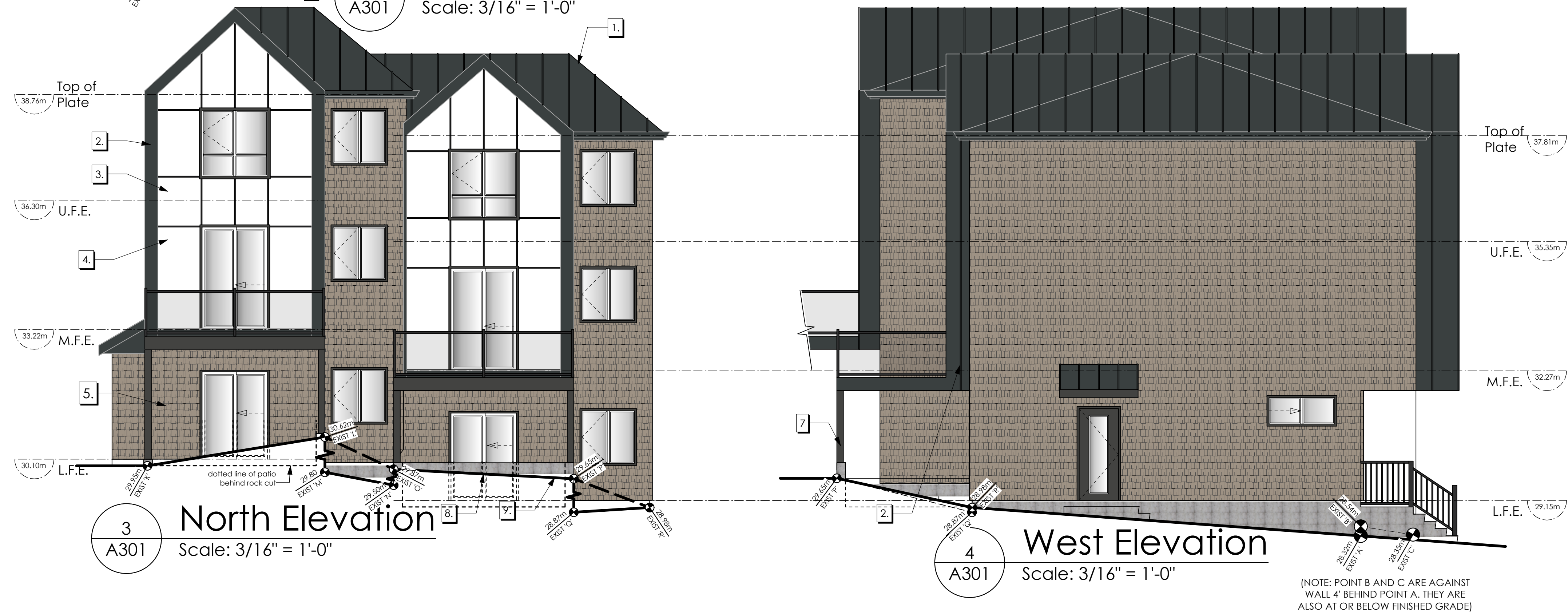
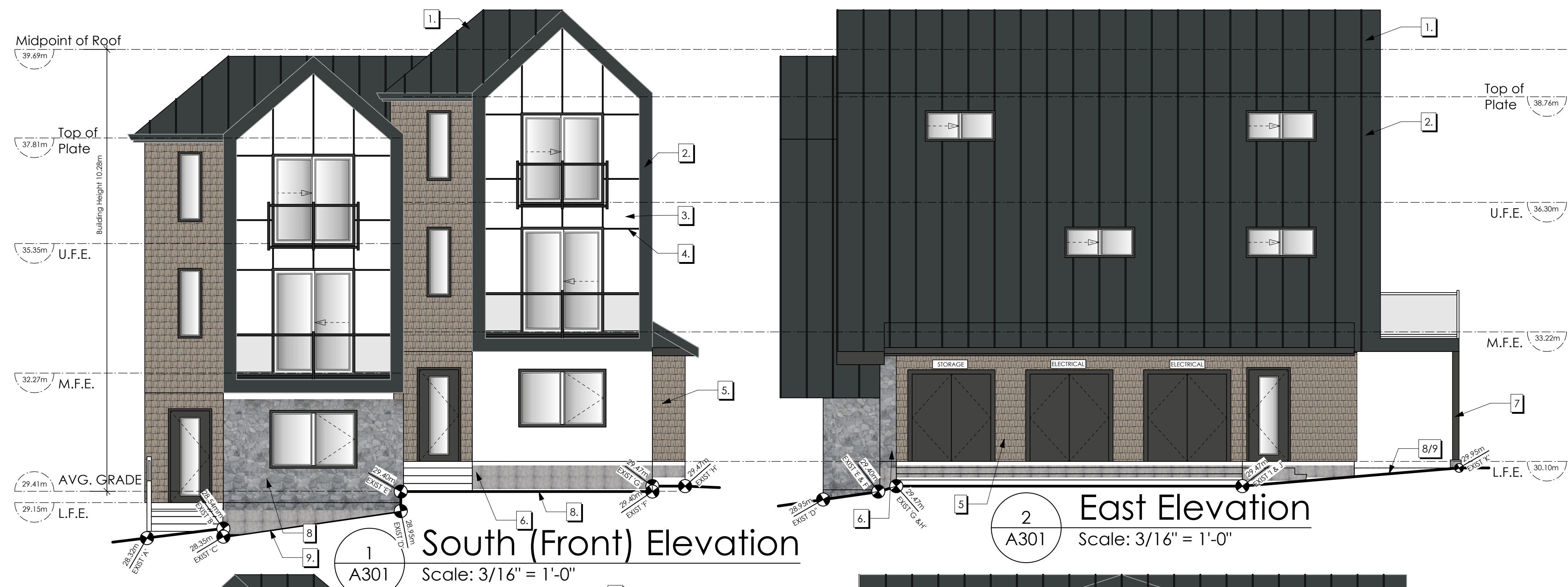
3
A300
Upper Floor Plan
Scale: 3/16" = 1'-0"

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.

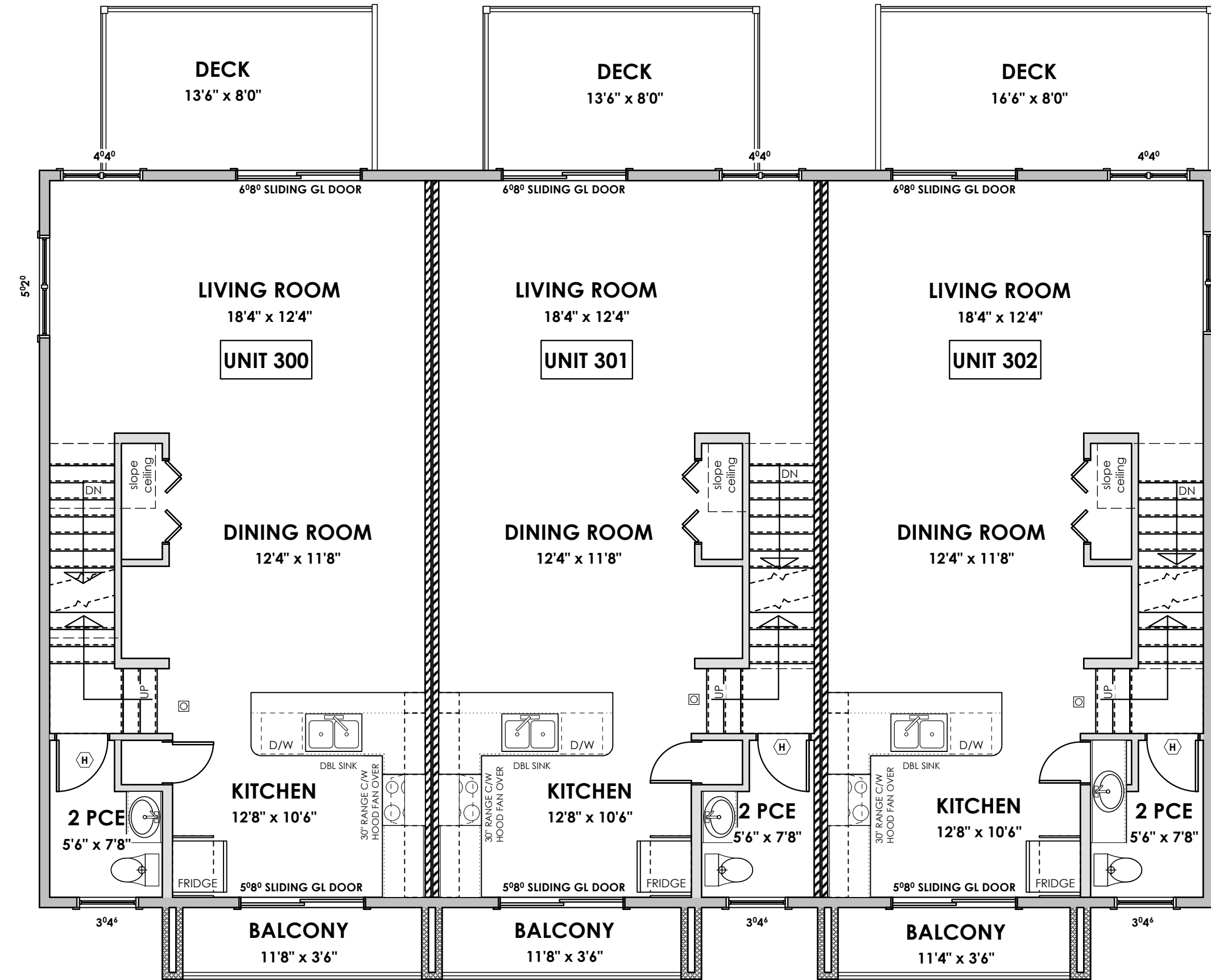
Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction ¹	Type of Cladding ¹
North							
Unit 200	31.68 sq.m.	7.60 m.	100.00 %	26.61 %	45 min.	B	A
Unit 201	32.93 sq.m.	7.54 m.	100.00 %	25.60 %	45 min.	B	A
Unit 202	12.97 sq.m.	7.60 m.	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



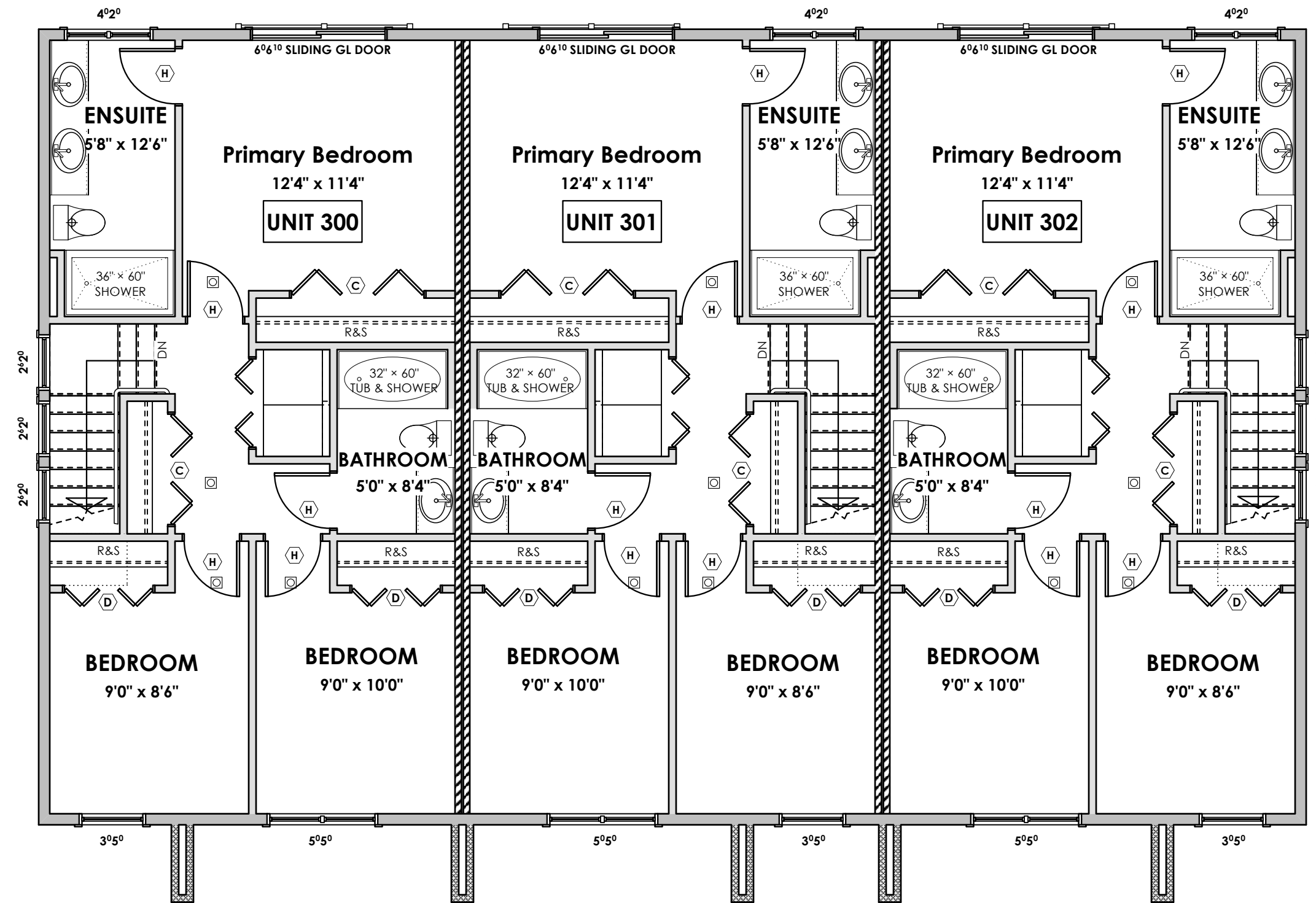
A301 BLOCK 2

Michael Jon Moody Principal Architect AIBC, MFAS, LEED AP®	DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC	2424
MJM Architect Inc. #301, 515 Foul Bay Rd, Victoria, BC V8M 1K7 ph: 778.966.9619 email: office@mjmarchitect.ca	GMC Projects Inc.	
Block 2 Elevations	NCT GDM/JM AS NOTED	DATE: 2025-08-19 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.)

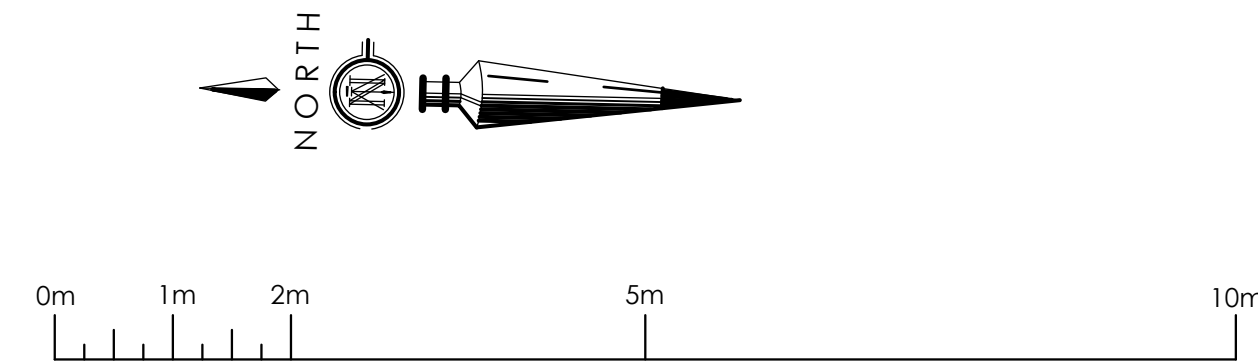


3 Upper Floor Plan
A400 Scale: 3/16" = 1'-0"

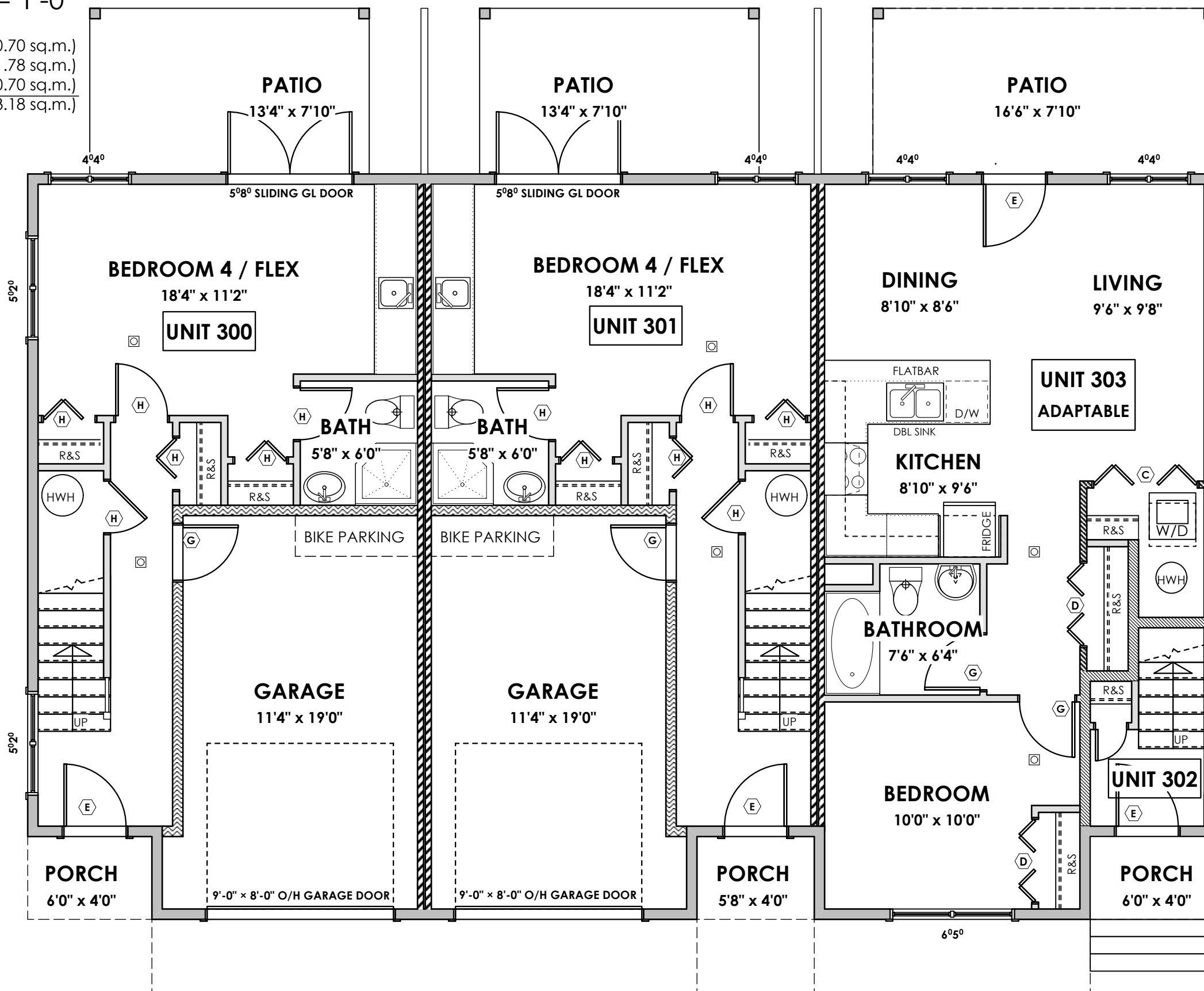
Unit 300: 653.33 sq.ft. (60.70 sq.m.)
Unit 301: 665.00 sq.ft. (61.78 sq.m.)
Unit 302: 653.33 sq.ft. (60.70 sq.m.)
TOTAL: 1971.66 sq.ft. (183.18 sq.m.)

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")

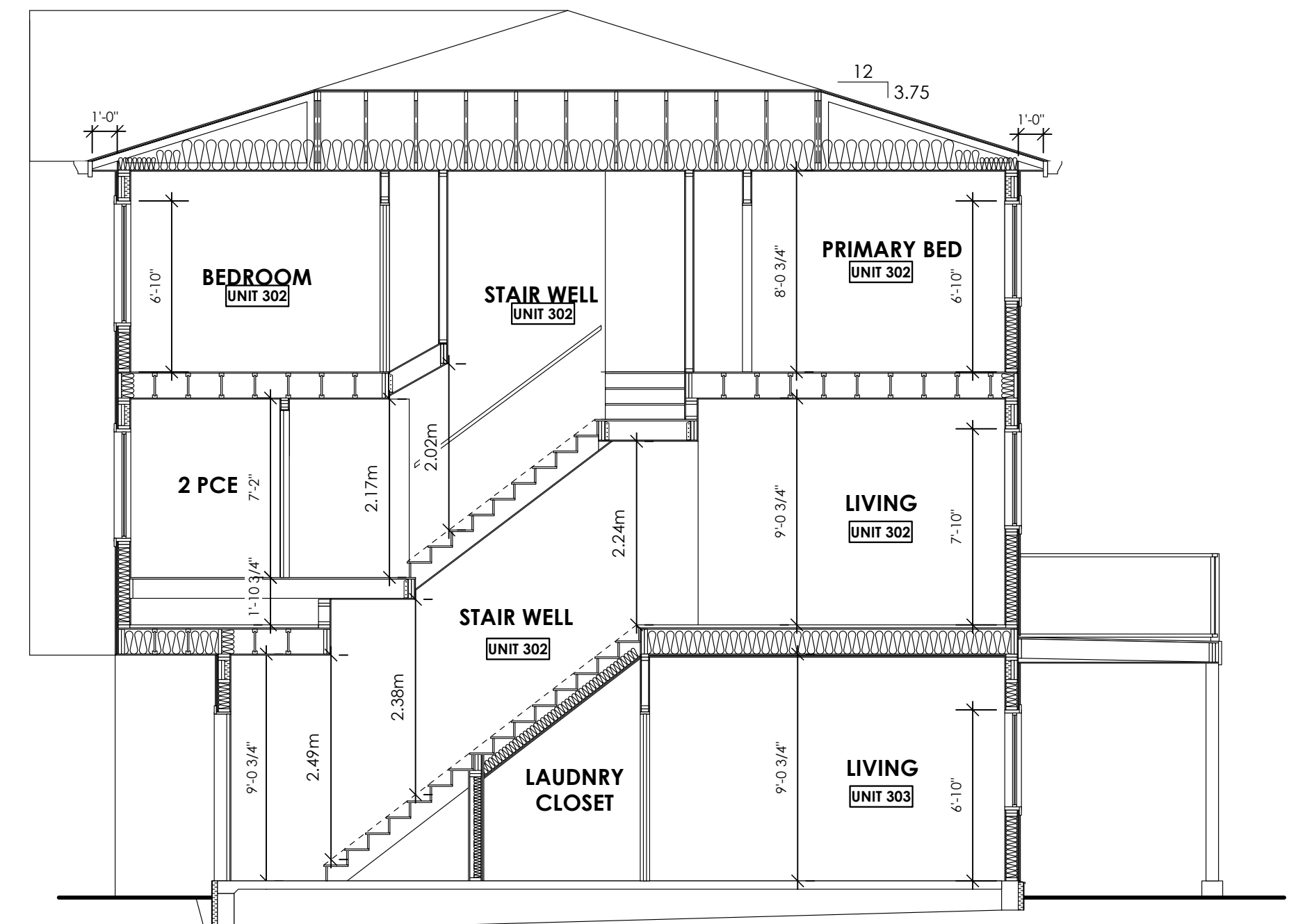


A400 BLOCK 3

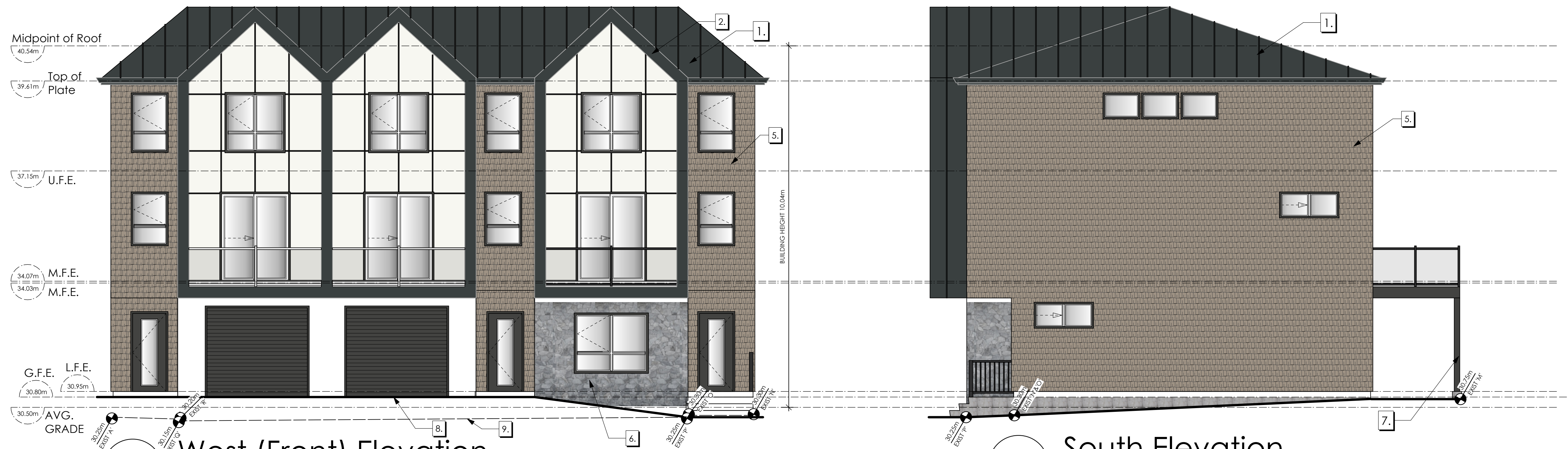


1 Lower Floor Plan
A400 Scale: 3/16" = 1'-0"

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"

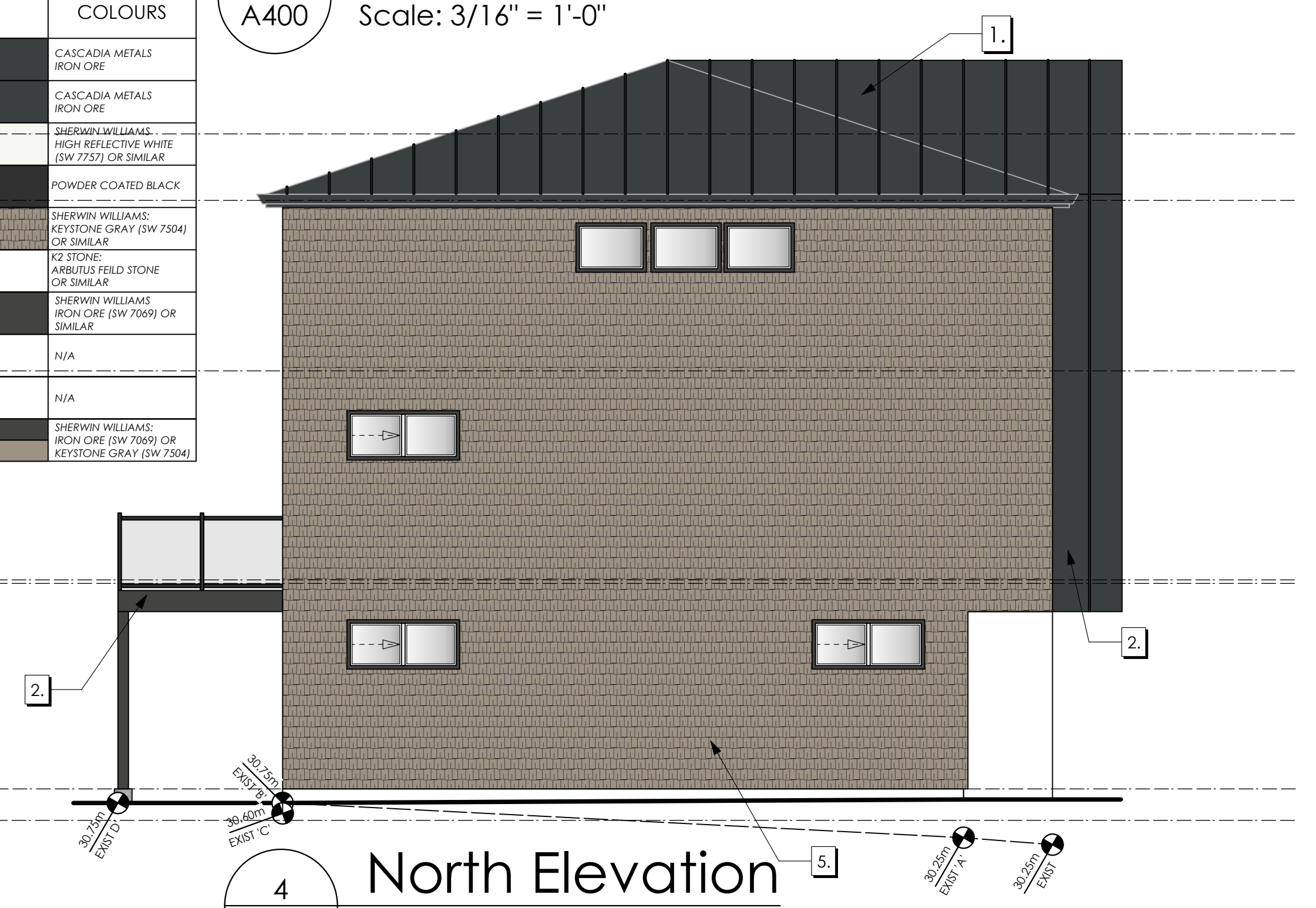


1
A400
West (Front) Elevation
Scale: 3/16" = 1'-0"

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



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



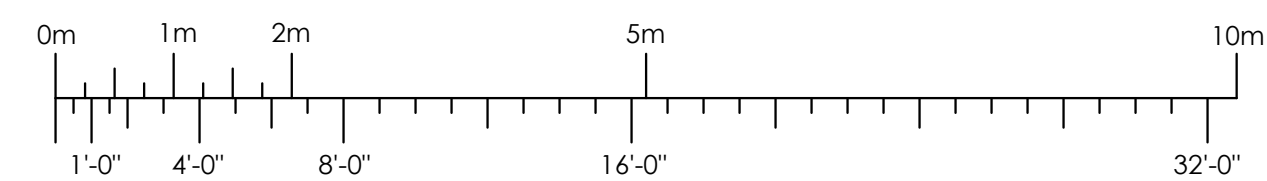
4
A400
North Elevation
Scale: 3/16" = 1'-0"

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

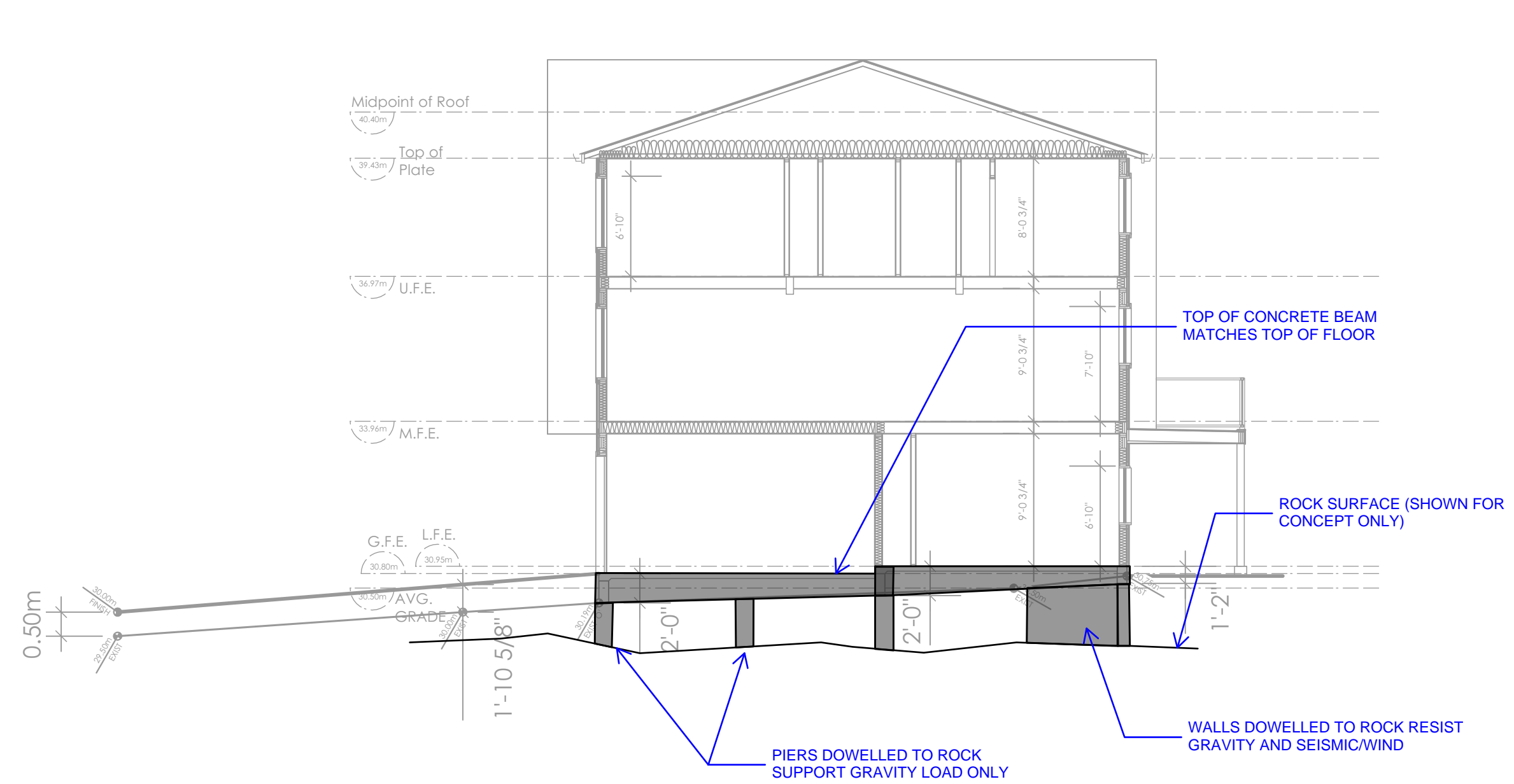
¹ Type of Construction & Cladding Permitted:
A = Combustible
B = Non Combustible



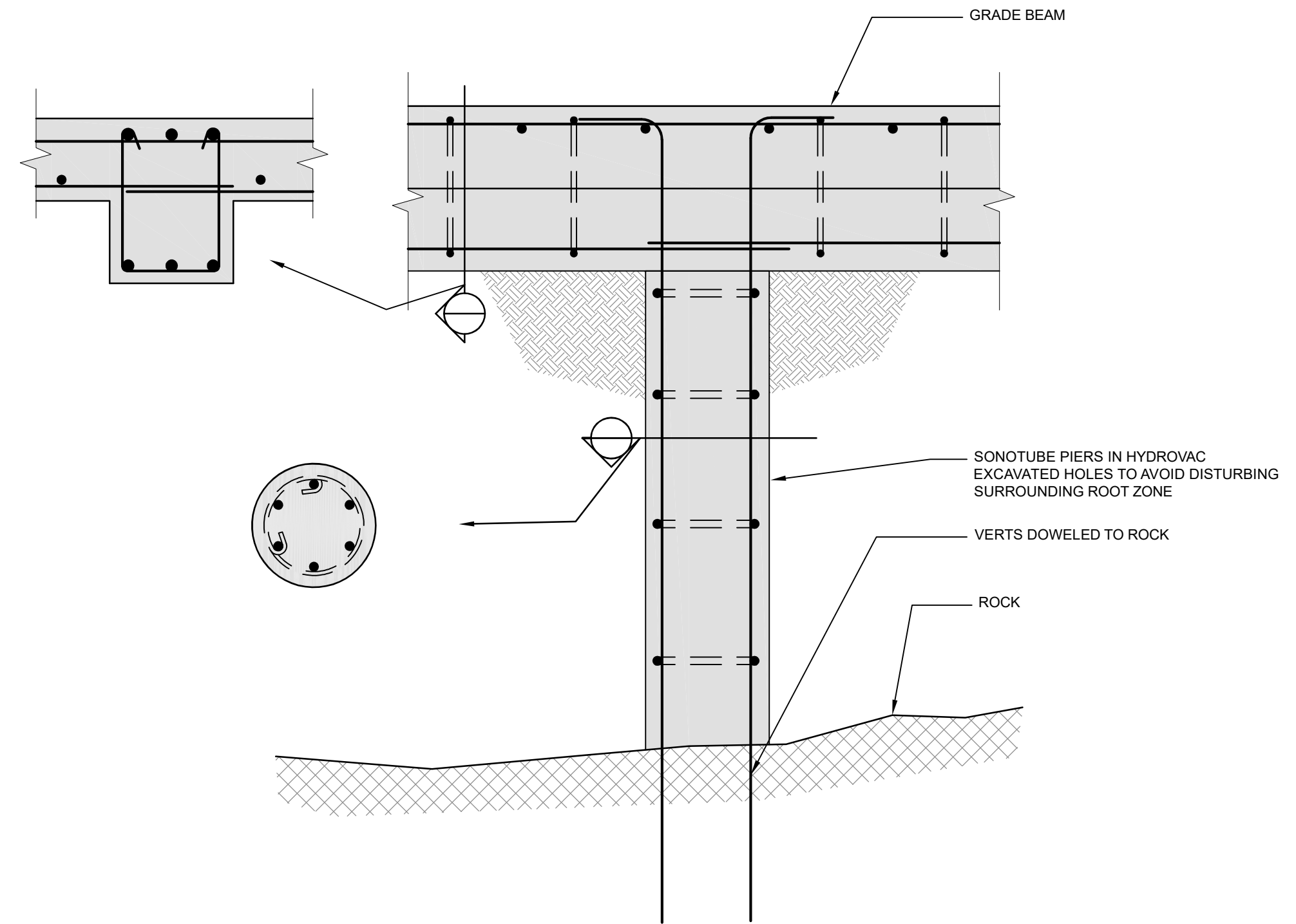
A401

BLOCK 3

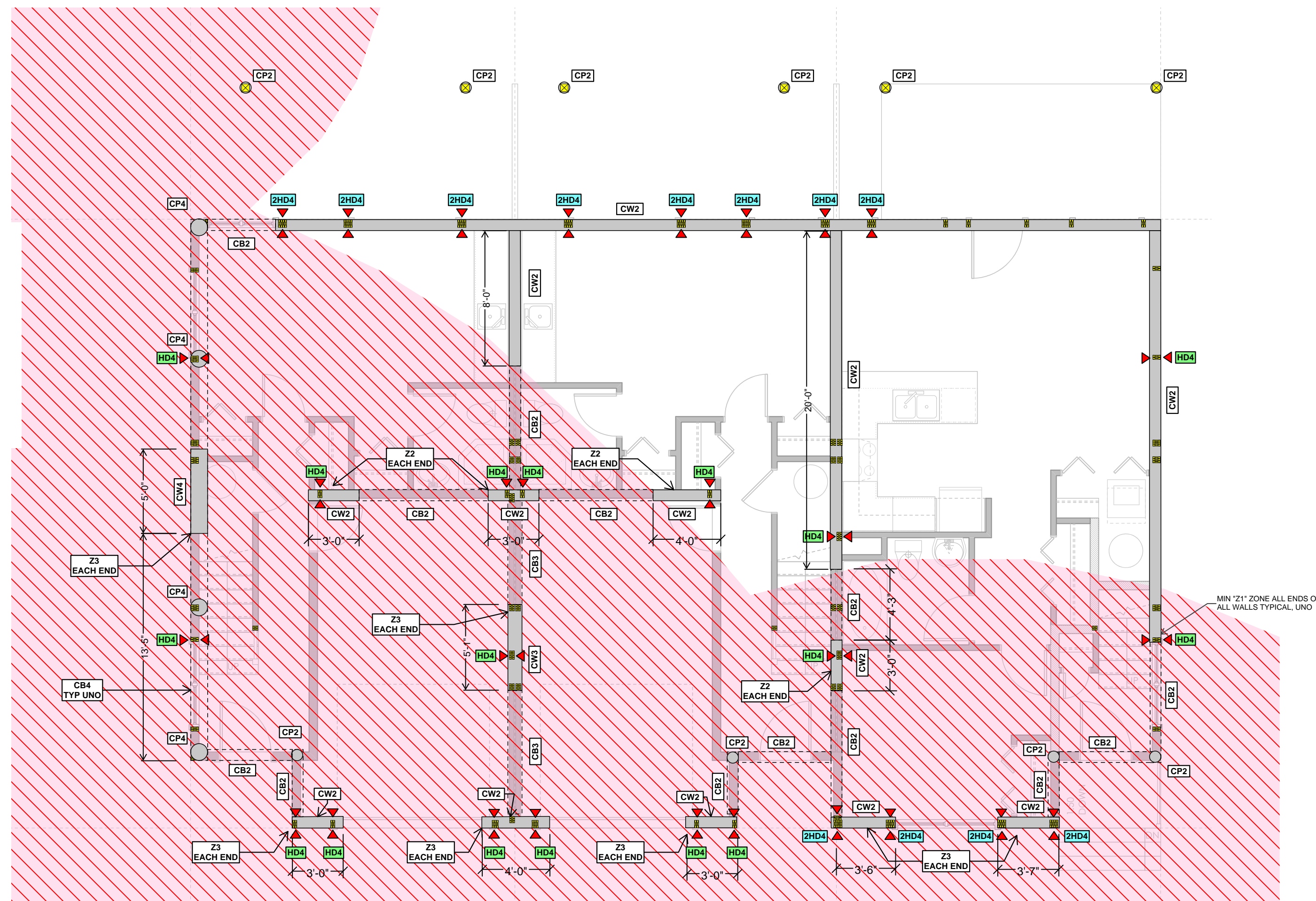
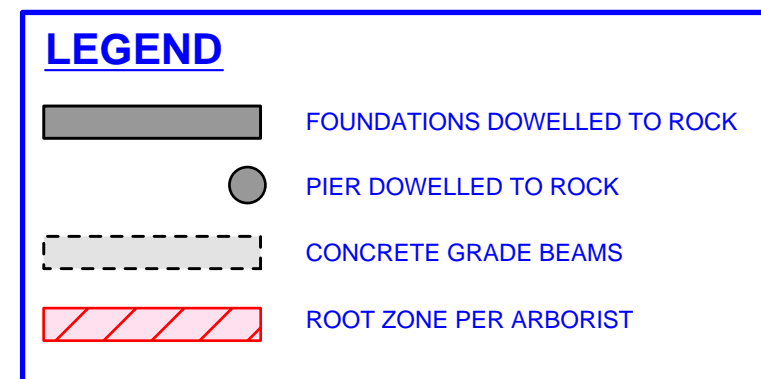
	Michael Jon Moody Principal Architect AIBC, MFAS, LEED A.P. [®]		PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC		PROJECT NO. 2424
	MJM Architect Inc.		FOR GMC Projects Inc.		
	8501, 515 Yates Street, Victoria, BC V8W 1K7 ph: 778.966.8619 email: office@mjmarchitect.ca		DRAWING TITLE Block 3 Elevations	DRAWN BY NCT	SCALE AS NOTED
			CHECKED BY MJM	DATE 2025-08-19	DRAWING NO. A401



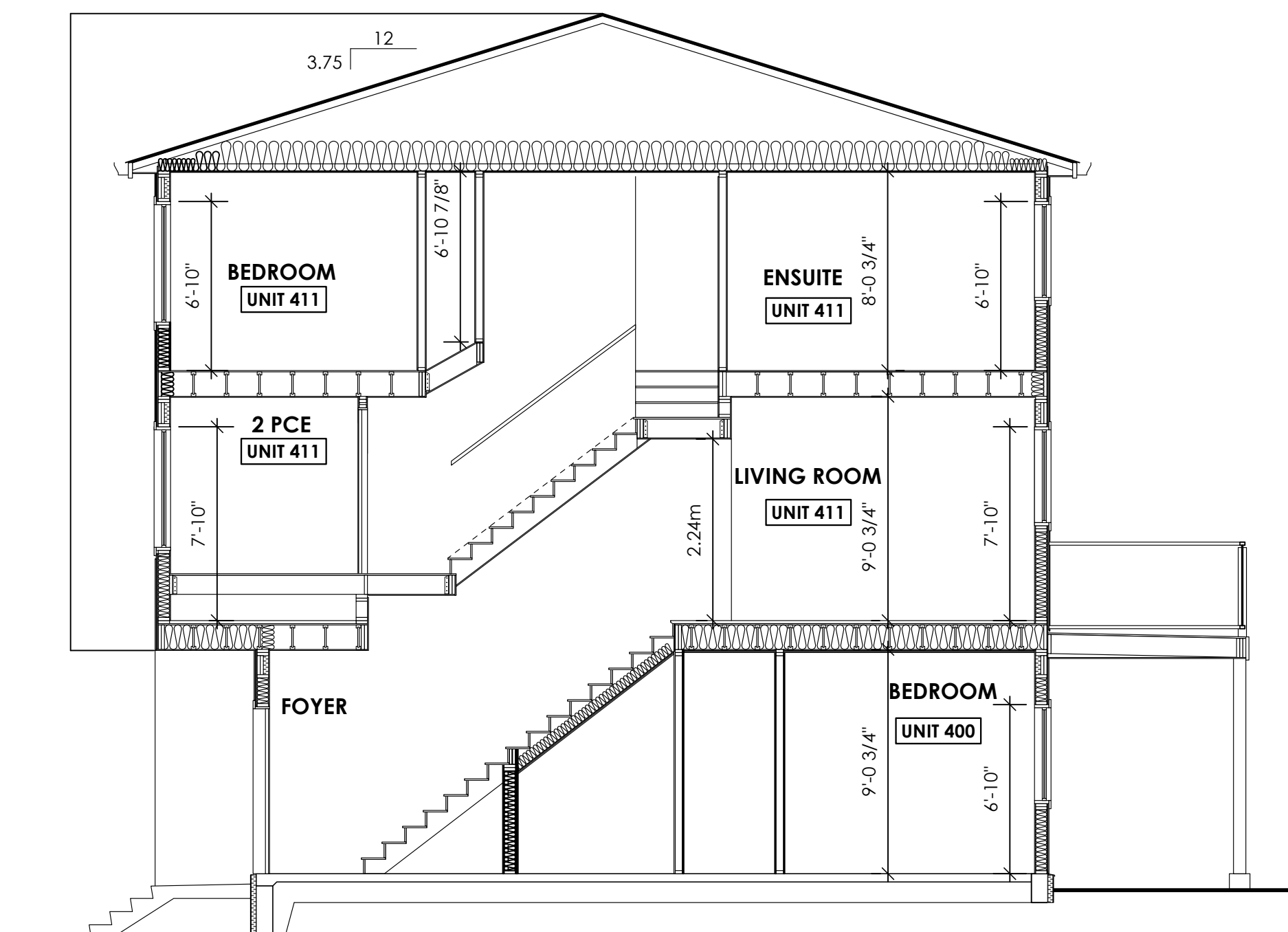
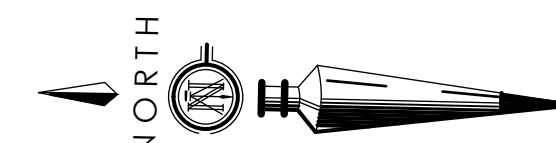
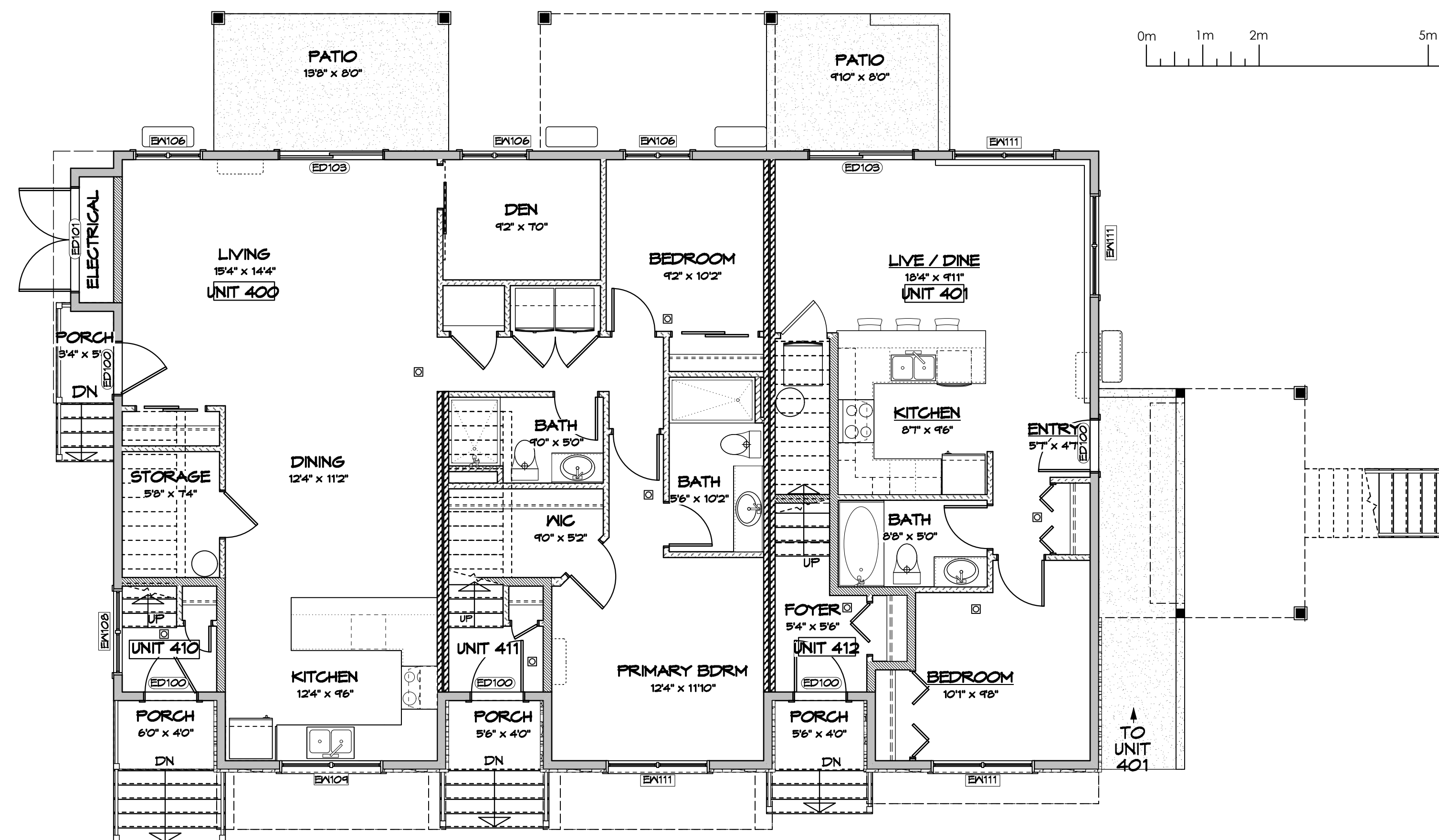
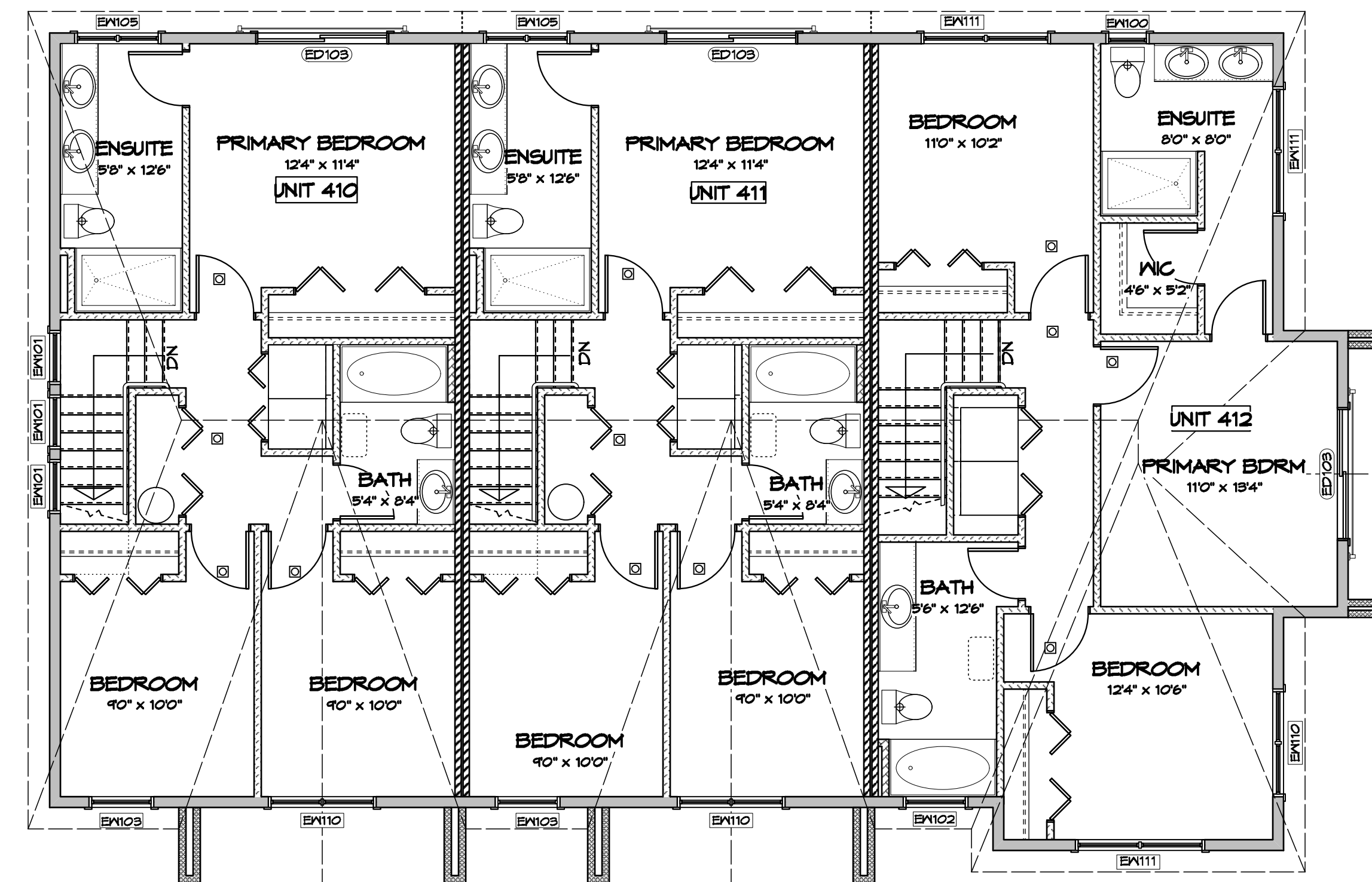
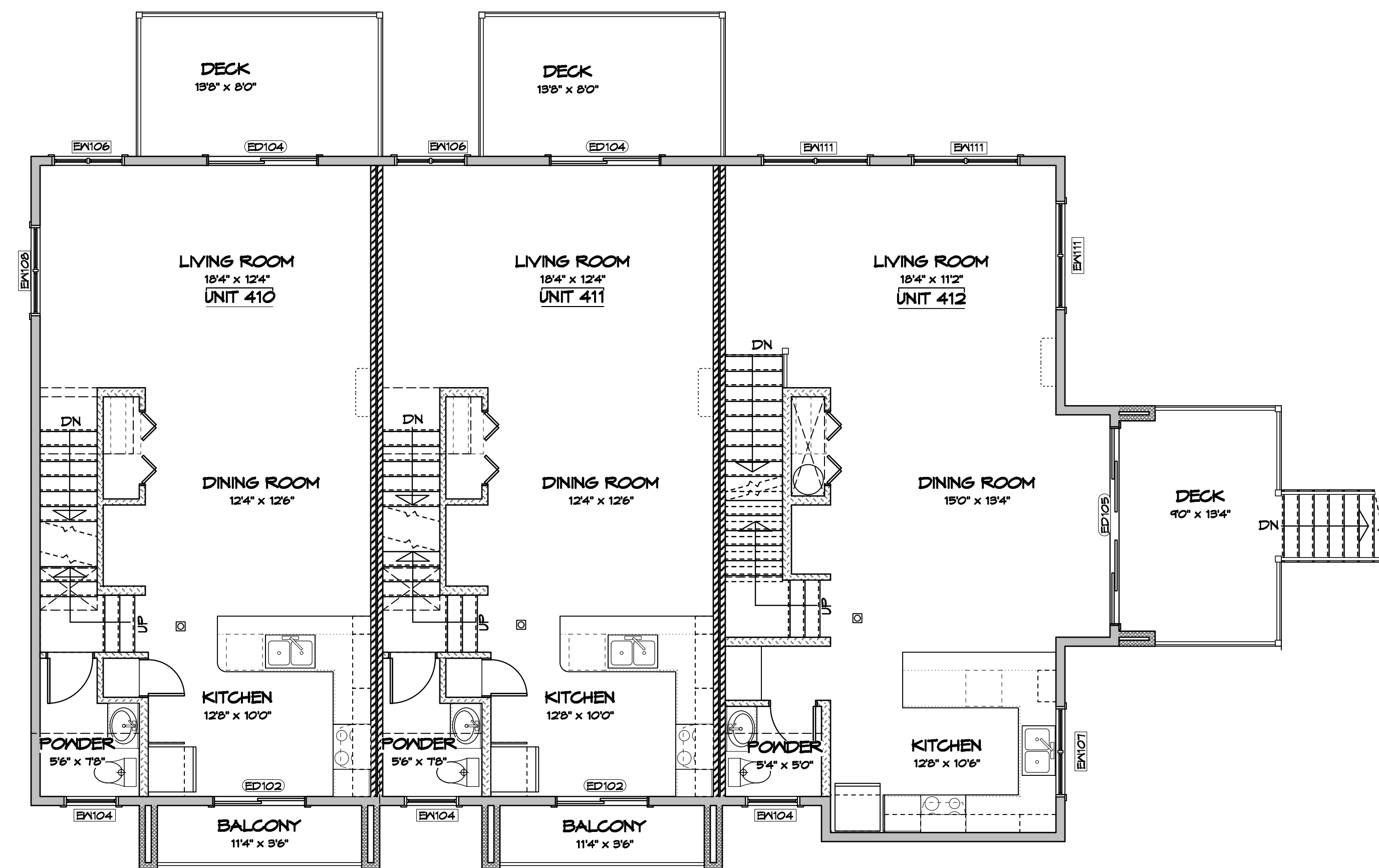
1 SECTION SHOWING FOUNDATIONS
A402 NTS





2 TYPICAL PIER DETAIL
A402 NTS



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



BLOCK 4 FLOOR PLANS

	Michael Jon Moody Principal Architect AIBC, MRAC, LEED A.P. [®]		PROJECT NAME		2424
	DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC		PROJECT NO.		
	GMC Projects Inc.		FOR		
	8301, 515 Yates Street, Victoria, BC V8W 1K7 ph: 778.966.8619 email: office@mjmarchitect.ca		DRAWING TITLE		
	NCT		SCALE		A500
	MJM		DATE		
	AS NOTED		2025-08-19		
			PROJECT NO.		



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 7304) 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 7304)

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	73.95	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

Michael Jon Moody | Principal | Architect
AIBC, MRAC, LEED AP®

MJM Architect Inc.
4801, 5th Floor
Victoria, BC V8V 1K7
ph: 778.966.8619
email: office@mjmarchitect.ca

PROJECT NAME
DDP - Multi-Family
515 Foul Bay Rd, Victoria, BC

FOR
GMC Projects Inc.

DRAWING TITLE
Block 4 Elevations

DRAWN BY
NCT

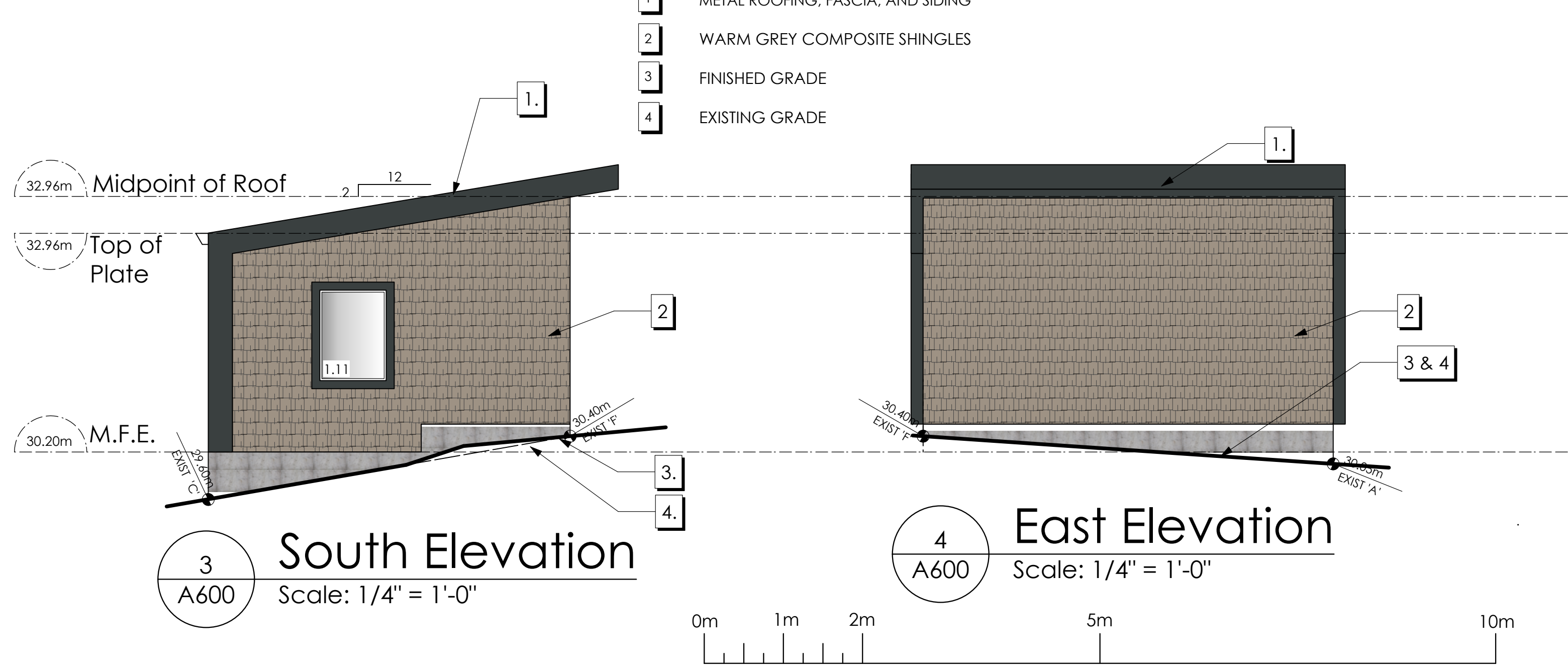
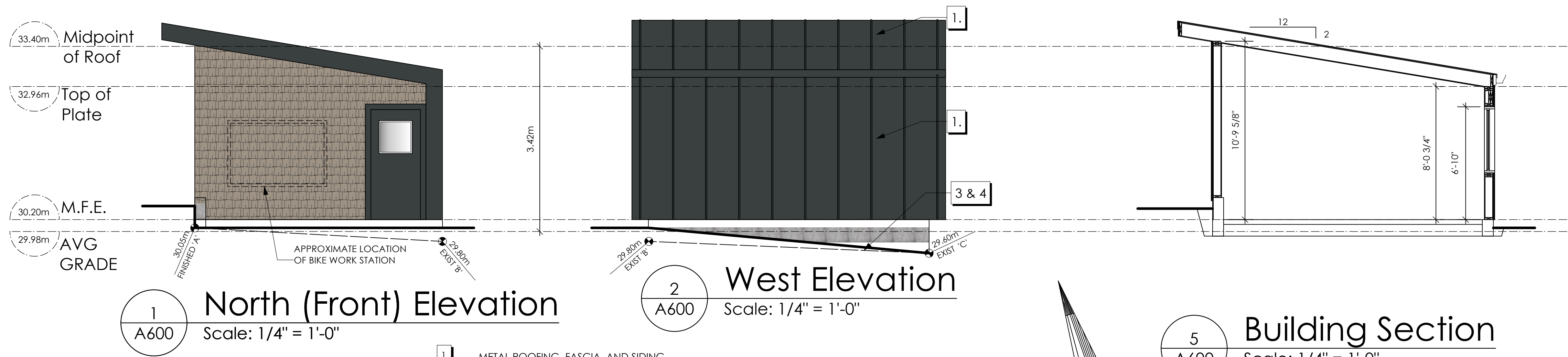
CHECKED BY
MJM

SCALE
AS NOTED

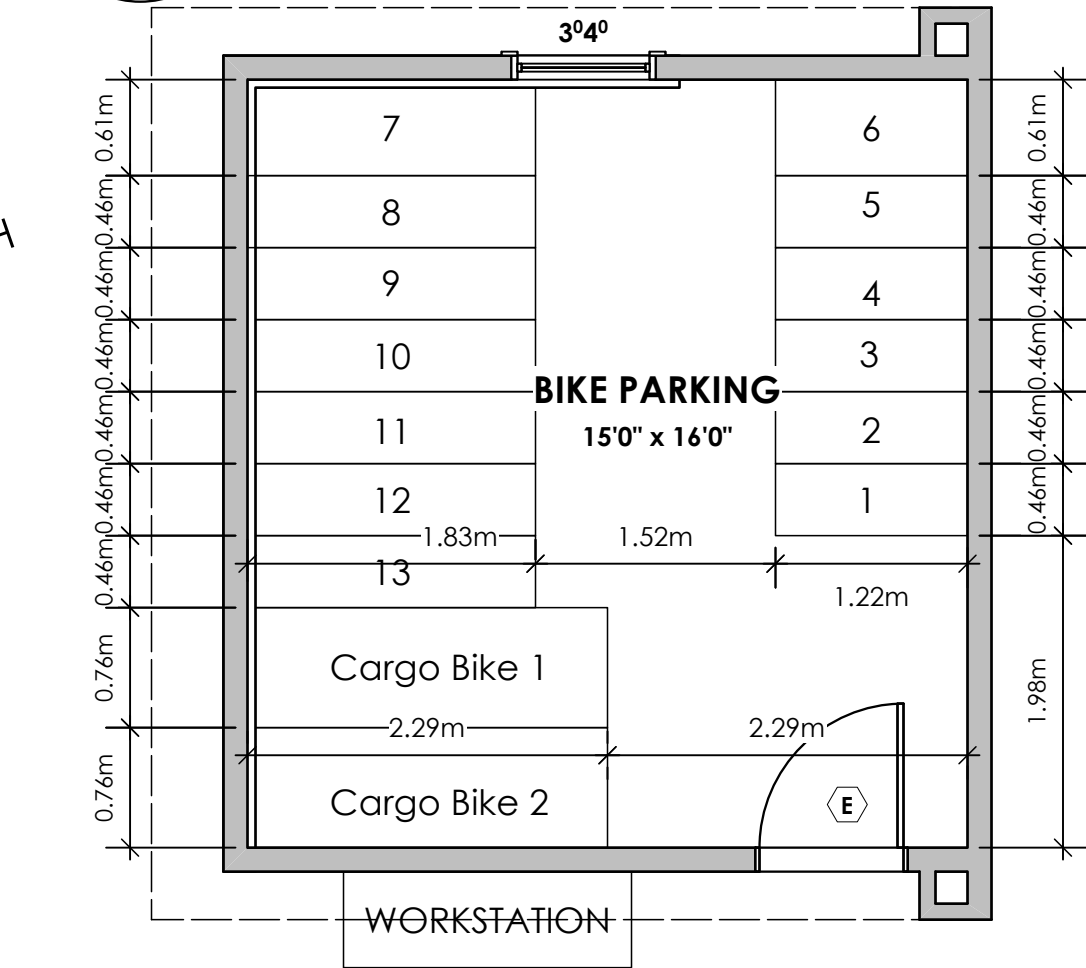
DATE
2025-08-19

PROJECT NO.
2424

DRAWING NO.
A501



5 Building Section
A600 Scale: 1/4" = 1'-0"



6 Main Floor Plan
A600 Scale: 1/4" = 1'-0"
Unit 200: 240.00 sq.ft. (22.30 sq.m.)

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")

A600 Bike Parking

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	Common Name	Size
Acer circinatum	Vine Maple	2m ht.
Acer macrophyllum	Big Leaf Maple	6cm cal. (Single Stem)
Cornus nuttallii	Pacific Dogwood	6cm cal.
Quercus garryana	Garry Oak	6cm cal.

Large Shrubs

Total: 141

Botanical Name	Common Name	Size
Hydrangea Quercifolia	Oak Leaf Hydrangea	#5 pot
Mahonia aquifolium	Tail Oregon Grape	#5 pot
Oemleria cerasiformis	Indian Plum	#5 pot
Rhododendron macrophyllum	Pacific Rhododendron	#5 pot
Ribes sanguineum	Red Flowering Currant	#5 pot

Medium Shrubs

Total: 51

Botanical Name	Common Name	Size
Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#3 pot
Rosa rugosa	Saltspray Rose	#3 pot
Symphoricarpos albus	Snowberry	#3 pot

Small Shrubs

Total: 198

Botanical Name	Common Name	Size
Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
Gaultheria shallon	Salal	#1 pot
Mahonia nervosa	Low Oregon Grape	#1 pot

Perennials, Annuals and Ferns

Total: 176

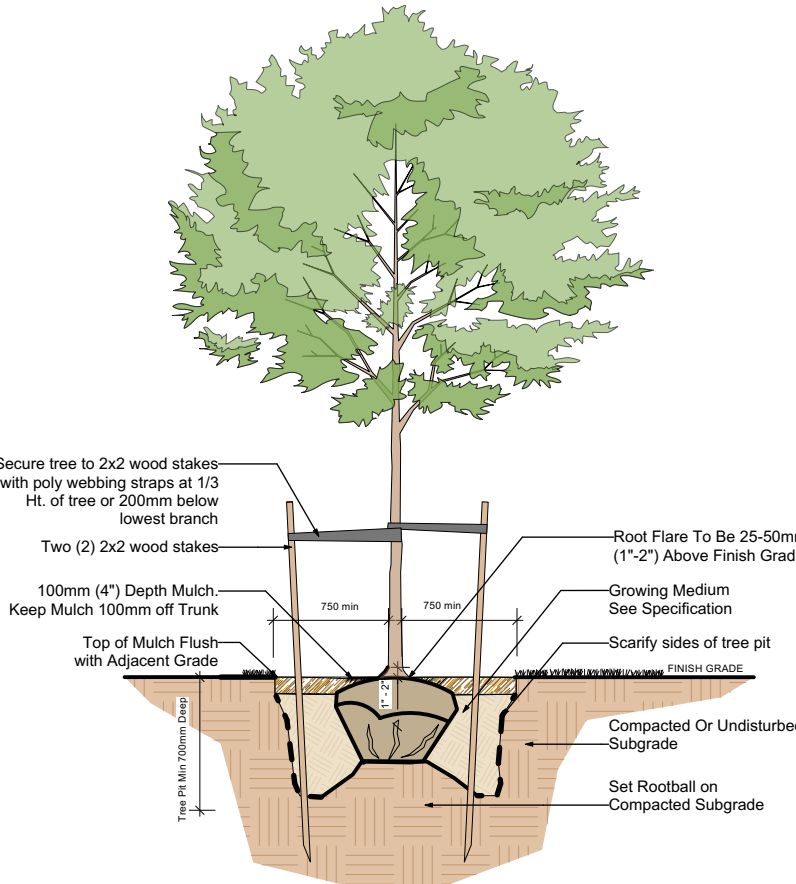
Botanical Name	Common Name	Size
Blechnum spicant	Deer Fern	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Polystichum munitum	Sword Fern	#1 pot

Groundcovers

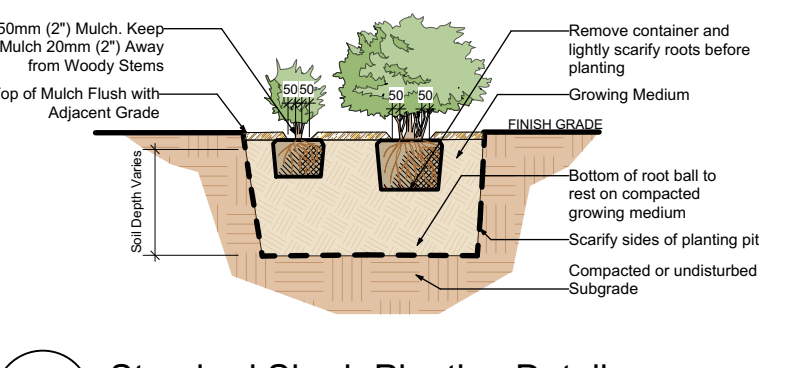
ID	Quantity	Botanical Name	Common Name	Size
GaSh	9	Gaultheria shallon	Salal	#1 pot

Notes:

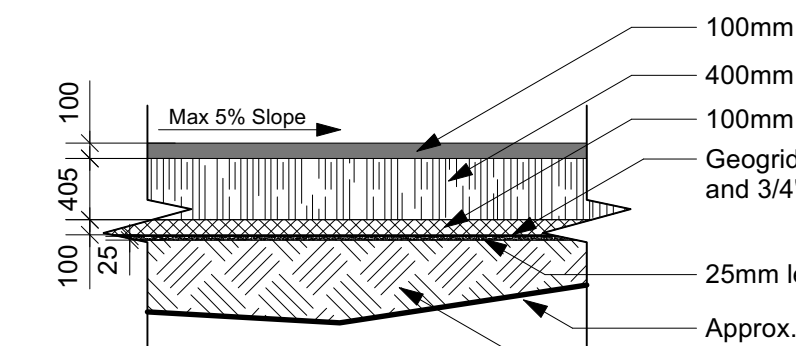
1. All work to be completed to current Canadian Landscape Standards
2. All soft landscape to be fully and sufficiently irrigated during establishment to ensure plant survival



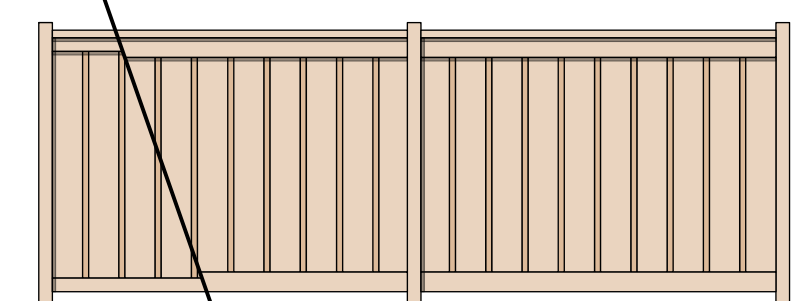
4 Standard Tree Planting Detail Scale: 1:50



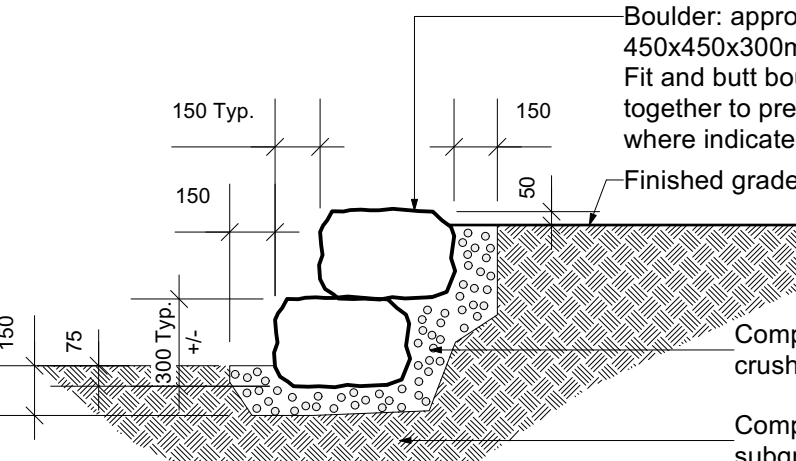
5 Standard Shrub Planting Detail Scale: 1:50



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

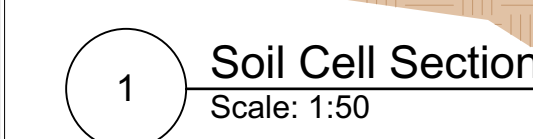
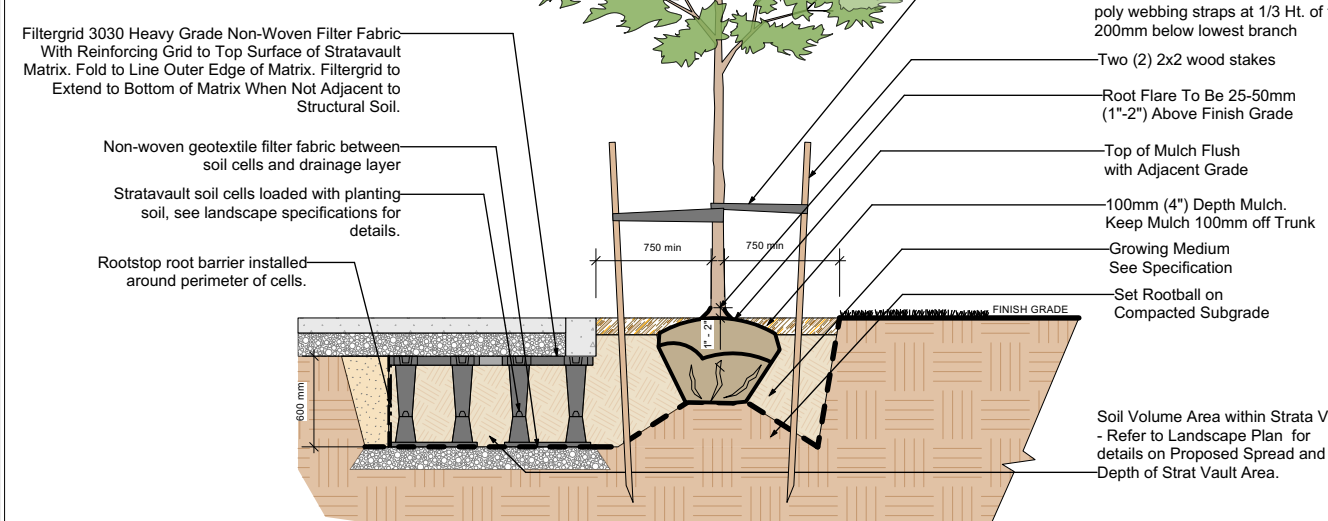


515 Foul Bay Road | Landscape Concept Plan

GSA Tree ID	Common Name	DBH (cm)	P2% (m)	Structural Condition	Health	Location	Retention Suitability	Species Resilience	Regulatory Status	Action	Rationale/Comments
ON-SITE BRYAN-PROTECTED TREES											
1	Big Leaf Maple	38	6	fair	fair	ON-SITE	UNUSABLE	fair	Protected	REMOVE	Conflicts with new construction
1A	Plum	14	6	poor	fair	ON-SITE	UNUSABLE	fair	Protected	REMOVE	Conflicts with new construction
2	Garry oak	52	6	poor	poor	ON-SITE	UNUSABLE	poor	Protected	REMOVE	Conflicts with new construction
6	Plum	52	6	fair	poor	ON-SITE	UNUSABLE	fair	Protected	REMOVE	Conflicts with new drive, across or parking
7	Garry oak	42	6	poor	poor	ON-SITE	UNUSABLE	poor	Protected	REMOVE	Conflicts with new drive, across or parking
12	Garry oak	12	4	poor	poor	ON-SITE	UNUSABLE	poor	Protected	REMOVE	Conflicts with new drive, across or parking
13	Sycamore maple	51	6	good	good	ON-SITE	SUITABLE	good	Protected	RETAIN	None
18 (B)	Garry oak	52	6	poor	poor	ON-SITE	UNUSABLE	poor	Protected	REMOVE	Conflicts with new construction
	Garry oak	32	6	fair	fair	ON-SITE	SUITABLE	fair	Protected	RETAIN	None
	Garry oak	52	6	poor	poor	ON-SITE	UNUSABLE	poor	Protected	REMOVE	Conflicts with new construction
	Garry oak	87	8	fair	fair	ON-SITE	SUITABLE	fair	Protected	REMOVE	Conflicts with new construction
	Garry oak	87	8	fair	fair	ON-SITE	SUITABLE	fair	Protected	REMOVE	Heavy sub transverse bar
18A	Sycamore maple	50	4	dead	dead	ON-SITE	UNUSABLE	good	Protected	REMOVE	Dead
19	Garry oak	62	6	fair	fair	ON-SITE	SUITABLE	poor	Protected	RETAIN	Stems close attachment with incised bark
20	Achilles	12	16	good	good	ON-SITE	SUITABLE	poor	Protected	RETAIN	Specimen tree. 135 cm. db. at soil interface
21	Garry oak	36	5	fair	fair	ON-SITE	SUITABLE	fair	Protected	RETAIN	Extensive surface rotting around base
22	Plum	32	5	fair	fair	ON-SITE	UNUSABLE	fair	Protected	RETAIN	None
23	Garry oak	52	6	good	good	ON-SITE	SUITABLE	poor	Protected	REMOVE	Conflicts with new construction
24	Garry oak	71	9	good	good	ON-SITE	SUITABLE	fair	Protected	REMOVE	Conflicts with new construction
25	Garry oak	75	9	poor	poor	ON-SITE	UNUSABLE	poor	Protected	REMOVE	Conflicts with new construction
26	Garry oak	73	9	good	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	None
27	Garry oak	73	9	good	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	None
28	Garry oak	105	14	fair	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	Conflicts with new construction
29	Grainell spade	49	8	good	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	Close to main structure
30	Garry oak	44	8	poor	poor	ON-SITE	UNUSABLE	poor	Protected	REMOVE	Conflicts with new construction
38	Garry oak	69	7	fair	fair	ON-SITE	SUITABLE	fair	Protected	REMOVE	Conflicts with new construction
39	English holly	62	6	poor	poor	ON-SITE	UNUSABLE	poor	Protected	REMOVE	Conflicts with new construction
40	English holly	55	4	good	good	ON-SITE	SUITABLE	good	Protected	REMOVE	Conflicts with new construction
41	Garry oak	62	6	fair	fair	ON-SITE	SUITABLE	poor	Protected	RETAIN	None
49	Lahurum	45	4	poor	poor	ON-SITE	UNUSABLE	fair	Protected	REMOVE	None
58	English holly	38	3	fair	fair	ON-SITE	SUITABLE	poor	Protected	RETAIN	None
60	English holly	38	3	fair	fair	ON-SITE	UNUSABLE	good	Protected	REMOVE	Conflicts with new construction
70	Sycamore maple	52	6	poor	poor	ON-SITE	UNUSABLE	poor	Protected	REMOVE	Poor condition, invasive sp. Biga conflict
73	English Laurel	30	3	fair	good	ON-SITE	SUITABLE	poor	Protected	REMOVE	Poor condition, invasive sp. Biga conflict
101	Lahurum	34	3	poor	poor	ON-SITE	UNUSABLE	fair	Protected	REMOVE	Poor condition, conflicts with new construction
102	Western Red cedar	31	3	poor	poor	ON-SITE	UNUSABLE	poor	Protected	REMOVE	Conflicts with new construction
103	Western Red cedar	31	3	poor	poor	ON-SITE	SUITABLE	poor	Protected	REMOVE	Conflicts with new construction
104	English holly	43	4	poor	poor	ON-SITE	UNUSABLE	poor	Protected	REMOVE	Conflicts with new construction
108	English Laurel	43	3	poor	poor	ON-SITE	SUITABLE	poor	Protected	RETAIN	10 - 15 stems ranging in dbh from 10 - 24cm
109	Plum	40	6	poor	poor	ON-SITE	UNUSABLE	fair	Protected	REMOVE	Poor condition, invasive sp.
110	English holly	60	4	poor	poor	ON-SITE	UNUSABLE	poor	Protected	REMOVE	Poor condition, invasive sp.
113	English laurel	62	4	poor	poor	ON-SITE	SUITABLE	poor	Protected	RETAIN	8 leaders, open db.
114											

21 (US)	Monterey cypress	48	7	good	good	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Off-site tree - no tag
22 (US)	Western Red cedar	118	10	fair	good	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Off-site tree - no tag
43 (US)	Western Red cedar	35	6	fair	fair	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Off-site tree - no tag
51 (US-OR)	English holly	12	1	fair	fair	OFF-SITE	UNSATURABLE	good	Unprotected	REPAIR	Provides screening
52 (US-OR)	English holly	12	1	fair	fair	OFF-SITE	UNSATURABLE	good	Unprotected	REPAIR	Provides screening
61 (US)	English holly	46	4	fair	good	OFF-SITE	UNSATURABLE	poor	Protected	RETAIN	Provides screening
62 (US)	Portuguese laurel	67	6	fair	good	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Off-site tree - no tag
63 (US)	Portuguese laurel	67	6	fair	fair	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Off-site tree - no tag
64 (US)	Portuguese laurel	67	6	fair	good	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Off-site tree - no tag
72 (US-OR)	Western Red cedar	32	4	good	good	OFF-SITE	SUITABLE	fair	Protected	RETAIN	Unprotected
73 (US-OR)	Western Red cedar	32	4	good	good	OFF-SITE	SUITABLE	fair	Protected	RETAIN	Unprotected
74 (US-OR)	Western Red cedar	32	4	good	good	OFF-SITE	SUITABLE	fair	Protected	RETAIN	Unprotected
75 (US)	Lawson cypress	58	8	fair	fair	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Unprotected
76 (US)	Lawson cypress	58	8	fair	fair	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Unprotected
78a (US-US)	Red cedar hedge	50	4	good	good	OFF-SITE	SUITABLE	poor	Unprotected	RETAIN	Row of 4 trees, 5 - 20cm dbh
78b (US-US)	Red cedar hedge	50	4	good	good	OFF-SITE	SUITABLE	poor	Unprotected	RETAIN	Row of 4 trees, 5 - 20cm dbh
90 (US-OR)	Douglas fir	17	2	good	good	OFF-SITE	SUITABLE	fair	Unprotected	RETAIN	Unprotected
96 (US)	Western Red cedar	96	14	good	good	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Off-site tree - no tag
101 (US)	Garay oak	20	3	fair	good	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Off-site tree - no tag
106 (US)	Western Red cedar	26	3	fair	fair	OFF-SITE	SUITABLE	poor	Unprotected	RETAIN	Off-site tree - no tag
107 (US)	Western Red cedar	26	3	fair	fair	OFF-SITE	SUITABLE	poor	Unprotected	RETAIN	Off-site tree - no tag
110 (US)	Western Red cedar	24	3	fair	fair	OFF-SITE	SUITABLE	poor	Unprotected	RETAIN	Off-site tree - no tag
111 (US)	Western Red cedar	24	3	fair	fair	OFF-SITE	SUITABLE	poor	Unprotected	RETAIN	Off-site tree - no tag
112 (US)	Western Red cedar	29	4	fair	poor	OFF-SITE	SUITABLE	poor	Unprotected	RETAIN	Off-site tree - no tag
113 (US)	Garay oak	20	3	fair	good	OFF-SITE	UNSATURABLE	poor	Protected	RETAIN	Off-site tree - no tag
114 (US)	Blue Alder	42	5	fair	good	OFF-SITE	SUITABLE	good	Protected	RETAIN	Unprotected
115 (US)	Blue Alder	78	5	fair	good	OFF-SITE	SUITABLE	good	Protected	RETAIN	Unprotected

COVARIANT AREA TREES											
11	Garay oak	20	1	good	good	COVARIANT AREA	SUITABLE	fair	Protected	RETAIN	Under utility lines
12	Garay oak	20	3	fair	good	COVARIANT AREA	SUITABLE	fair	Protected	RETAIN	Under utility lines
31	Garay oak	91	19	fair	poor	COVARIANT AREA	SUITABLE	fair	Protected	RETAIN	Under utility lines
32	Garay oak	75	7	fair	poor	COVARIANT AREA	SUITABLE	fair	Protected	RETAIN	Under utility lines
33	Garay oak	16	2	fair	fair	COVARIANT AREA	SUITABLE	fair	Protected	RETAIN	Under utility lines
34	Garay oak	21	3	fair	poor	COVARIANT AREA	SUITABLE	fair	Protected	RETAIN	Under utility lines
35	Yellow walnut	30	5	poor	fair	COVARIANT AREA	SUITABLE	poor	Protected	RETAIN	Under utility lines
36	Garay oak	14	1	fair	fair	COVARIANT AREA	SUITABLE	poor	Protected	RETAIN	Under utility lines
37	Garay oak	50	9	good	good	COVARIANT AREA	SUITABLE	fair	Protected	RETAIN	Under utility lines
40	Pear	60	10	poor	poor	COVARIANT AREA	UNSATURABLE	poor	Protected	RETAIN	Under utility lines
41	Slipa spruce	55	7	good	good	COVARIANT AREA	SUITABLE	good	Protected	RETAIN	Under utility lines
42	Western Red cedar	10	1	poor	poor	COVARIANT AREA	UNSATURABLE	poor	Protected	RETAIN	Under utility lines
43 (BT)	Western Red cedar	68	10	good	good	COVARIANT AREA (BOUNDARY)	SUITABLE	poor	Protected	RETAIN	Boundary line
44 (BT)	Western Red cedar	78	12	good	good	COVARIANT AREA (BOUNDARY)	SUITABLE	poor	Protected	RETAIN	Boundary line
45	Western Red cedar	40	6	dead snag	dead	COVARIANT AREA	UNSATURABLE	poor	Protected	RETAIN	No action need at this time
46	Western Red cedar	101	13	fair	poor	COVARIANT AREA	UNSATURABLE	poor	Protected	RETAIN	In decline
47	Garay oak	22	3	fair	good	COVARIANT AREA	SUITABLE	fair	Protected	RETAIN	Under utility lines
48	Monterey cypress	48	7	good	good	COVARIANT AREA	SUITABLE	poor	Protected	RETAIN	Provides tree species
49	English hazelnut	7	2	poor	poor	COVARIANT AREA	UNSATURABLE	poor	Unprotected	REMOV	Provides tree species
50	English hazelnut	7	2	poor	poor	COVARIANT AREA	UNSATURABLE	poor	Unprotected	REMOV	Provides tree species
51	English hazelnut	7	2	poor	poor	COVARIANT AREA	UNSATURABLE	poor	Unprotected	REMOV	Provides tree species
52	English hazelnut	7	2	poor	poor	COVARIANT AREA	UNSATURABLE	poor	Unprotected	REMOV	Provides tree species
100 (US)	Lambert	23	3	fair	poor	COVARIANT AREA	SUITABLE	fair	Unprotected	RETAIN	Unprotected
101 (US)	Lambert	24	3	fair	poor	COVARIANT AREA	SUITABLE	fair	Unprotected	RETAIN	Unprotected
102 (US)	English holly	13	1	fair	fair	COVARIANT AREA	SUITABLE	fair	Unprotected	RETAIN	Unprotected
103 (US)	Lambert	23	3	fair	poor	COVARIANT AREA	SUITABLE	fair	Unprotected	RETAIN	Unprotected
104 (US)	Lambert	23	3	fair	poor	COVARIANT AREA	SUITABLE	fair	Unprotected	RETAIN	Unprotected
105 (US)	Lambert	8	3	poor	poor	COVARIANT AREA	SUITABLE	fair	Unprotected	RETAIN	Unprotected



SOIL VOLUME TABLE

				Replacement Trees Proposed			Soil Volume Required (m³)			
Planting Area ID	Area (m2)	Soil volume multiplier*	A. Estimated soil volume	B. #Small	C. # Medium	D. #Large	E. Small	F. Medium	G. Large	Total **
Onsite										
PL AREA #1	45.0	1.0	45.0		1	1		15.0	30.0	45.0
PL AREA #2	21.8	0.92	20.0		1			20.0		20.0
PL AREA #3	20.0	1.0	20.0		1			20.0		20.0
PL AREA #4	45.0	1.0	45.0		3			45.0		45.0
PL AREA #5	20.0	1.0	20.0		1			20.0		20.0
PL AREA #6	45.0	1.0	45.0		1	1		15.0	30.0	45.0
PL AREA #7	90.0	1.0	75.0		1	2		15.0	60.0	75.0
PL AREA #8	30.0	1.0	30.0		2			30.0		30.0
PL AREA #9	20.0	1.0	20.0		1			20.0		20.0
PL AREA #10	35.0	1.0	35.0			1			35.0	35.0
PL AREA #11	45.0	1.0	45.0		3			45.0		45.0
PL AREA #12	30.0	1.0	30.0		2			30.0		30.0
PL AREA #13	60.0	1.0	60.0			2			60.0	60.0
PL AREA #14	45.0	1.0	45.0		1	1		15.0	30.0	45.0
PL AREA #15	65.3	0.92	60.0			2			60.0	60.0
Calculation Instructions							E	F	G	Total
Calculation							If B=1, Bx8 If B=1, Cx15	If C=1, Cx20 If C>1, Cx15	If D=1, Dx35 If D>1, Dx15	E+F+G

* On ground (excluding exposed bedrock): use 1, On structure: use depth of soil, On soil cells: use 0.92, On structural soil: use 0.2

TREE IMPACT SUMMARY TABLE			
	Count	Multiplier	Total
ONSITE Replacement tree requirement			
A. Protected trees removed	28	X 1	28
B. Replacement trees proposed (Schedule E, Part 1)	28	X 1	28
C. Replacement trees proposed (Schedule E, Part 2)	0	X 0.5	0
D. Replacement trees proposed (Schedule E, Part 3)	N/A	X 1	0
E. Total replacement trees proposed (B+C+D) <i>Rounded down to whole number.</i>			28
F. Replacement tree deficit (A-E) <i>Record 0 for negative number.</i>			0
G. Tree Minimum on lot (Area = 4,896 m ²)			24
ONSITE Minimum trees per lot requirement			
H. Protected trees retained (not Specimen trees, not dead)	33	X 1	33
I. Specimen trees retained	2	X 3	6
J. Tree per lot deficit $(- (B+C+H+I))$ <i>Record 0 for negative number. [24-(20+2+33+6)]</i>			0
Cash-in-lieu requirement			
P. Onsite replacement trees proposed for cash-in-lieu			0
Q. Offsite required trees	0	0	0
R. Cash-in-lieu proposed $((P+Q) \times \$2000)$			\$0

FREE DELIVERY

TREE PIT LEGEND

TP23-01: Bedrock @ 1.7M depth

TP23-02: Bedrock @ 1.2M depth

TP23-03: Bedrock @ 1.6M depth

TP23-04: Bedrock @ 0.2M depth

TP23-05: Bedrock @ 1.1M depth

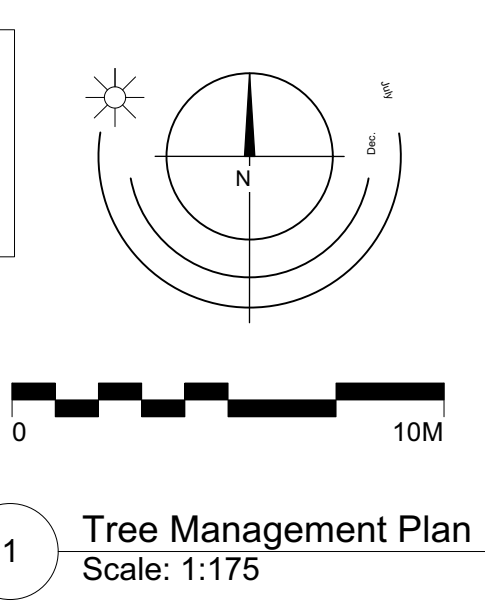
TP23-06: Bedrock @ 1.6M depth

33 TOTAL ON-SITE TREES
28 BYLAW REPLACEMENT
5 NON-BYLAW REPLACEMENT

REPLACEMENT TREE LIST

- #1 Garry Oak (L 1:1)
- #2 Garry Oak (L 1:1)
- #3 Garry Oak (L 1:1)
- #4 Yellowbird Magnolia (M 1:1)
- #5 Yellowbird Magnolia (M 1:1)
- #6 Yellowbird Magnolia (M 1:1)
- #7 Golden Locust (M 1:1)
- #8 Pacific Dogwood (M 1:1)
- #9 Pacific Dogwood (M 1:1)
- #10 Big Leaf Maple (M 1:1)
- #11 Pacific Dogwood (M 1:1)
- #12 Pacific Dogwood (M 1:1)
- #13 Garry Oak (L 1:1)
- #14 Pacific Dogwood (M 1:1)
- #15 Garry Oak (L 1:1)
- #16 Pacific Dogwood (M 1:1)
- #17 Pacific Dogwood (M 1:1)
- #18 Garry Oak (L 1:1)
- #19 Pacific Dogwood (M 1:1)
- #20 Pacific Dogwood (M 1:1)
- #21 Pacific Dogwood (M 1:1)
- #22 Garry Oak (L 1:1)
- #23 Garry Oak (L 1:1)
- #24 Pacific Dogwood (M 1:1)
- #25 Pacific Dogwood (M 1:1)
- #26 Golden Locust (M 1:1)
- #27 Garry Oak (L 1:1)
- #28 Pacific Dogwood (M 1:1)

NOTE
The Landscape Architect or Project Arborist must confirm installation of soil cells with photographic documentation in compliance with the Landscape 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 ARRANGEMENTS 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:

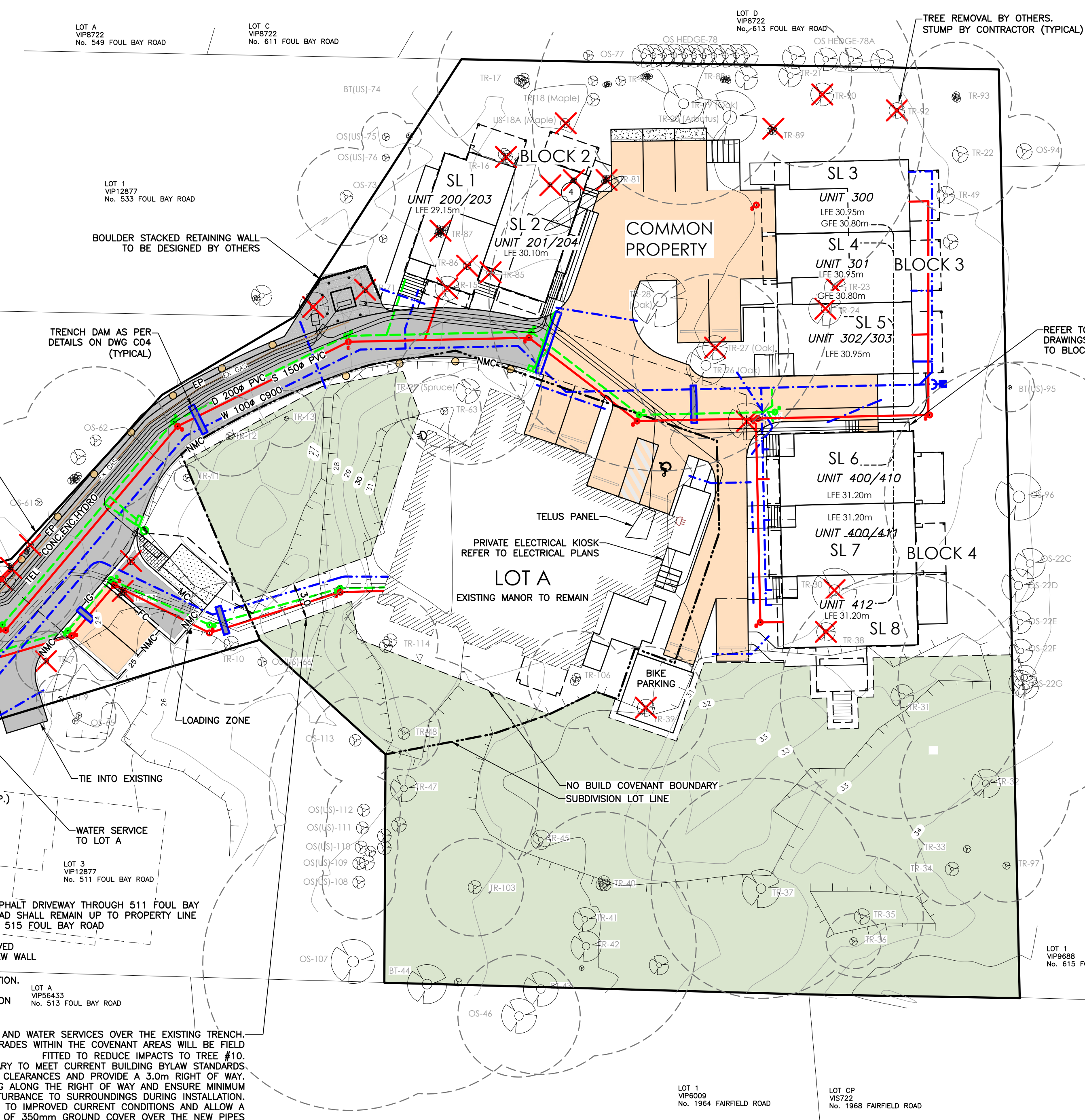
- CITY OF VICTORIA FORCES SHALL INSTALL THE SANITARY SEWER SERVICES c/w INSPECTION CHAMBERS TO THE PROPERTY LINE OF THE PROPOSED LOT AT THE DEVELOPER'S EXPENSE.
- CITY OF VICTORIA FORCES SHALL CAP AND ABANDON EXISTING SANITARY SEWER TO 515 FOUL BAY ROAD AT THE DEVELOPER'S EXPENSE. ENSURE SERVICE TO 511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

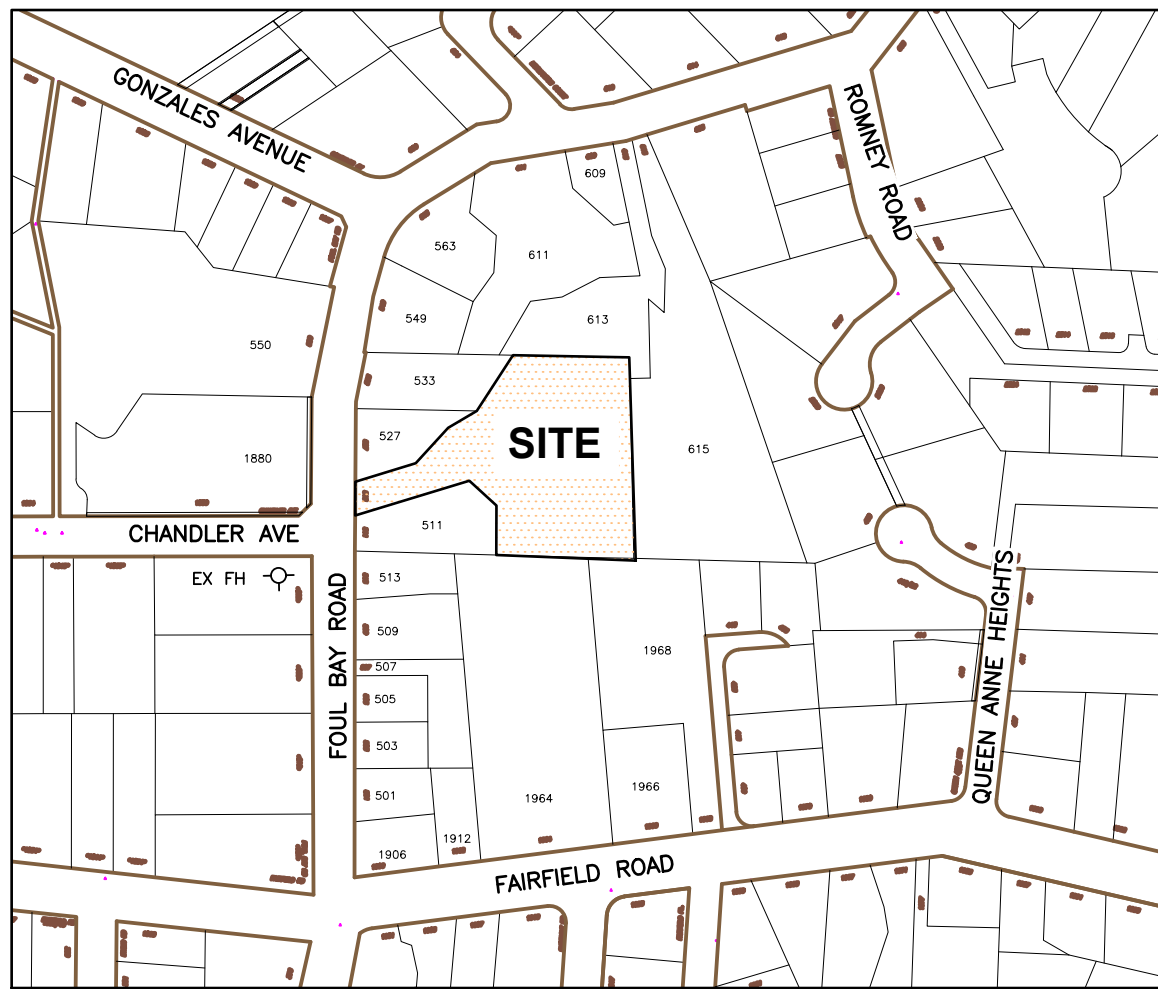


- MAINTAIN AS LARGE A SETBACK BETWEEN THE FILL ENCROACHMENT AND THE ROOT COLLAR OF THE TREE AS POSSIBLE
- REVIEW ANY CANOPY CLEARANCE PRUNING REQUIREMENTS TO ACCOMMODATE VEHICLE OR PEDESTRIAN CLEARANCES (PRUNING TO BE PERFORMED TO ANSI A300 STANDARDS)
- EXCAVATE THE NEW FOOTPRINT OF THE DRIVEWAY OR SIDEWALK 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

N.T.S.
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

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	

GAS	NON-METAL CURB	NMC
UNDERGROUND HYDRO/TEL/SHAW	MOUNTABLE CURB	MC
COBRA/DWIT LIGHT	FLAT CURB	FC
ORNAMENTAL STREETLIGHT	BARRIER CURB	BC
POWER POLE	INVERT GUTTER	IG
ANCHOR		

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	TEL: (250)686-2287
Civil Design Services	WRLCivilDesigns@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.

PRELIMINARY OVERALL CIVIL PLAN
GENERAL NOTES
AND KEYPLAN

PVC PROJECT NUMBER

22-154

GOVERNING AUTHORITY FILE No.

SHEET

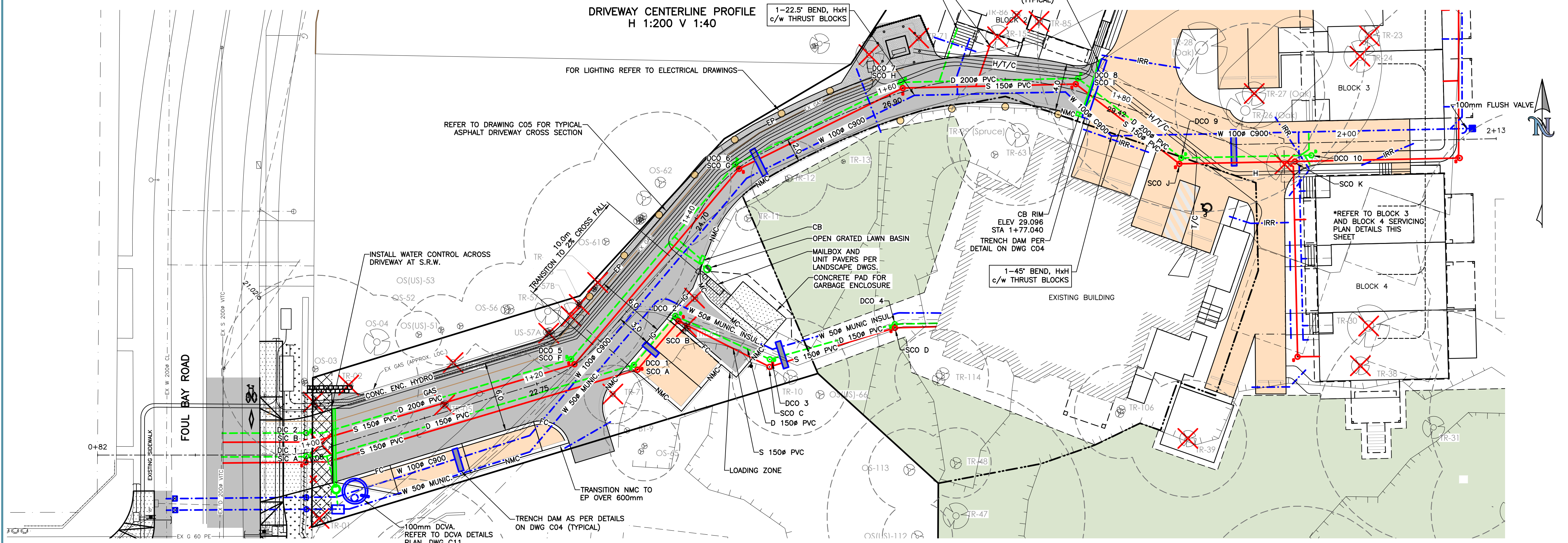
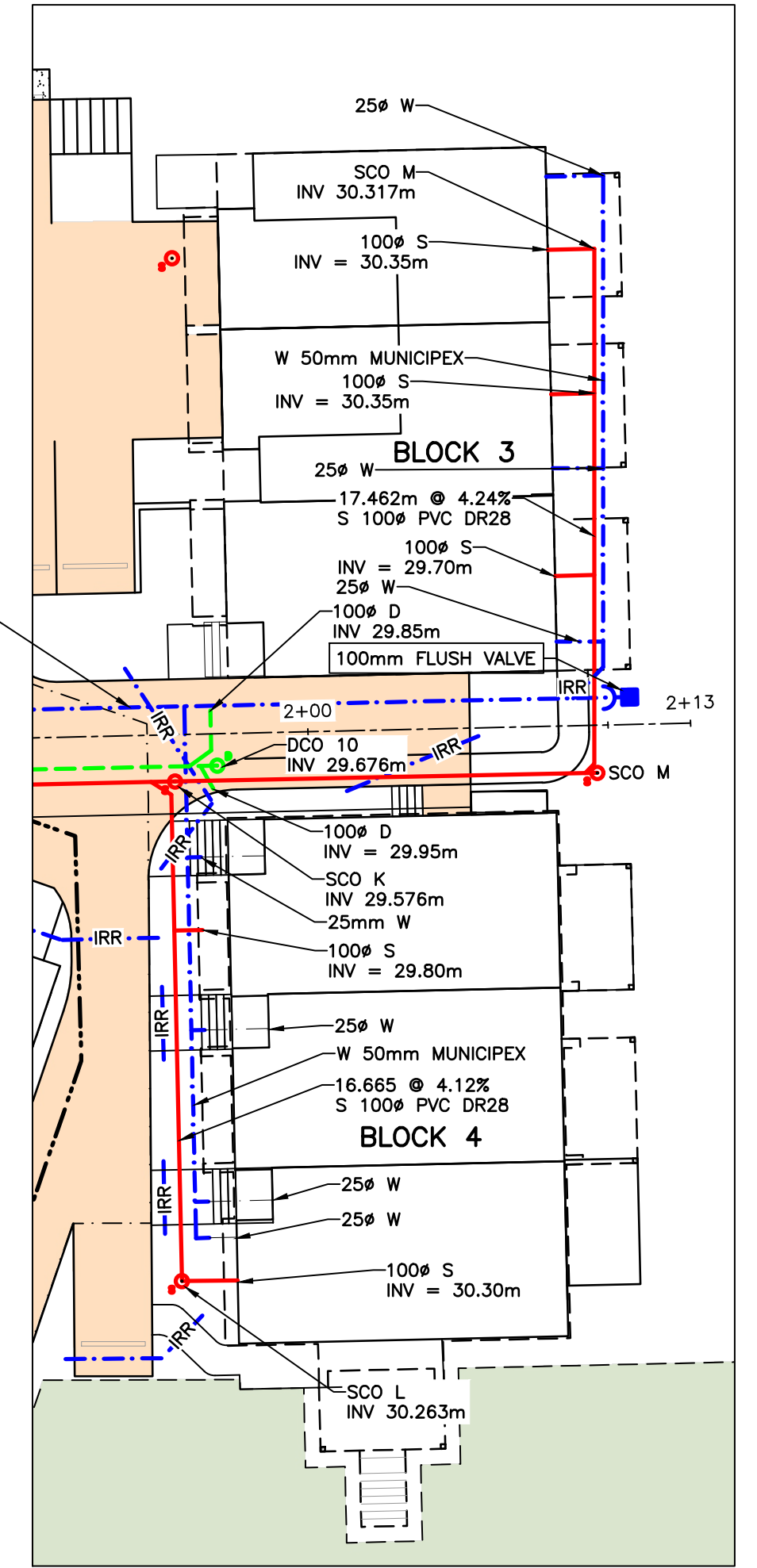
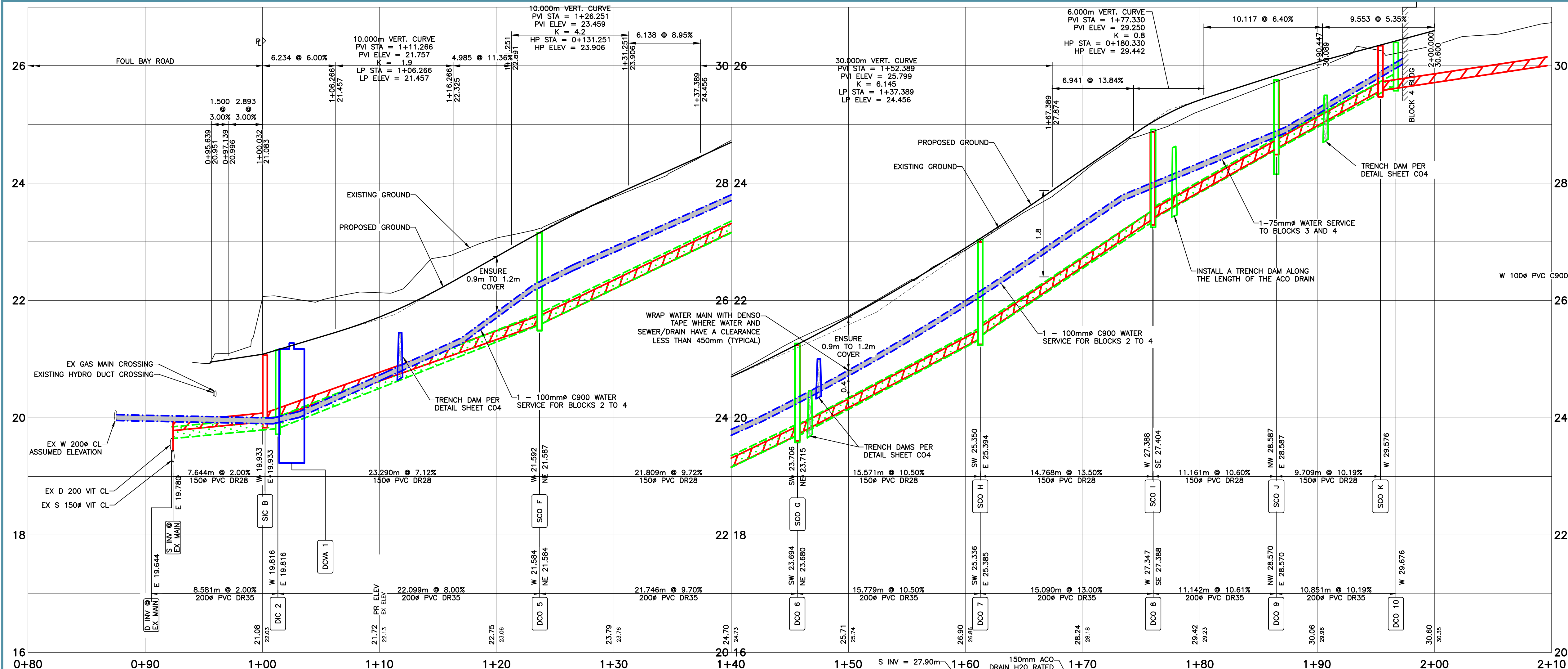
1 OF 11

DRAWING No.

C01

REV.




12

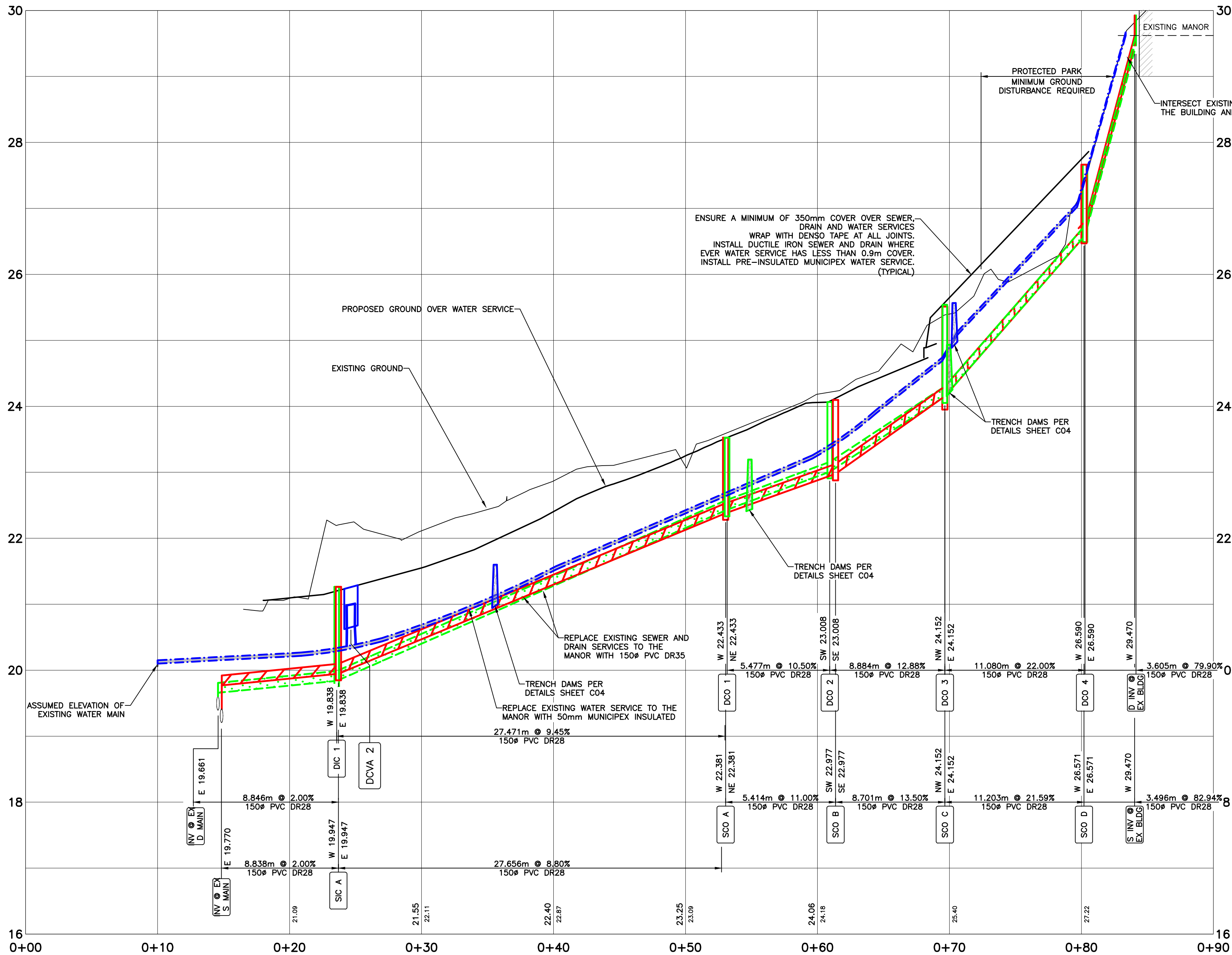


DRIVEWAY BOLLARD LIGHTING OMITTED FROM SCOPE DUE TO UNDERGROUND CONFLICTS. MINIMAL DRIVEWAY LIGHTING TO BE PROVIDED BASED ON SITE CONDITIONS PRIOR TO OCCUPANCY FOR GENERAL SAFETY

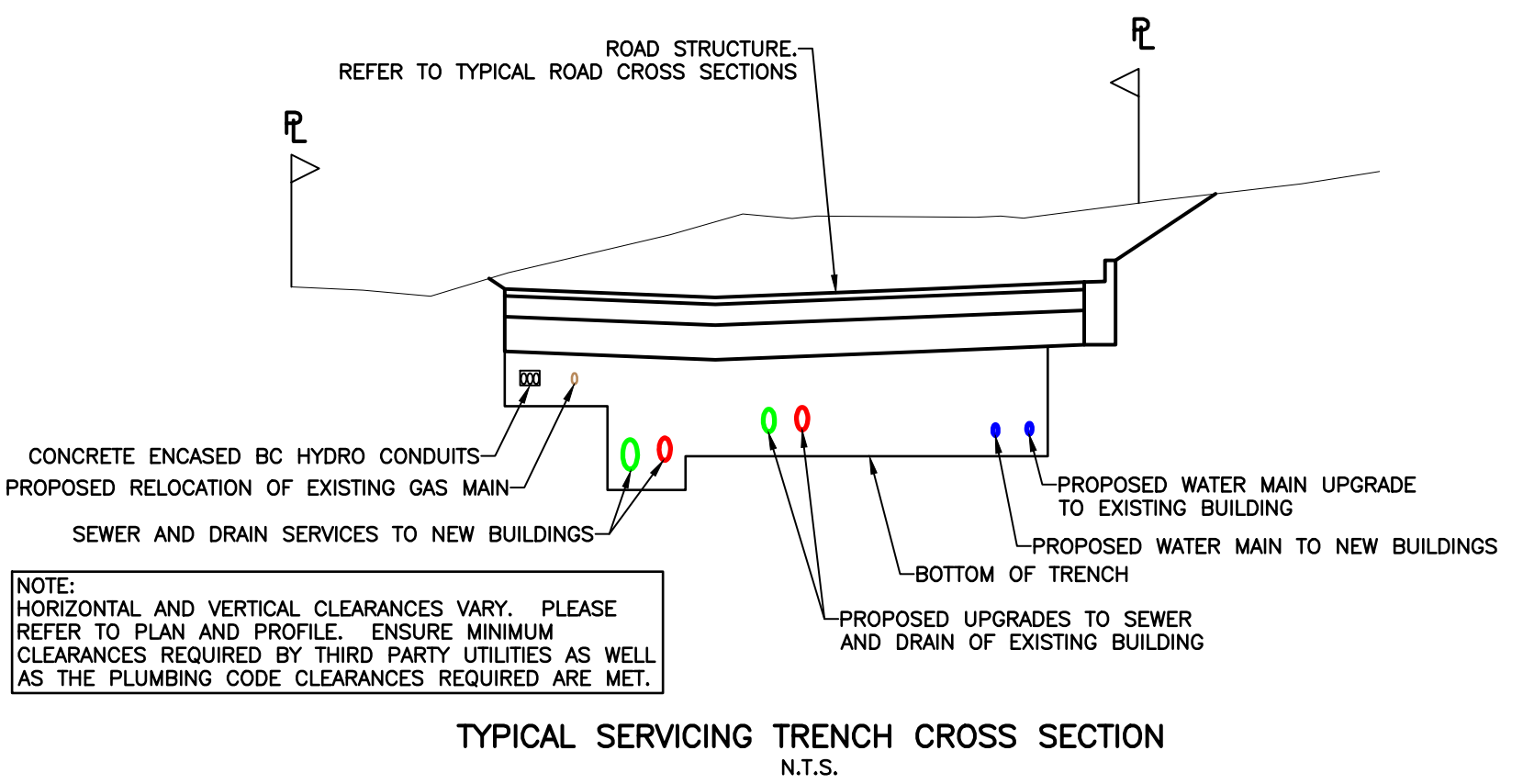
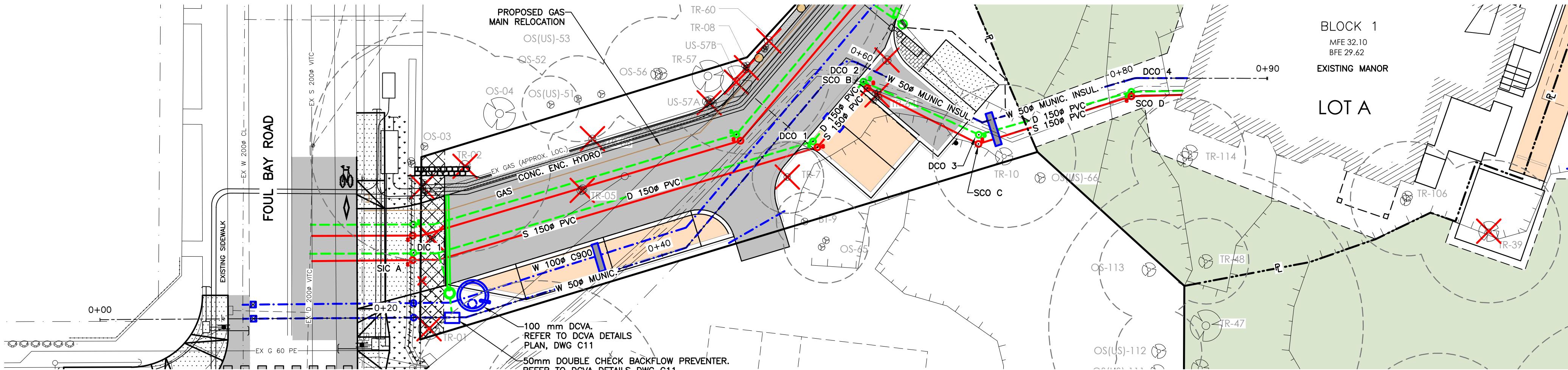
NOTE:
ANY SERVICE TRENCH CROSSING THE PERMEABLE ASPHALT PAVEMENT AREAS MUST HAVE IMPERVIOUS BACKFILL BARRIERS (TRENCH DAMS) PROPERLY INSTALLED. COMPACTED IMPERVIOUS BACKFILL (GLACIAL TILL OR CLAY) MUST FILL ENTIRE WIDTH OF SERVICE TRENCH AND EXTEND TO 200mm ABOVE TOP OF RETENTION TRENCH.

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

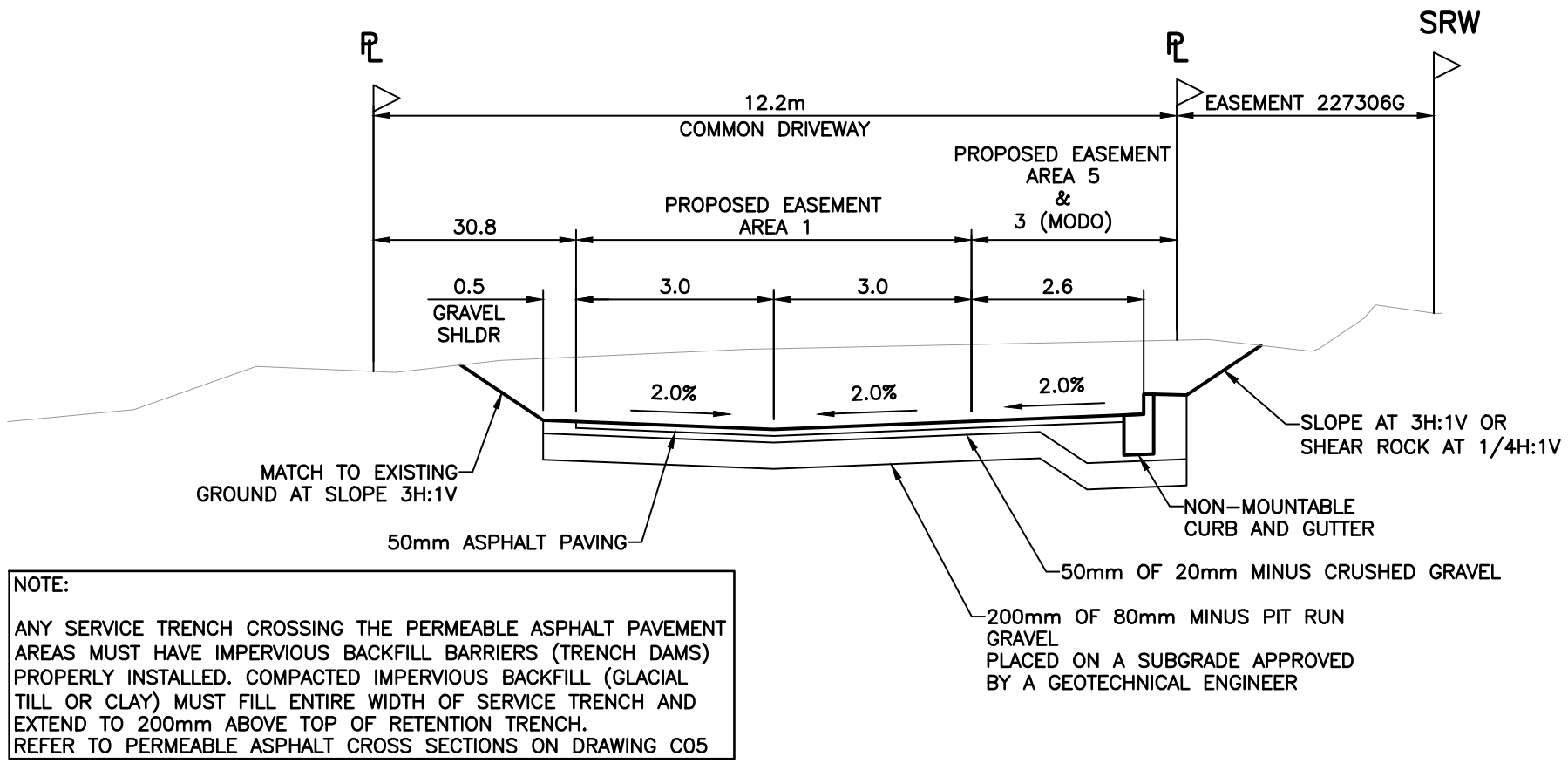
<div>THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION</div> <div>REQUEST LOCATE TICKETS AT</div> <div></div>		LEGEND – Proposed services shown in bold or colour										REVISIONS				SEAL	<div>Pacific Vista Consulting Ltd.</div> <div>3111 Woodpark Drive, Victoria, BC V9C 1P2</div> <div>Telephone: 250-516-4143</div>		<div>DESIGNER</div> <div> WRL</div> <div> Cvdl DESIGN SERVICES</div> <div>TEL: (250)886-2267</div> <div>WRLCvdlDesigns@gmail.com</div>		<div>PROJECT PROJECT</div> <div>515 FOUL BAY ROAD</div> <div>GMC PROJECTS INC.</div> <div>DRIVEWAY PLAN AND PROFILE</div>		PVC PROJECT NUMBER		22-154	
		GOVERNING AUTHORITY FILE No.																								
		SHEET		3 OF 11																						
		DRAWING No.		C03																						
REV.		12																								



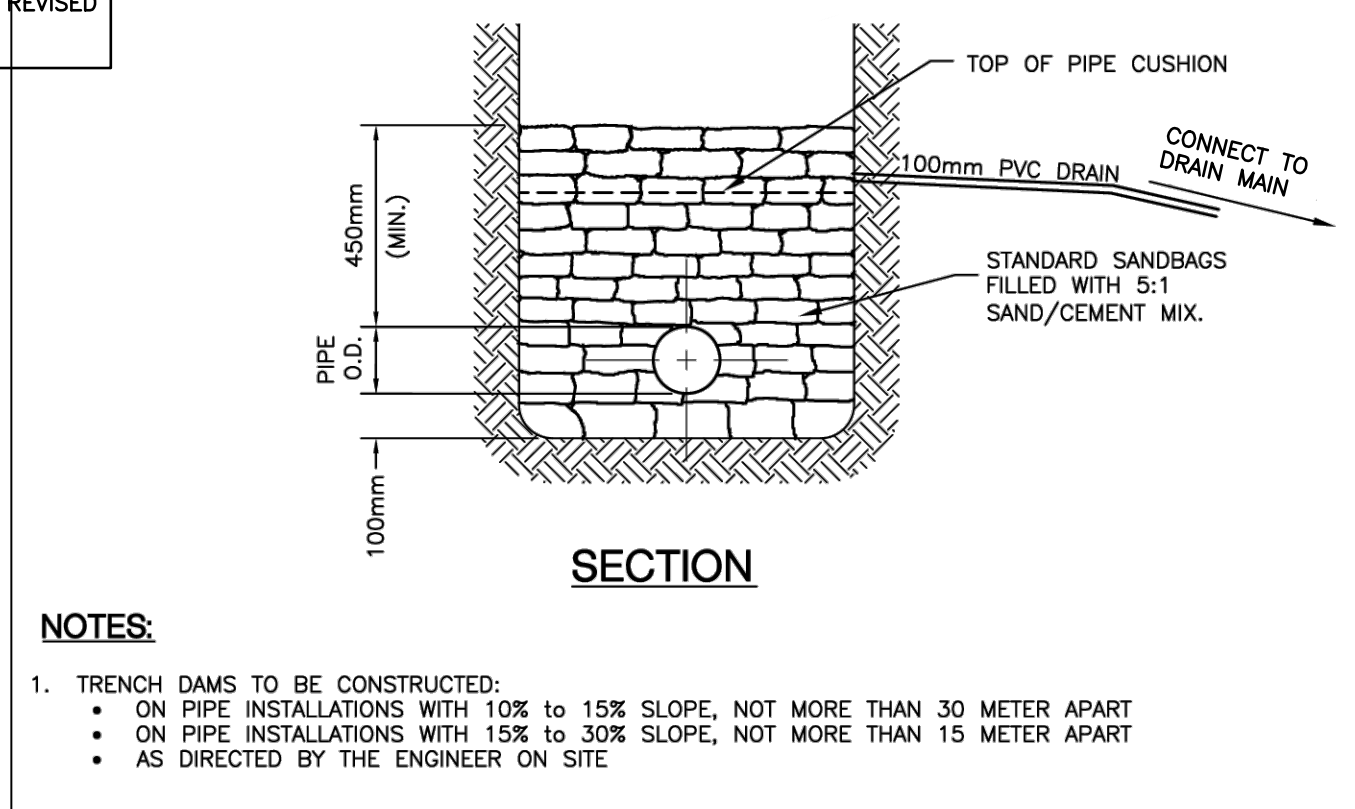
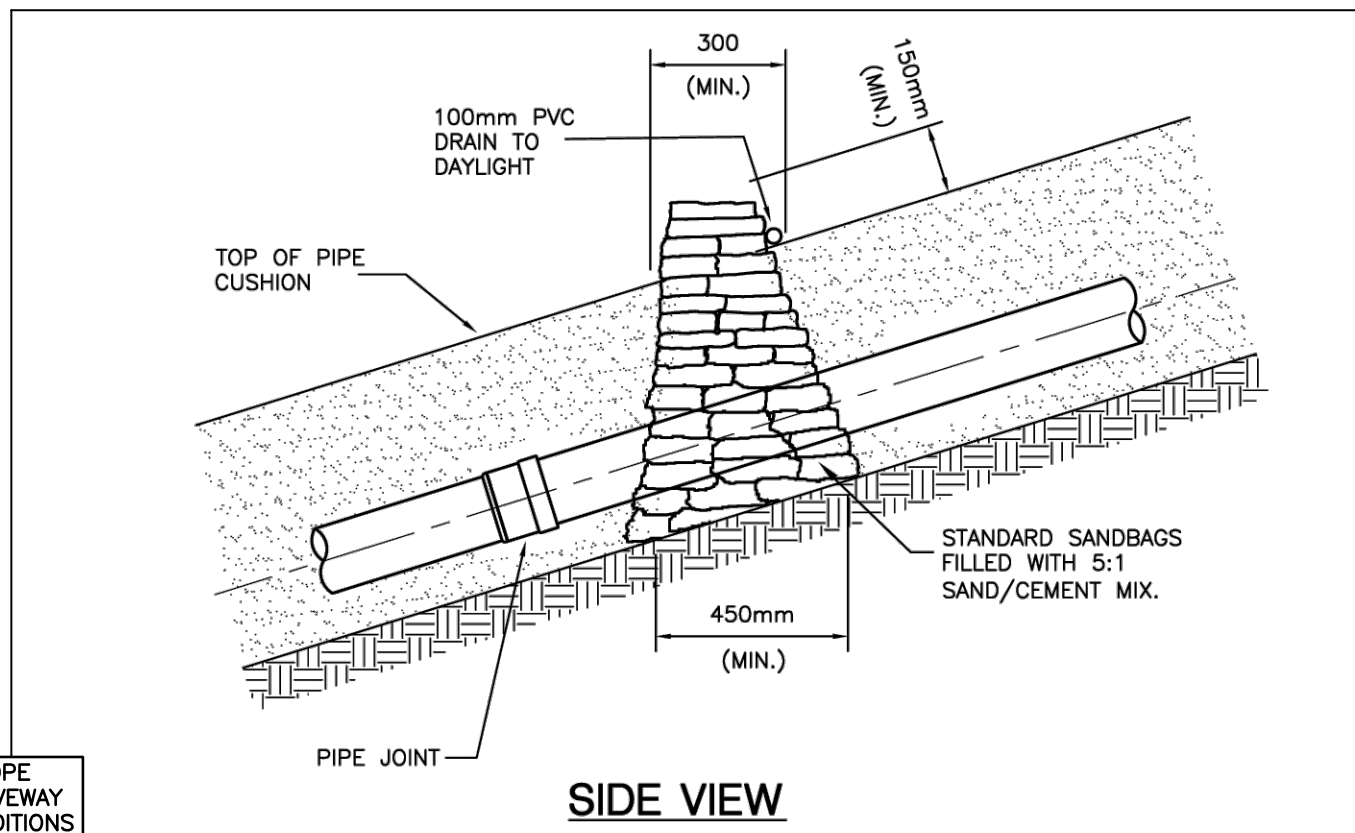
WATER-SEWER-DRAIN TO EX BLDG PROFILE
H 1:250 V 1:50



TYPICAL SERVICING TRENCH CROSS SECTION
N.T.S.



TYPICAL ASPHALT DRIVEWAY CROSS SECTION
N.T.S.

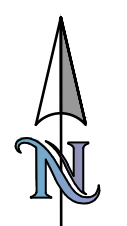


- NOTES:
- TRENCH DAMS TO BE CONSTRUCTED:
 - ON PIPE INSTALLATIONS WITH 10% TO 15% SLOPE, NOT MORE THAN 30 METER APART
 - ON PIPE INSTALLATIONS WITH 15% TO 30% SLOPE, NOT MORE THAN 15 METER APART
 - AS DIRECTED BY THE ENGINEER ON SITE

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

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REQUEST LOCATE TICKETS AT

LEGEND - Proposed services shown in bold or colour									
WATER	SEWER MANHOLE	HYDRANT	ASPHALT	GAS	UNDERGROUND HYDRO/TEL/SHAW	NON-MTLE CURB	NMC	12	ISSUED FOR DDP
SEWER	DRAIN MANHOLE	VALVE	CONCRETE	COBRA/DAWT LIGHT	COBRA/DAWT LIGHT	MOUNTABLE CURB	MC	11	REVISED SERVICING FOR BLOCKS 3 & 4 AND WATER MAIN
DRAIN	SEWER CLEANOUT	METER	GRAVEL	ORNAMENTAL STREETLIGHT	ORNAMENTAL STREETLIGHT	FLAT CURB	FC	10	ISSUED FOR CONSTRUCTION
DITCH/SWALE	DRAIN CLEANOUT	REDUCER	BRICK	POWER POLE	POWER POLE	BARRIER CURB	BC	9	REVISED PER CITY OF VICTORIA COMMENTS
CULVERT	MONUMENT	FLUSH	EDGE OF PAVEMENT	ANCHOR	ANCHOR	INVERT GUTTER	IG	8	DP RESUBMISSION
HEADWALL	LOT PIN	TREE	ROAD SIGN						
CATCHBASIN	LEAD PLUG	BUSHLINE							

REVISIONS		SEAL
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

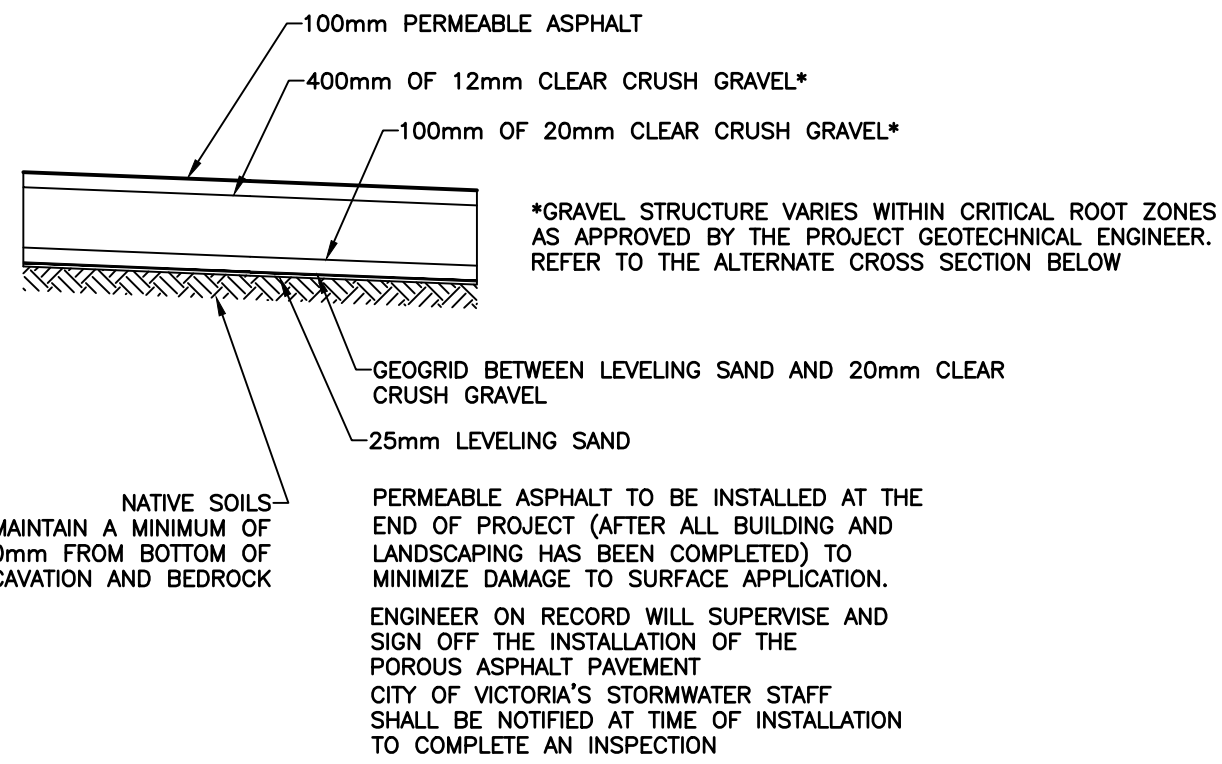
Pacific Vista Consulting Ltd.
3111 Woodpark Drive, Victoria, BC V9C 1P2
Telephone: 250-516-4143

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

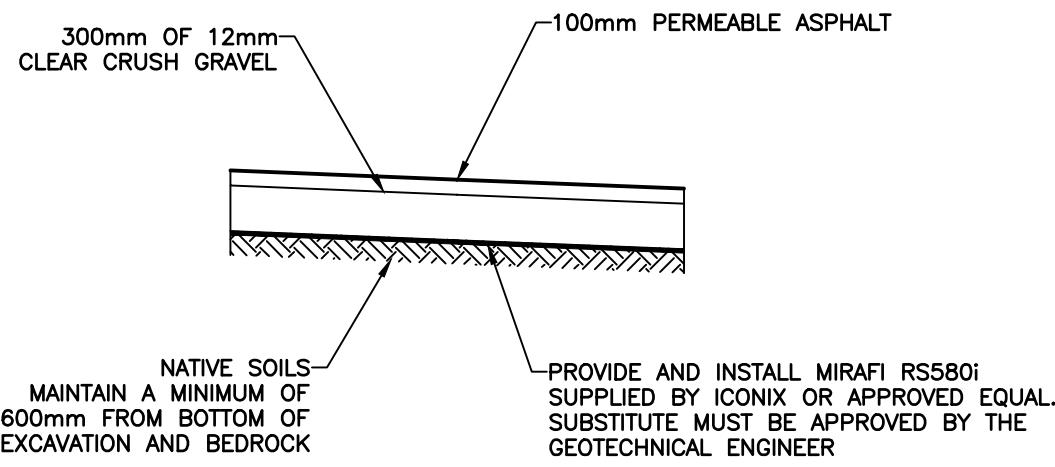
PROJECT PROJECT

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

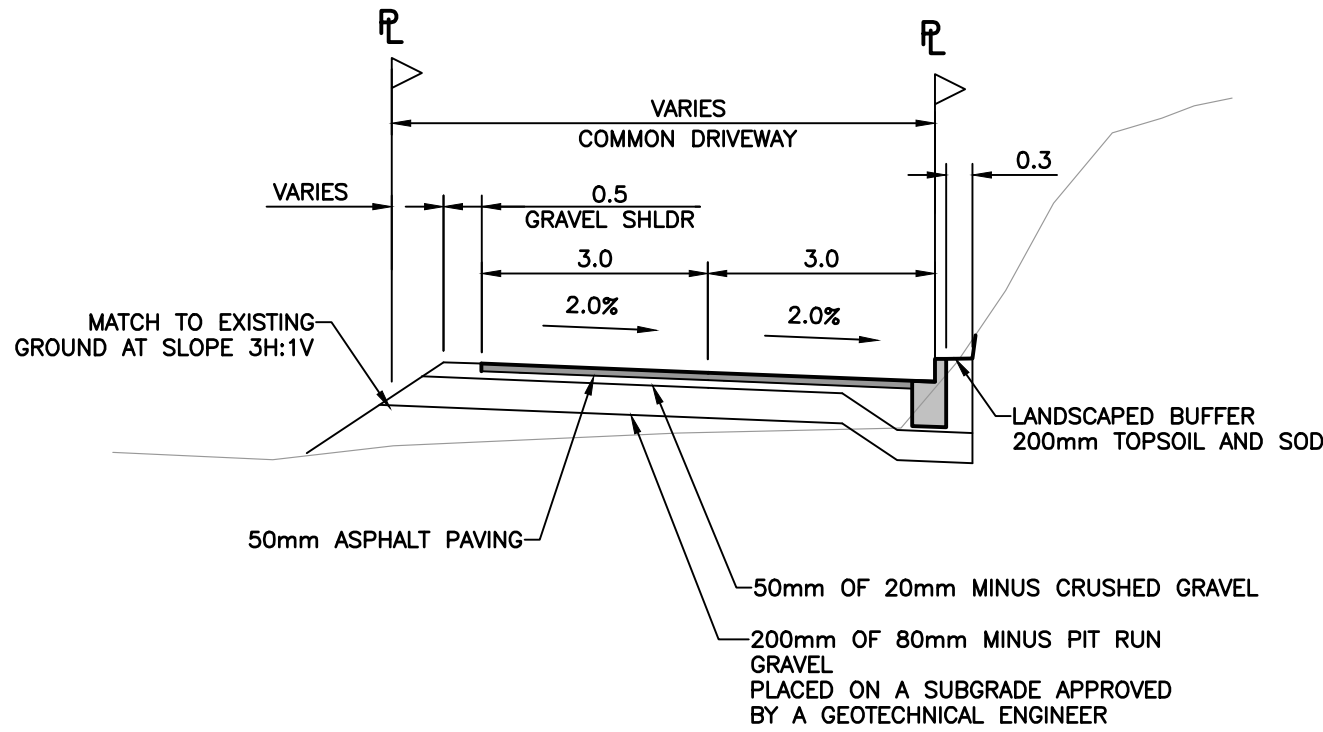
PVC PROJECT NUMBER	22-154
GOVERNING AUTHORITY FILE No.	
SHEET	4 OF 11
DRAWING No.	C04
REV.	12



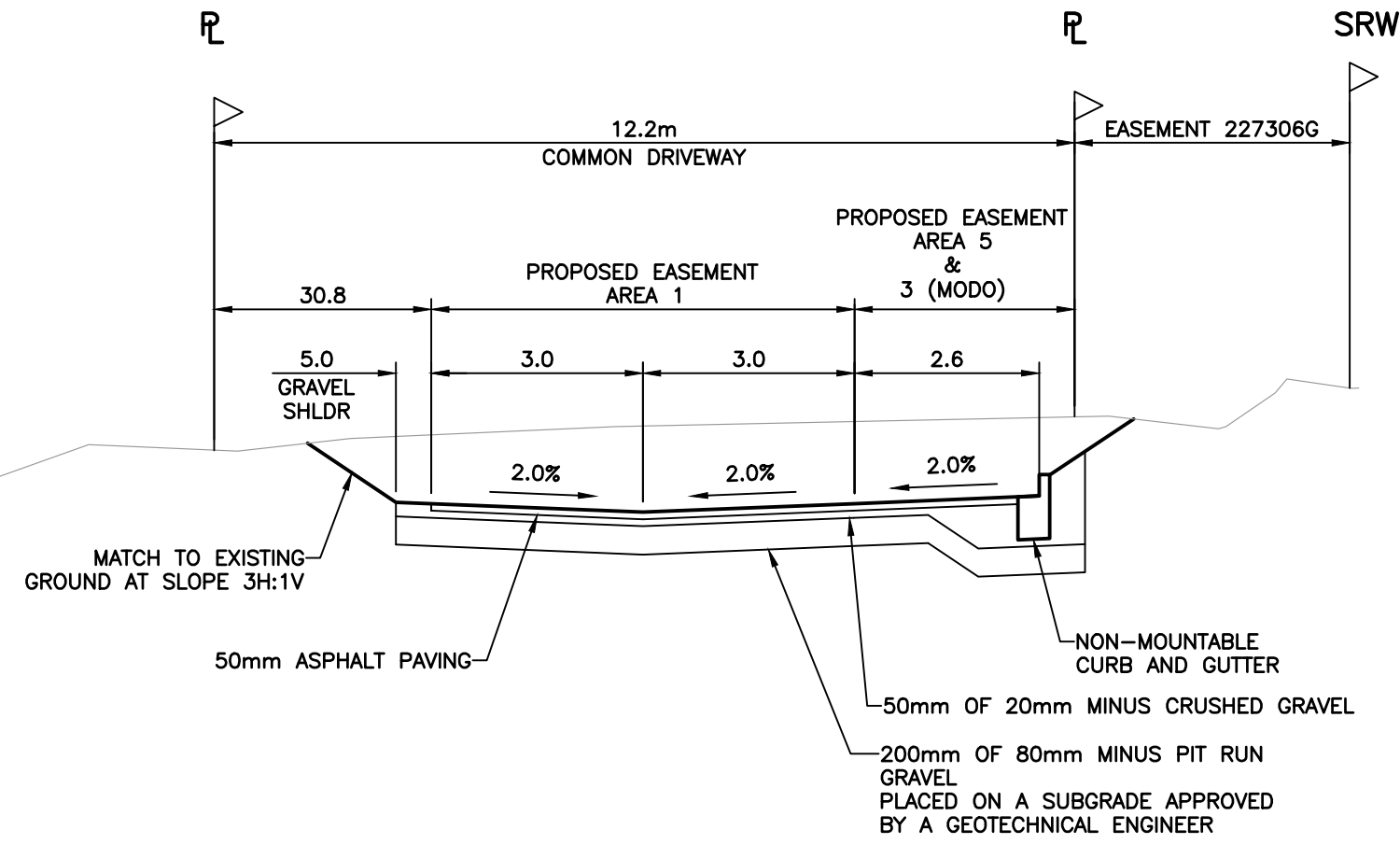
PERMEABLE ASPHALT TYPICAL SECTION
STATIONS 1+77.36 TO 2+05.40
N.T.S.



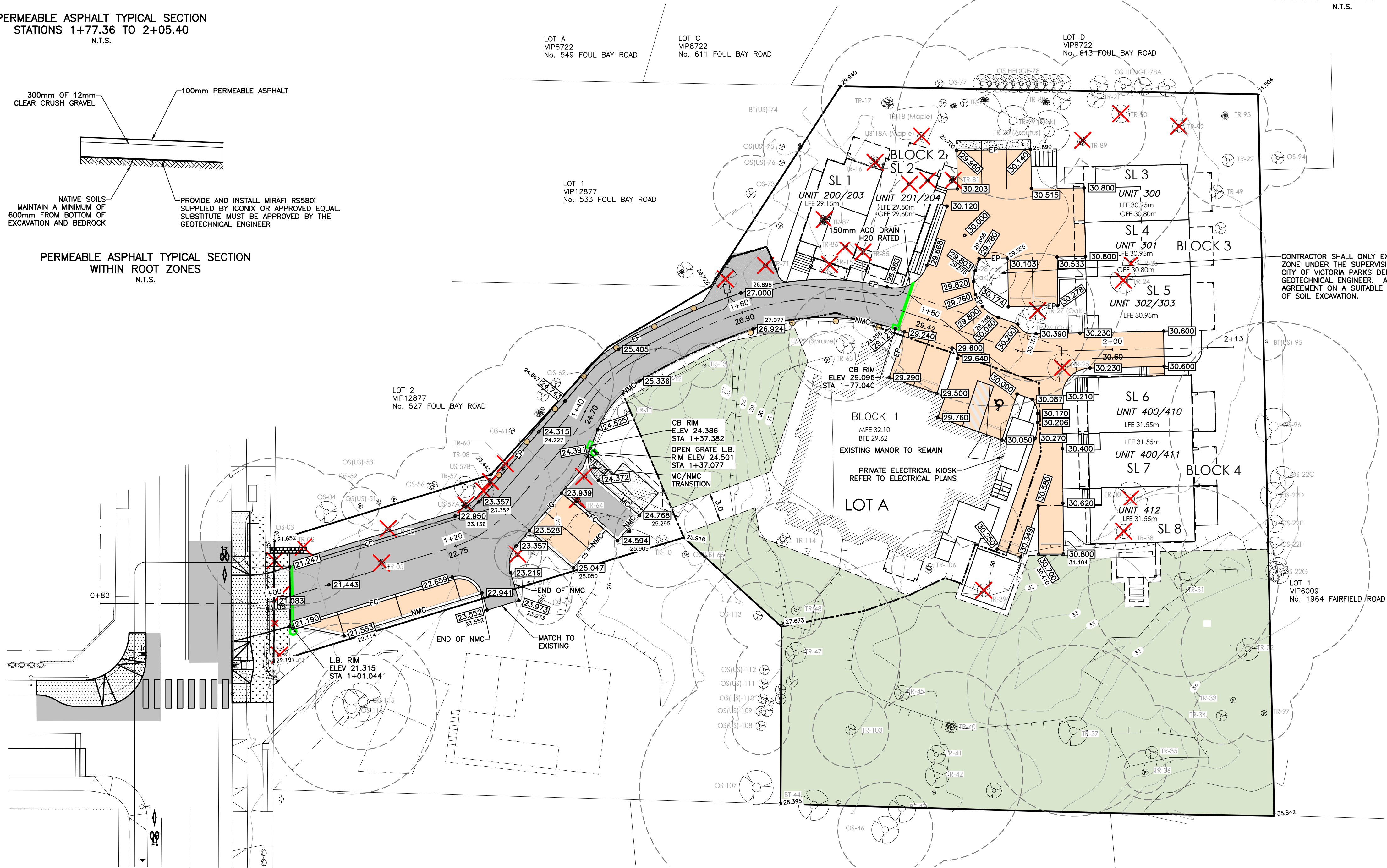
PERMEABLE ASPHALT TYPICAL SECTION
WITHIN ROOT ZONES
N.T.S.



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

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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

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

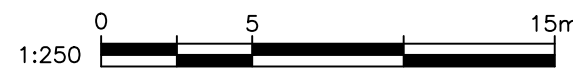
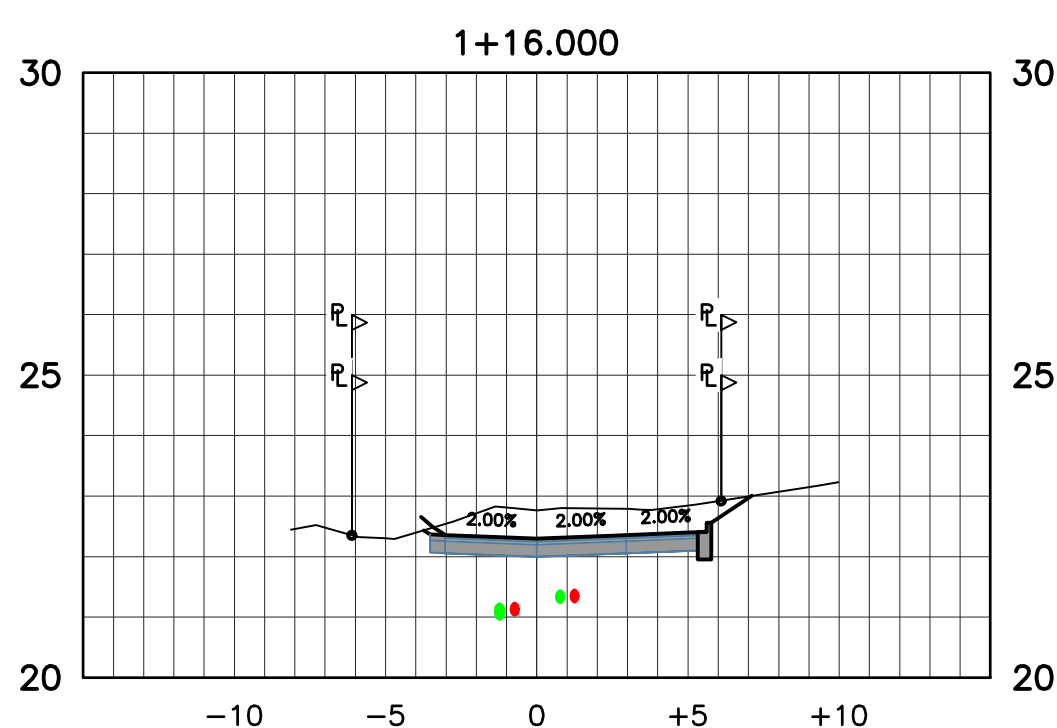
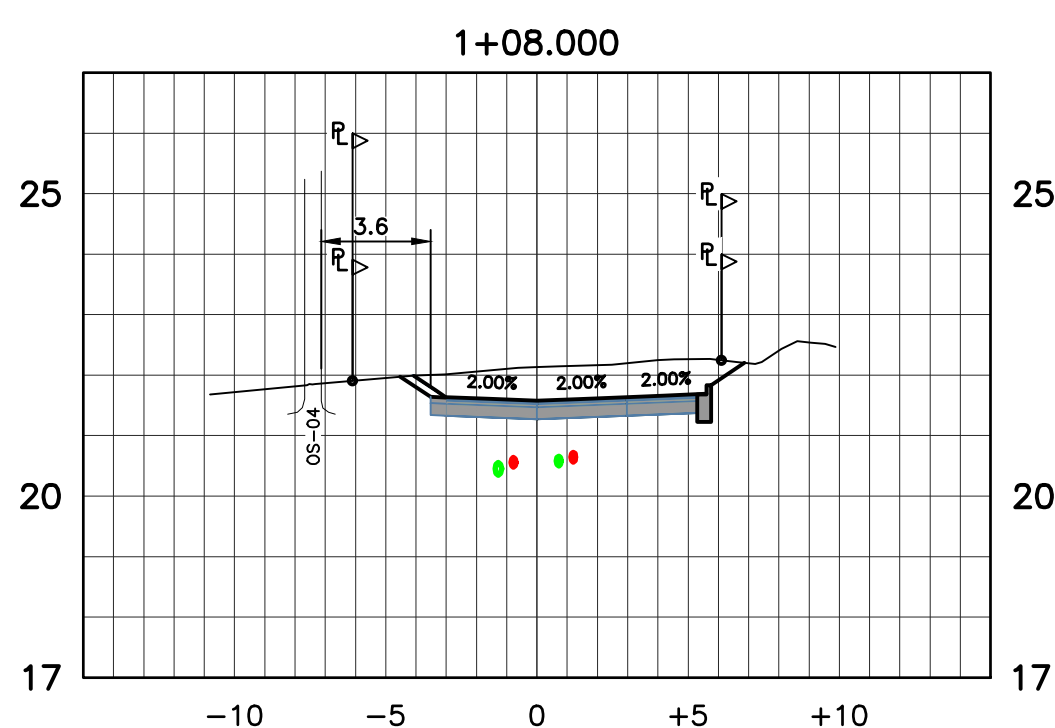
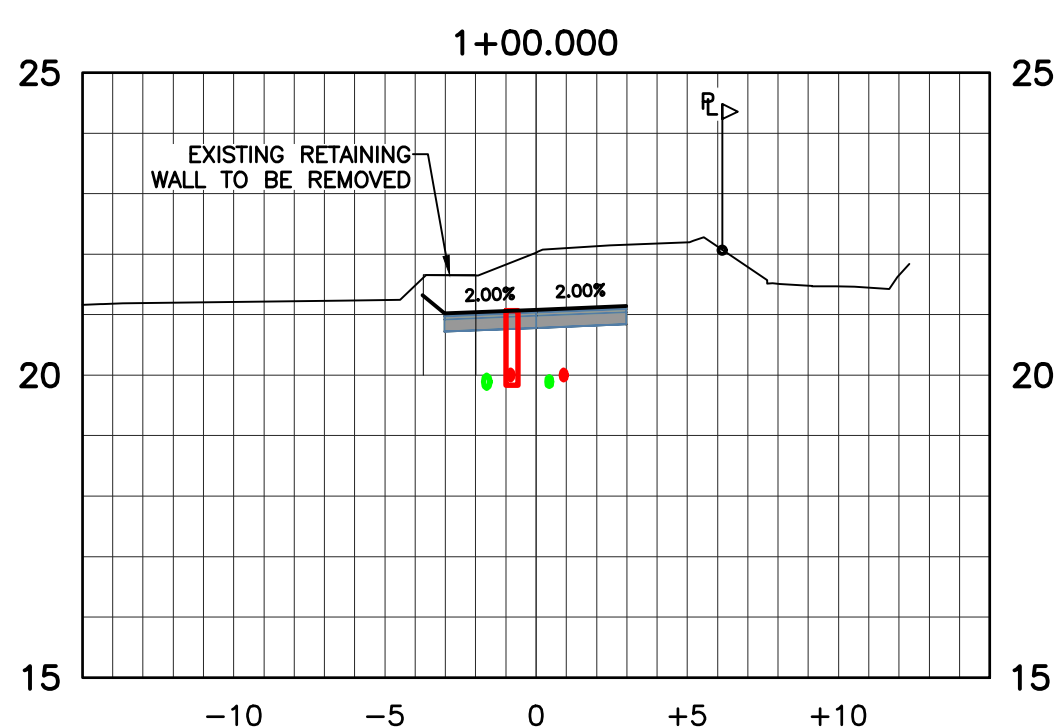
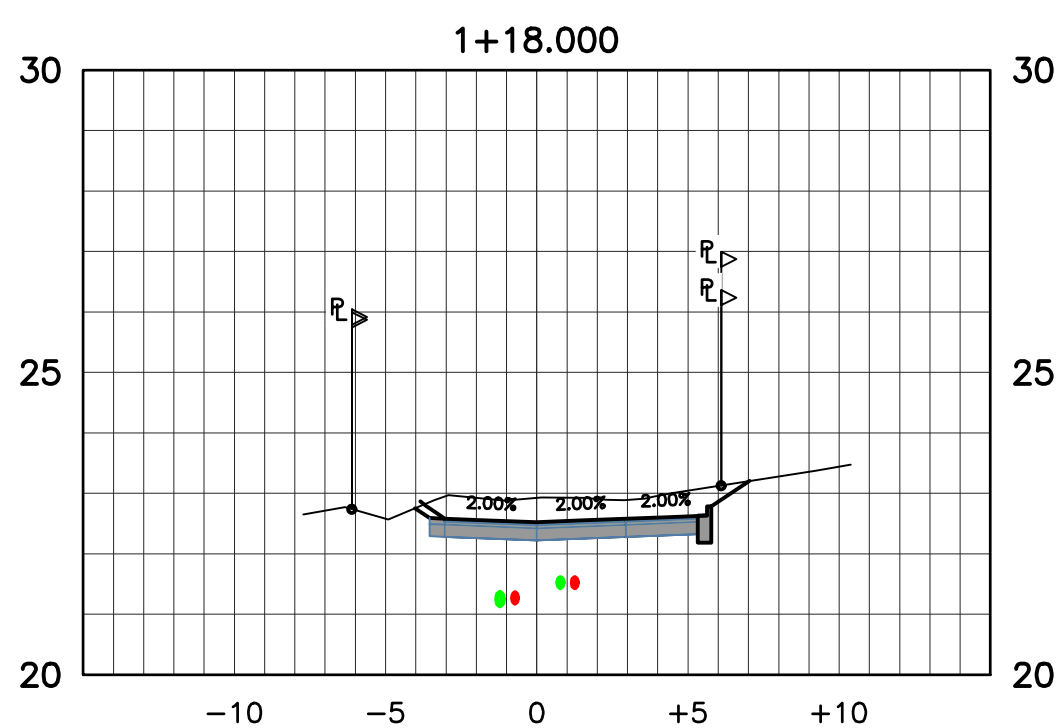
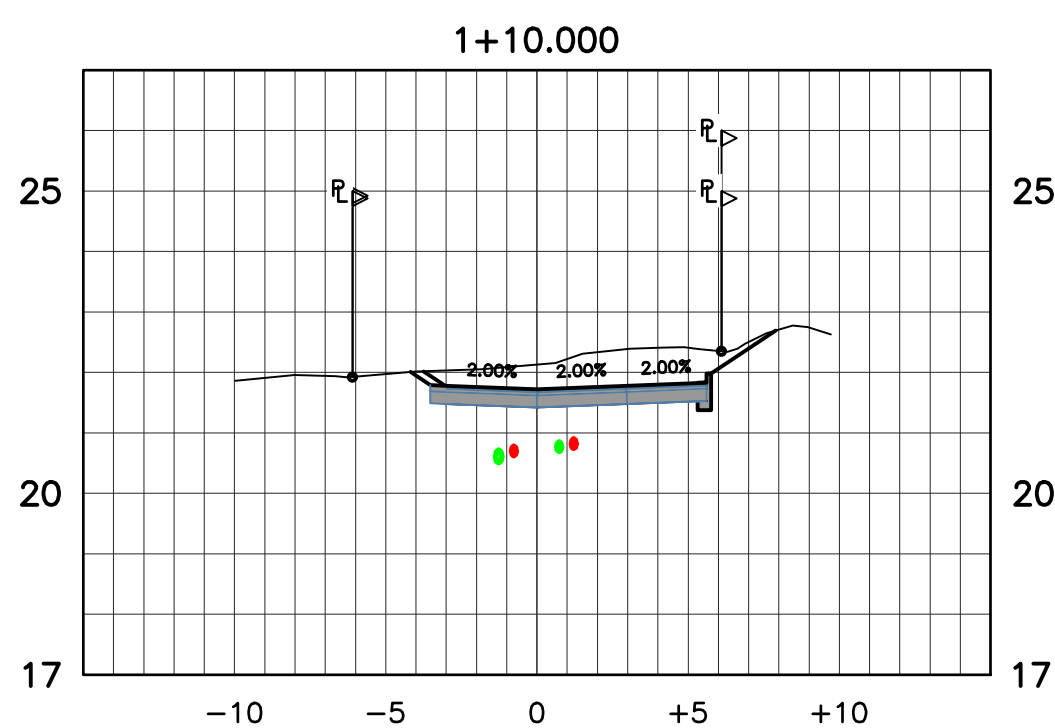
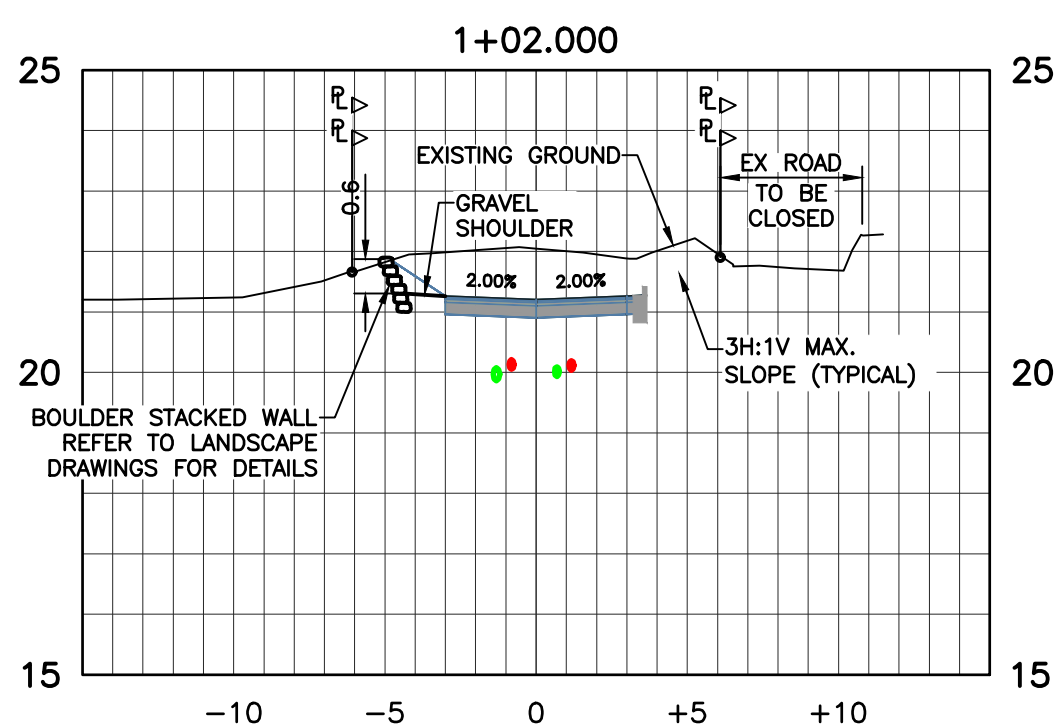
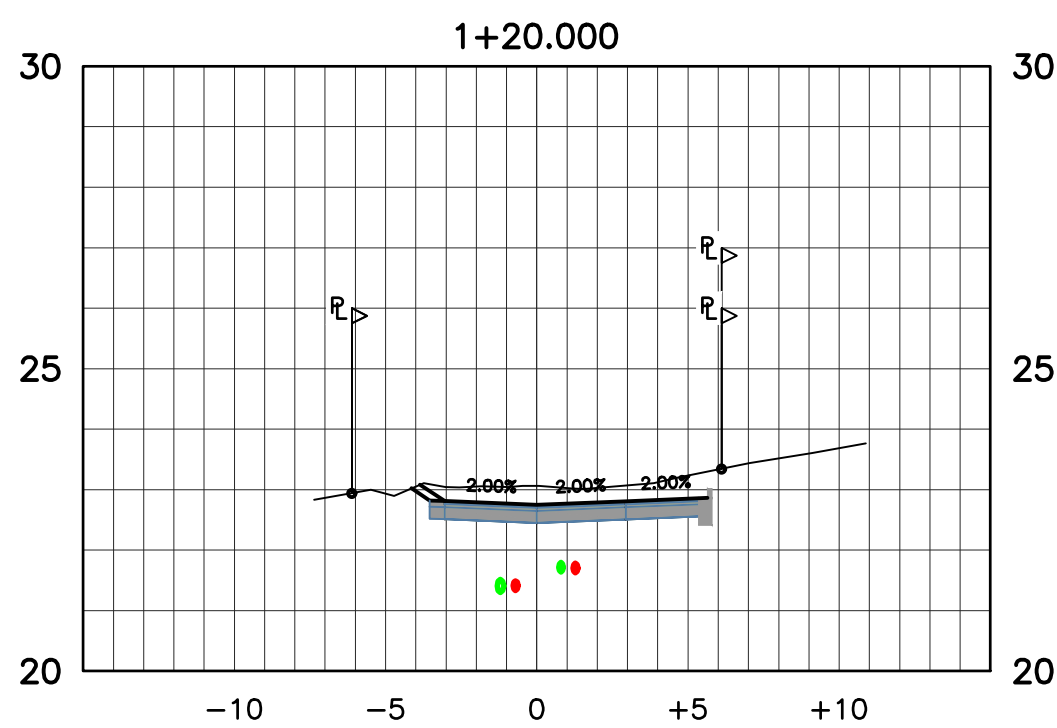
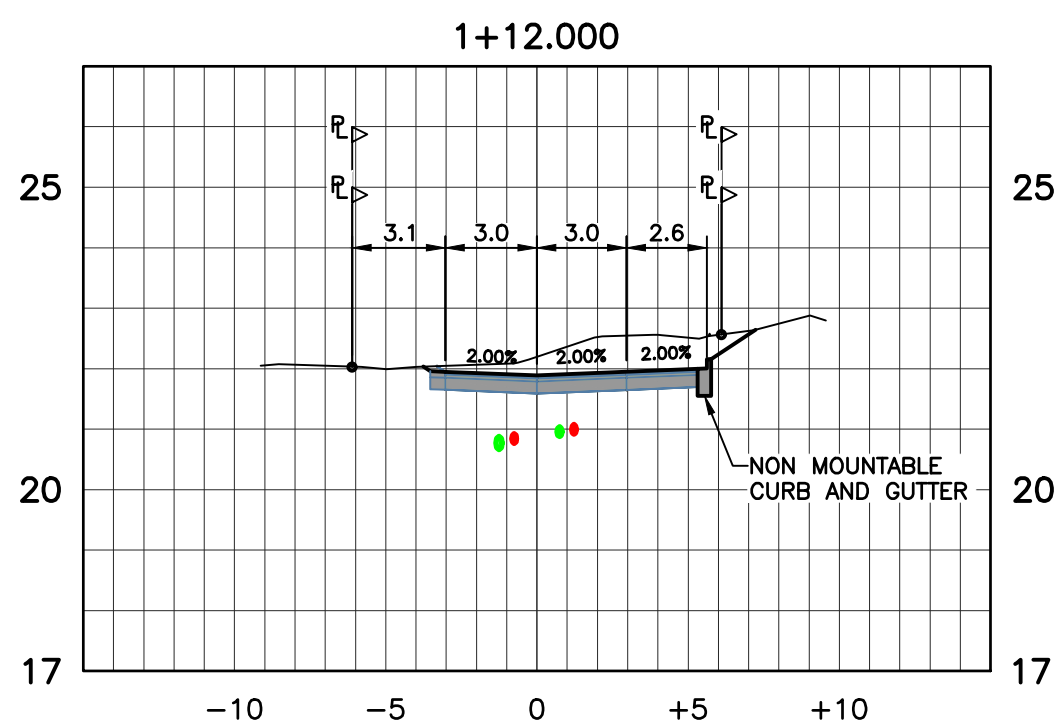
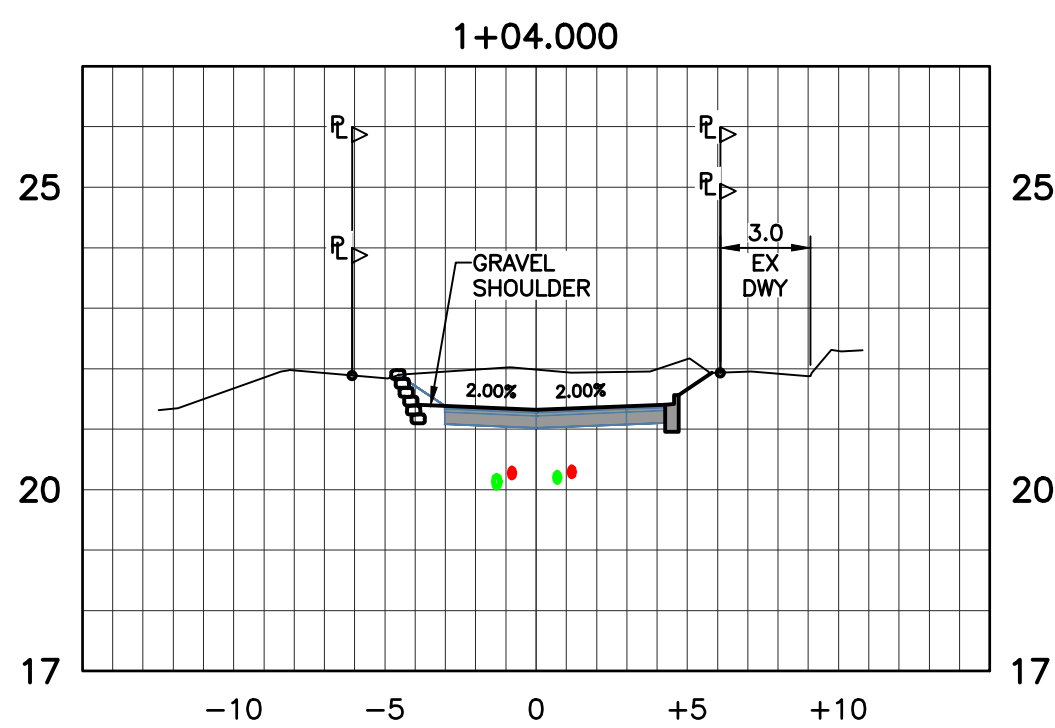
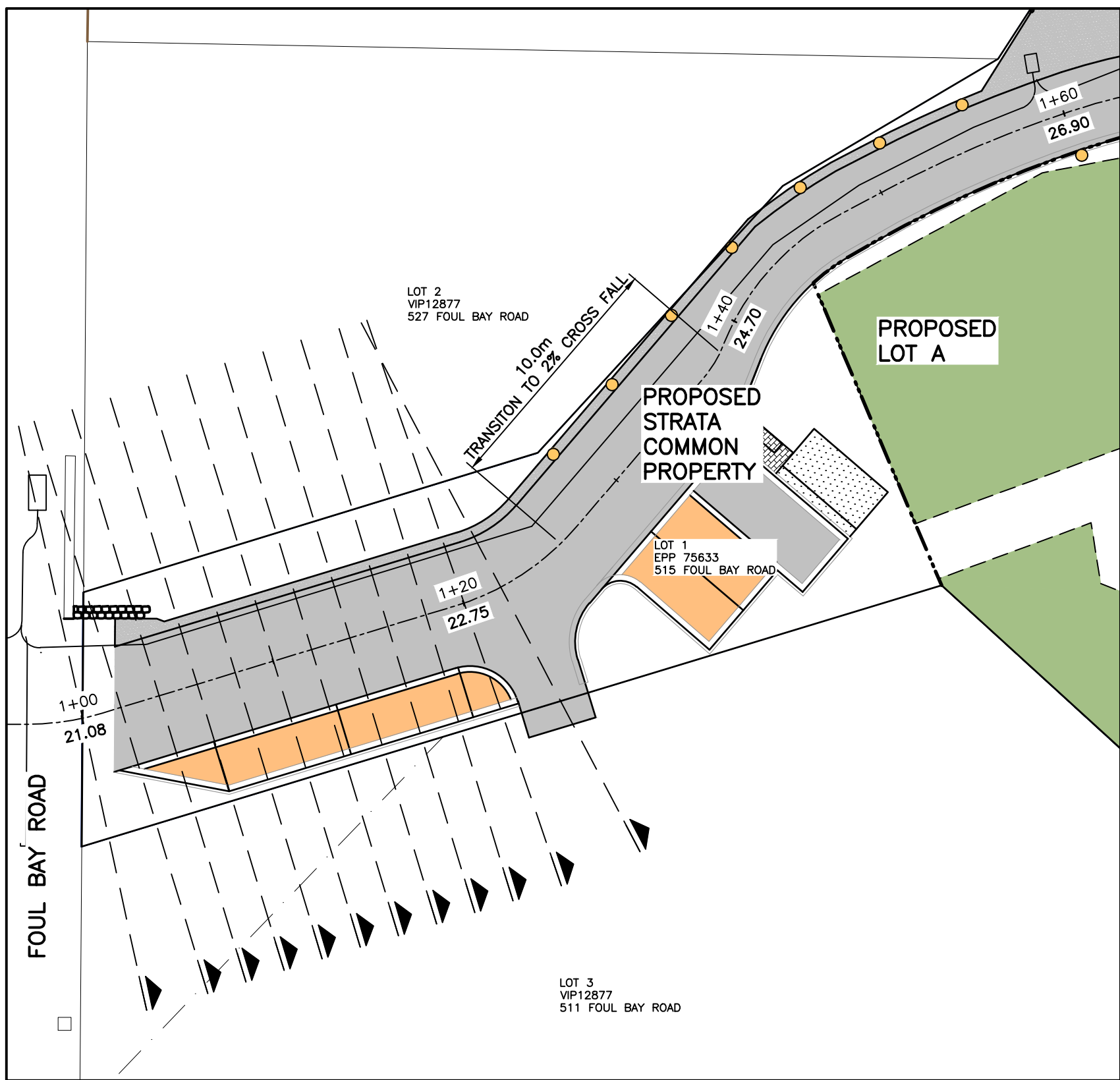
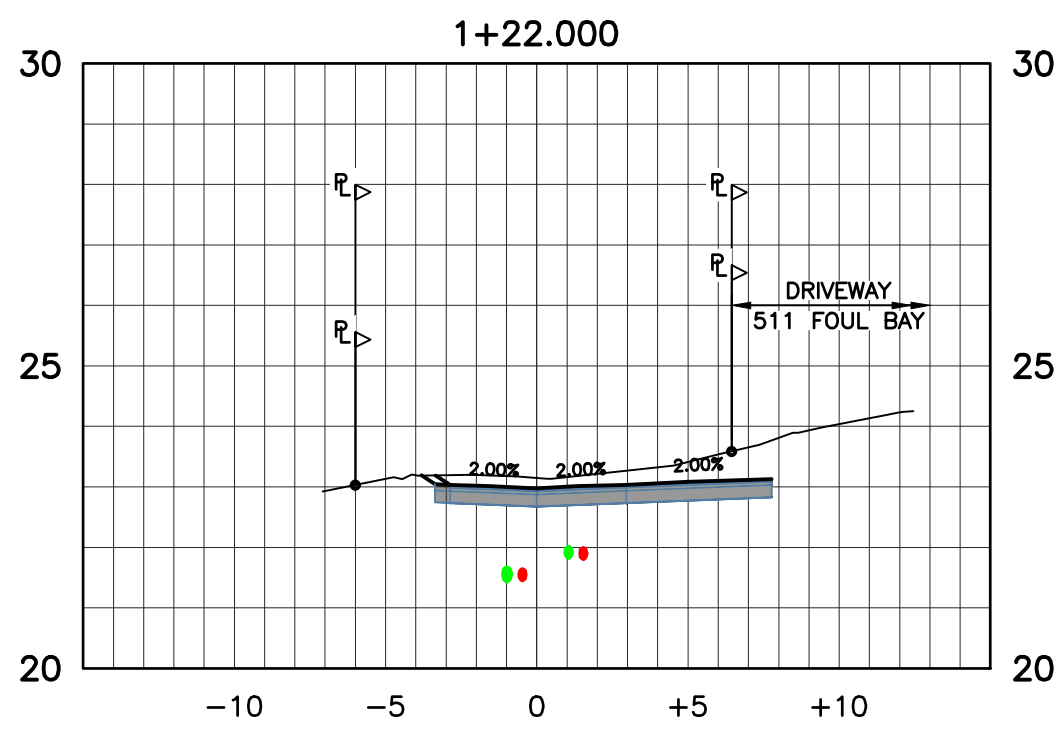
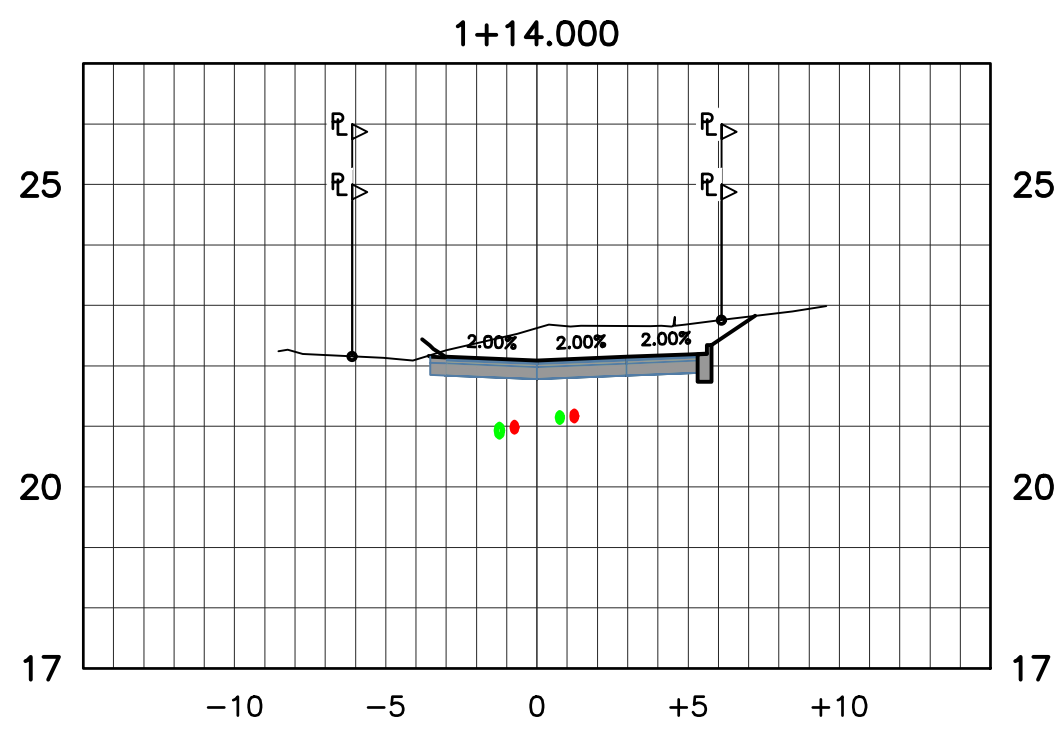
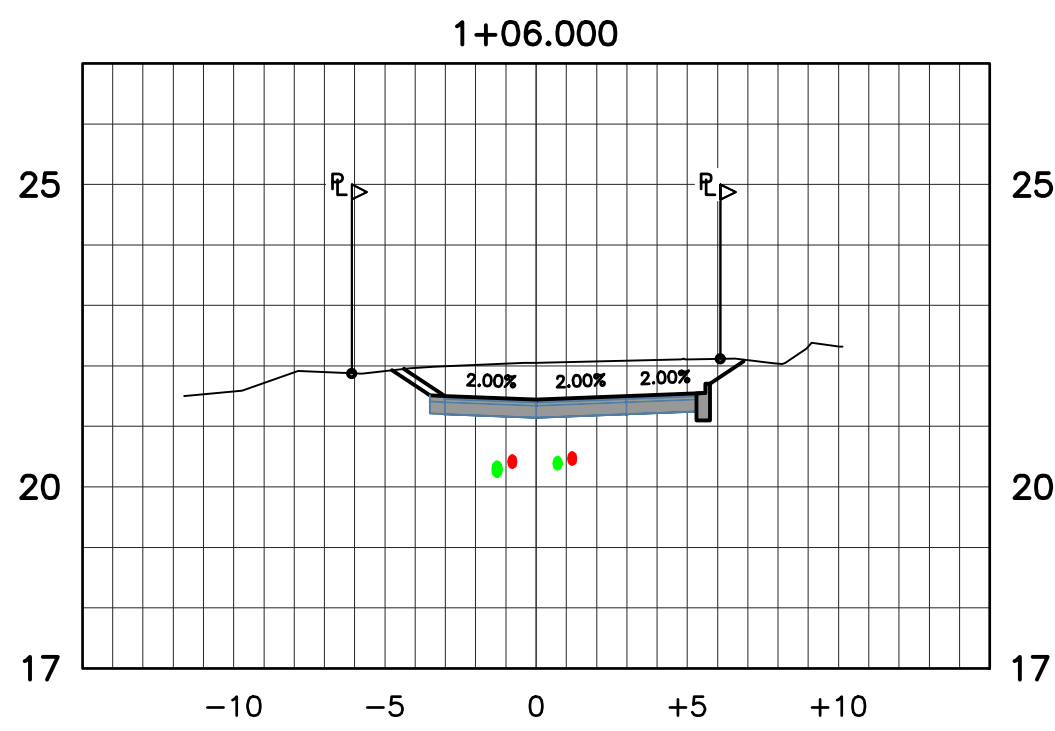
SHEET 5 OF 11

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

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

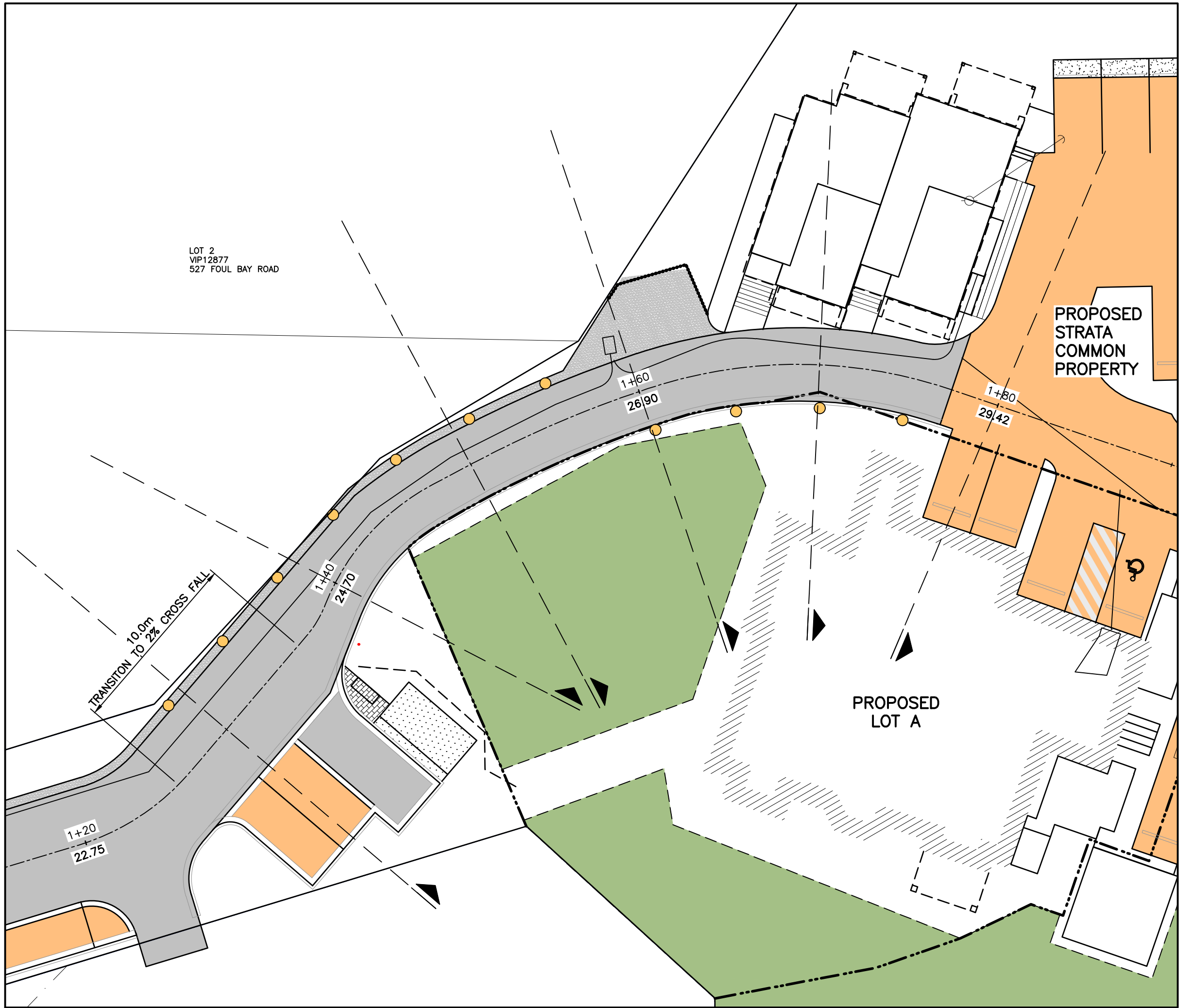
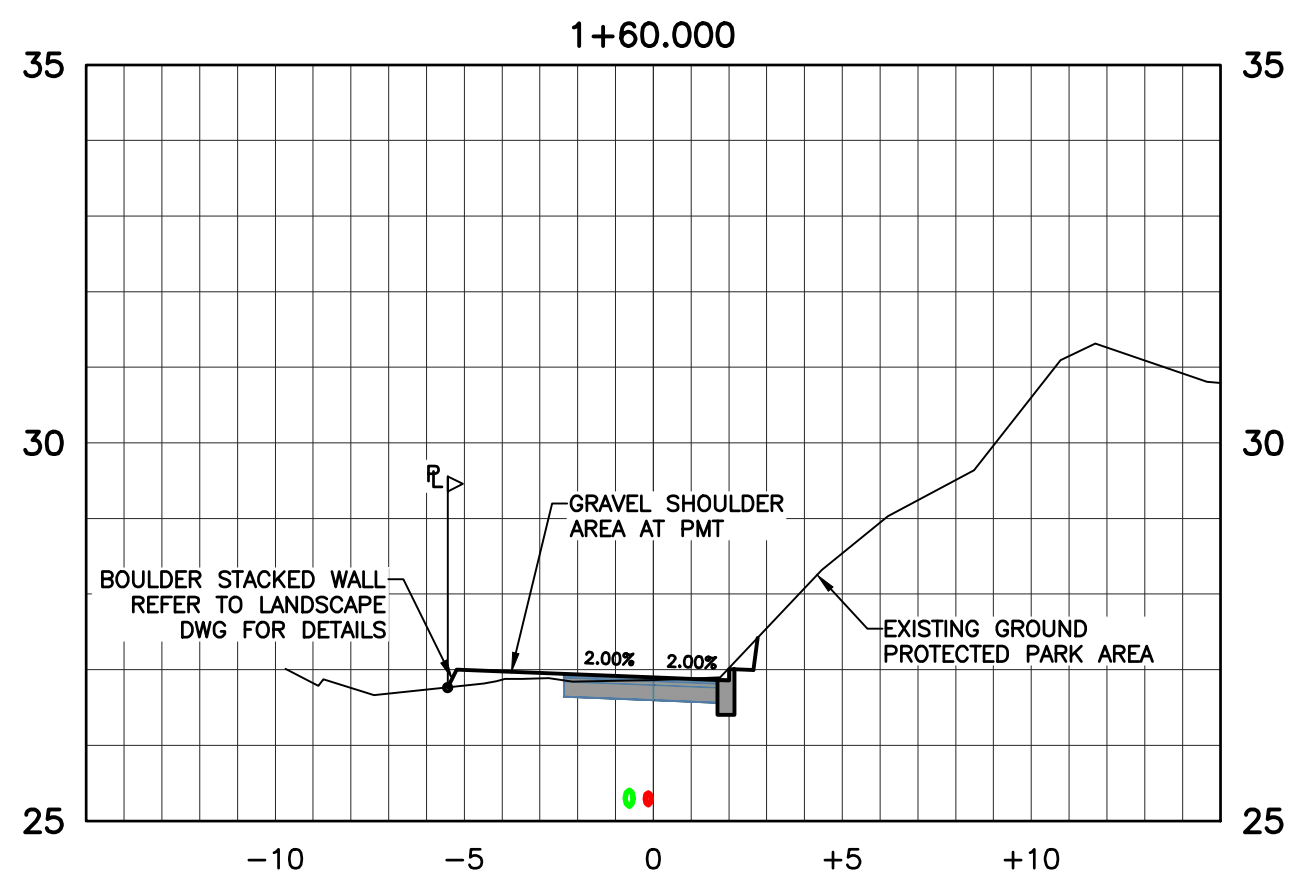
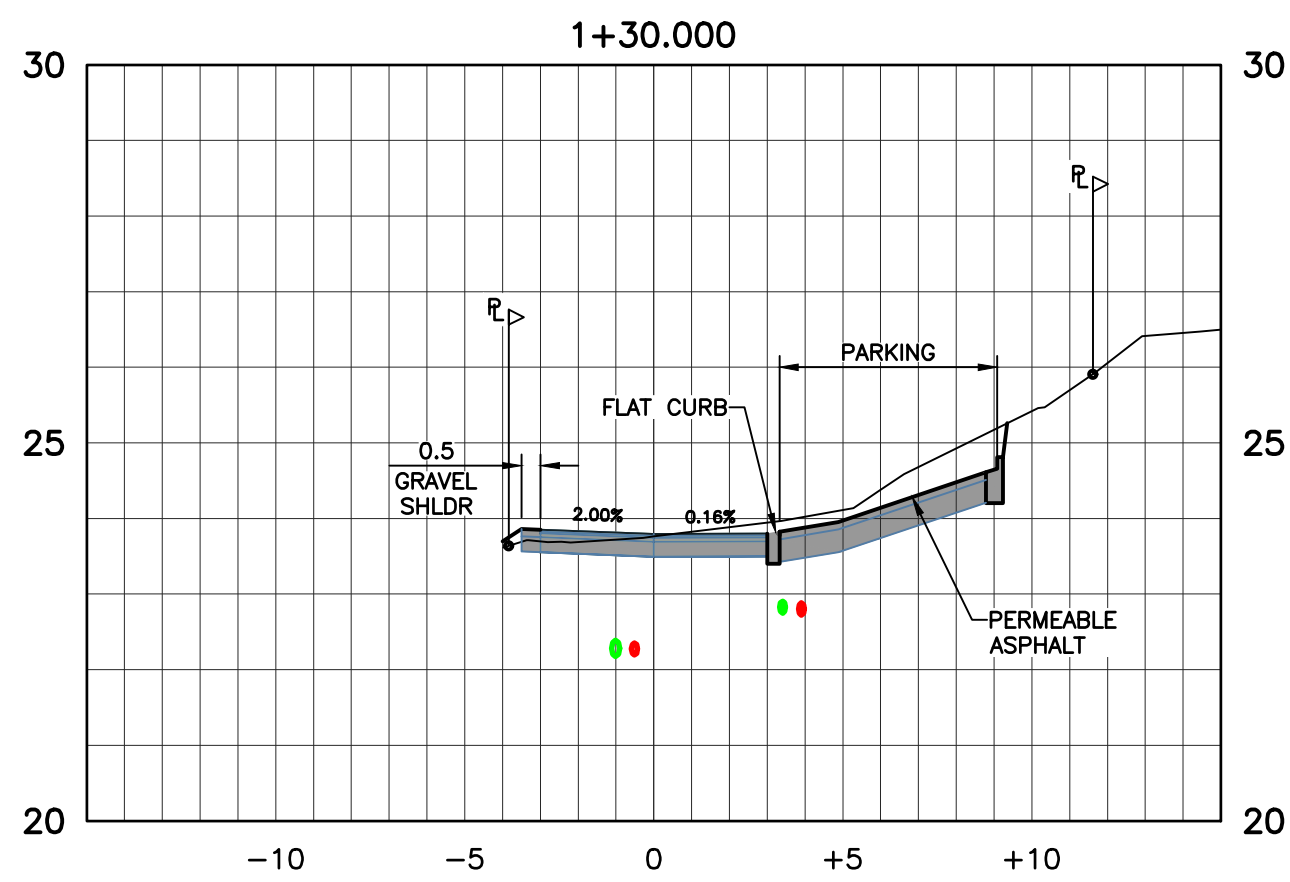
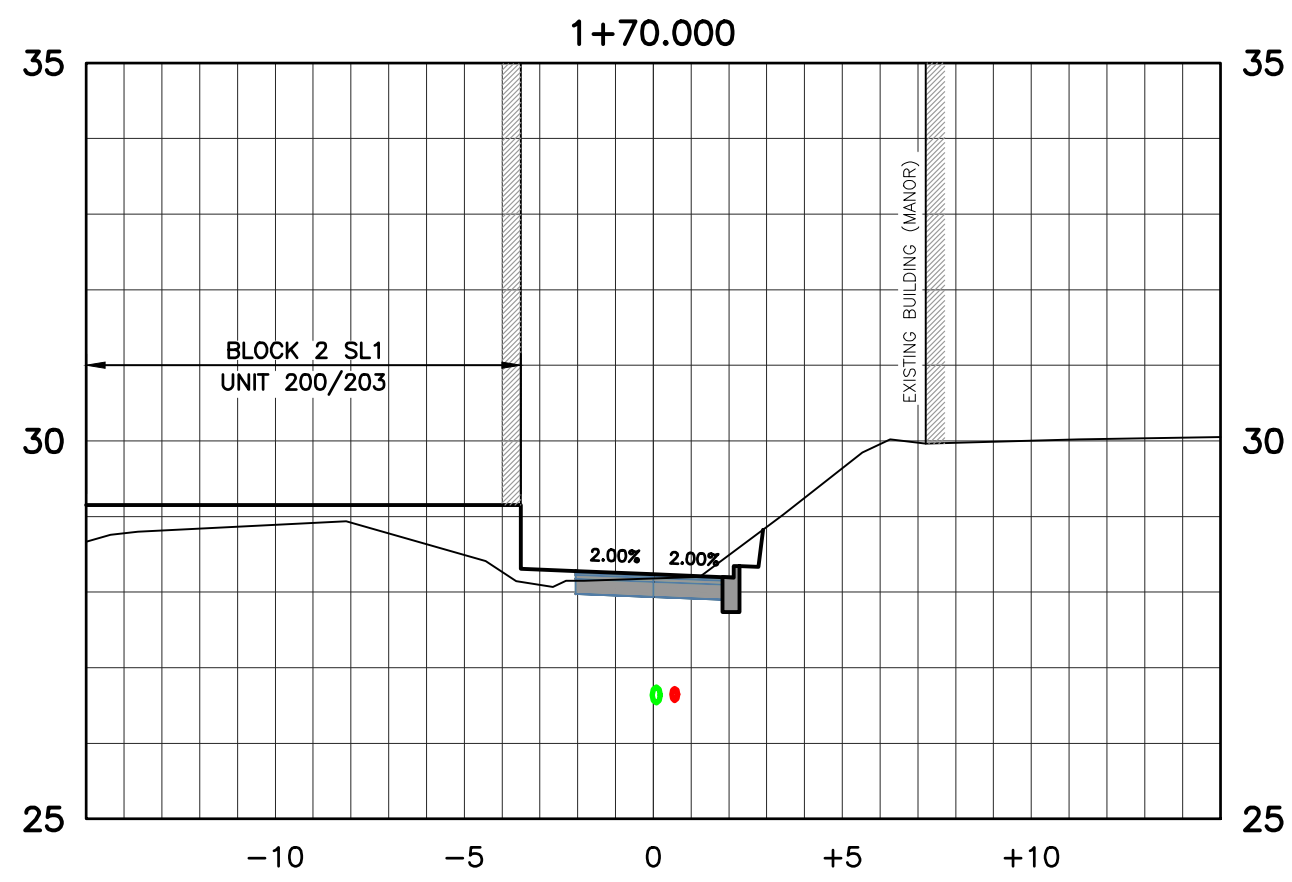
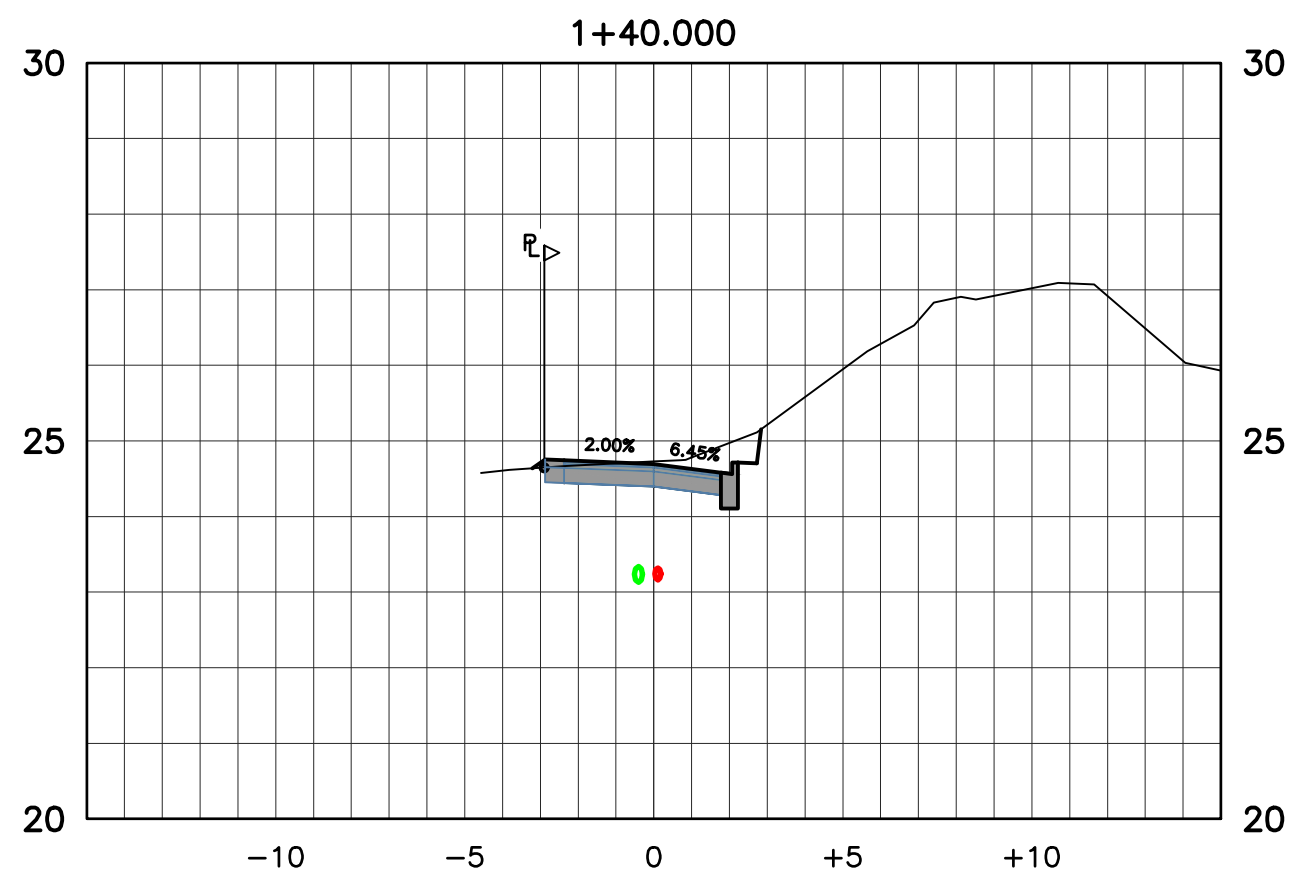
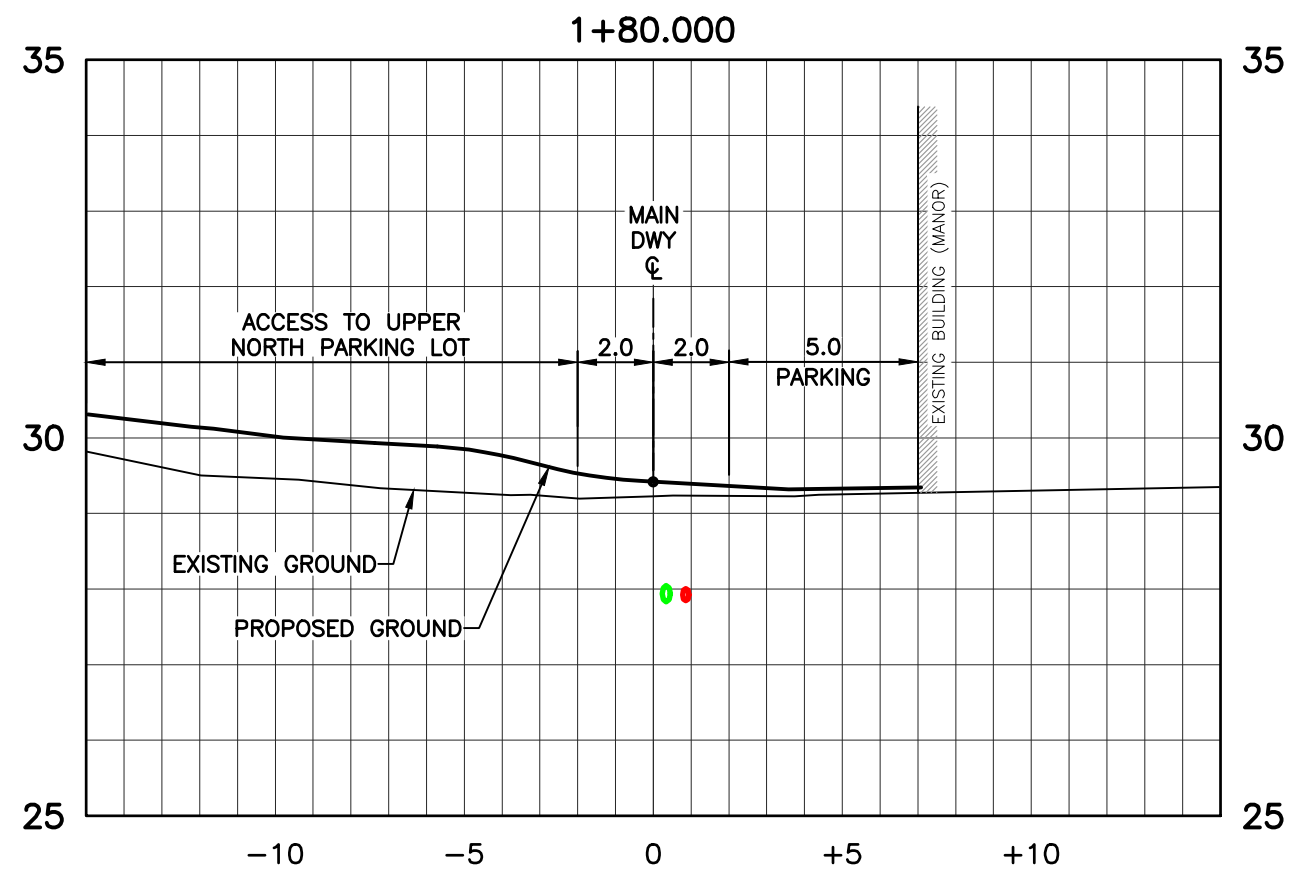
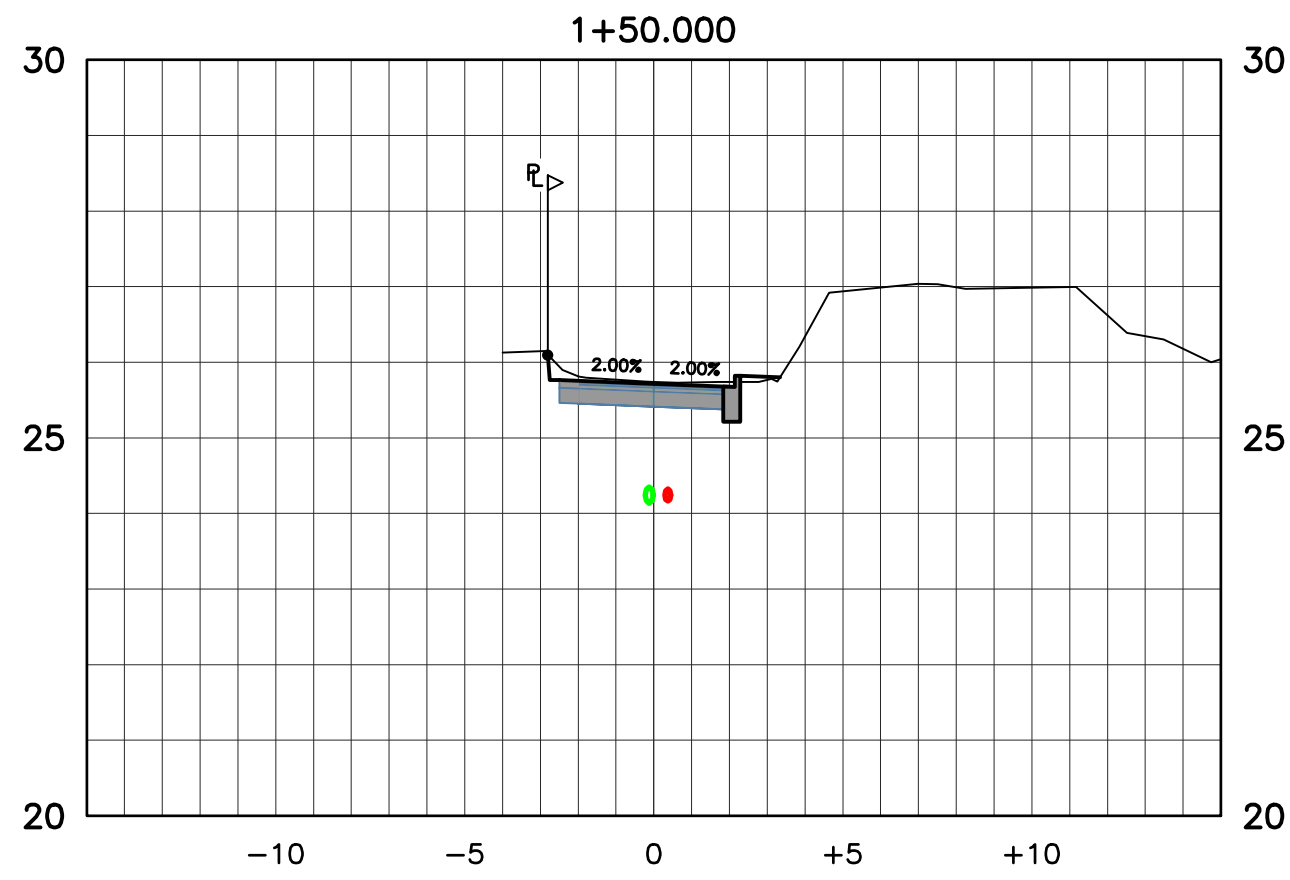
SEAL

Pacific Vista Consulting Ltd.
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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+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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DITCH/SWALE	DRAIN CLEANOUT	REDUCER	BRICK	ORNAMENTAL STREETLIGHT	BARRIER CURB	BC	9	REVISED PER CITY OF VICTORIA COMMENTS	250312
CULVERT	MONUMENT	FLUSH	EDGE OF PAVEMENT	POWER POLE	INVERT GUTTER	IG	8	DP RESUBMISSION	250226
HEADWALL	LOT PIN	TREE	ROAD SIGN	ANCHOR			No.	DESCRIPTION	DATE
CATCHBASIN	LEAD PLUG	BUSHLINE							

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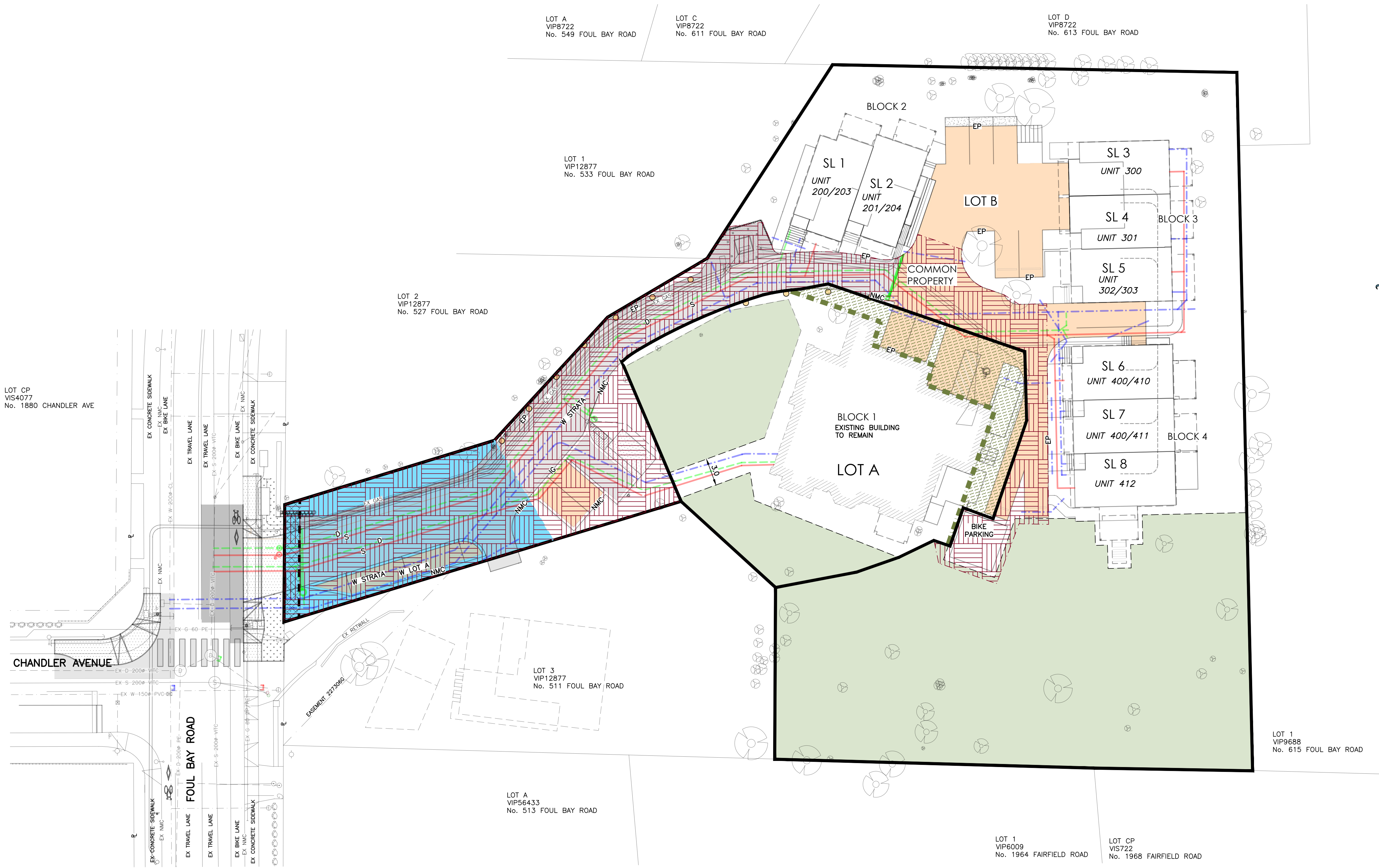
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ENGINEER
JJS
DATE
JULY 2022
B.M.
GCM 677849
ELEV.
20.546m
SCALE
H V

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

PVC PROJECT NUMBER 22-154	
GOVERNING AUTHORITY FILE No.	
SHEET 7 OF 11	REV. C07
DRAWING No.	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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SEWER	DRAIN MANHOLE	VALVE	CONCRETE	UNDERGROUND HYDRO/TEL/SHAW	MOUNTABLE CURB	MC	COBRA/DAWT LIGHT	FLAT CURB	FC
DRAIN	SEWER CLEANOUT	METER	GRAVEL	COBRA/DAWT LIGHT	FLAT CURB	FC	COBRA/DAWT LIGHT	FLAT CURB	FC
DITCH/SWALE	DRAIN CLEANOUT	REDUCER	BRICK	COBRA/DAWT LIGHT	FLAT CURB	FC	COBRA/DAWT LIGHT	FLAT CURB	FC
CULVERT	MONUMENT	FLUSH	EDGE OF PAVEMENT	COBRA/DAWT LIGHT	FLAT CURB	FC	COBRA/DAWT LIGHT	FLAT CURB	FC
HEADWALL	LOT PIN	TREE	ROAD SIGN	COBRA/DAWT LIGHT	FLAT CURB	FC	COBRA/DAWT LIGHT	FLAT CURB	FC
CATCHBASIN	LEAD PLUG	BUSHLINE		COBRA/DAWT LIGHT	FLAT CURB	FC	COBRA/DAWT LIGHT	FLAT CURB	FC

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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.	
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

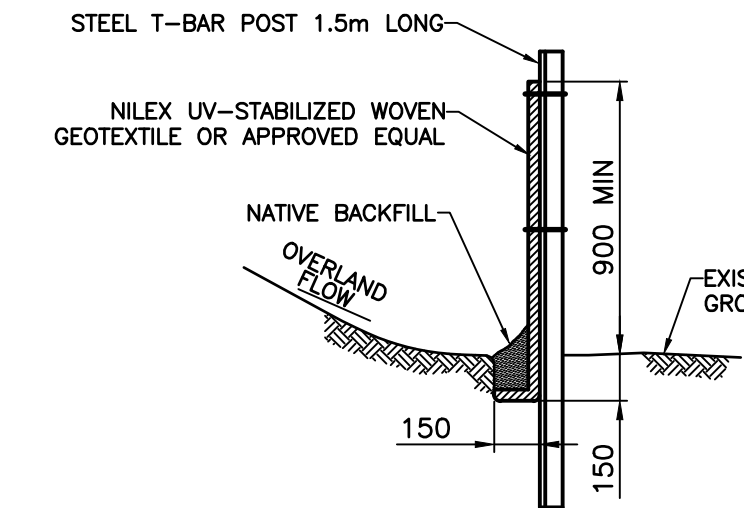
- INSTALL RUNOFF MANAGEMENT SYSTEMS PRIOR TO SITE DISTURBANCE AND CONSTRUCTION ACTIVITIES.
- STABILIZE BARE SOILS THE SAME DAY THAT THEY HAVE BEEN DISTURBED.
- AVOID CLEARING VEGETATION FROM SITES DURING SNOWMELT OR HEAVY RAINS.
- AVOID CLEARING OR GRADING SOILS WITHIN 15 METERS OF A STREAM OR DITCH.
- 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.

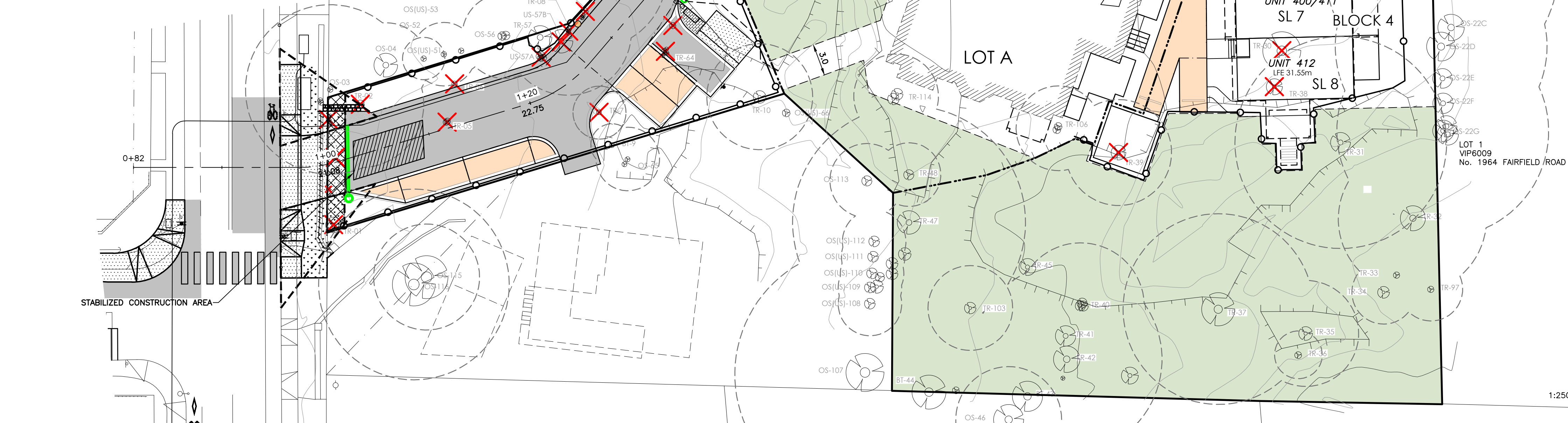
DRAINAGE AND SEDIMENT CONTROL

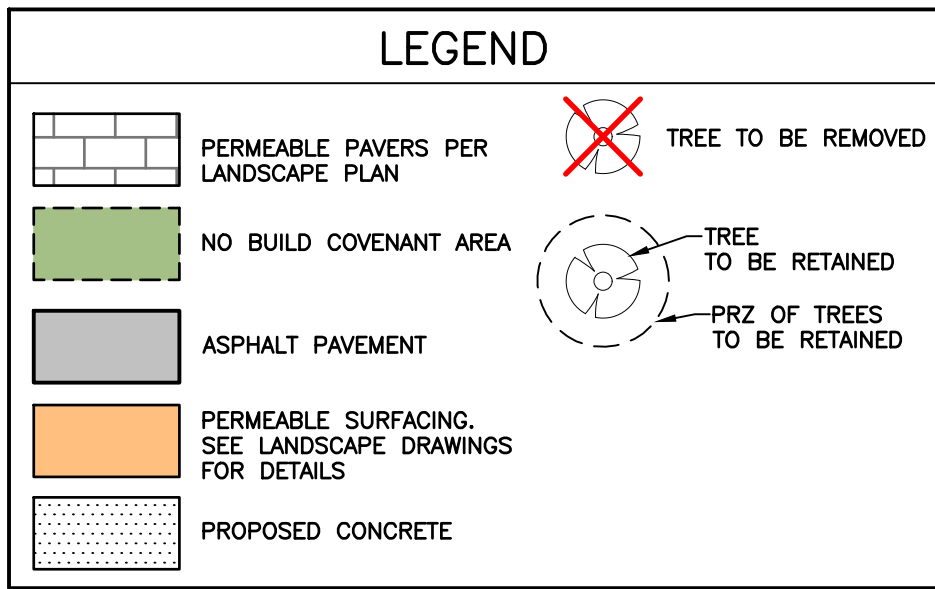
- ALL DISCHARGE FROM CONSTRUCTION SITE SHALL BE AS PER CITY OF VICTORIA SCHEDULE "G" CODE OF PRACTICE FOR CONSTRUCTION AND DEVELOPMENT ACTIVITIES.
- USE BERMS OR SWALES TO DIVERT RUNOFF FROM ENTERING THE SITE.
- USE SILT FENCING AROUND STOCKPILED AND SLOPED AREAS.
- INSTALL FILTER CLOTH, DRAIN ROCK OR 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.

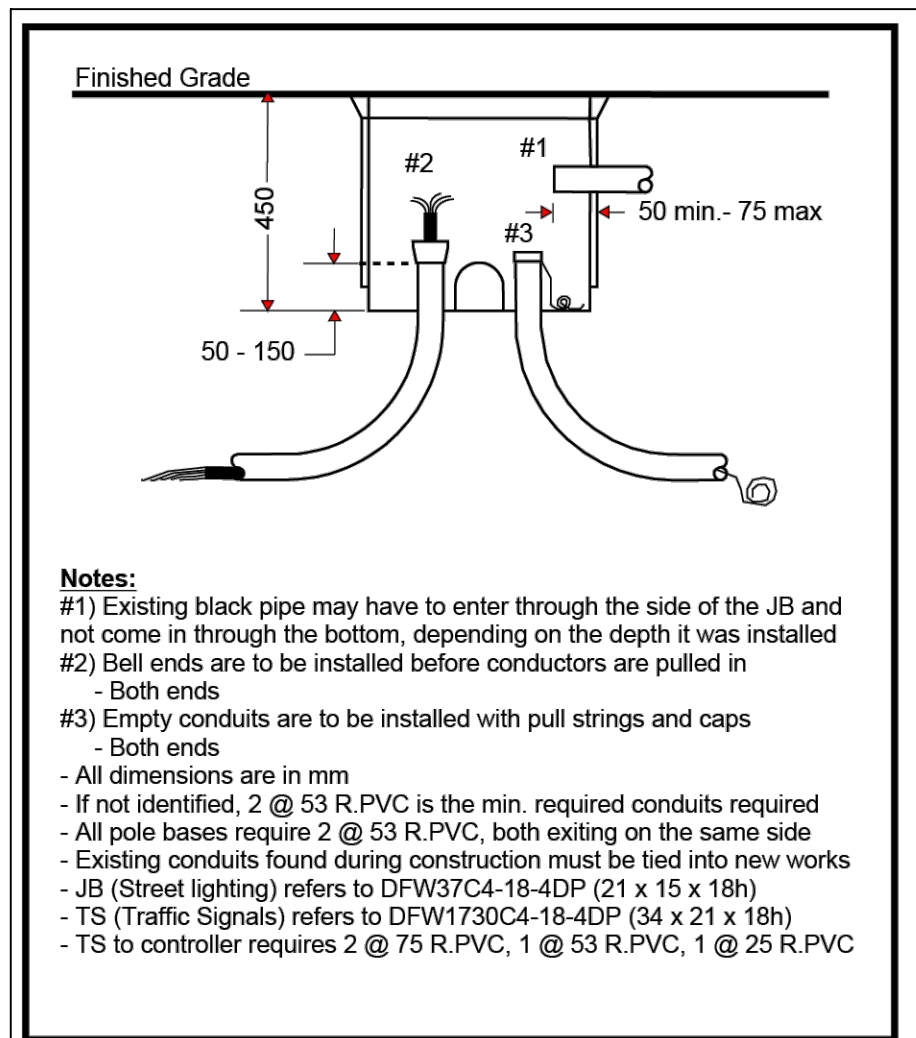
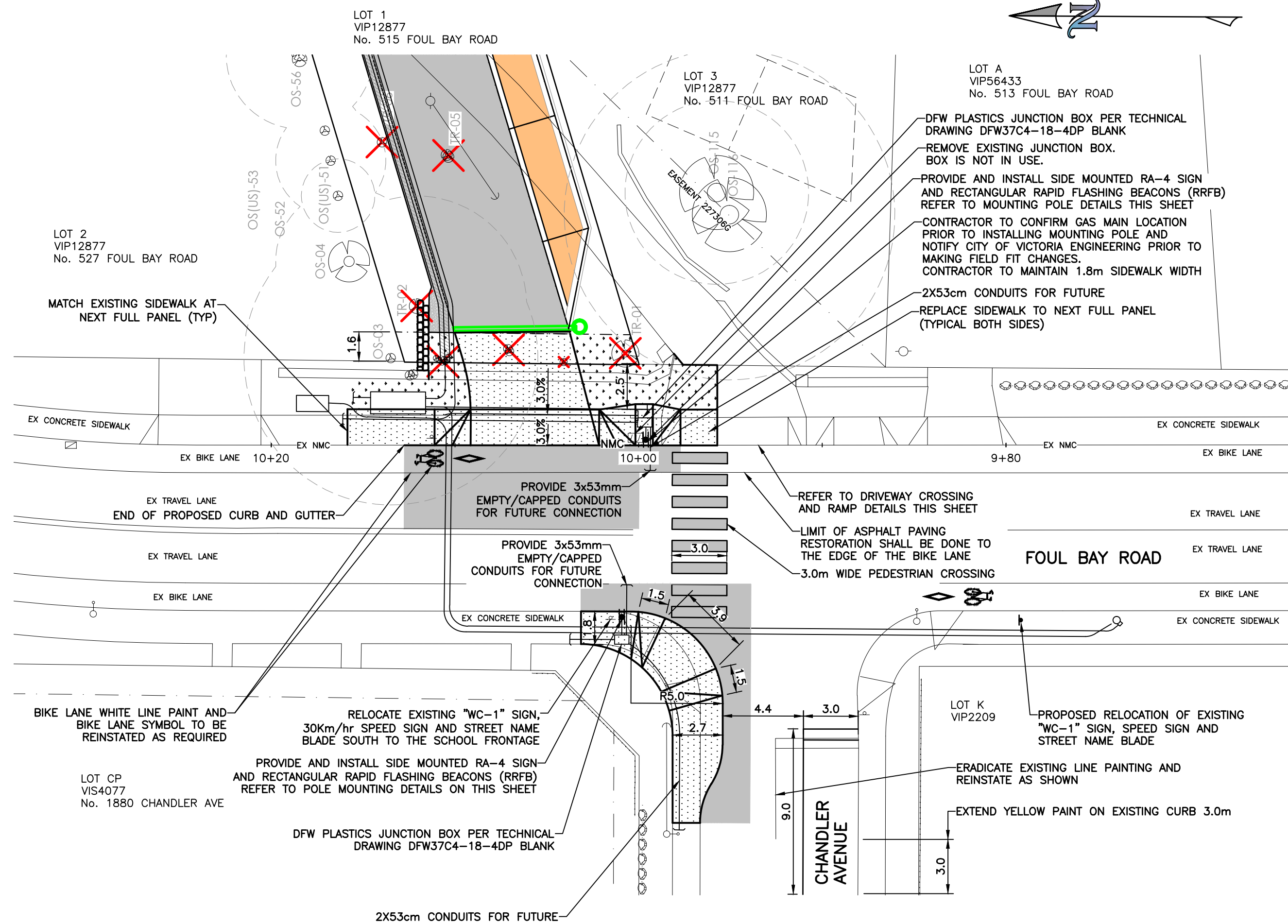
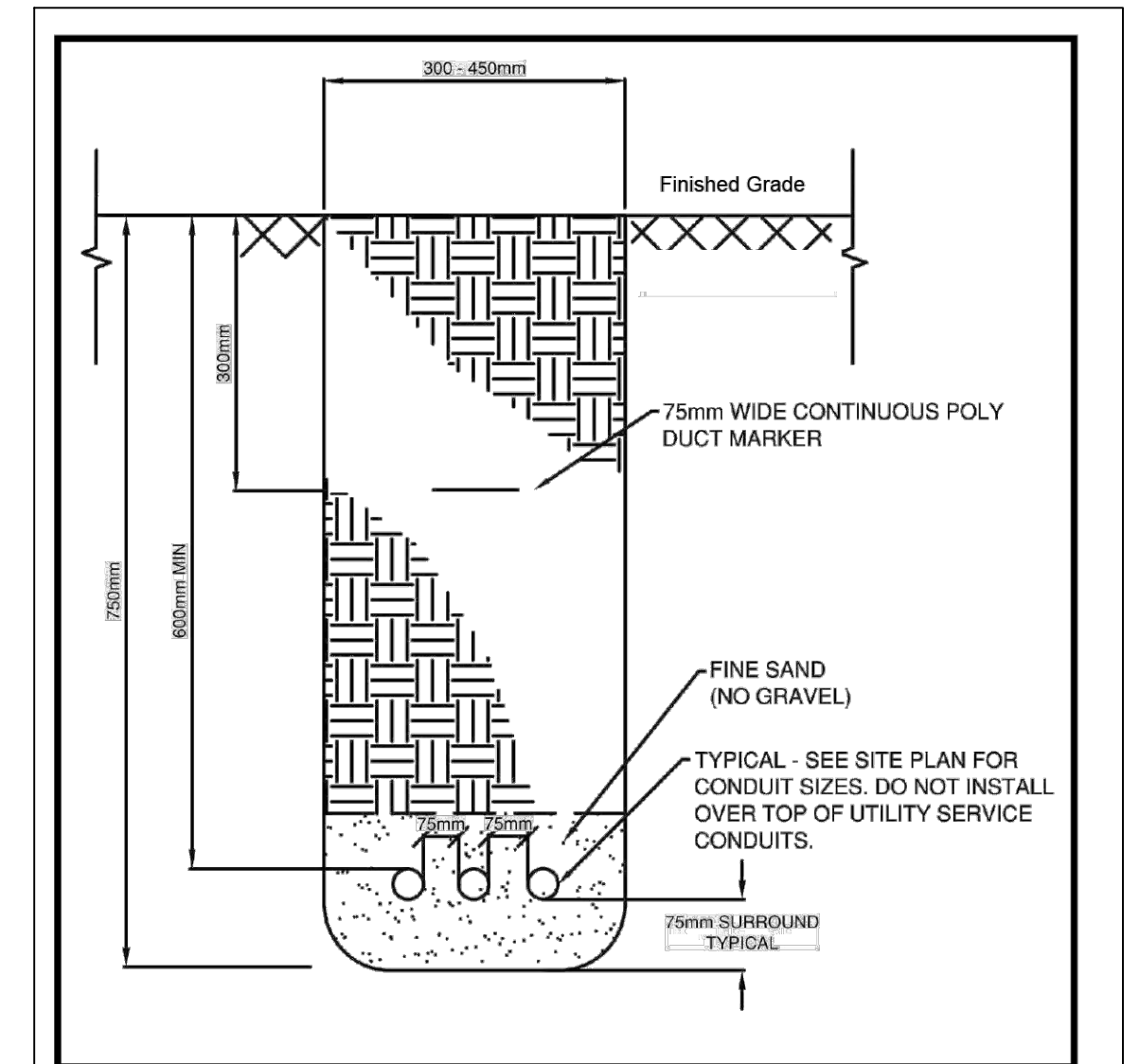
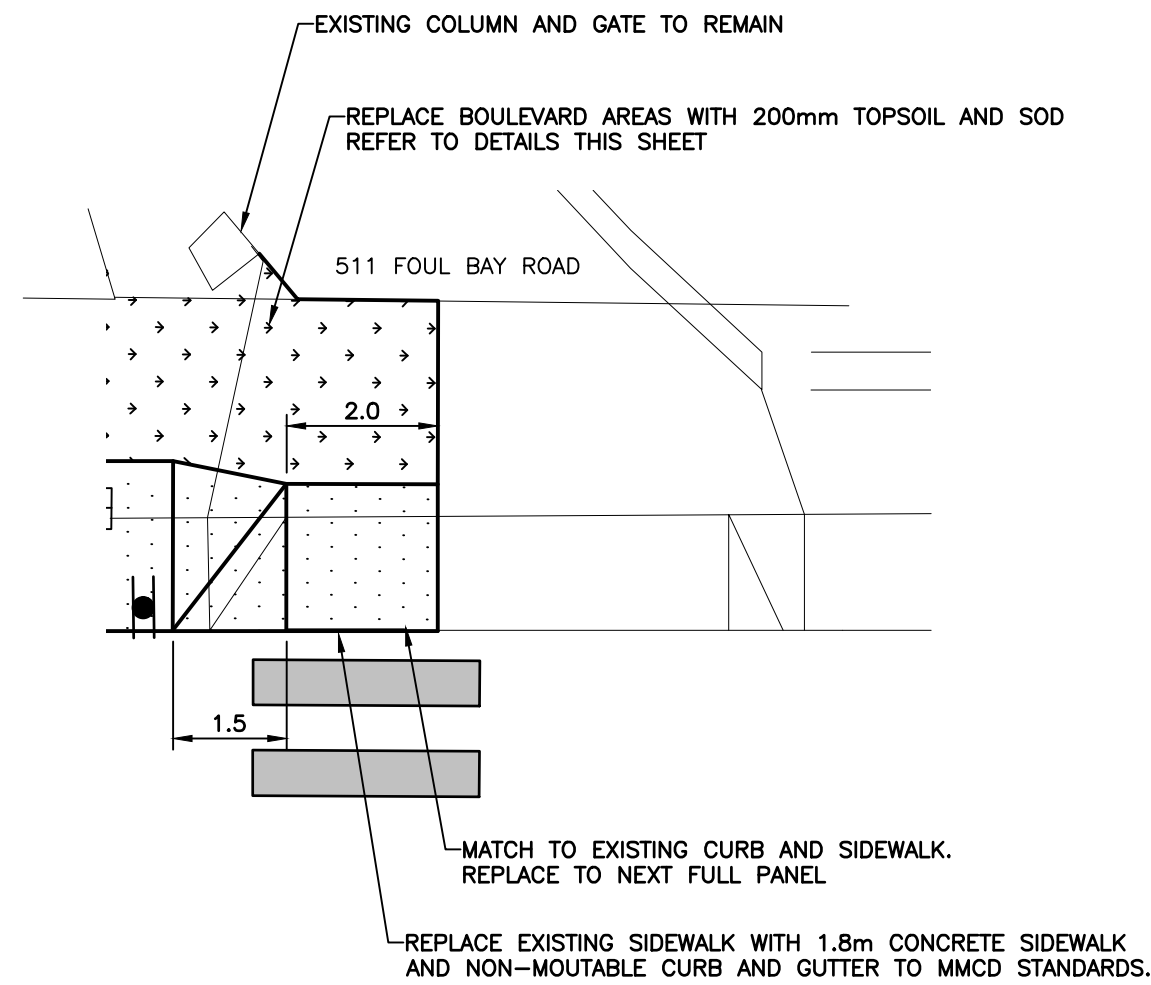
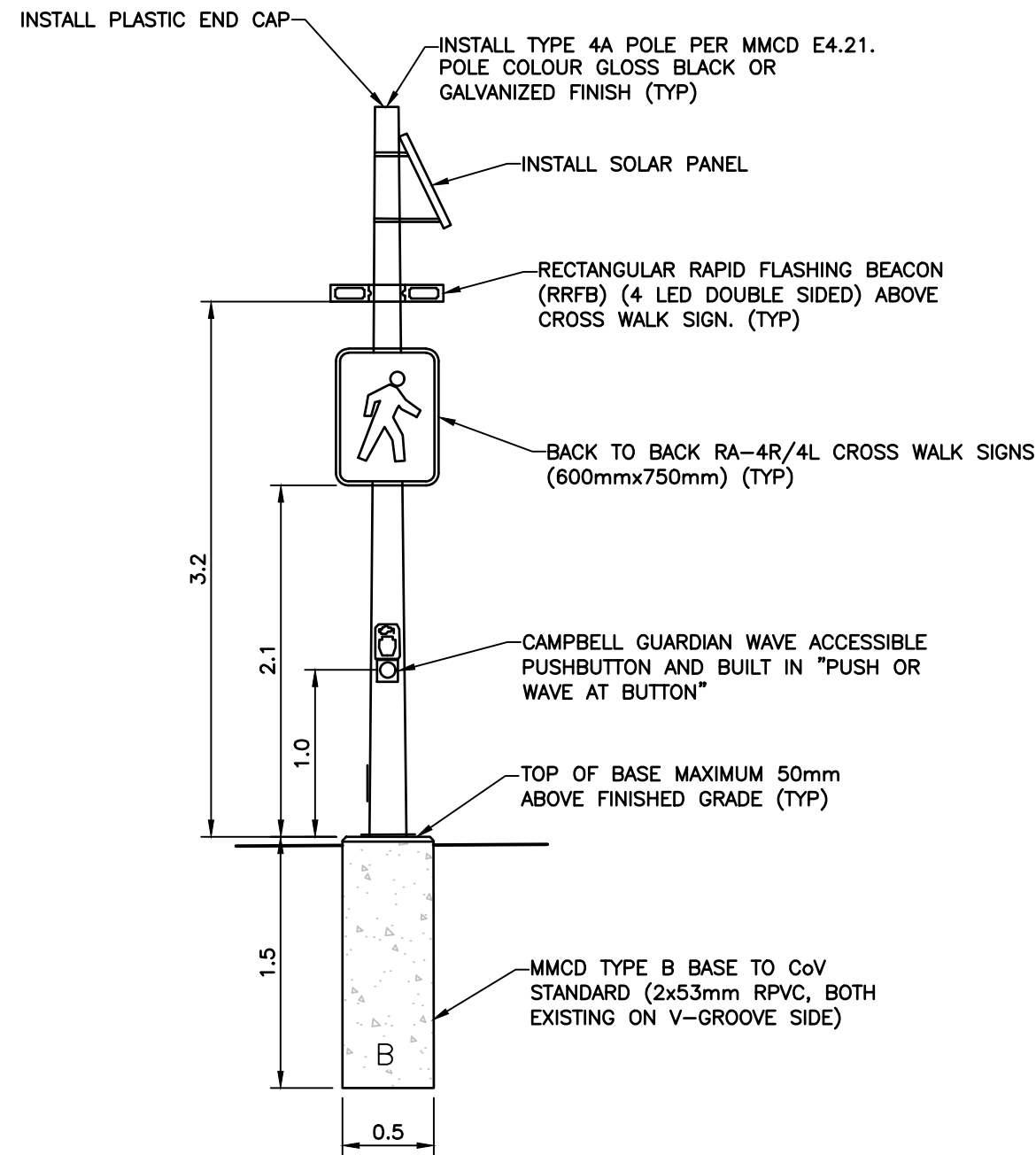
SILT FENCE DETAIL
N.T.S.





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



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



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CULVERT	SEWER CLEANOUT	FLUSH	EDGE OF PAVEMENT	ANCHOR	INVERT GUTTER	INVERT GUTTER	IG	8	DP RESUBMISSION
HEADWALL	MONUMENT	TREE	ROAD SIGN					No.	DESCRIPTION
CATCHBASIN	LEAD PLUG	BUSHLINE							DATE

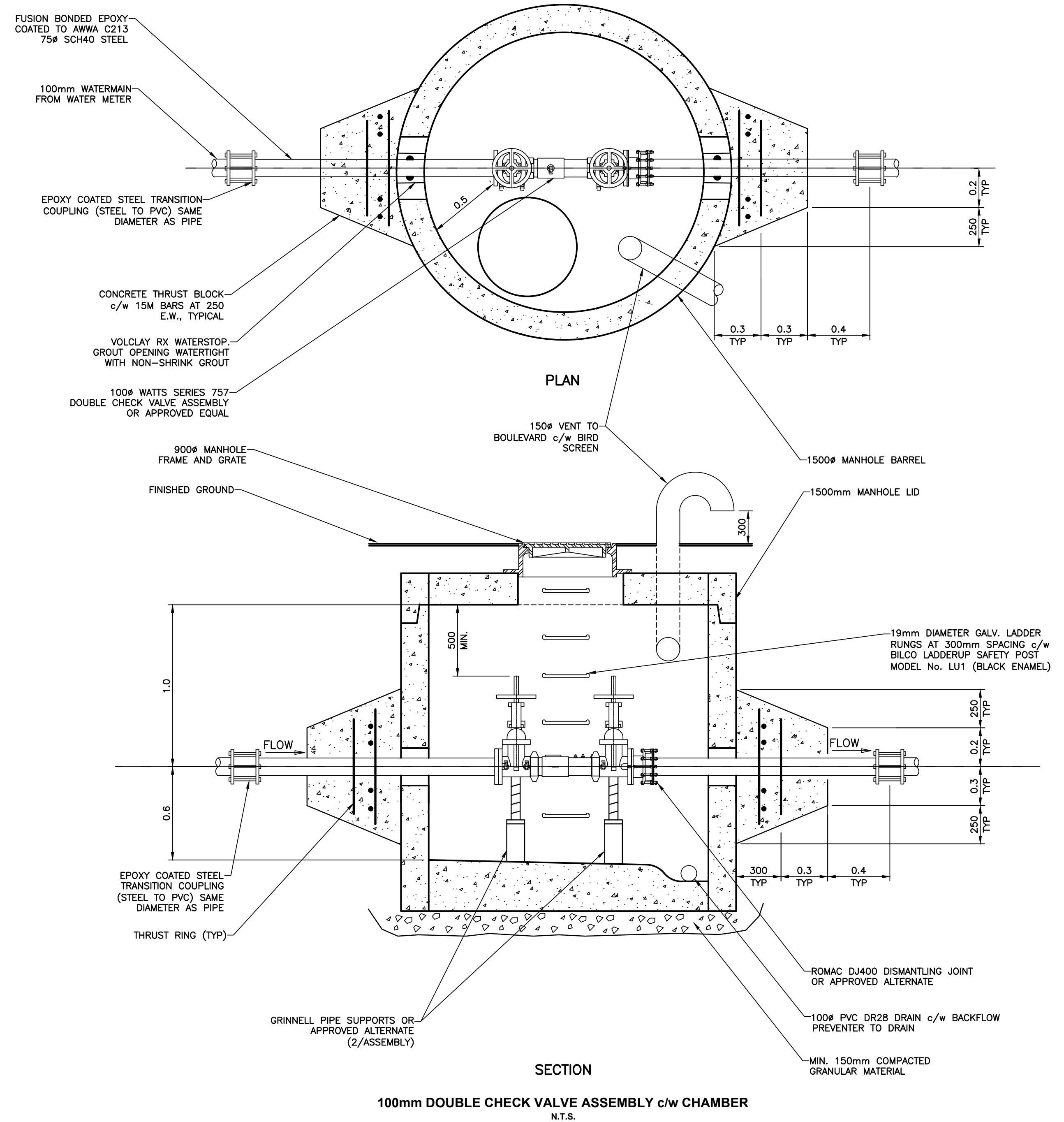
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Civil Design SERVICES	WRLCivilDesign@gmail.com	
ENGINEER	JJS	
DATE	JULY 2022	
B.M.	GCM 677849	
ELEV.	20.546m	
SCALE	H V	

PROJECT PROJECT		PVC PROJECT NUMBER	22-154
515 FOUL BAY ROAD		GOVERNING AUTHORITY FILE No.	
GMC PROJECTS INC.		SHEET	10 of 11
OFFSITE WORKS		DRAWING No.	C10
		REV.	12

50mm DOUBLE CHECK BACKFLOW PREVENTER
N.T.S.



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DITCH/SWALE		DRAIN CLEANOUT	REDUCER	BRICK	ORNAMENTAL STREETLIGHT	BARRIER CURB	BC
CULVERT		MONUMENT	FLUSH	EDGE OF PAVEMENT	POWER POLE	INVERT GUTTER	IG
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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