



Artistic Rendering

1  
A000



Building Site

3  
A000



Existing Building Front

3  
A000



Final Approved

Plans

Adopted Date:  
October 22, 2025



Original

Submission

Received Date:  
September 5, 2025

	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.	#301, 531 Yates Street, Victoria, BC V8W 1K7 ph: 778.656.3513 e-mail: office@marchitect.ca	FOR GMC Projects Inc.	
Cover Page	NCT	SCALE	DATE 2025-08-19
	AS NOTED		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

1

FOUL BAY ROAD

FOUL BAY ROAD

overhead lines

utility pole with light

bike lane

sidewalk

sidewalk

overhead lines

utility pole with light

bike lane

sidewalk

overhead lines

utility pole with light

bike lane

sidewalk

overhead lines

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utility pole with light

bike lane

sidewalk

overhead lines

utility pole with light

bike lane

sidewalk

overhead lines

utility pole with light

bike lane

sidewalk

A  
PLAN 56433

PLAN 6009

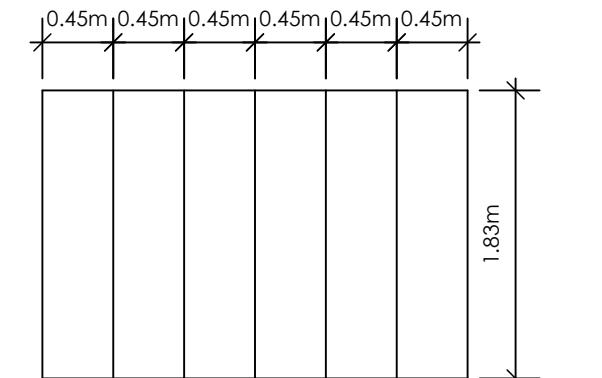
STRATA PLAN 722

Existing Site Plan

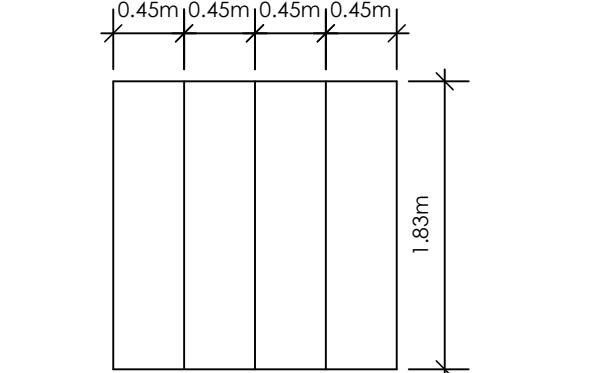
Scale: 1:200

1  
A100

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



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



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\*\*

C

D

8722

NORTH  
PLAN 9688



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
	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 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: 2484.12 / 81.01 = 31.01m

## 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



2  
A102

Context Plan

Scale: Not To Scale

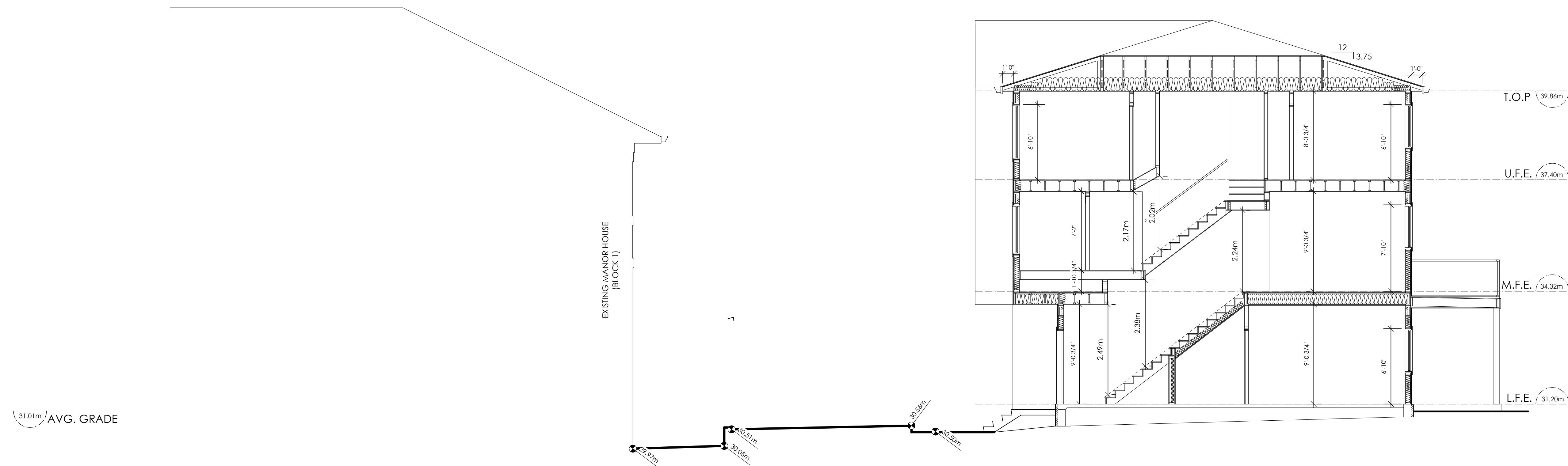
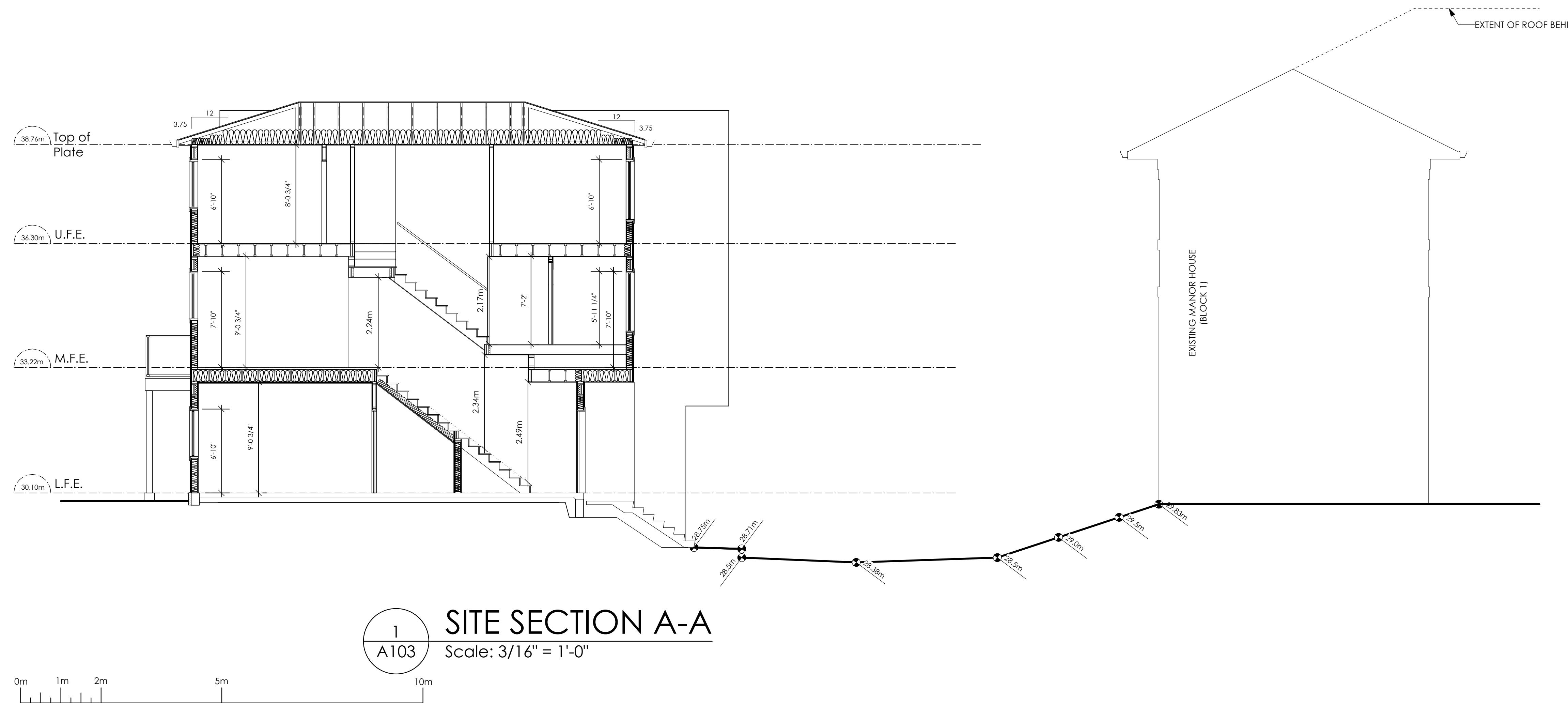
\*MAP IMAGE FOR CONTEXT  
PLAN TAKEN FROM VICMAP



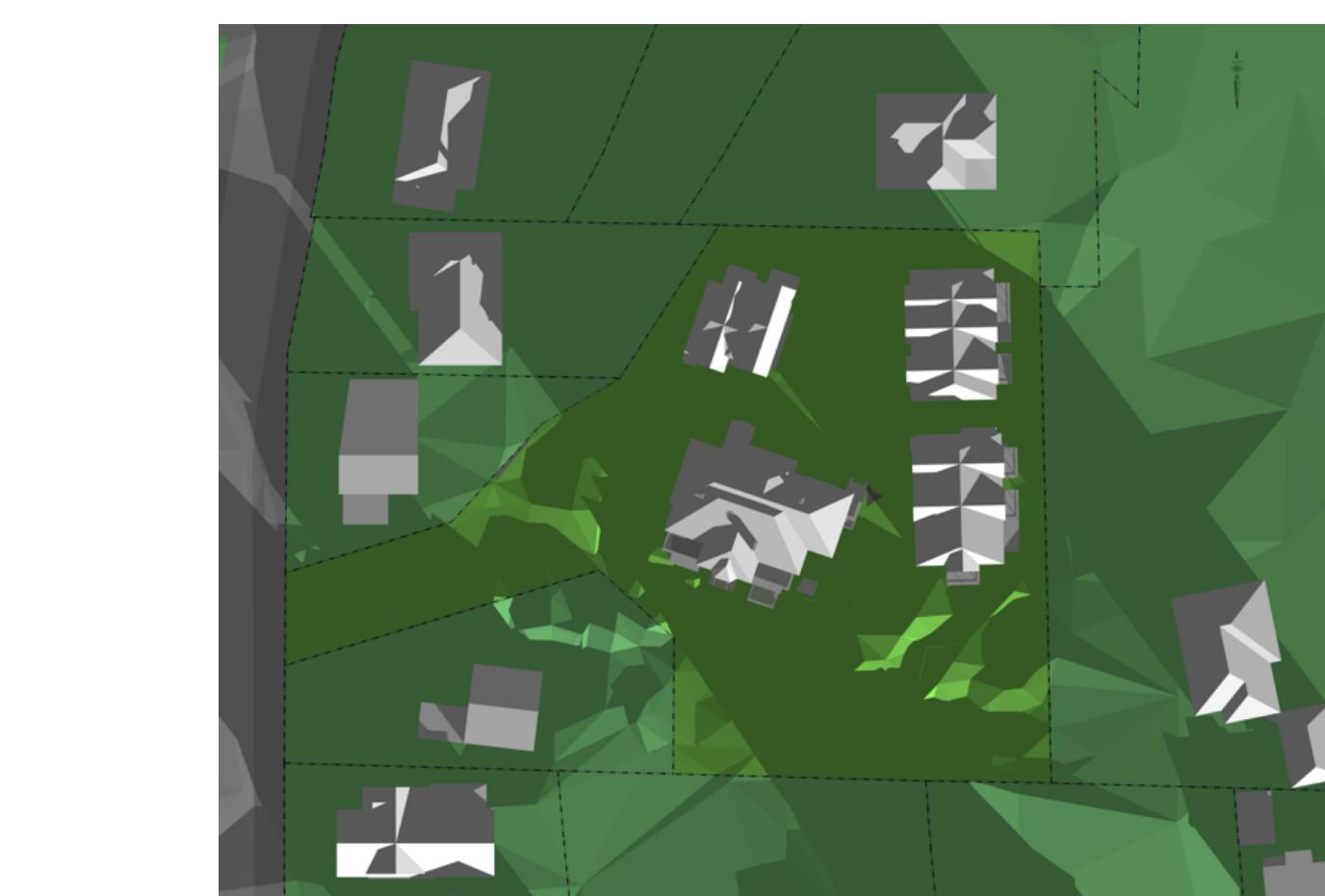
3  
A102

Artistic Rendering

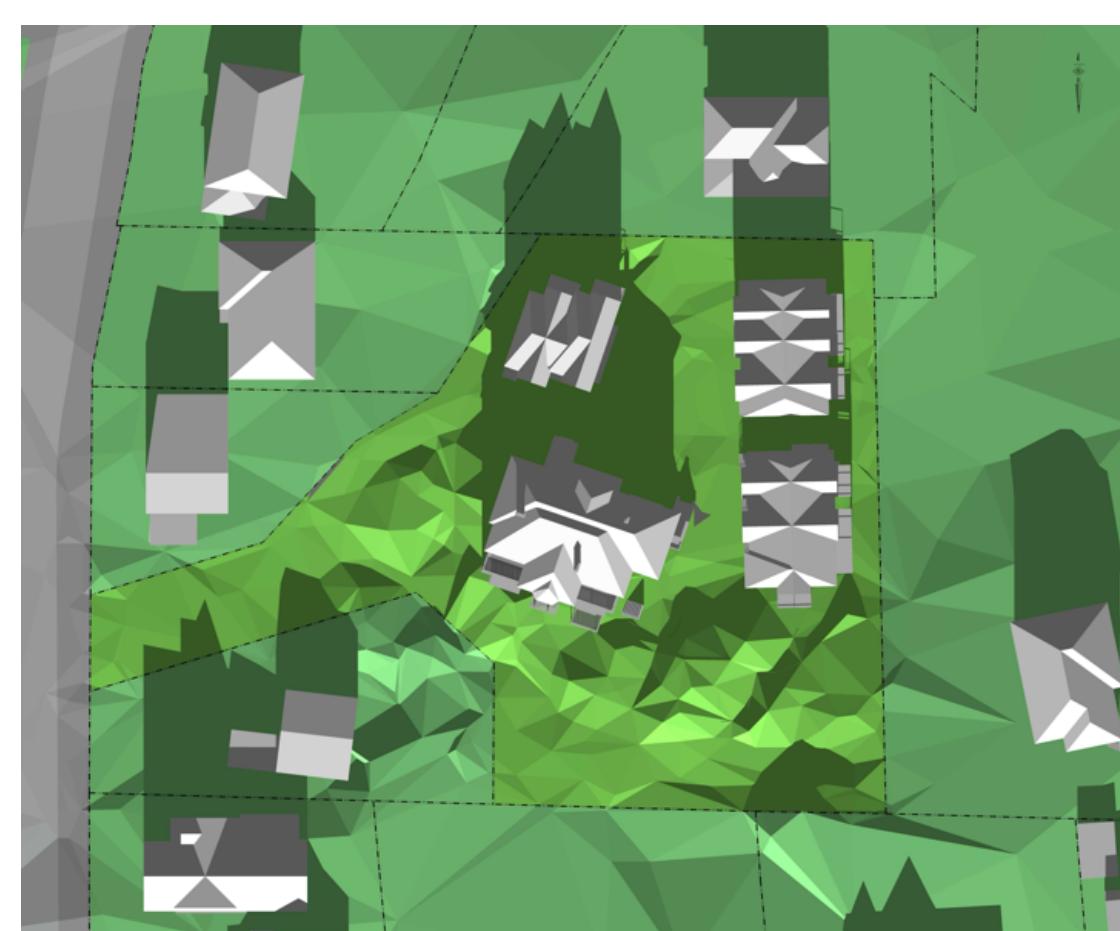
Michael Jon Moody   Principal   Architect AIBC, MRAIC, LEED AP®	PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC	PROJECT NO. 2424
FOR GMC Projects Inc.		
DRAWING TITLE Site Data & Context Plan		DRAWING NO. A102
DRAWING BY MJM	SCALE AS NOTED	DATE 2025-08-19
CHECKED BY MJM	REVIEWED BY MJM	DRIVING NO. YYYY-MM-DD
Site Data & Context Plan		
#301, 531 Yates Street, Victoria, BC V8W 1K7 ph: 778.696.3513 e-mail: office@marchitect.ca		



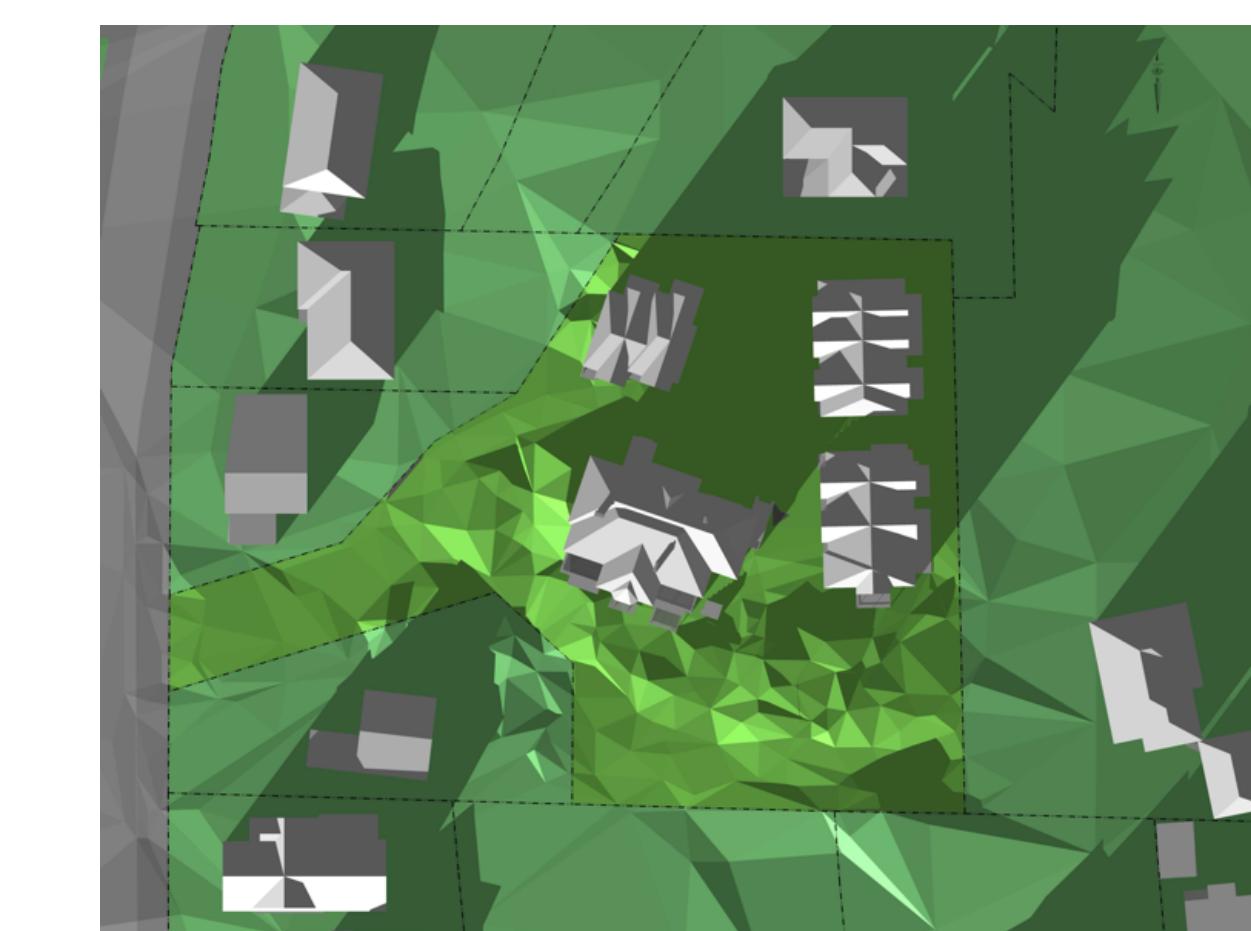
## WINTER SOLSTICE DEC 21



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

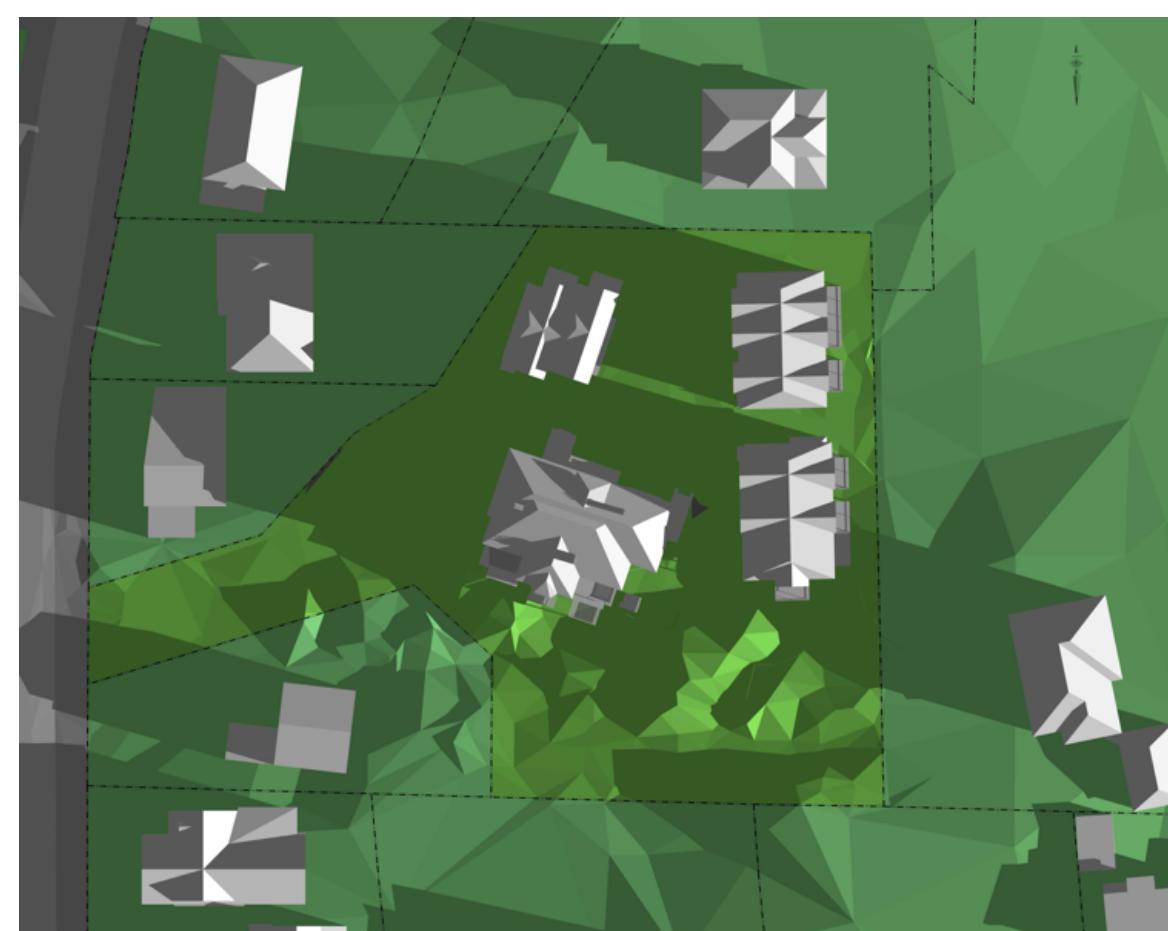


2 A104 Shadow Study - 12:11pm (Solar Noon)

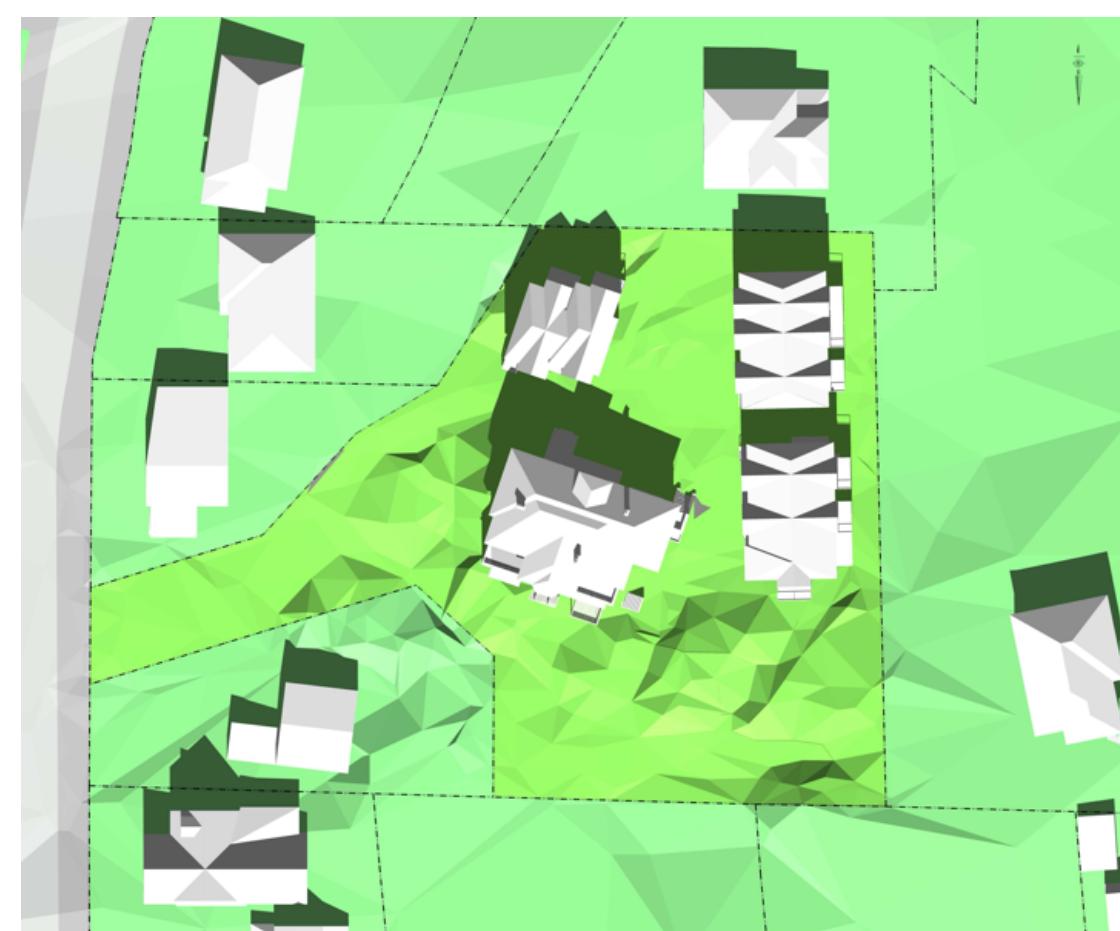


3 A104 Shadow Study - 2:50pm (1.5hrs Before Sunset)

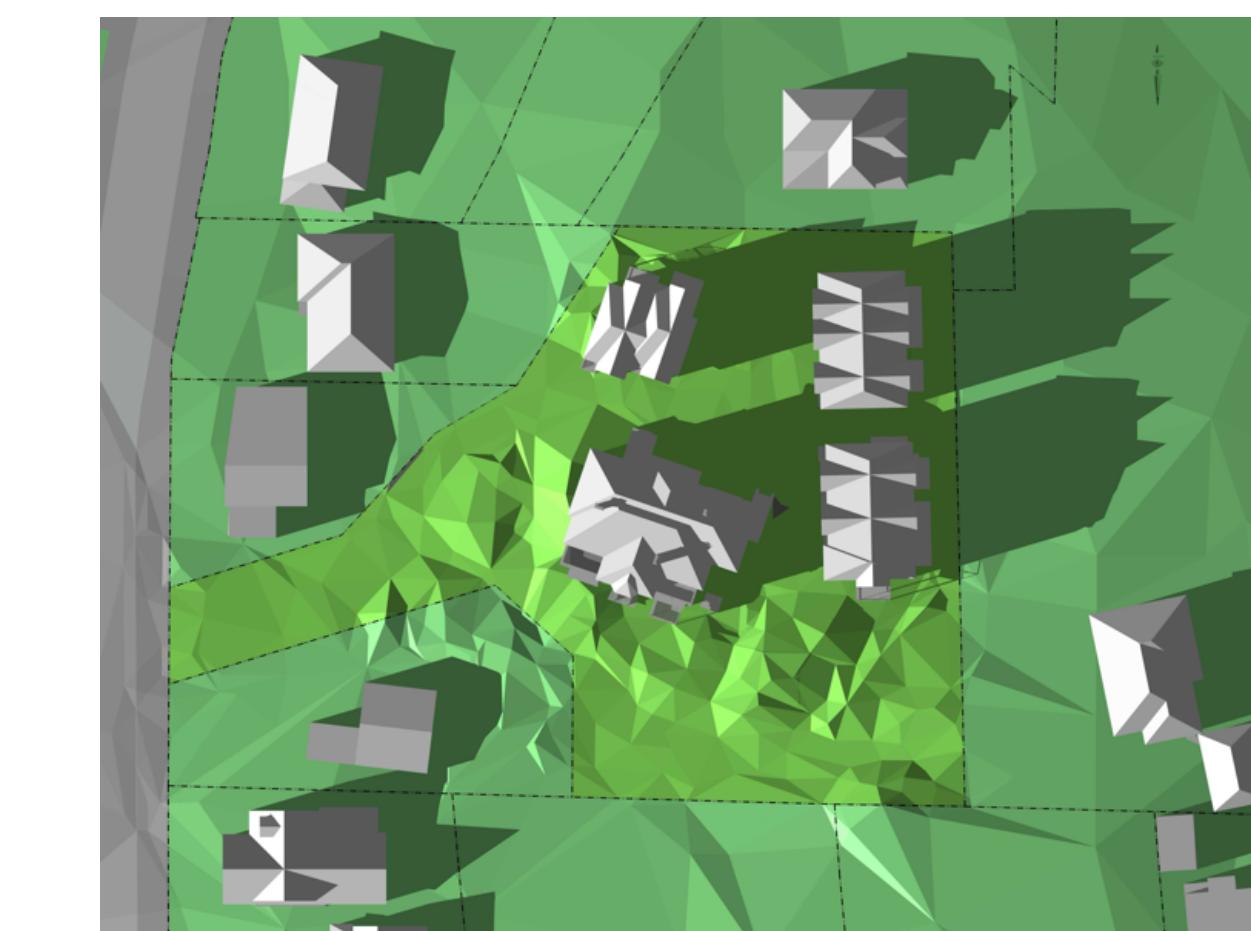
## MAR 20 / SEPT 22



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

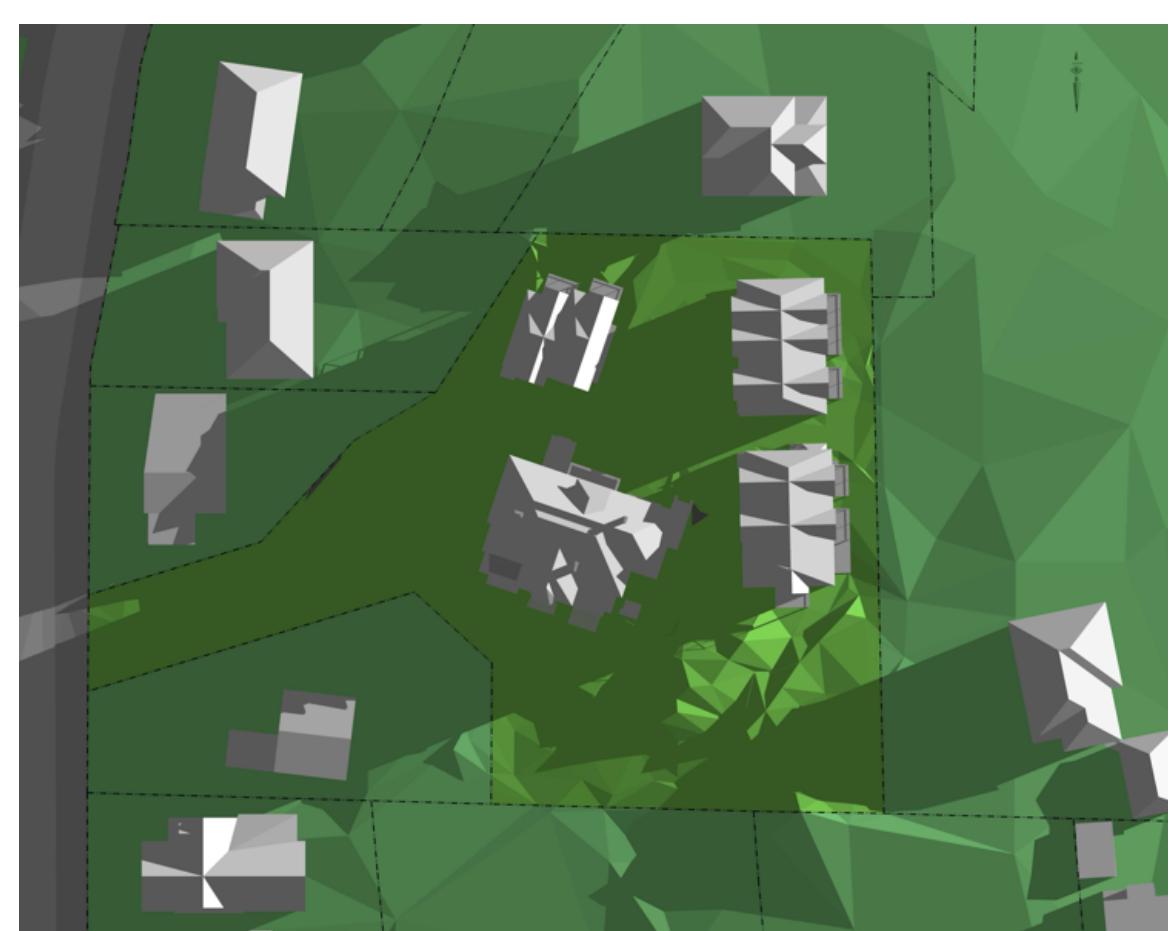


5 A104 Shadow Study - 1:20pm (Solar Noon)



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

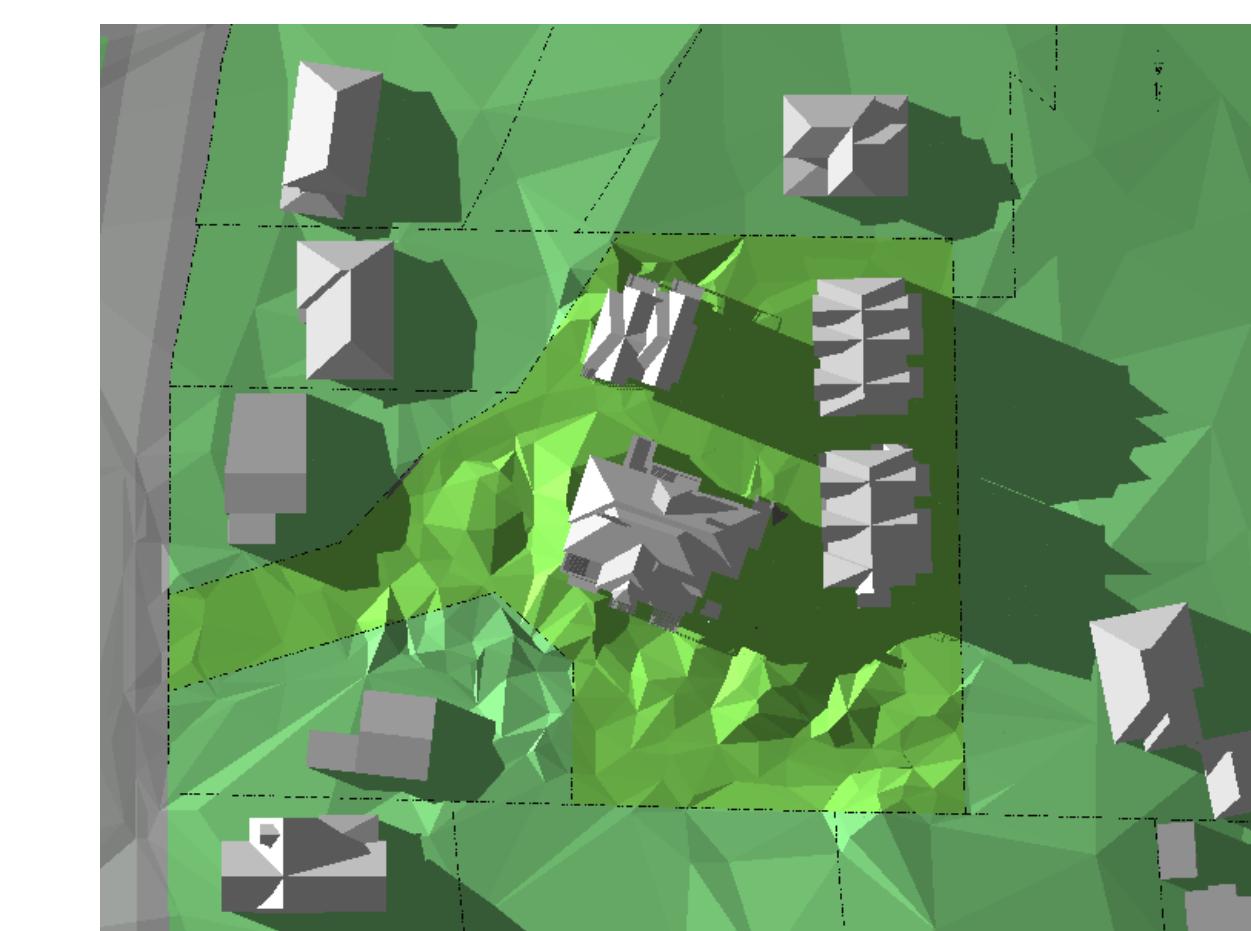
## SUMMER SOLSTICE JUNE 21



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

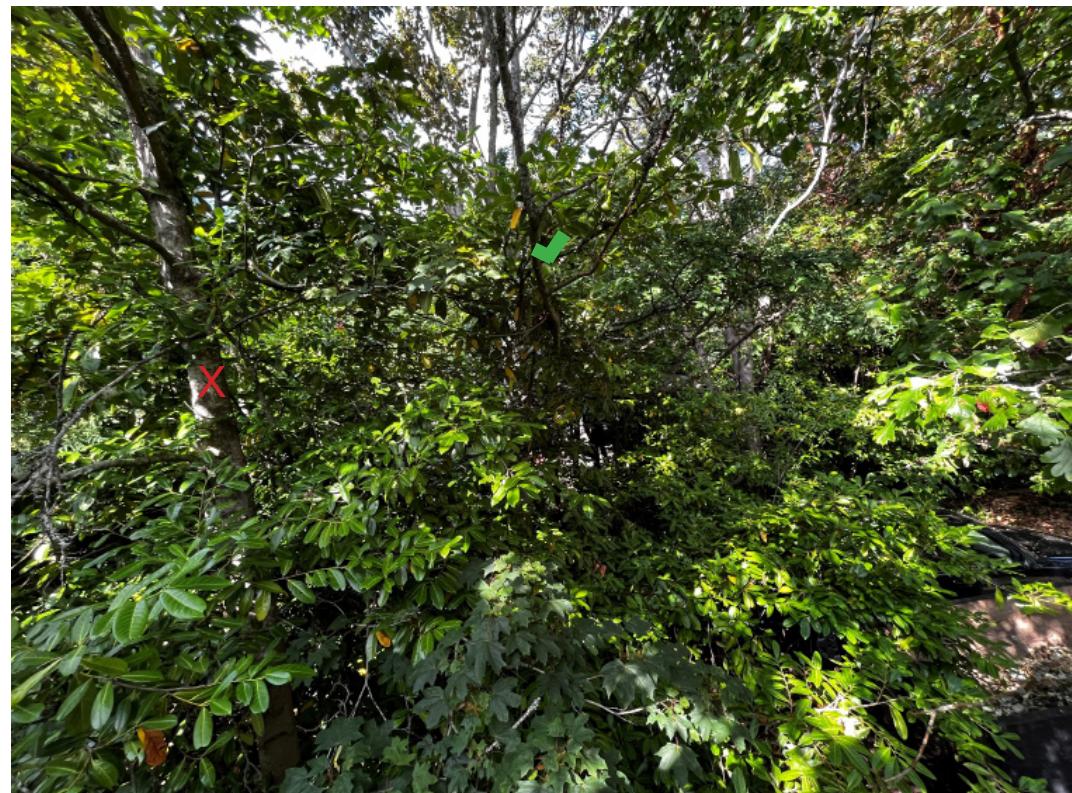


8 A104 Shadow Study - 1:15pm (Solar Noon)



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**



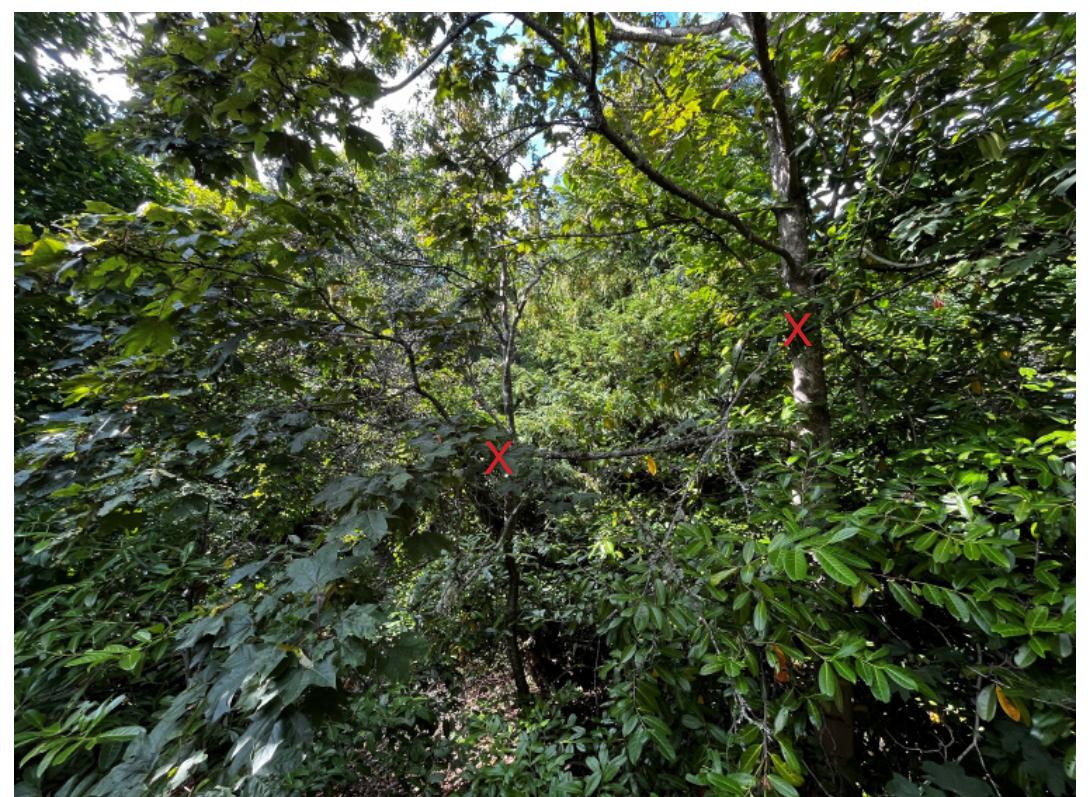
## **VIEW 5 - View to 613 Foul Bay**



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



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



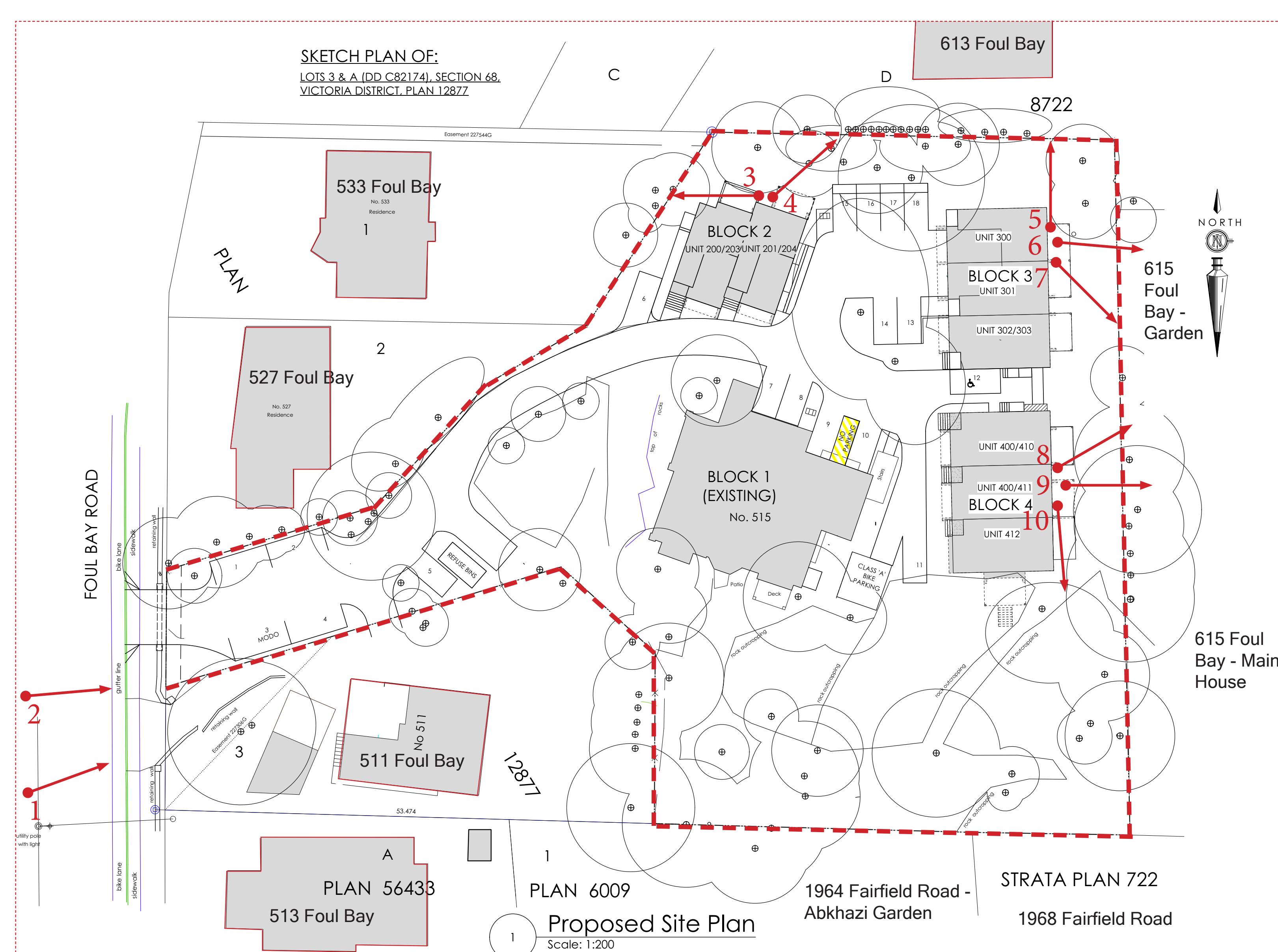
## VIEW 3 - View to 533 Foul



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



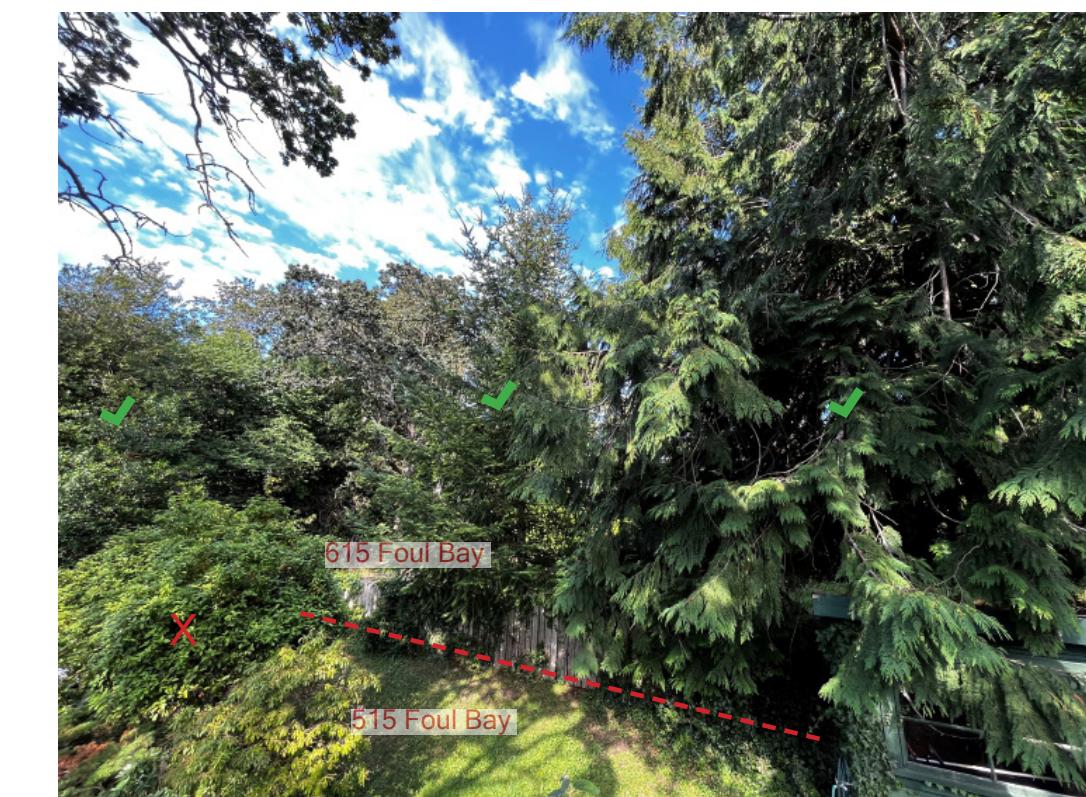
**VIEW 1** - SouthWest corner of Chandler & Foul Bay



# KEY PLAN

## Legend

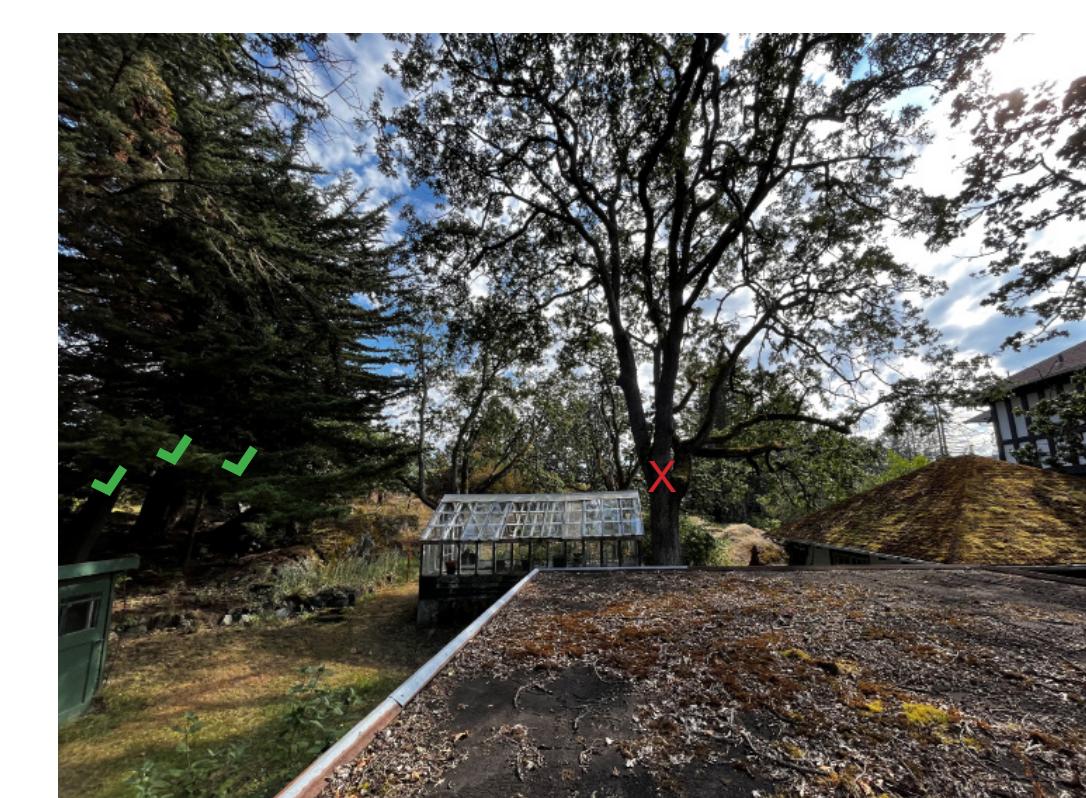
- ✓ Trees being retained
- ✗ Trees being removed



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

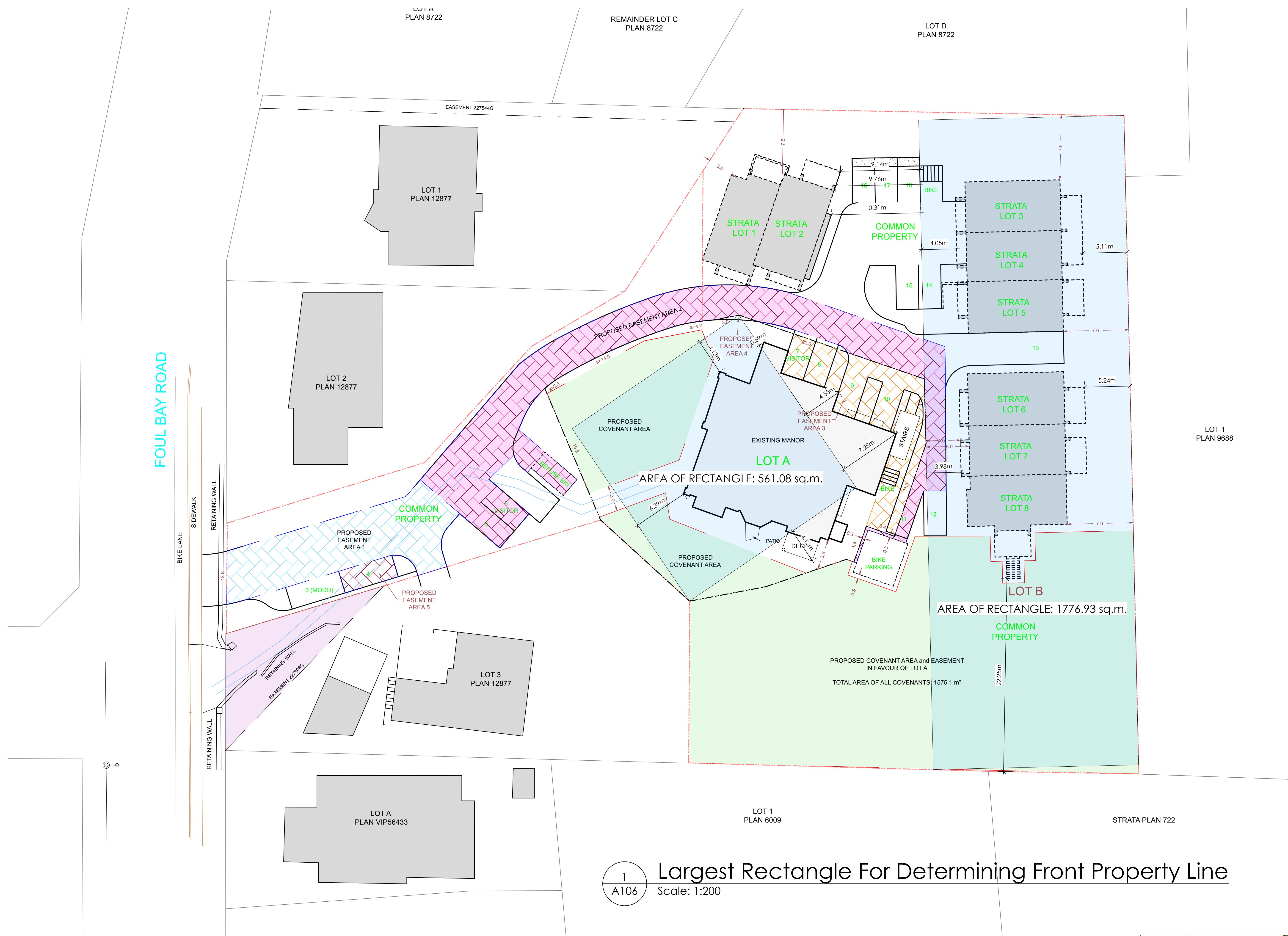


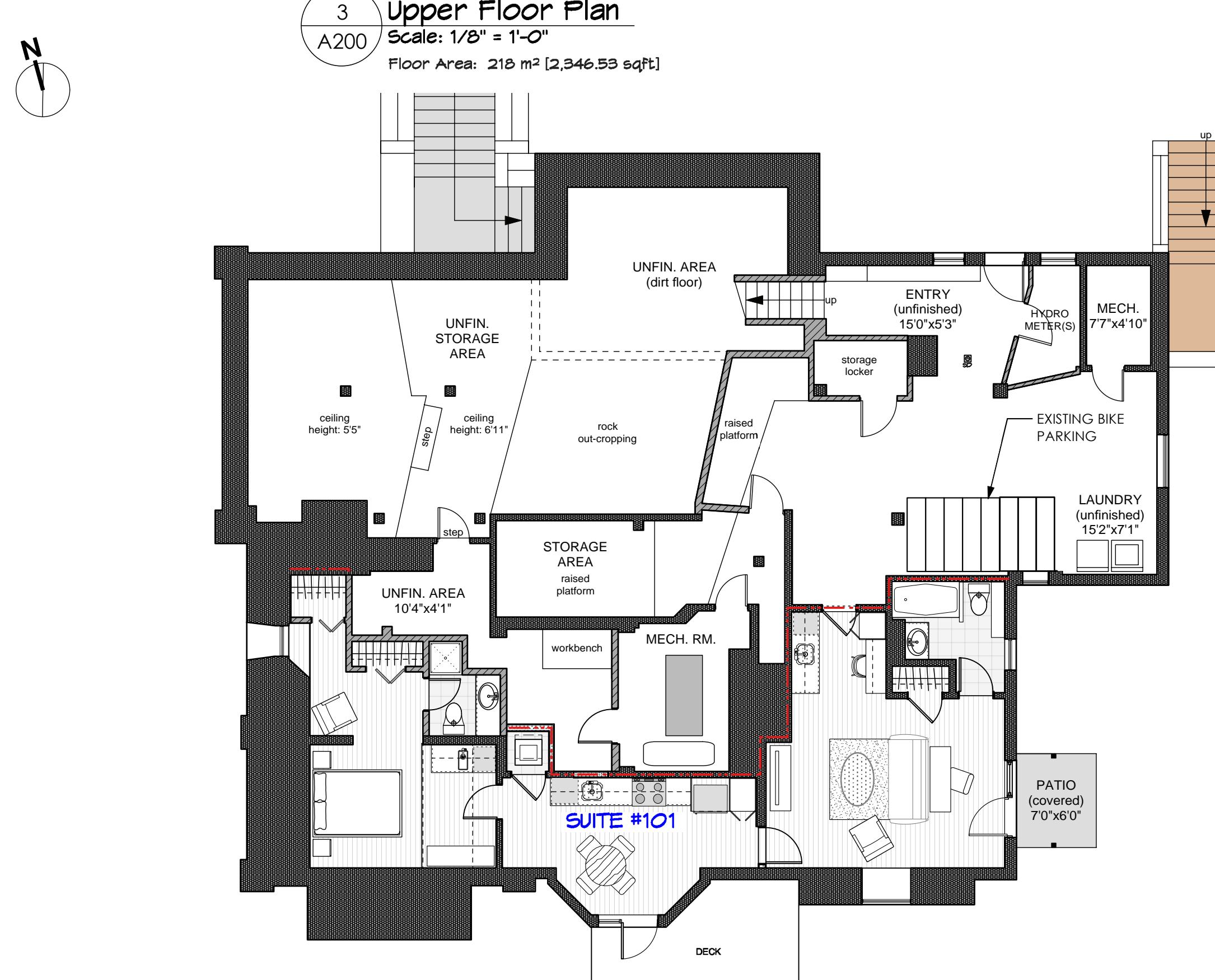
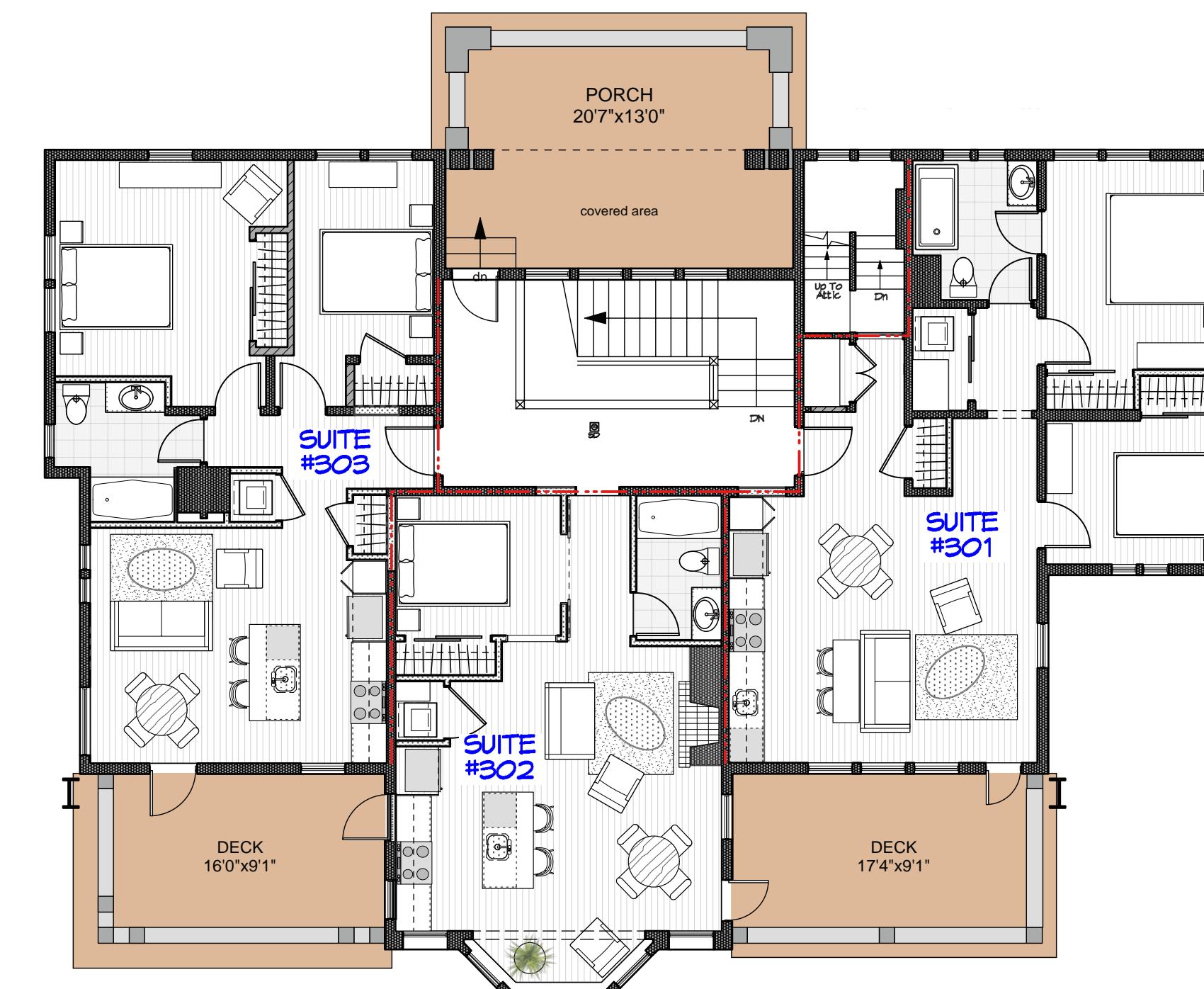
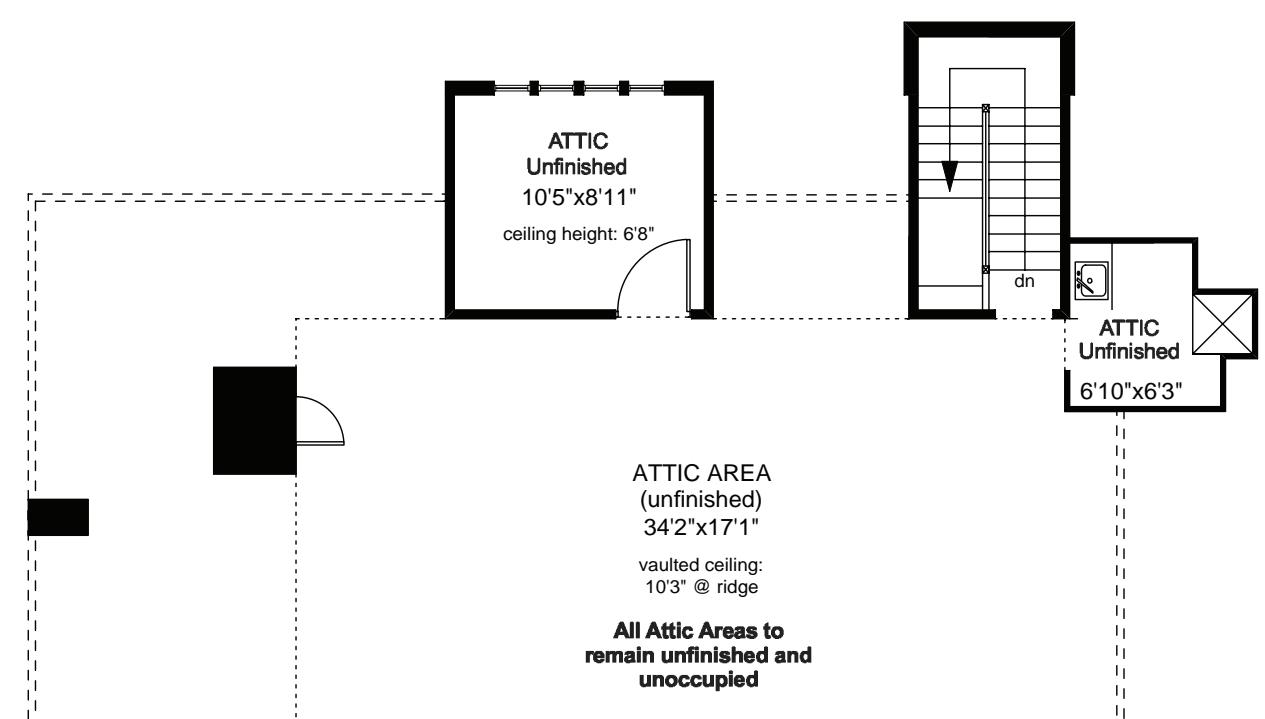
**VIEW 9 - View to 615 Foul Bay Garden**





## **VIEW 10 - View to 1964 & 1968 Fairfield Road to Abkhazi 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	8,715.81 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	47.55 sqm	504.46 sqft	Studio
Unit #203	80.02 sqm	861.38 sqft	2 Bedrooms
Unit #301	70.02 sqm	755.30 sqft	2 Bedrooms
Unit #302	47.80 sqm	514.51 sqft	Studio
Unit #303	65.48 sqm	710.20 sqft	2 Bedrooms



Existing Mansion Elevation  
North



Existing Mansion Elevation  
West

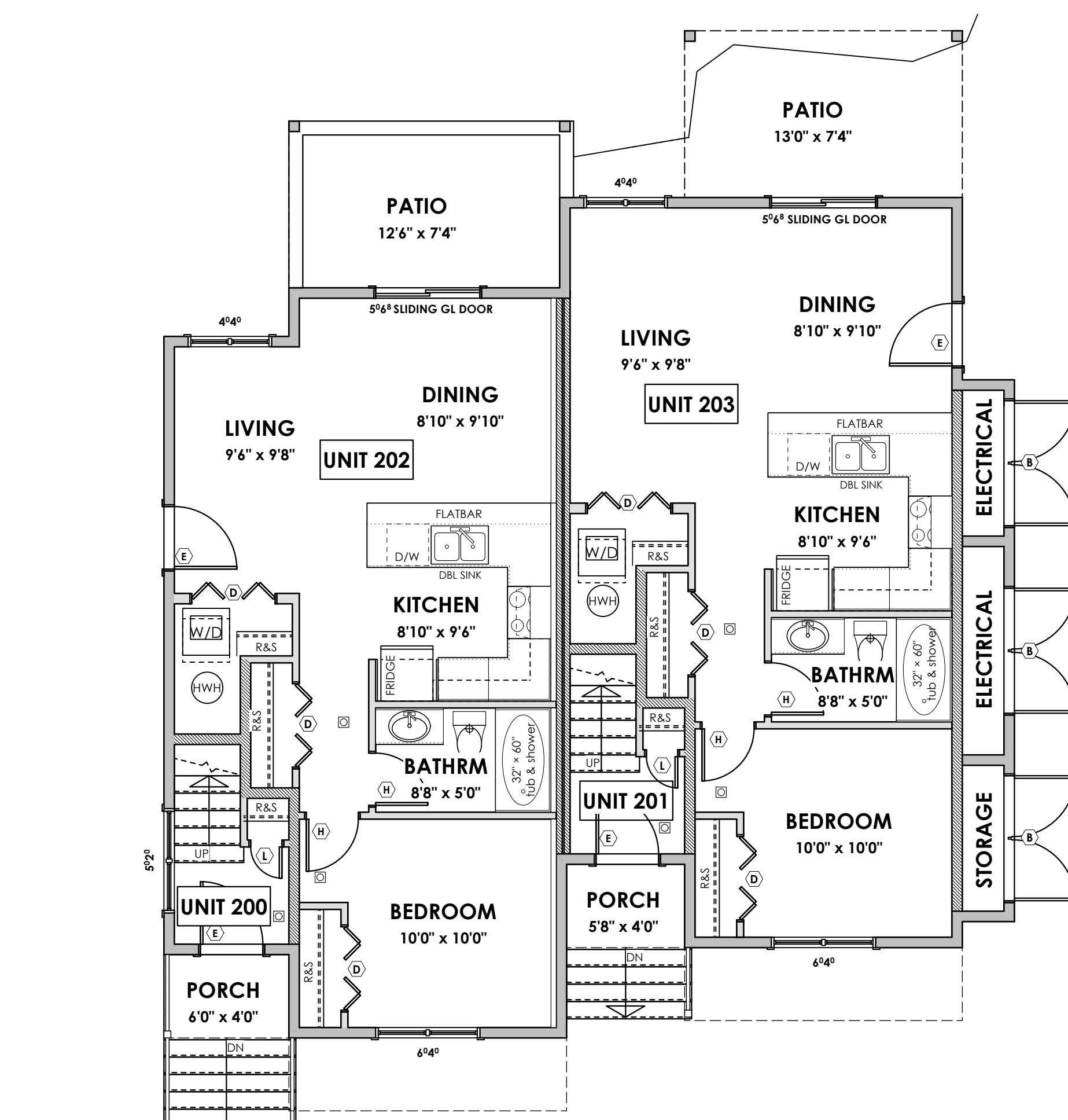


Existing Mansion Elevation  
East



Existing Mansion Elevation  
South

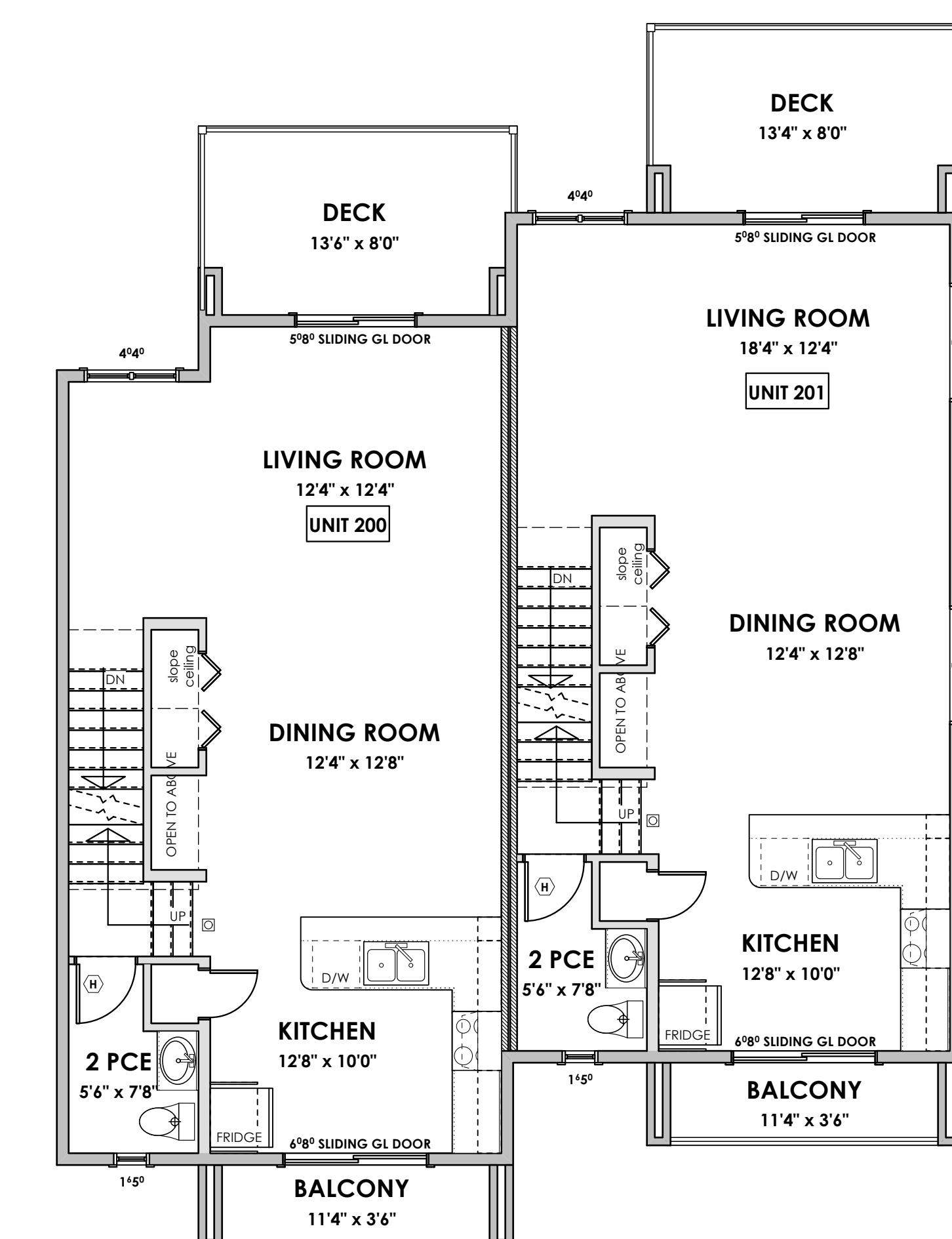
	Michael Jon Moody   Principal   Architect AIBC, MRAIC, LEED AP®	PROJECT NAME DDP - Multi-Family 515 Foul Bay Rd, Victoria, BC	PROJECT NO. 2424
MJM Architect Inc.	GMC Projects Inc.		
#301, 531 Yates Street, Victoria, BC V8W 1K7 ph: 778.656.3513 e-mail: office@marchitect.ca	DRAWING TITLE Manor House Elevations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



# Lower Floor Plan

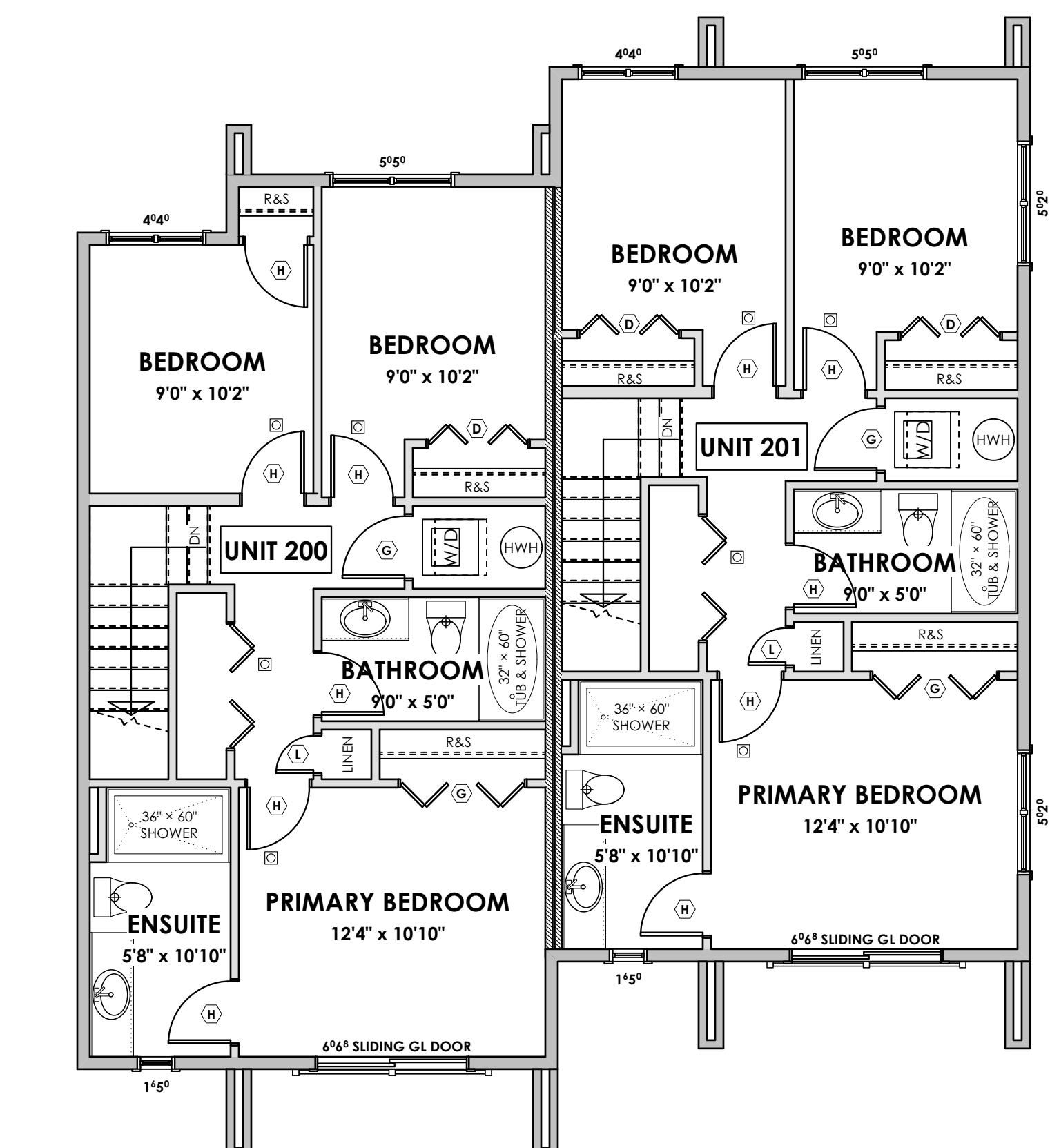
Scale: 3/16" = 1'-0"

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.)
<b>TOTAL:</b>	<b>1295.77 sq.ft.</b>	<b>(120.39sq.m.)</b>



# Main Floor Plan

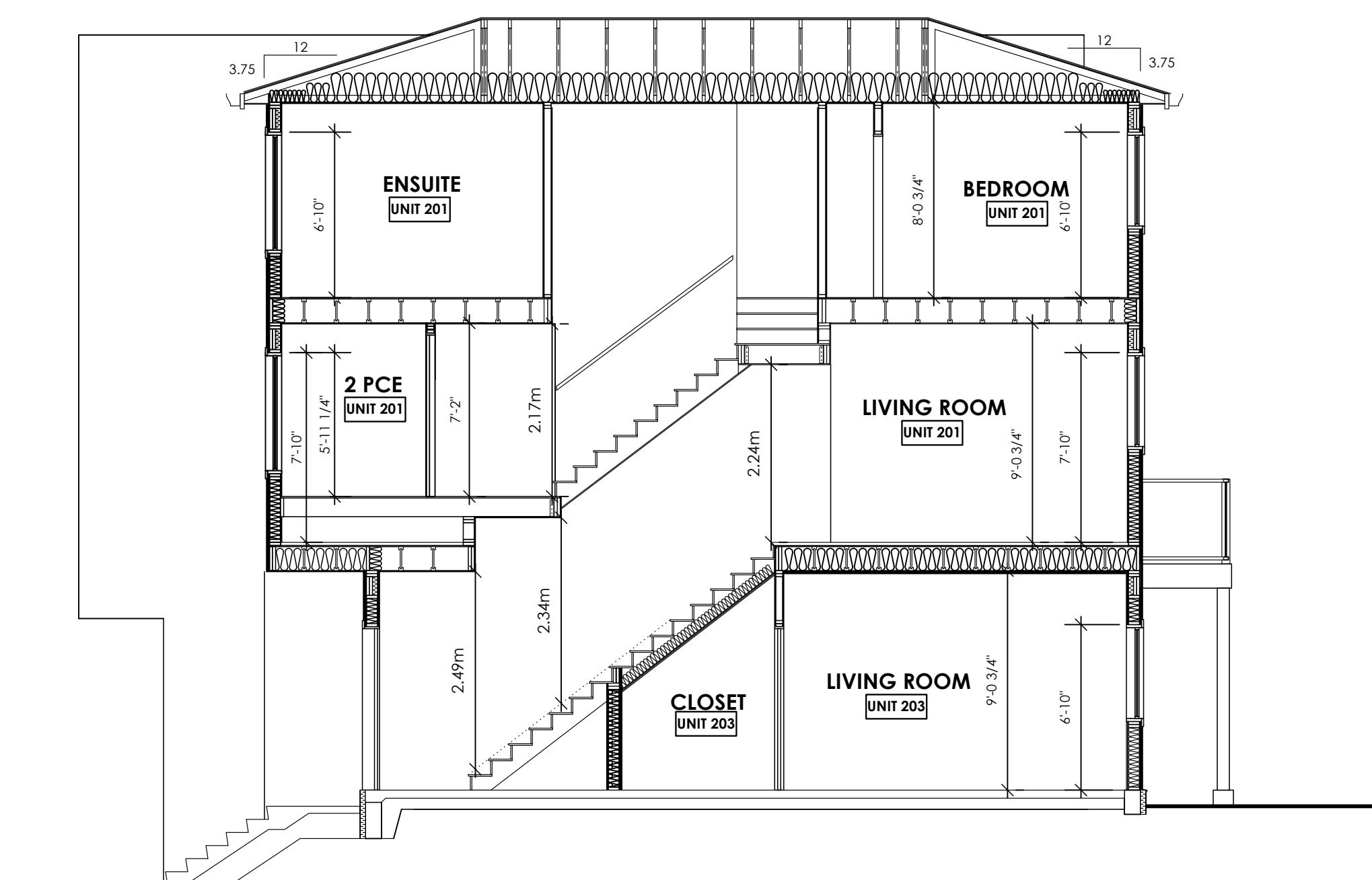
0 Scale: 3/16" = 1'-0"



# Upper Floor Plan

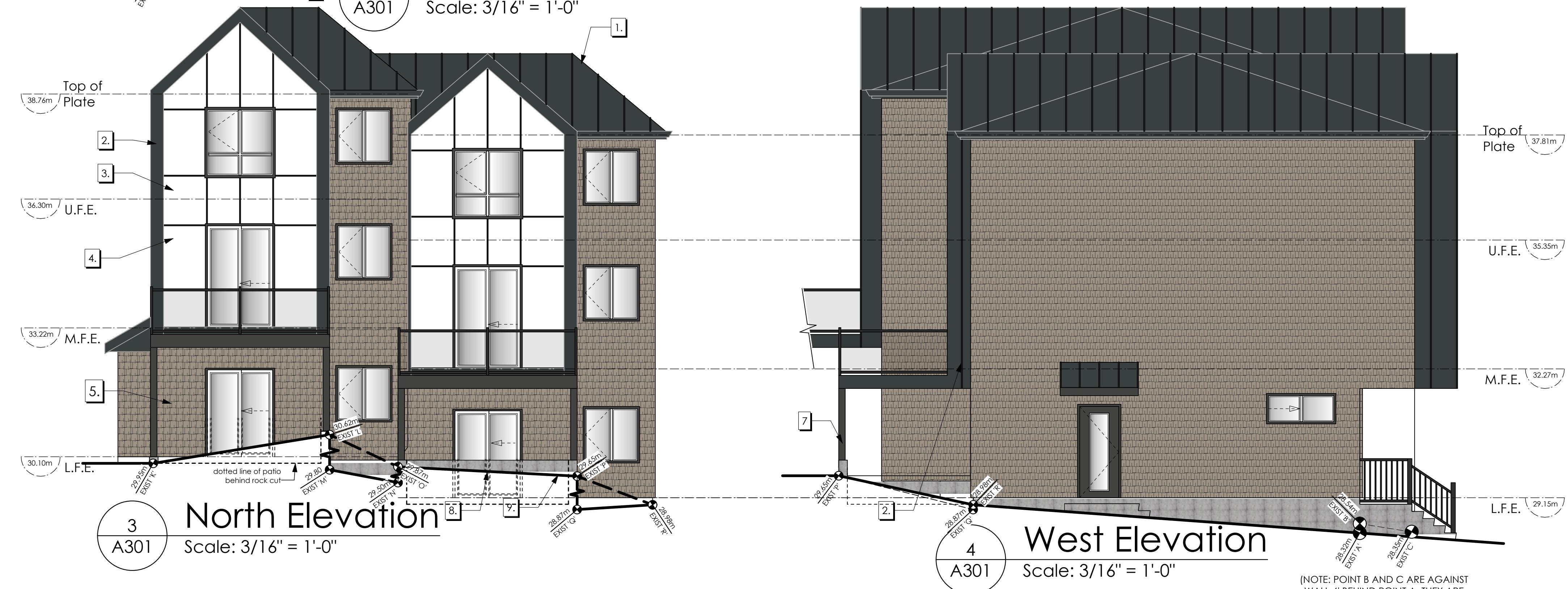
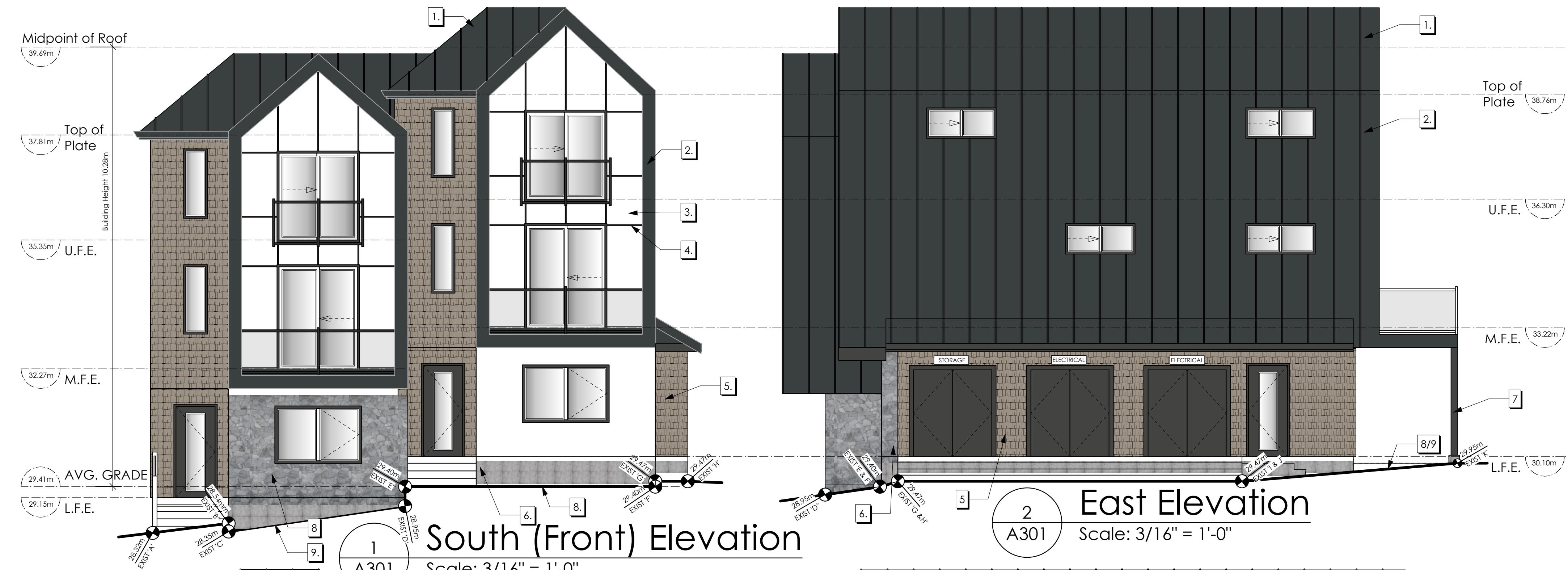
Scale: 3/16" = 1'-0"

<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")



# BLOCK 2





NOTE: POINT B AND C ARE AGAINST  
WALL 4' BEHIND POINT A. THEY ARE  
ALSO AT OR BELOW FINISHED GRADE

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 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

Unit 200 and 201 prorated to 38% and 42% respectively.

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

A = Combustible

B = Non Combustible

0m 1m 2m 5m 10m

**A301** **BLOCK 2**





# West (Front) Elevation

A400 Scale: 3/16"

Midpoint of Roof  
40.40m

Top of Plate  
39.61m

U.F.E.  
37.15m

M.F.E.  
34.07m

M.F.E.  
34.03m

L.F.E.  
30.95m

AVG  
30.50m

EXIST 1  
30.75m

EXIST 2  
30.75m

EXIST 3  
30.75m

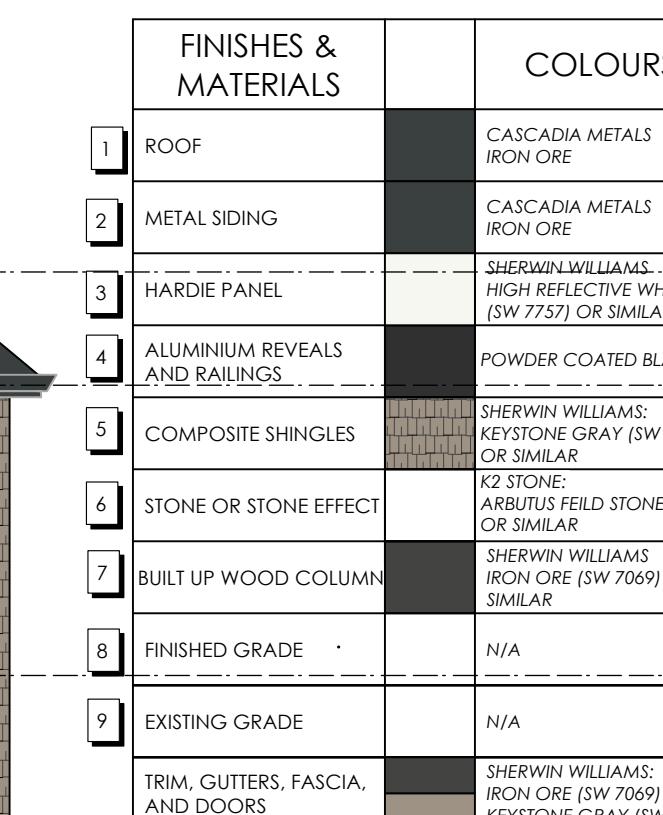
EXIST 4  
30.75m

EXIST 5  
30.75m

7

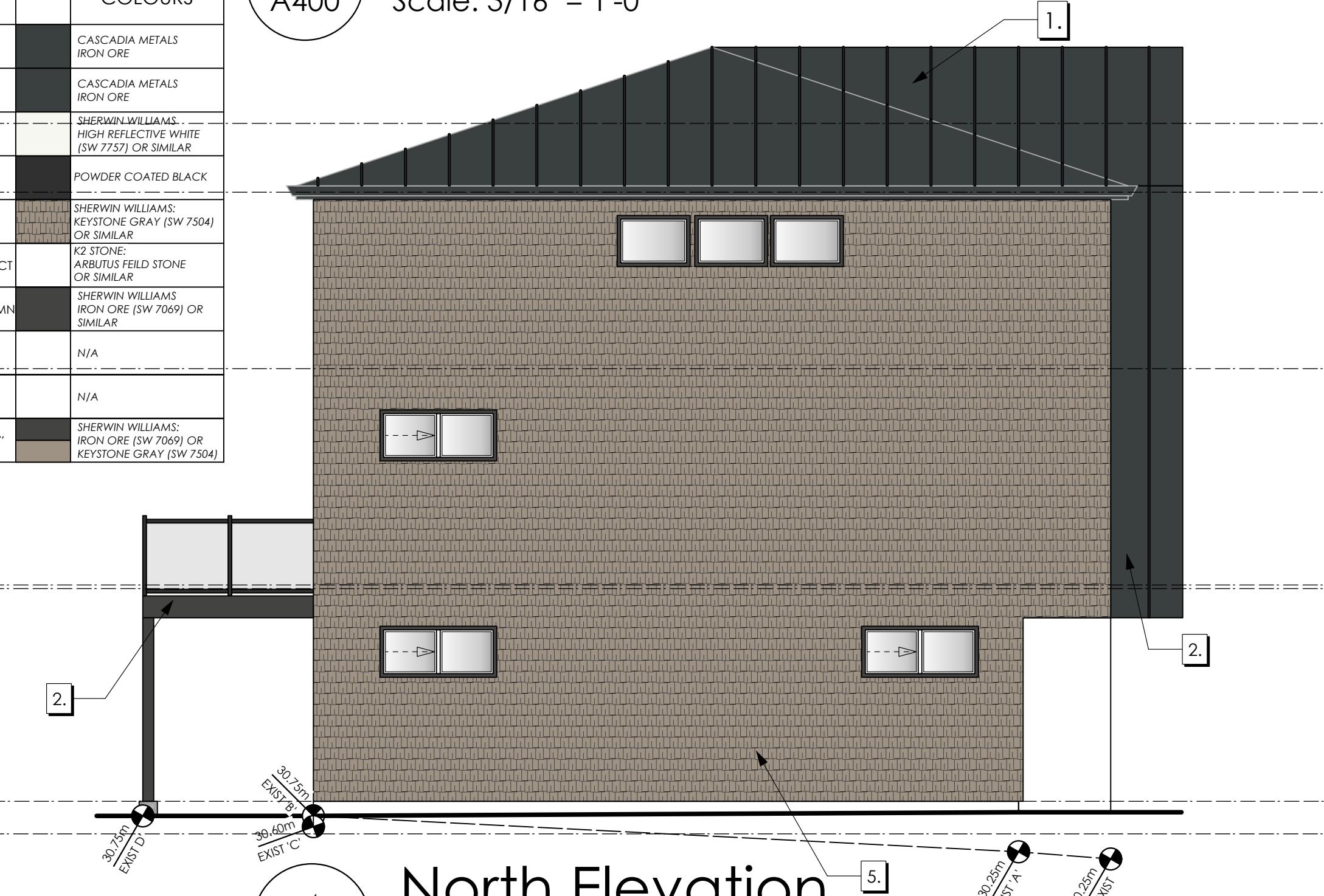
# East Elevation

Scale: 3/16"



## South Elevation

Scale: 3/16" =



## North Elevation

Scale: 3/16" =

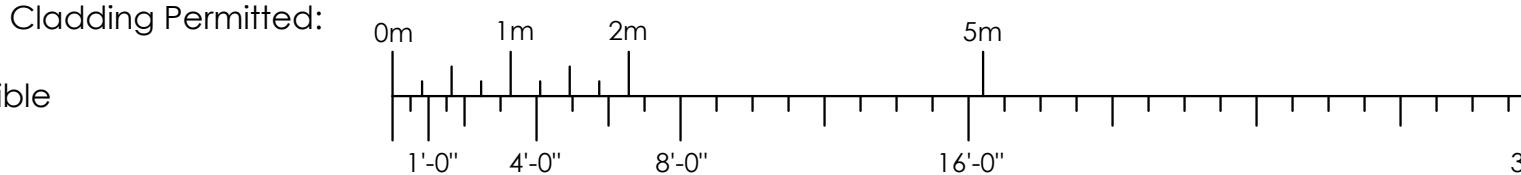
Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction <sup>1</sup>	Type of Cladding <sup>2</sup>
West							
Unit 300	50.45 sq.m.	7.61 m.	100.00 %	22.38 %	45 min.	A	A
Unit 301	49.03 sq.m.	7.61 m.	100.00 %	23.03 %	45 min.	A	A
Unit 302	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 <sup>2</sup>
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	85.84 sq.m.	7.52 m.	80.00 %	4.86 %	45 min.	A	A

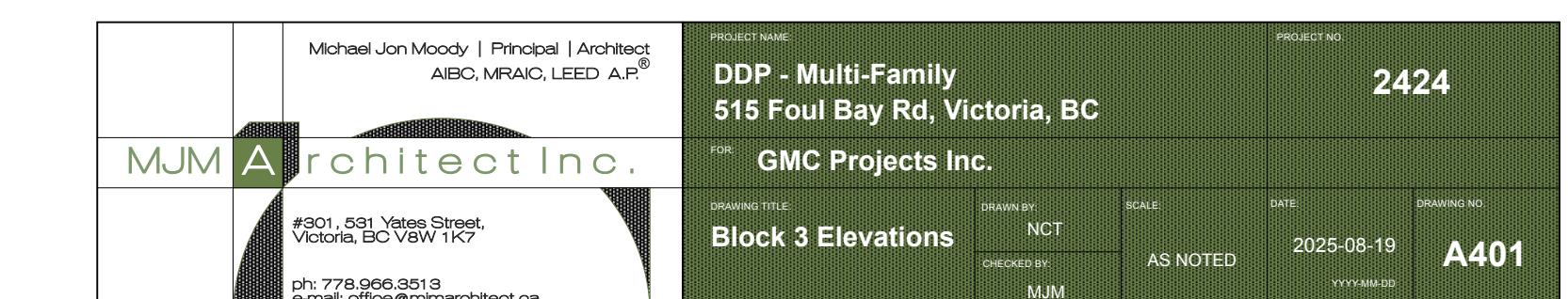
#### 1.Types of Construction & Glazing Bars

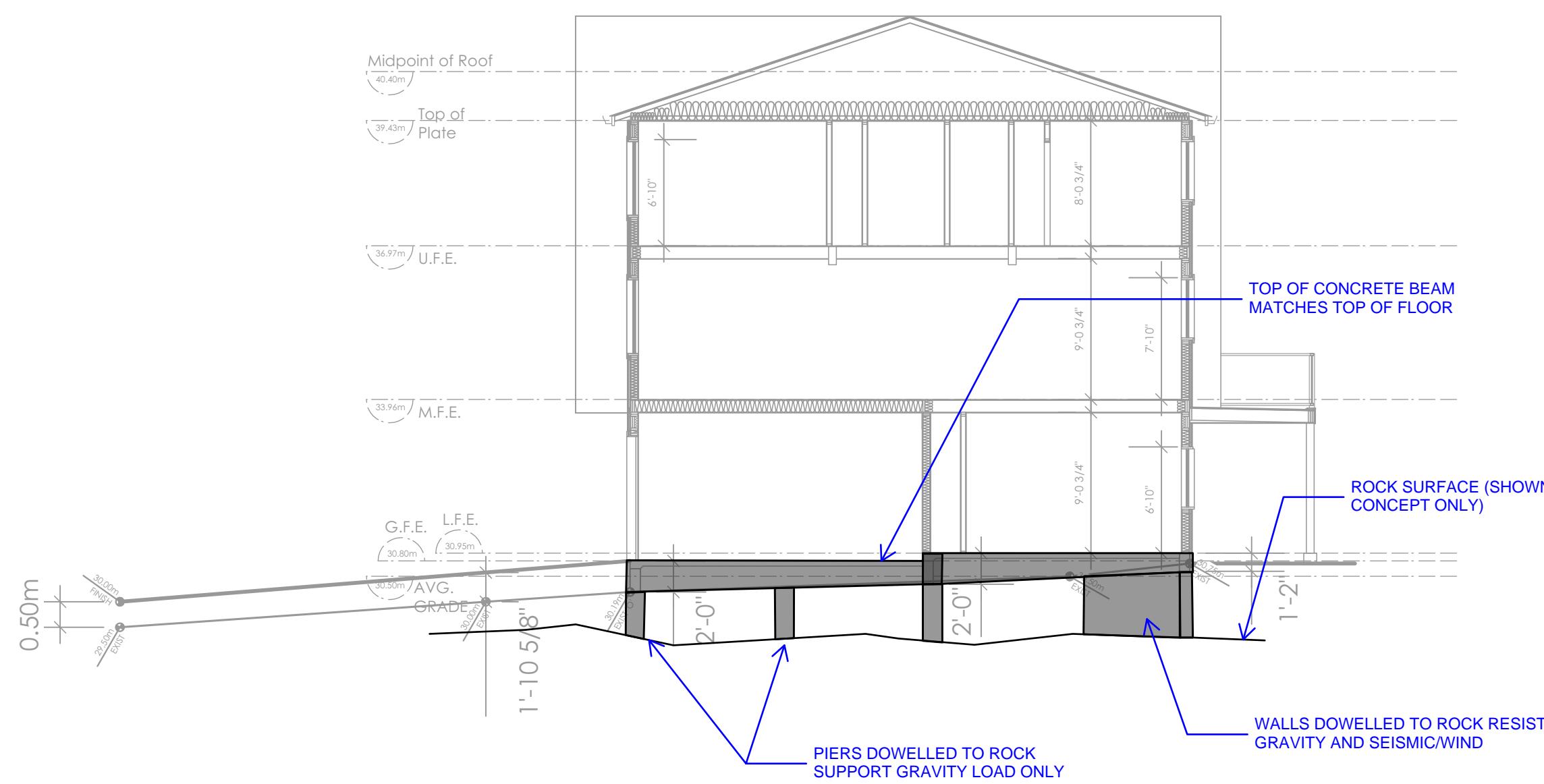
## <sup>1</sup> Type of Construction

A = Combustible  
B = Non Combustible

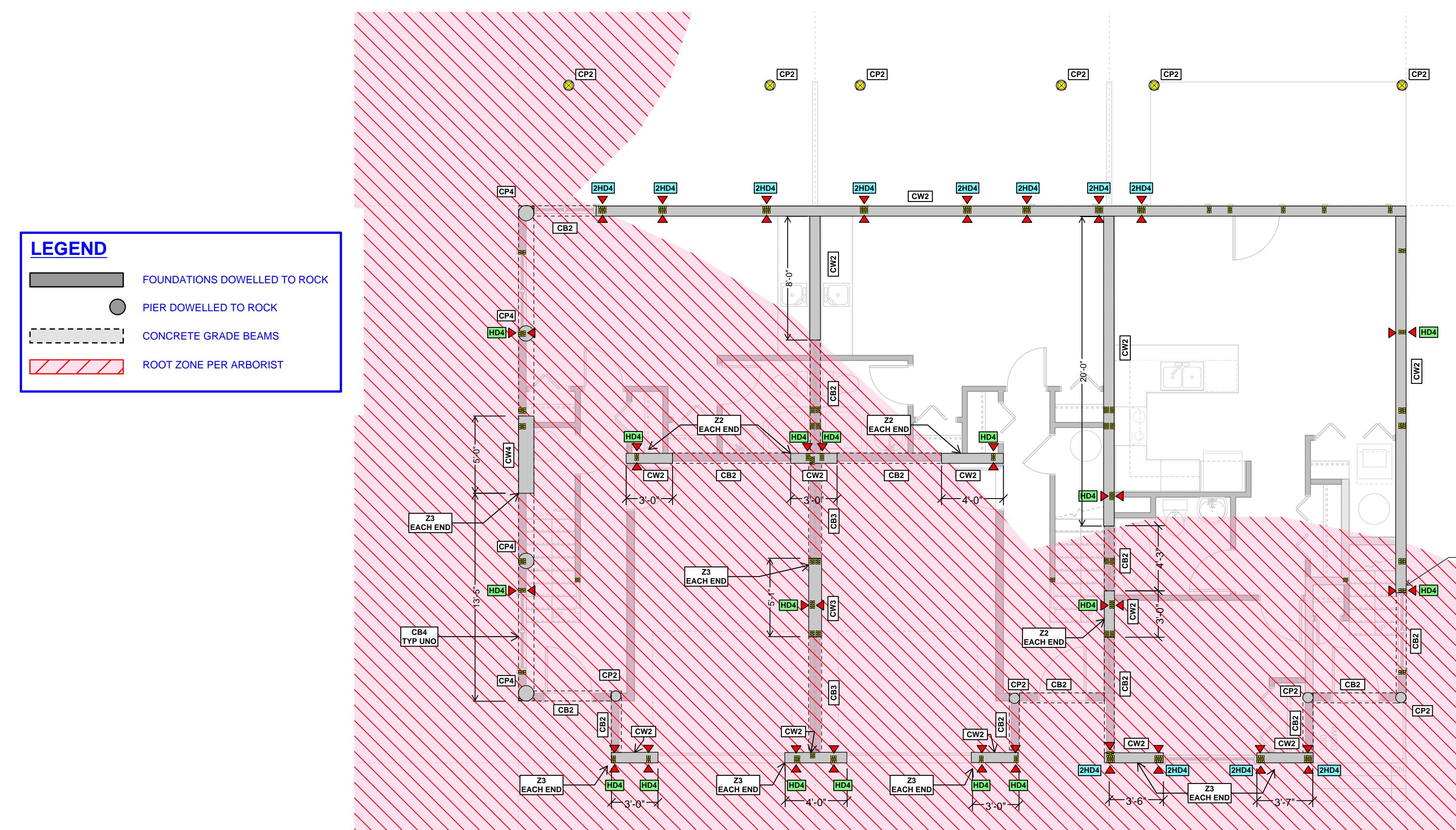
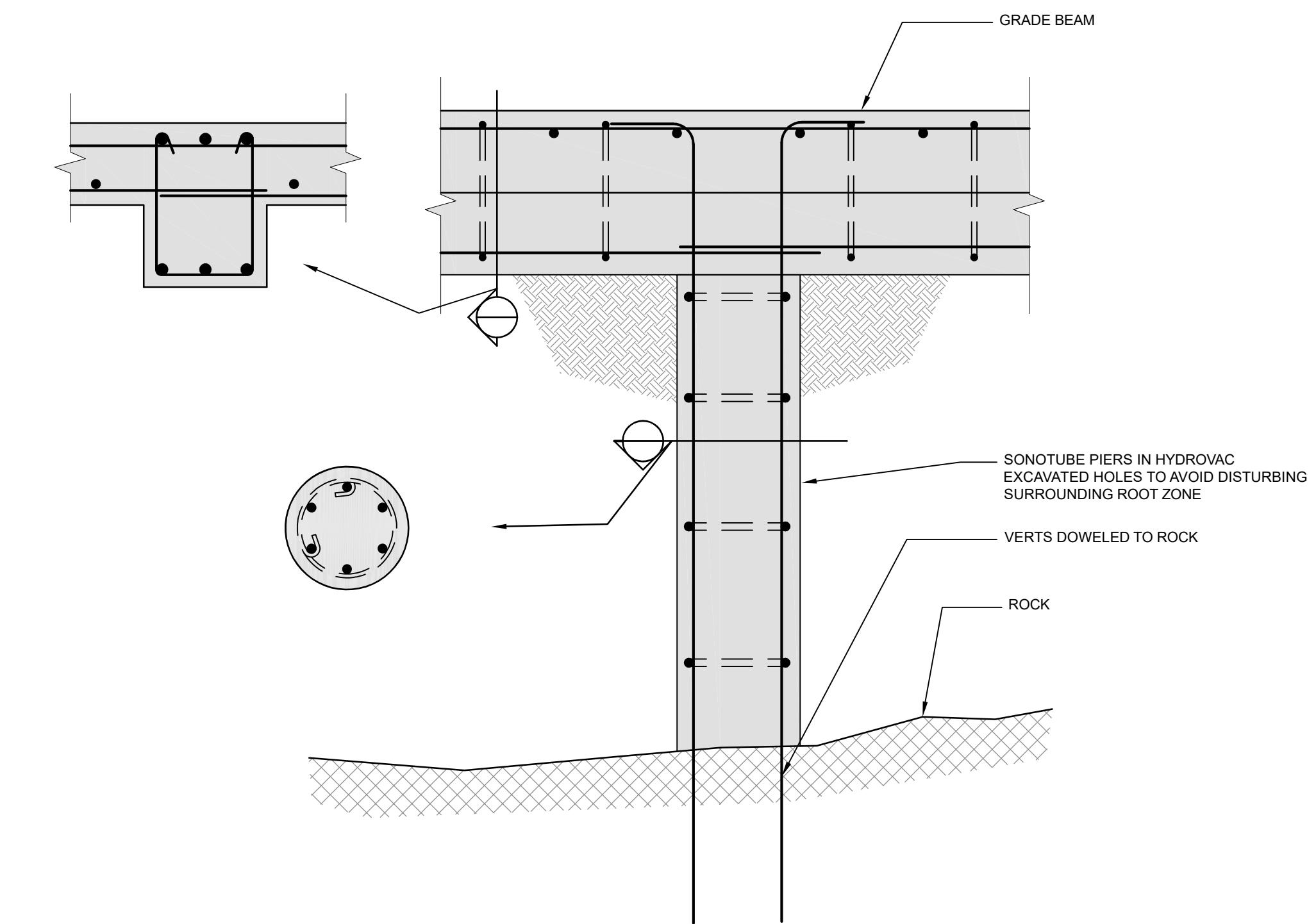


# BLOCK 3

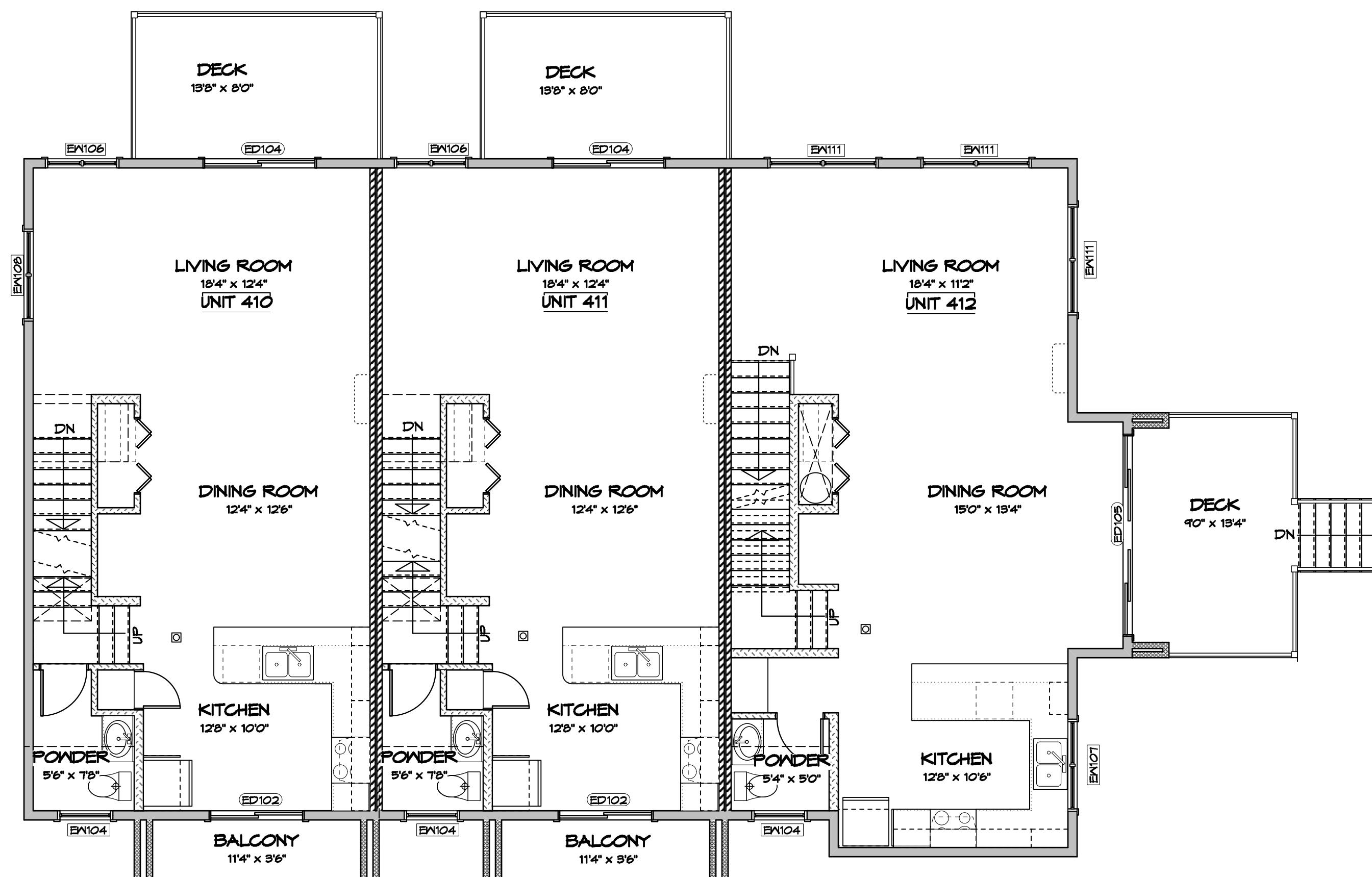




1 SECTION SHOWING FOUNDATIONS  
A402 NTS



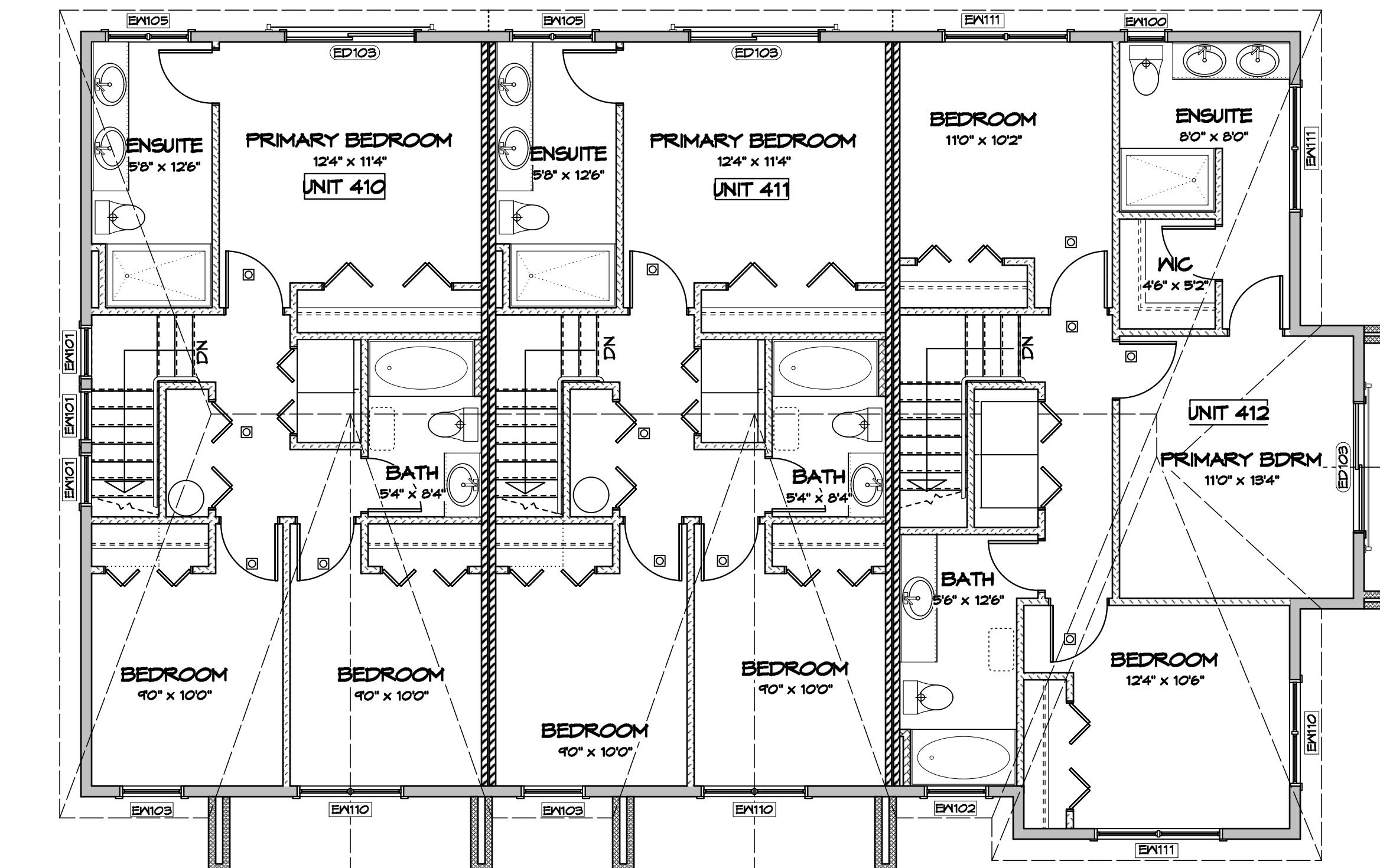
3 LOWER FLOOR PLAN SHOWING FOUNDATIONS  
A402 3/16' = 1'0"



2  
Main Floor Plan  
A500

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

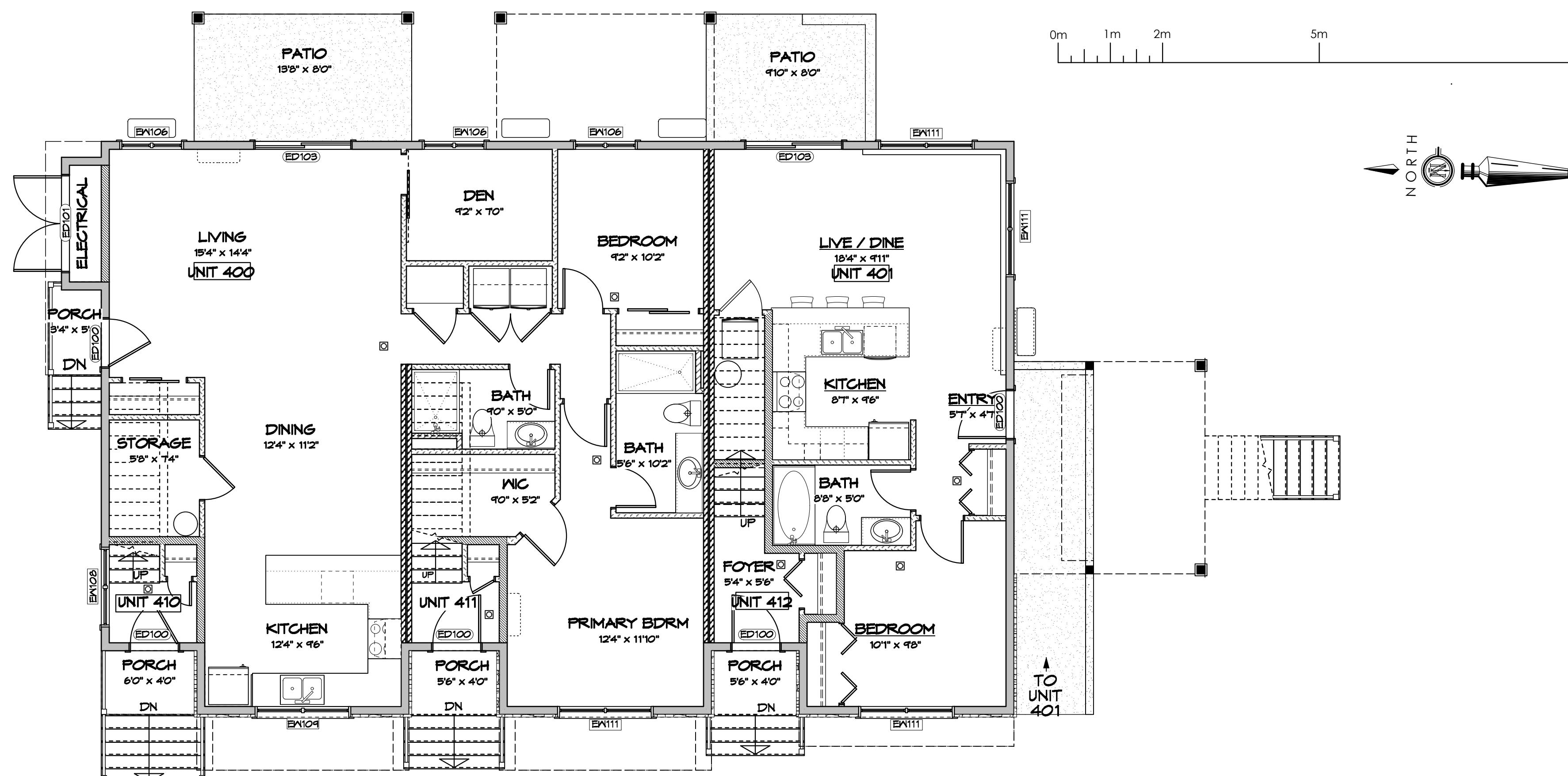
UNIT 410 653.33 sqft (60.70 sqm)  
UNIT 411 665.00 sqft (61.78 sqm)  
UNIT 412 715.33 sqft (65.50 sqm)  
TOTAL 2033.66 sqft (187.98 sqm)



3  
Upper Floor Plan  
A400

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

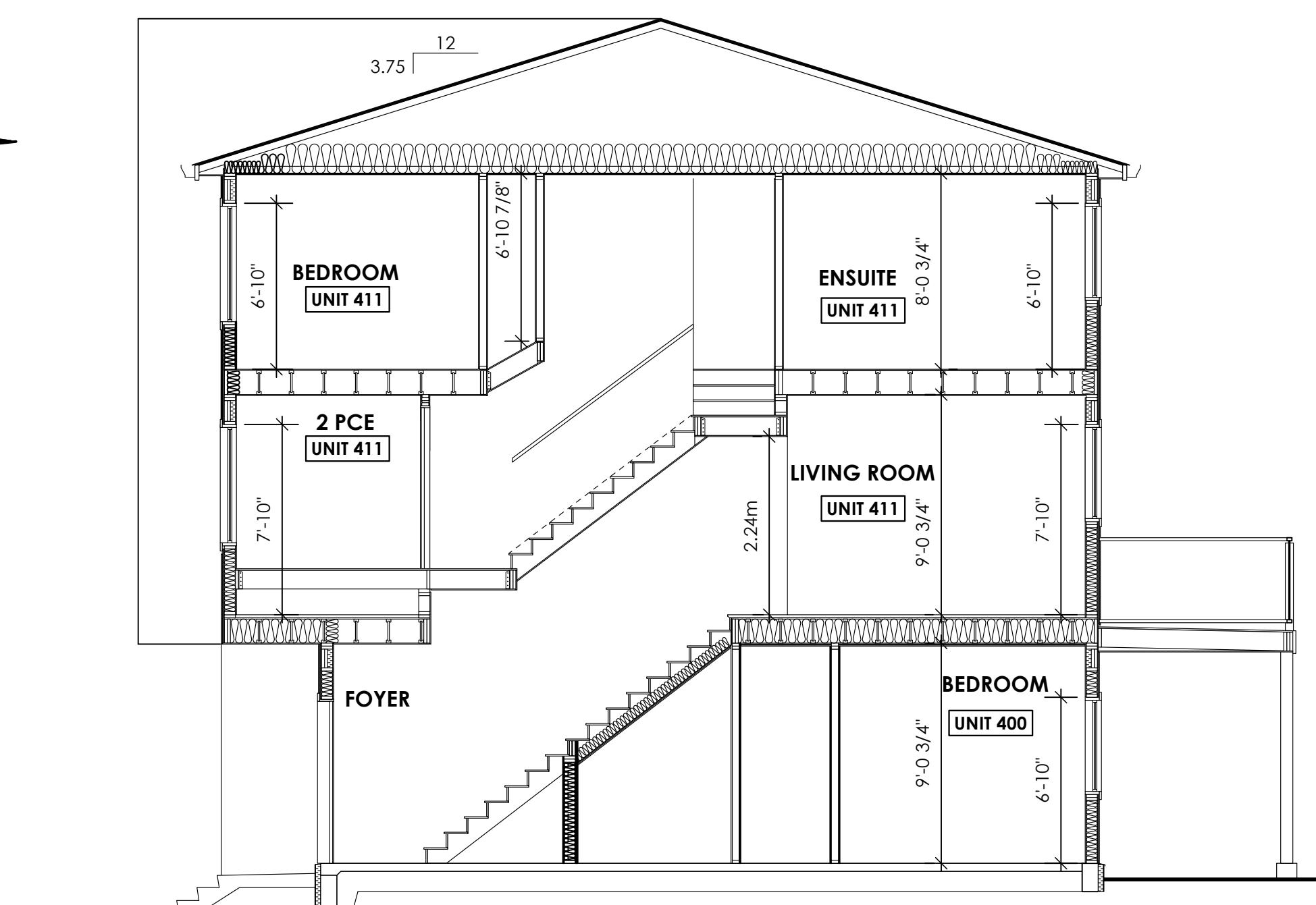
UNIT 410 653.33 sqft (60.7 sqm)  
UNIT 411 665.00 sqft (61.78 sqm)  
UNIT 412 715.33 sqft (65.5 sqm)  
TOTAL 2033.66 sqft (187.98 sqm)



1  
Lower Floor Plan  
A500

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

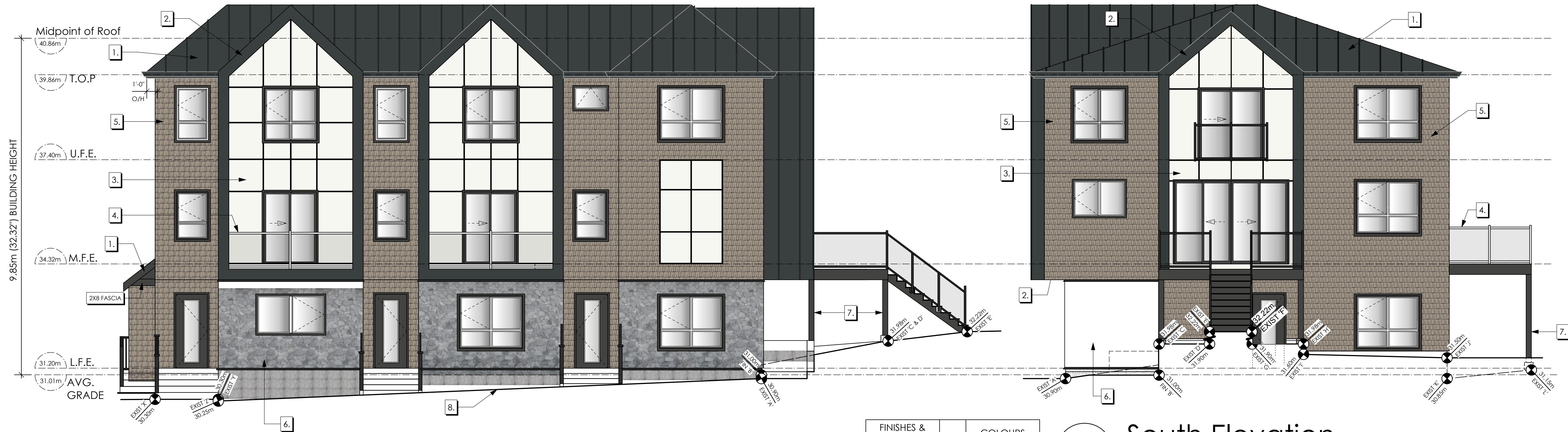
UNIT 400 1192.24 sqft (110.76 sqm)  
UNIT 401 561.08 sqft (52.13 sqm)  
UNIT 410 36.9 sqft (3.43 sqm)  
UNIT 411 39.04 sqft (3.63 sqm)  
UNIT 412 67.58 sqft (6.28 sqm)  
ELECTRICAL 16.5 sqft (1.53 sqm)  
TOTAL 1913.34 sqft (177.76 sqm)



4  
Cross-Section  
A500

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

BLOCK 4 FLOOR PLANS  
A500





# West (Front) Elevation

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

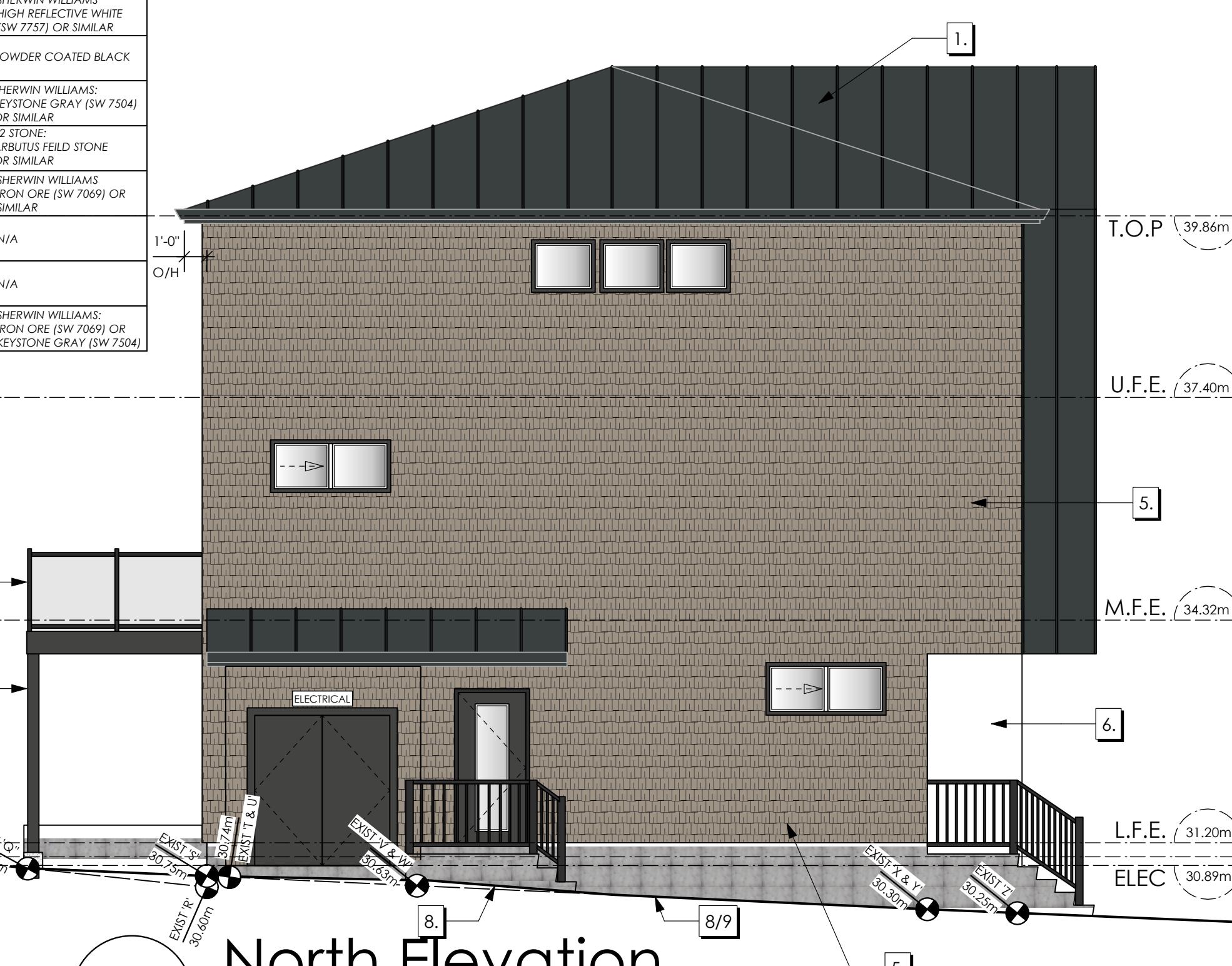
FINISHES & MATERIALS			COLOURS
1	ROOF		CASCADIA METALS IRON ORE
2	METAL SIDING		CASCADIA METALS IRON ORE
3	HARDIE PANEL		SHERWIN WILLIAMS HIGH REFLECTIVE WHITE (SW 7757) OR SIMILAR
4	ALUMINIUM REVEALS AND RAILINGS		POWDER COATED BLACK
5	COMPOSITE SHINGLES		SHERWIN WILLIAMS: KEYSTONE GRAY (SW 7505) OR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



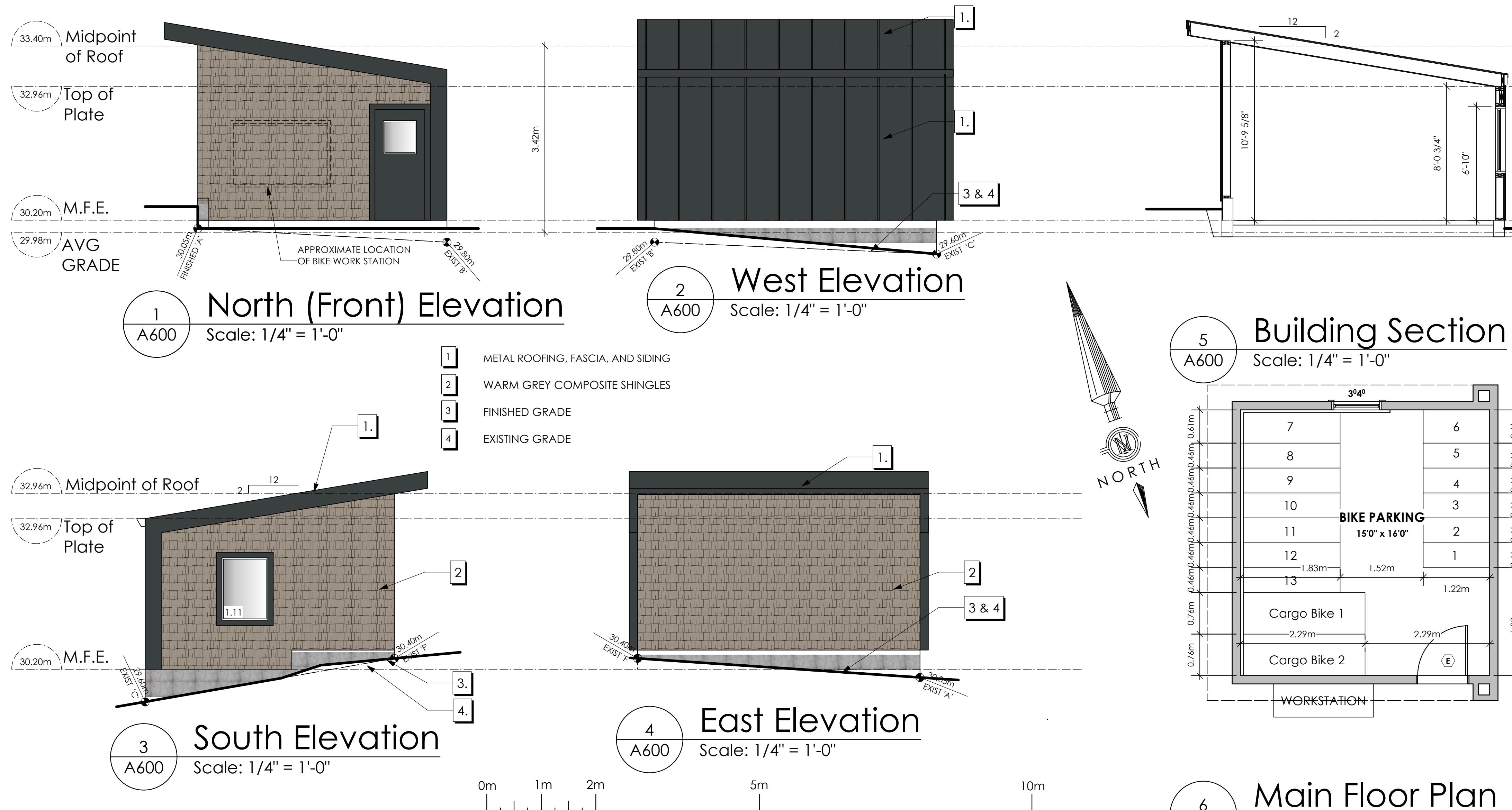
# North Elevation

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	FRR	Type of Construction	Type Clad
<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 9.10.14.5-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	
(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")
(I)	2'4 X 6'8 (28" X 80")
(J)	2'0 X 6'8 (24" X 80")
(K)	1'6 X 6'8 (18" X 80")
(L)	1'6 X 6'8 (18" X 80")

**Bike Parking**  
A600

## PRECEDENT IMAGES



STAGGERED FENCE PANEL WILDLIFE CORRIDOR

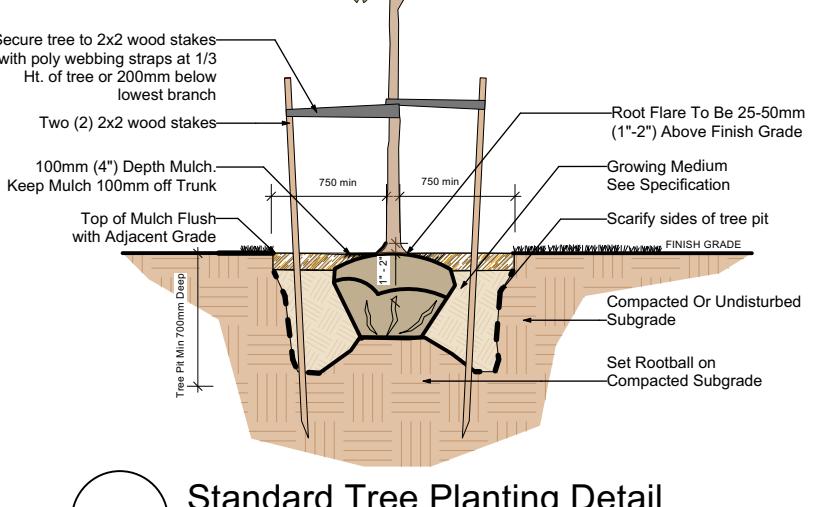
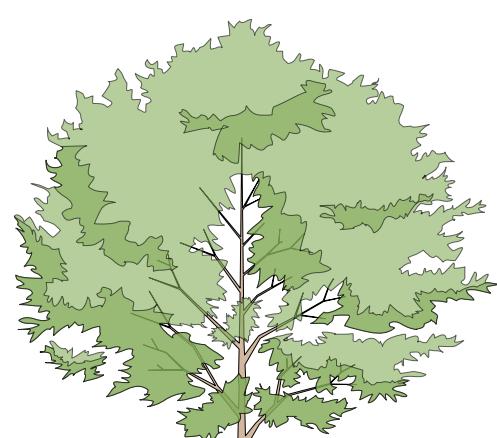


APIARY AND BEEKEEPING



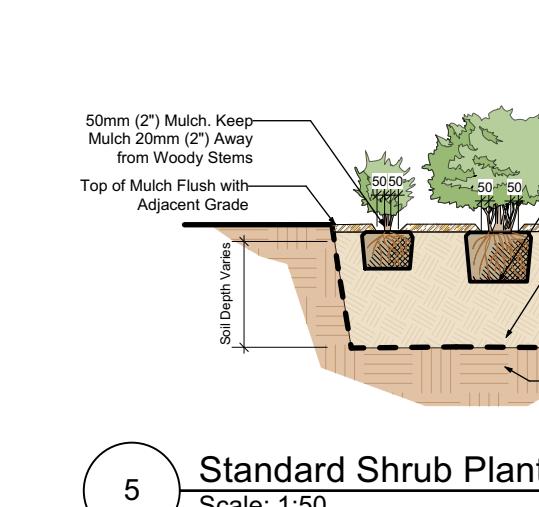
CHILDREN'S FOREST HOUSE (RECLAIMED MATERIALS)

1.8M HT. WOOD FENCE



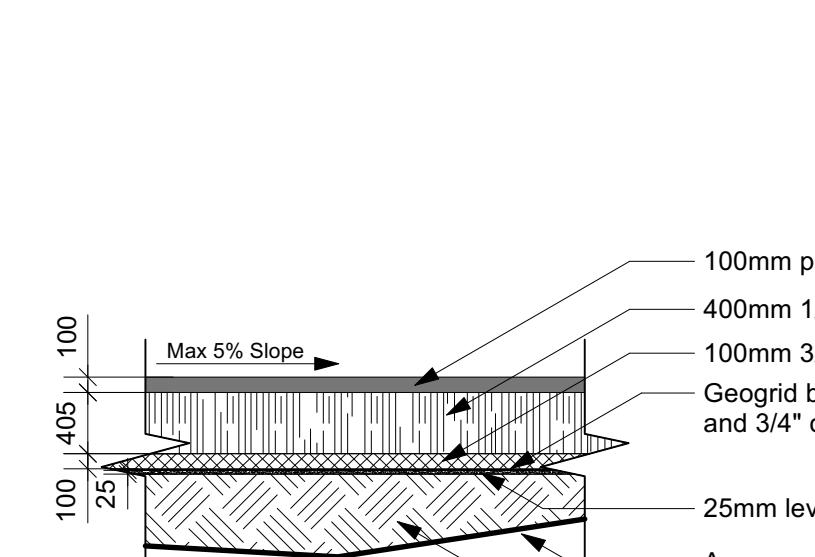
4 Standard Tree Planting Detail

Scale: 1:50



5 Standard Shrub Planting Detail

Scale: 1:50



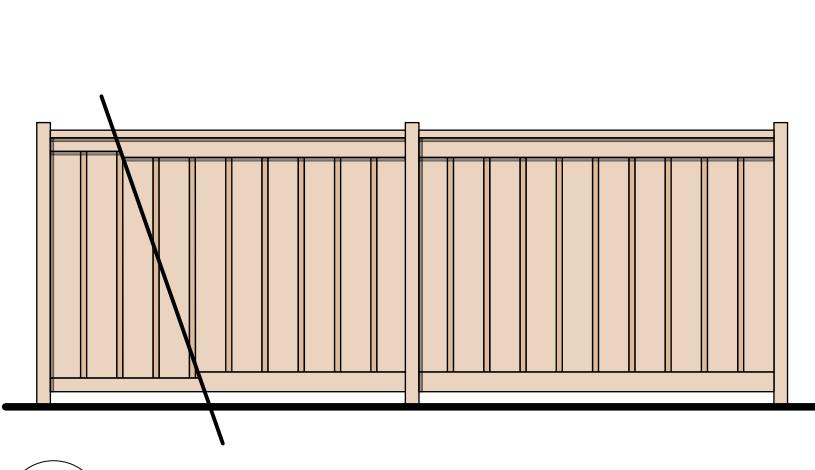
3 Typical Section - Permeable Asphalt

Scale: 1:50



2 1800mm Ht. Cedar Privacy Fence

Scale: 1:50



1 Boulder Retaining Wall - Typical Section

Scale: 1:25

## Recommended Nursery Stock

Trees

Botanical Name	Common Name	Size
Acer circinatum	Vine Maple	2m ht.
Acer macrophyllum	Big Leaf Maple	6cm cal. (single stem)
Corus nuttallii	Pacific Dogwood	6cm cal.
Quercus garryana	Garry Oak	6cm cal.

Large Shrubs

Botanical Name	Common Name	Size
Hydrangea Quercifolia	Oak Leaf Hydrangea	#5 pot
Mahonia aquifolium	Tall 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

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

Small Shrubs

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

Perennials, Annuals and Ferns

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	Sala	#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



## TREE INVENTORY TABLE

G&A Tree ID	Common Name	DBH (cm)	PRZ (m)	Structure	Health	Location	Retention	Species Status	Regulatory Status	Action	Rationale/ Comments	
<b>ON-SITE BYLAW-PROTECTED TREES</b>												
1	Big Leaf Maple	38	6	fair	ON-SITE	UNsuitable	poor	Protected	REMOVE	Conflicts with new construction		
1A	Plum	33	5	poor	ON-SITE	UNsuitable	fair	Protected	REMOVE	Conflicts with new construction		
1B	Plum	52	6	poor	ON-SITE	UNsuitable	fair	Protected	REMOVE	Conflicts with new dw, dwcs or parking		
6	Plum	40	4	poor	ON-SITE	UNsuitable	fair	Protected	REMOVE	Conflicts with new dw, dwcs or parking		
7	Garry Oak	12	2	poor	ON-SITE	UNsuitable	fair	Protected	REMOVE	Conflicts with new dw, dwcs or parking		
8 (BT)	Sycomore maple	51	5	good	ON-SITE (BOUNDARY)	SUITABLE	good	Protected	REMOVE	Specimen tree - no tag		
10	Garry oak	12	2	good	ON-SITE	SUITABLE	fair	Protected	RETAIN			
11	Garry oak	38	5	poor	ON-SITE	UNsuitable	fair	Protected	REMOVE	Conflicts with new construction		
15	Arbutus	38	6	poor	ON-SITE	UNsuitable	fair	Protected	REMOVE	Conflicts with new construction		
16	Garry oak	53	5	poor	ON-SITE	SUITABLE	fair	Protected	RETAIN	Heavy ivy threatening tree		
17	Garry oak	80	7	fair	ON-SITE	SUITABLE	fair	Protected	RETAIN	Head		
18	Garry oak	62	6	dead	ON-SITE	SUITABLE	fair	Protected	RETAIN	Dead stem attachment with included bark		
20	Arbutus	122	16	good	ON-SITE	SUITABLE	good	Protected	RETAIN	Specimen tree, 135 cm dia. at soil interface		
21	Garry oak	38	5	fair	ON-SITE	SUITABLE	fair	Protected	RETAIN	Extensive surface rootalling around base		
22	Plum	32	5	fair	ON-SITE	UNsuitable	fair	Protected	RETAIN	Conflicts with new construction		
23	Garry oak	71	9	good	ON-SITE	SUITABLE	fair	Protected	REMOVE	Conflicts with new construction		
24	Garry oak	75	10	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	Conflicts with new construction		
27	Garry oak	47	6	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	Conflicts with new construction		
28	Garry oak	49	6	good	ON-SITE	SUITABLE	fair	Protected	RETAIN	Conflicts with new construction		
29	Mountain ash	30	5	fair	ON-SITE	SUITABLE	poor	Protected	RETAIN	Conflicts with new construction		
30	Plum	59	6	poor	ON-SITE	UNsuitable	fair	Protected	REMOVE	Conflicts with new construction		
31	English hawthorn	49	6	poor	ON-SITE	UNsuitable	fair	Protected	RETAIN	Conflicts with new construction		
32	English hawthorn	50	5	poor	ON-SITE	SUITABLE	fair	Protected	RETAIN	Conflicts with new construction		
33	English laurel clump	50	3	poor	ON-SITE	SUITABLE	fair	Protected	RETAIN	Conflicts with new construction		
34	English laurel clump	66	4	poor	ON-SITE	SUITABLE	fair	Protected	REMOVE	10-15 stems ranging in dbh from 10 - 24cm		
35	English laurel clump	53	3	poor	ON-SITE	SUITABLE	fair	Protected	RETAIN	Conflicts with new construction		
36	Portuguese laurel clump	48	4	fair	ON-SITE	UNsuitable	fair	Protected	RETAIN	Conflicts with new construction		
37	Plum	60	6	fair	ON-SITE	UNsuitable	fair	Protected	RETAIN	Conflicts with new construction		
38	Alnus	45	4	poor	ON-SITE	UNsuitable	fair	Protected	RETAIN	Conflicts with new construction		
39	English hawthorn	39	4	poor	ON-SITE	UNsuitable	fair	Protected	RETAIN	Conflicts with new construction		
40	English hawthorn	38	3	fair	ON-SITE	UNsuitable	fair	Protected	RETAIN	Conflicts with new construction		
41	Portuguese laurel clump	50	3	poor	ON-SITE	SUITABLE	fair	Protected	RETAIN	Conflicts with new construction		
42	Portuguese laurel clump	50	3	poor	ON-SITE	SUITABLE	fair	Protected	RETAIN	Conflicts with new construction		
<b>OFF-SITE TREES</b>												
3 (OS)	Douglas fir	51	8	good	fair	OFF-SITE	SUITABLE	fair	Protected	RETAIN	Offsite tree - no tag	
4 (OS)	English spruce	61	8	good	fair	OFF-SITE	SUITABLE	fair	Protected	RETAIN	Offsite tree - no tag	
22 (OS)	Monterey cypress	68	10	good	fair	OFF-SITE	SUITABLE	poor	Protected	RETAIN	Removing hanging and broken limbs	

## SOIL VOLUME TABLE

Planting Area ID	Area (m <sup>2</sup> )	Soil volume multiplier <sup>a</sup>	Replacement Trees Proposed			Soil Volume Required (m <sup>3</sup> )			Total <sup>b</sup>
			A. #Small	B. #Medium	C. #Large	E. Small	F. Medium	G. Large	
<b>Onsite</b>									
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	9.0	1.0	7.50		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	6.0	1.0	6.0		2		6.0		6.0
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
<b>Calculation Instructions</b>									
			E	F	G	Total			
			Calculation	If B=1, If C=1, If D=1, If E=1, If F=1, If G=1		E+F+G			

<sup>a</sup> 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

ON-SITE Replacement tree requirement			MULTIPLIER			TOTAL		
Count	Multiplier	Total	Count	Multiplier	Total	Count	Multiplier	Total
A. Protected trees removed		28	X 1		28			
B. Replacement trees proposed (Schedule E, Part 1)		29	X 1		29			
C. Replacement trees proposed (Schedule E, Part 2)		0	X 0.5		0			
D. Replacement trees proposed (Schedule E, Part 3)		1	N/A	X 1	1			
E. Total replacement trees proposed (B+C+D)		28			28			
F. Replacement tree deficit (A-E)		0			0			
G. Tree Minimum on lot (Area = 4,896 m <sup>2</sup> )		24						
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 (G - (B+C+H+I)) Record 0 for negative number. /24 (20+23+33+6) = 0		0			0			
K. Cash-in-lieu requirement								
P. Onsite required trees proposed for cash-in-lieu		0			0			
Q. Offsite required trees		0			0			
R. Cash-in-lieu proposed [(P+Q) * \$2000]		0			0			

## 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



WATER:

- 5 32. CITY OF VICTORIA FORCES SHALL MAKE ALL CONNECTIONS TO EXISTING WATER MAINS AT DEVELOPER'S EXPENSE.
- 1 34. CITY OF VICTORIA WATER FORCES SHALL CAP AND ABANDON THE EXISTING WATER SERVICE AT THE DEVELOPER'S EXPENSE.
35. THE METER SIZE FOR THE EXISTING MANOR SHALL BE 38mm AND THE METER SIZE FOR THE NEW TOWNHOUSES SHALL BE 50mm

SANITARY SEWER:

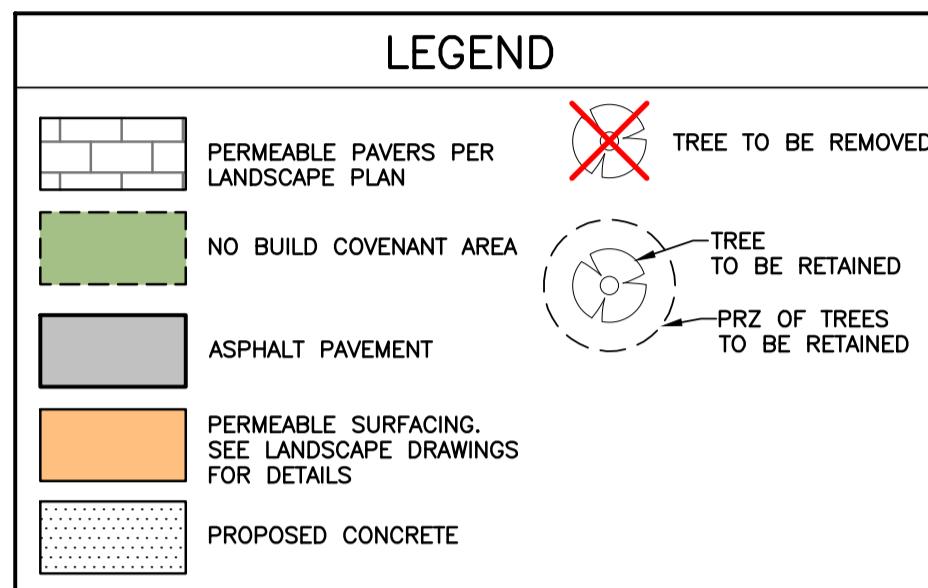
- 6 36. CITY OF VICTORIA FORCES SHALL INSTALL THE SANITARY SEWER SERVICES c/w INSPECTION CHAMBERS TO THE PROPERTY LINE OF THE PROPOSED LOT AT THE DEVELOPER'S EXPENSE.
- 2 37. CITY OF VICTORIA FORCES SHALL CAP AND ABANDON EXISTING SANITARY SEWER AT THE DEVELOPER'S EXPENSE. ENSURE SERVICE TO 511 FOUL BAY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

STORM SEWER:

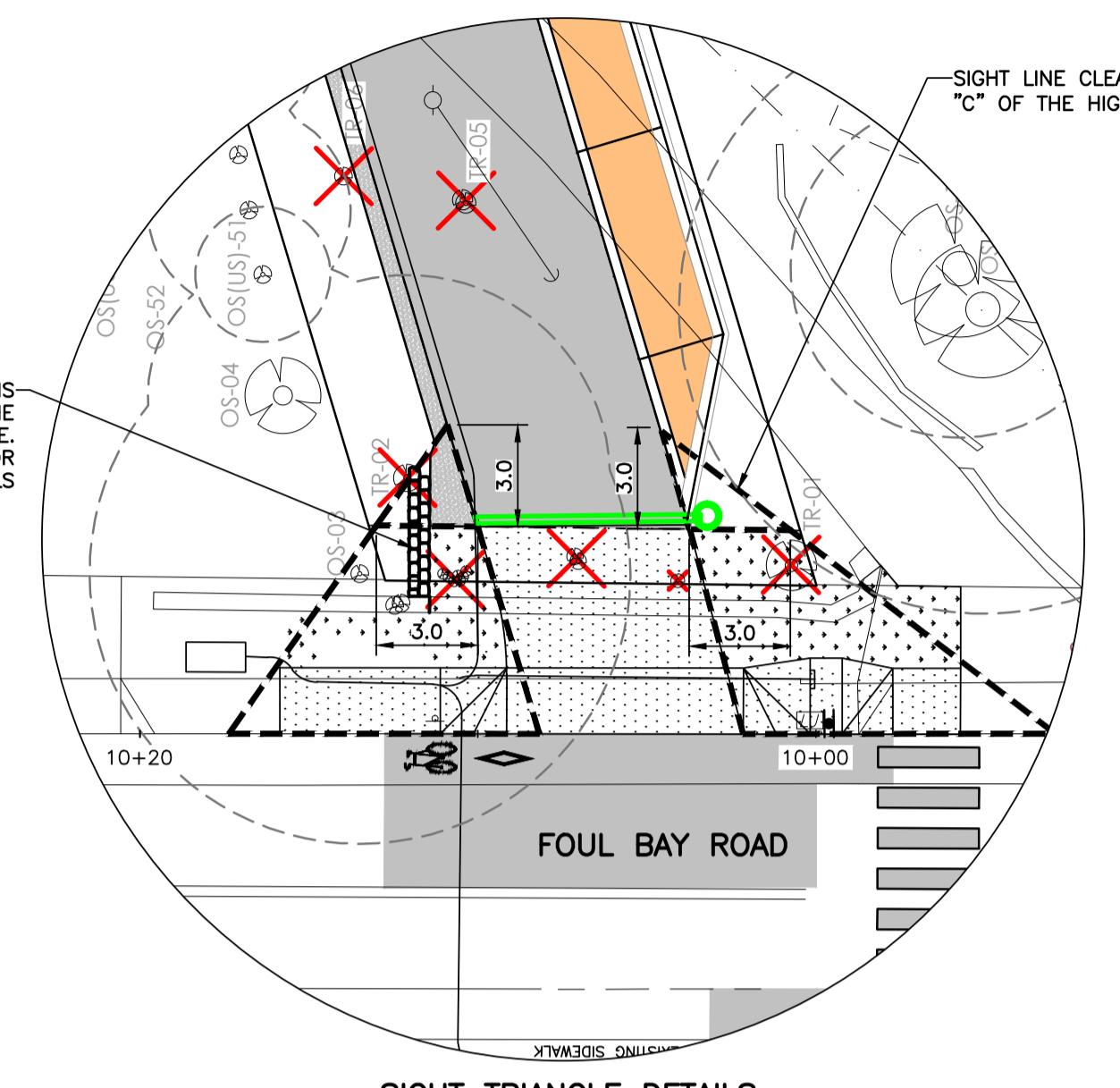
- 7 40. CITY OF VICTORIA FORCES SHALL INSTALL THE STORM SEWER SERVICES c/w INSPECTION CHAMBERS TO THE PROPERTY LINE OF THE PROPOSED LOT AT THE DEVELOPER'S EXPENSE.
- 3 41. CITY OF VICTORIA FORCES SHALL CAP AND ABANDON EXISTING STORM SEWER SERVICE TO 515 FOUL BAY ROAD AT THE DEVELOPER'S EXPENSE. ENSURE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

HYDRO, TELEPHONE, CABLE, STREETLIGHTING AND GAS:

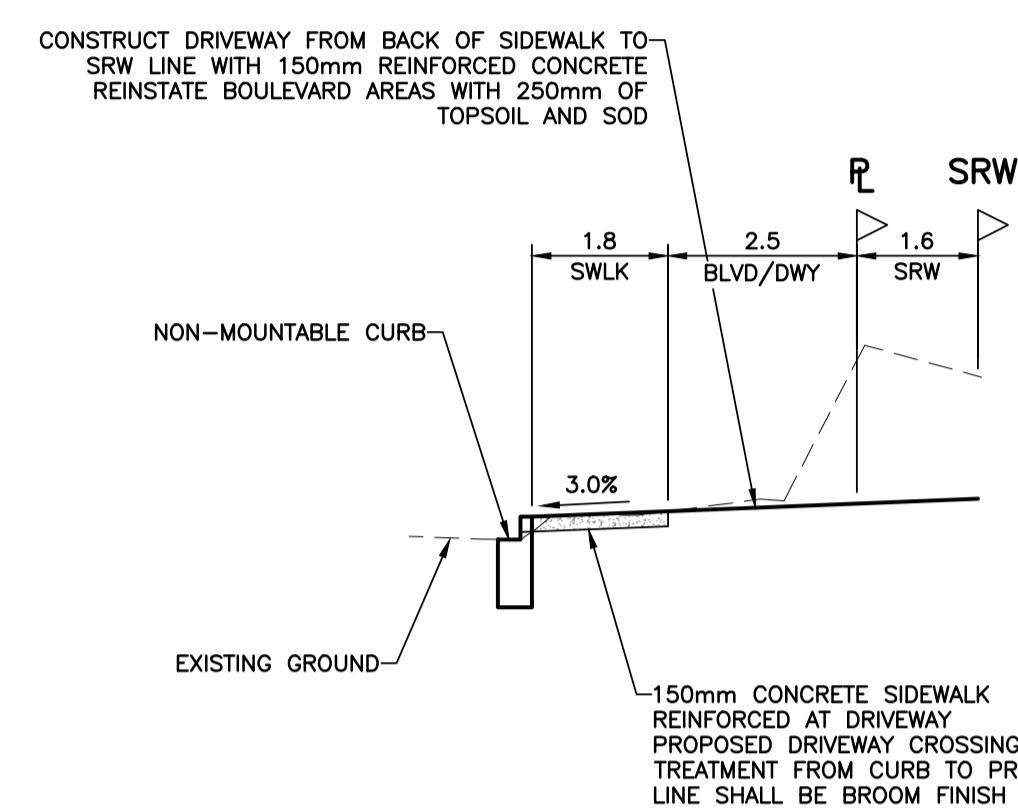
- 4 46. BC HYDRO SHALL REMOVE THE EXISTING HYDRO POLE AND ANCHOR AT THE DEVELOPER'S EXPENSE.



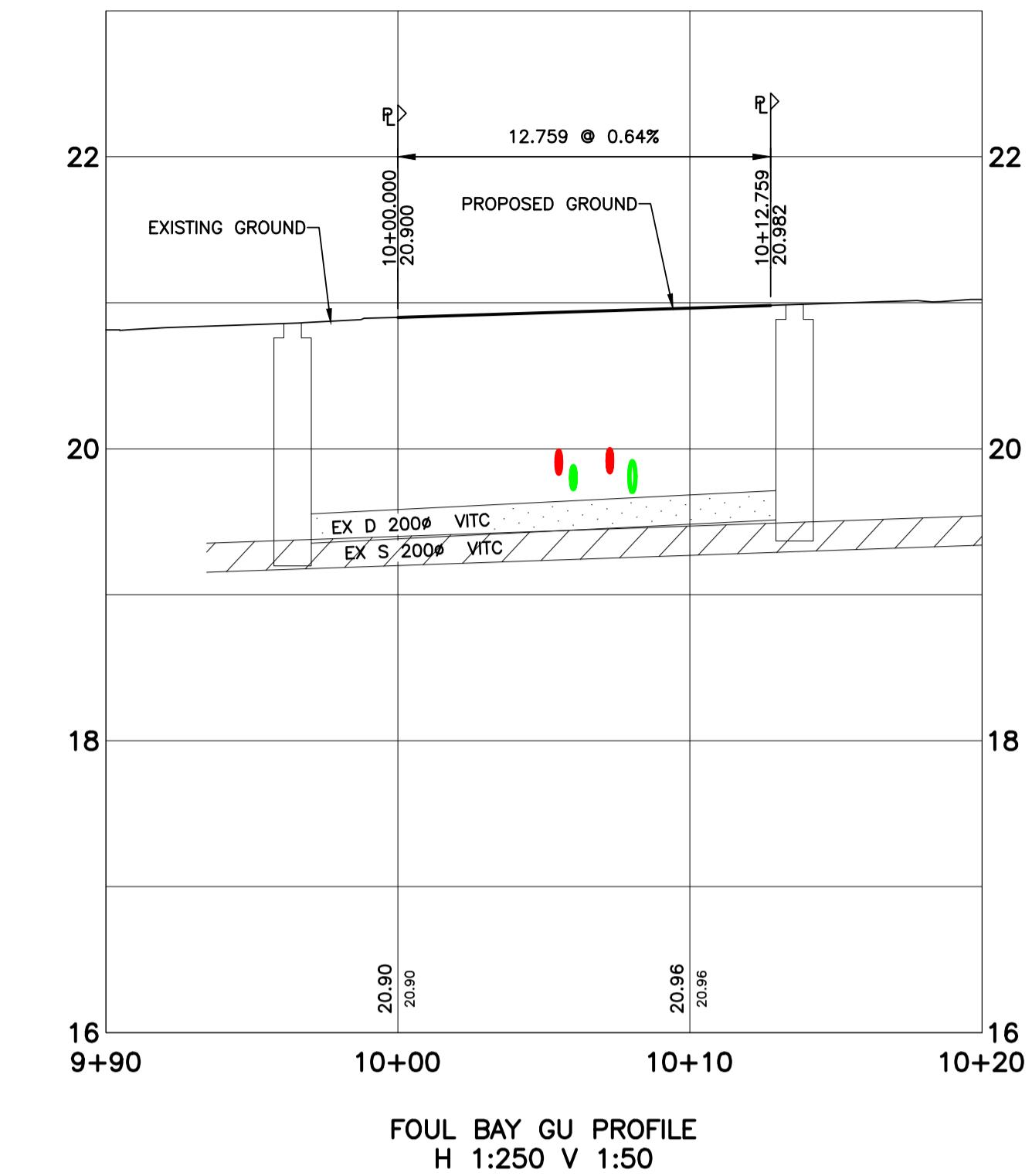
ENSURE NEW RETAINING WALL IS LESS THAN 1.0m HIGH INSIDE THE SITE TRIANGLE. REFER TO LANDSCAPE DRAWINGS FOR STACKED BOULDER WALL DETAILS



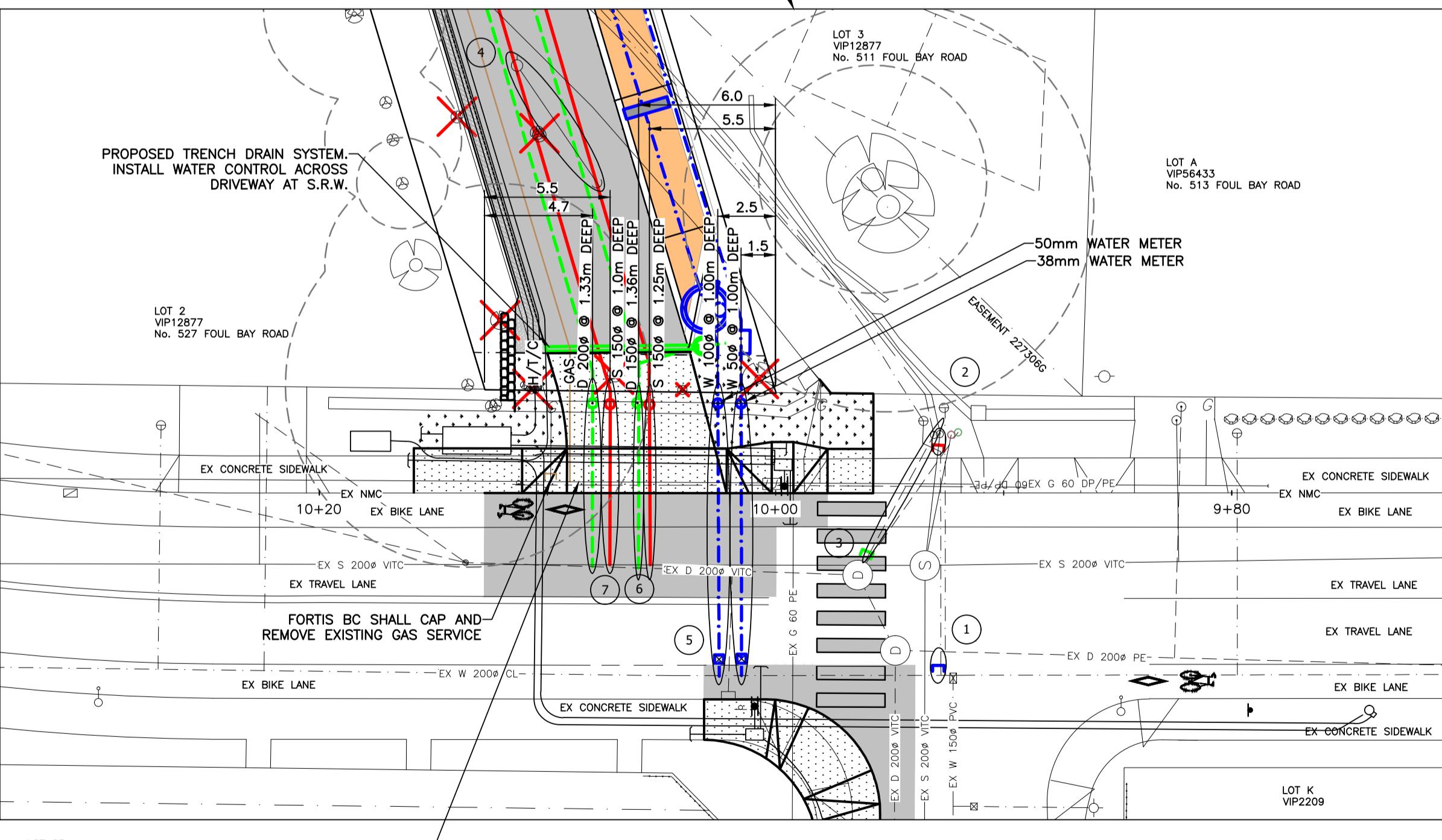
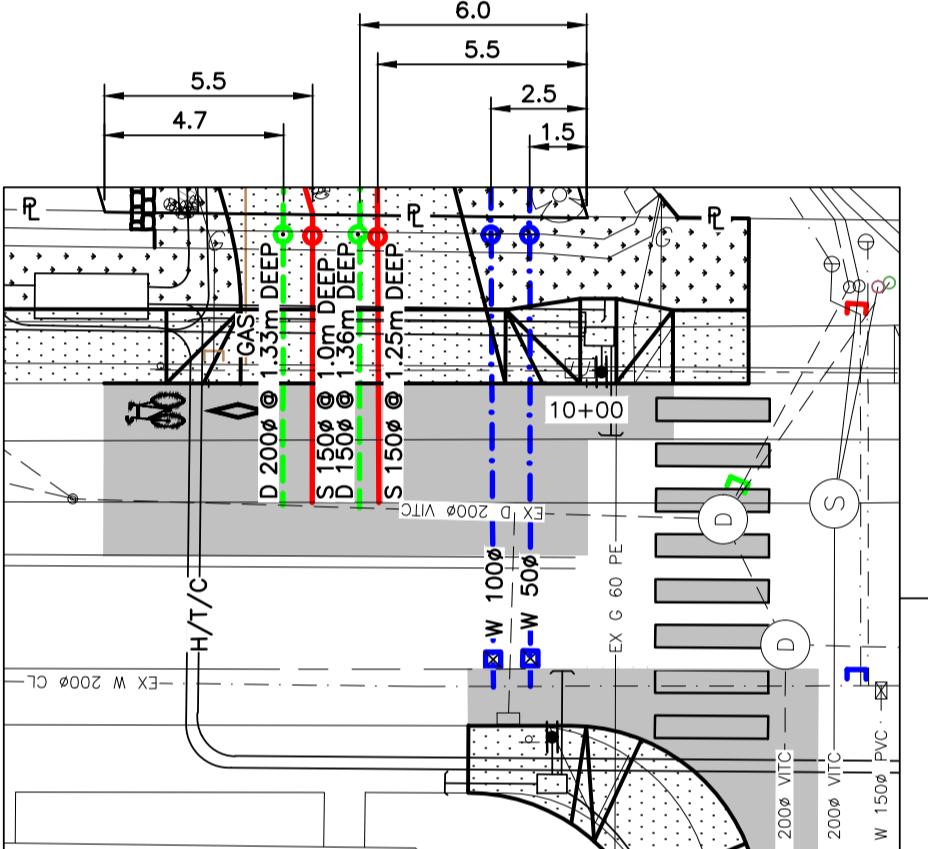
SIGHT LINE CLEARANCE AS PER SCHEDULE



Foul Bay Road Typical Detail  
N.T.S.



Foul Bay Gu Profile  
H 1:250 V 1:50

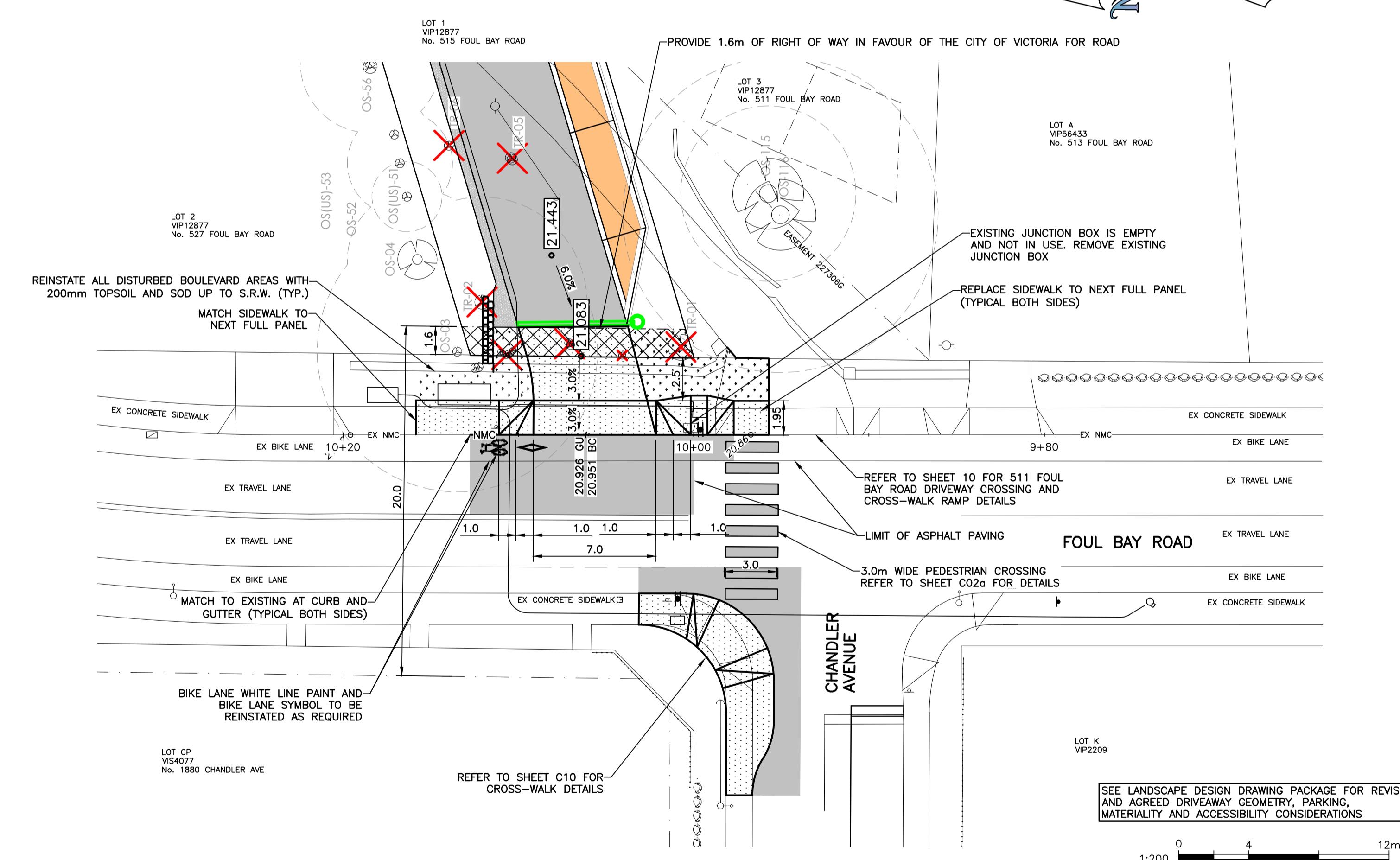


SERVICING DETAILS PLAN

SCALE 1:200

LOT CP  
No. 1880 CHANDLER AVE

CAUTION:  
GAS MAIN CROSSING



DRIVEWAY AND FRONTAGE IMPROVEMENTS  
SCALE 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 ON SITE AND AGREED WITH THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION.  
REQUEST LOCATE TICKETS AT BCIC

LEGEND - Proposed services shown in bold or colour

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

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.  
OFFSITE WORKS

PVC PROJECT NUMBER

22-154  
GOVERNING AUTHORITY FILE NO.

SHEET

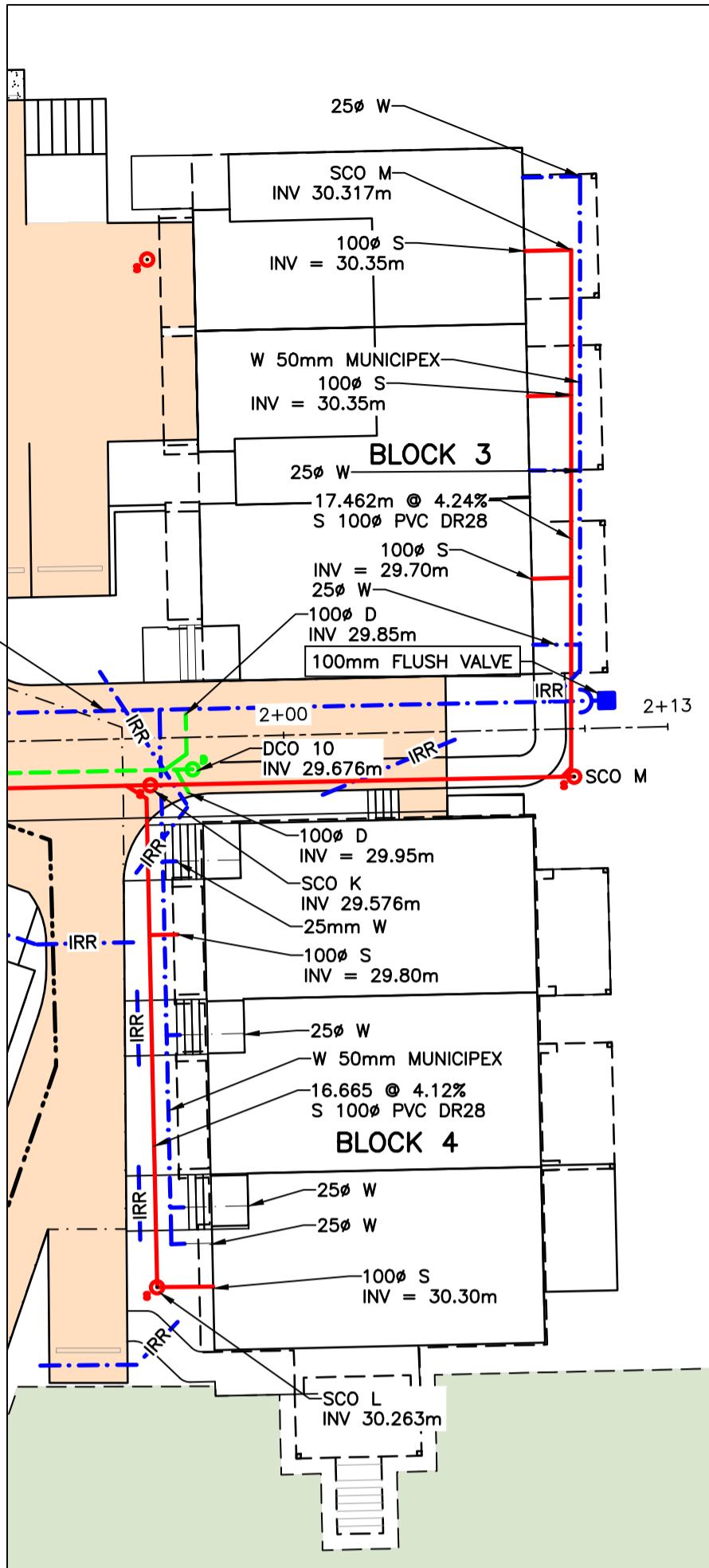
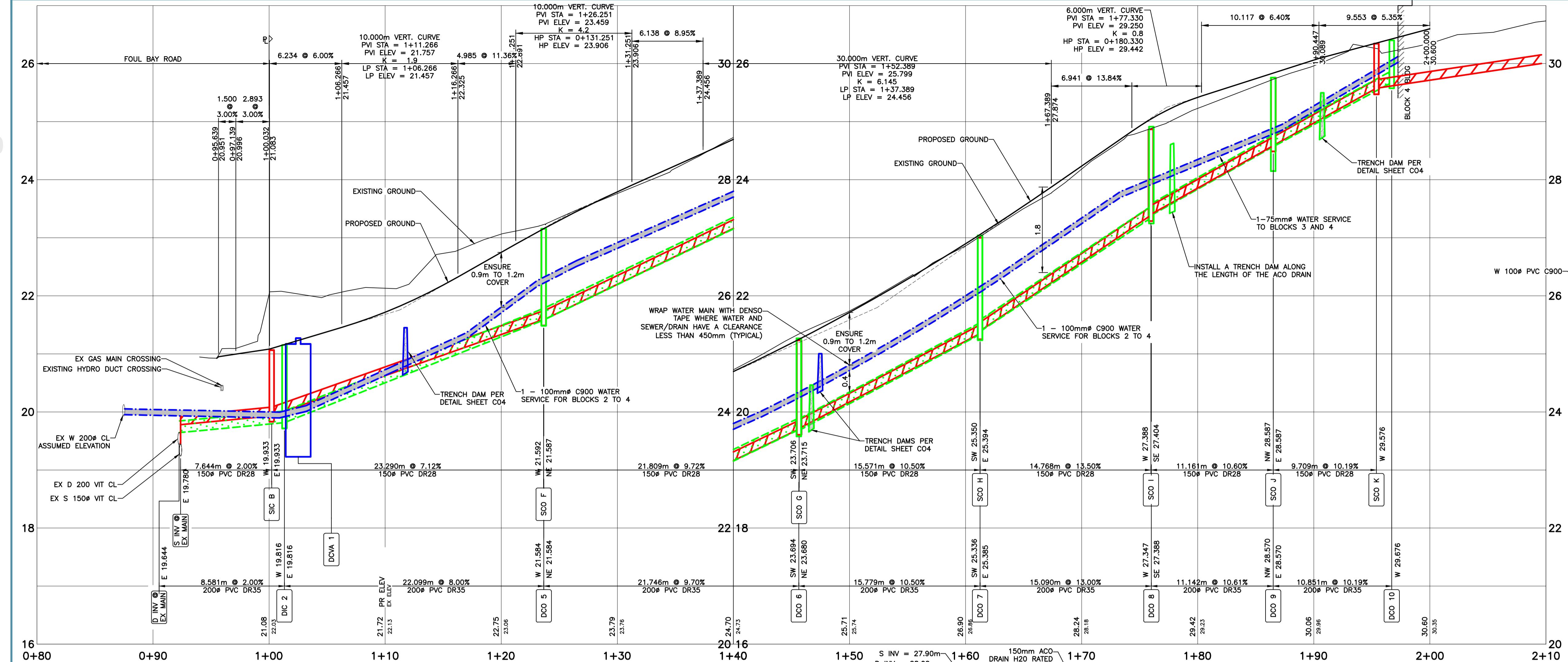
2 OF 11

DRAWING NO.

C02

REV.

12



BLOCK 3 AND BLOCK 4  
SERVICING DETAILS

SCALE 1:200

LEGEND - Proposed services shown in bold or colour

WATER  
SEWER  
DRAIN  
DITCH/SWALE  
CULVERT  
HEADWALL  
CATCHBASIN

SEWER MANHOLE  
DRAIN MANHOLE  
SEWER CLEANOUT  
DRAIN CLEANOUT  
MONUMENT  
LOT PIN  
CULVERT  
HEADWALL  
CATCHBASIN

HYDRANT  
VALVE  
METER  
REDUCER  
FLUSH  
LOT PIN  
LEAD PLUG

ASPHALT  
CONCRETE  
GAS  
UNDERGROUND  
HYDRO/EL/SHAW  
FLAT CURB  
ORNAMENTAL STREETLIGHT  
INVERT GUTTER  
POWER POLE  
ROAD SIGN  
EDGE OF PAVEMENT  
ANCHOR

NON-MTBL CURB  
NMC  
H/T/C  
MC  
FC  
BC  
IG  
ANCHOR

COBRA/DIAVIT  
FLAT CURB  
ORNAMENTAL STREETLIGHT  
INVERT GUTTER  
POWER POLE  
ROAD SIGN  
EDGE OF PAVEMENT  
ANCHOR

POWER POLE  
ROAD SIGN  
EDGE OF PAVEMENT  
ANCHOR

REVISIONS

REVISION	SEAL	DESIGNER	PROJECT	PVC PROJECT NUMBER
12 ISSUED FOR DDP		WRL CIVIL DESIGN SERVICES	515 FOUL BAY ROAD GMC PROJECTS INC.	22-154
11 REVISED SERVICING FOR BLOCKS 3 & 4 AND WATER MAIN			DRIVEWAY PLAN AND PROFILE	
10 ISSUED FOR CONSTRUCTION				
9 REVISED PER CITY OF VICTORIA COMMENTS				
8 DP RESUBMISSION				
No. DESCRIPTION	DATE			

No.	DESCRIPTION	DATE

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

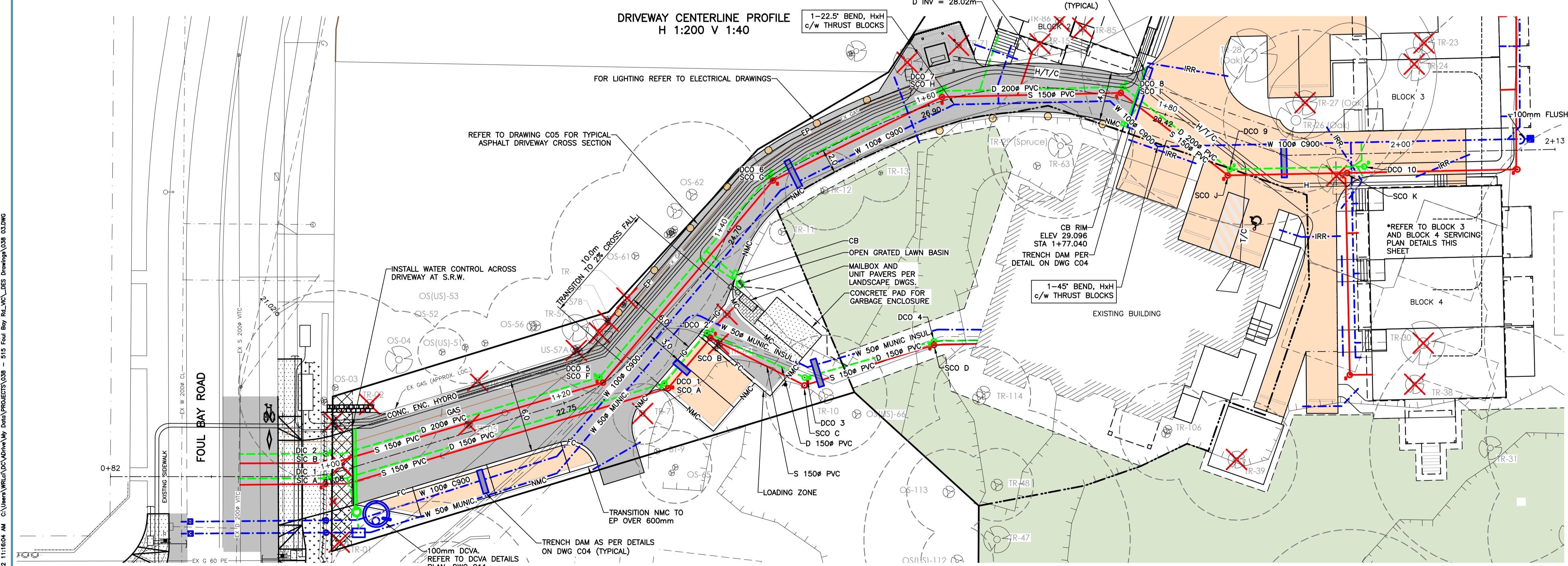
DESIGNER: WRL  
CIVIL DESIGN SERVICES  
TELE: (250)686-2267  
WRLCivilDesigns@gmail.com  
ENGINEER: JJS  
DATE: JULY 2022  
B.M.: GCM 677849  
ELEV.: 20.546m  
SCALE: H V

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.

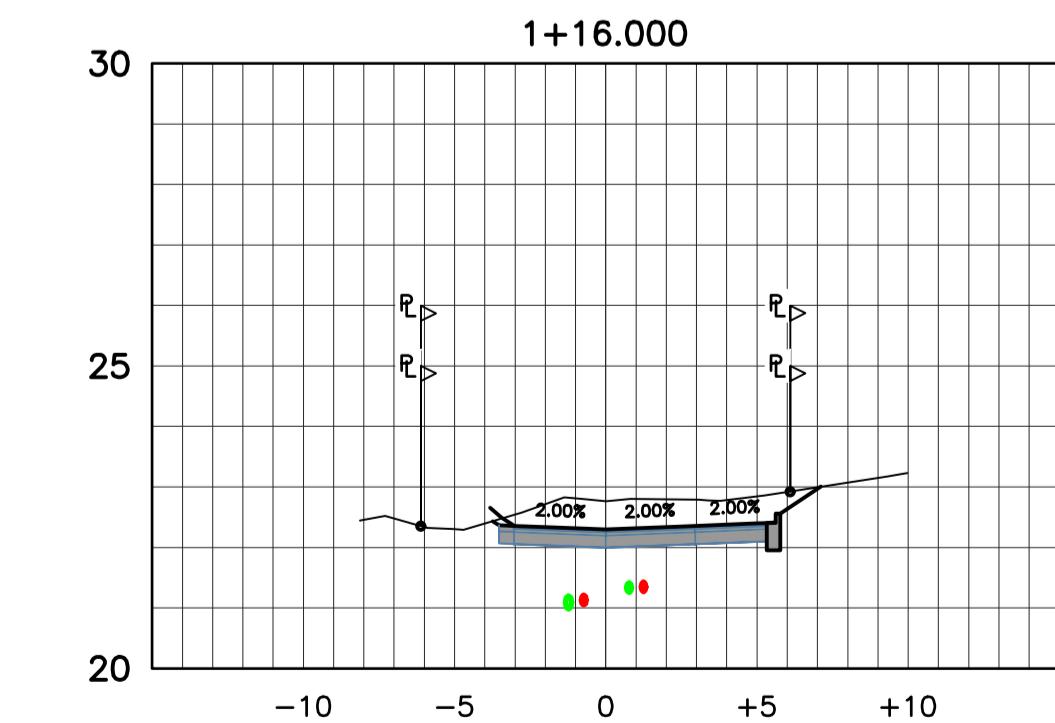
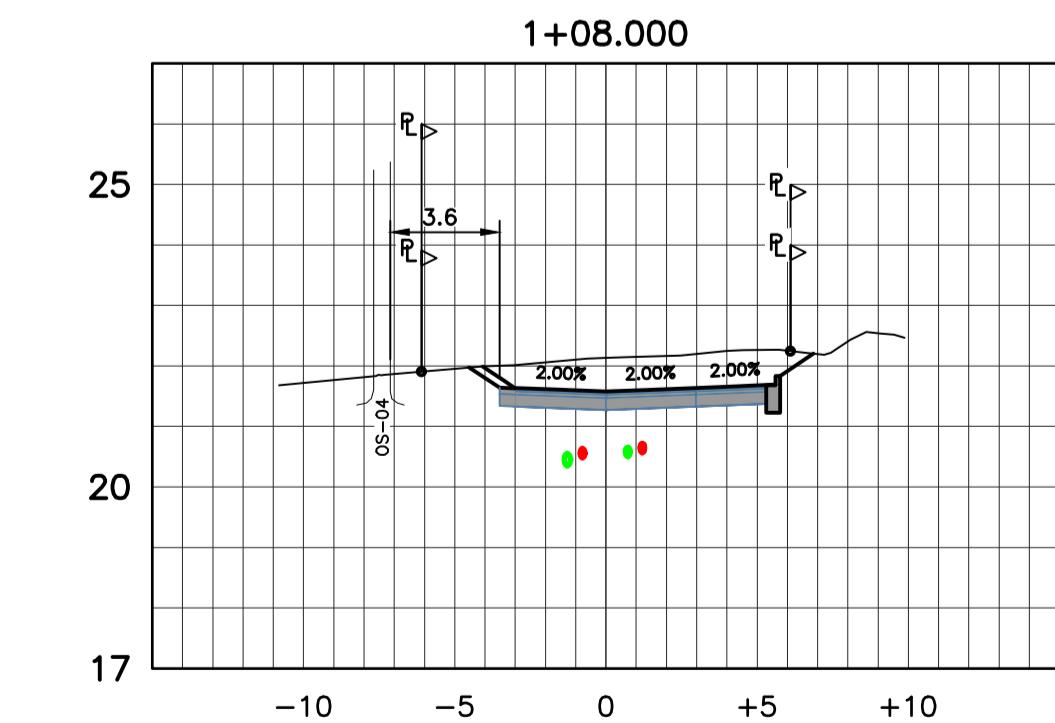
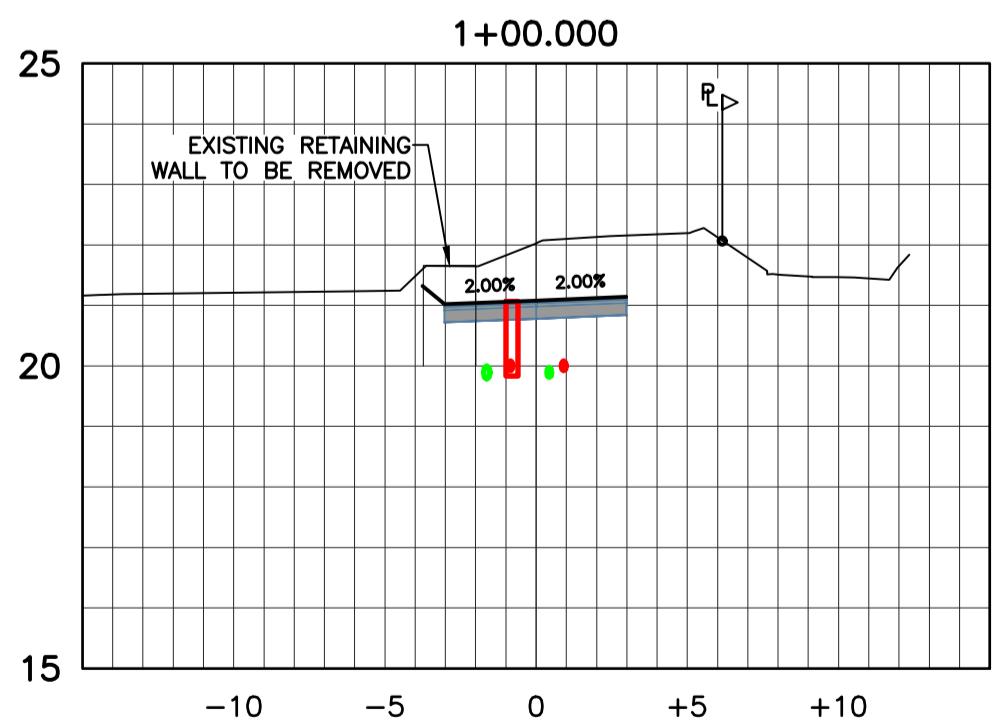
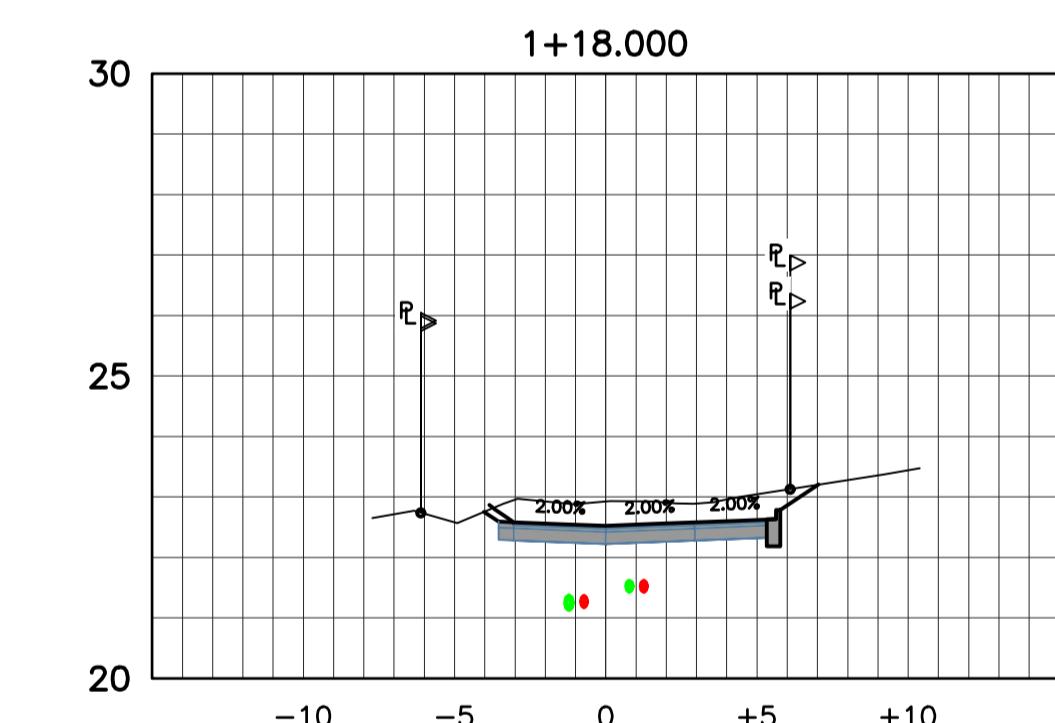
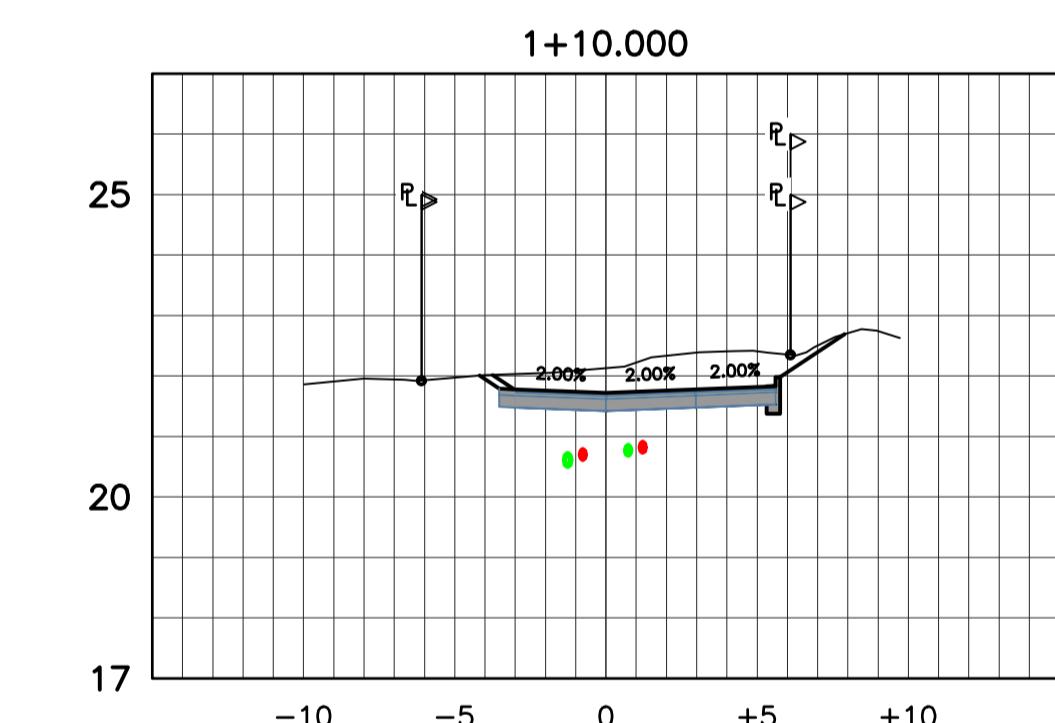
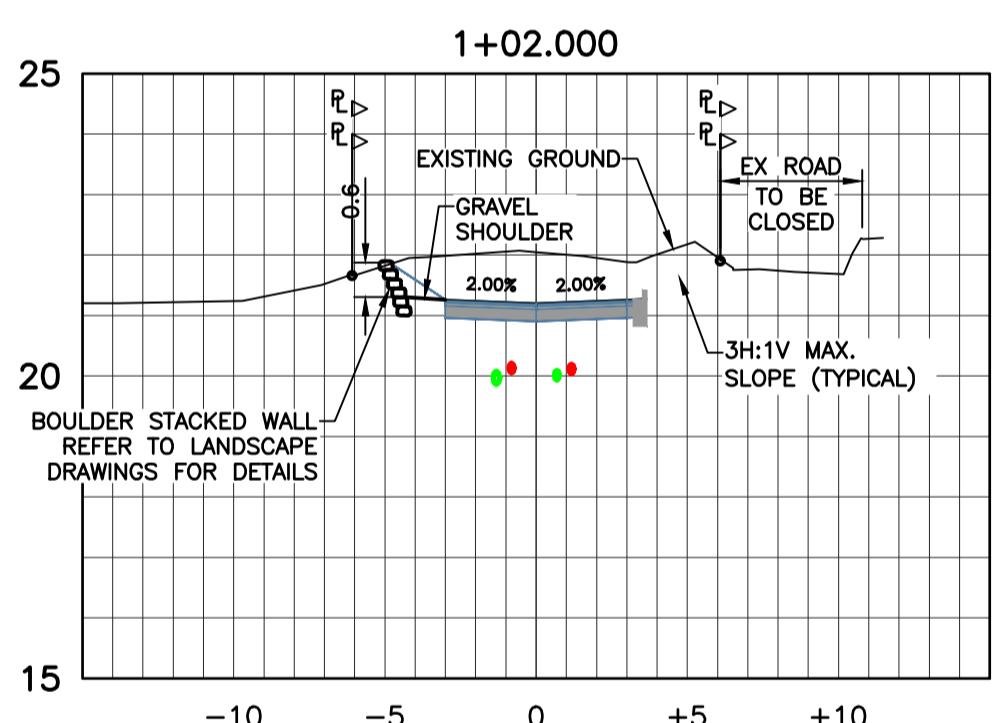
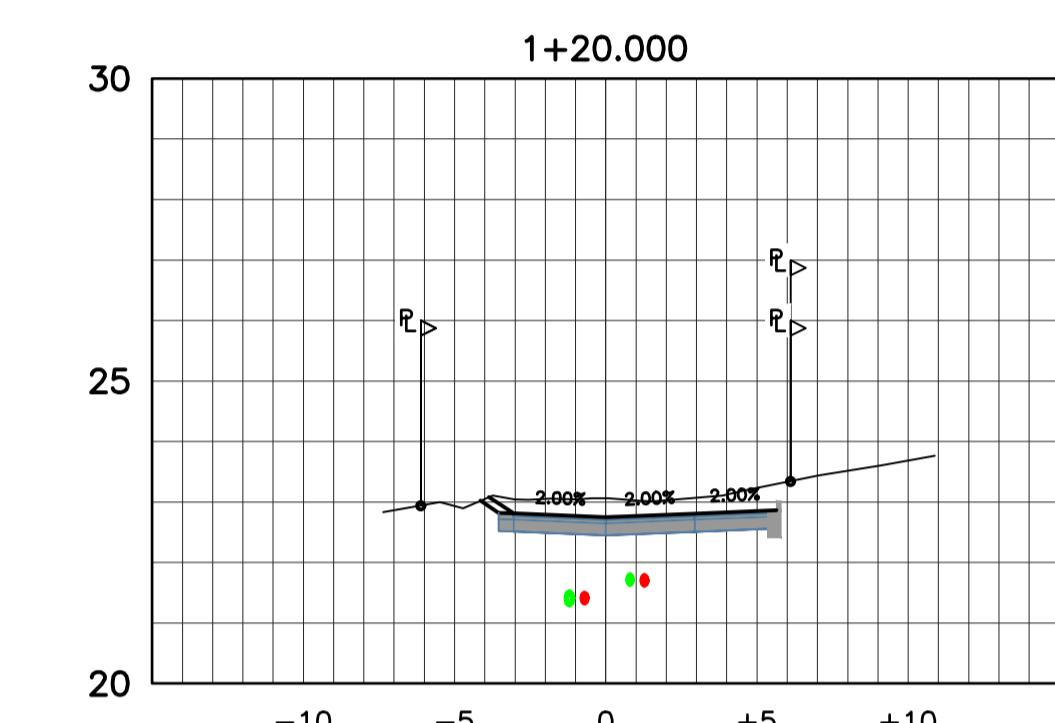
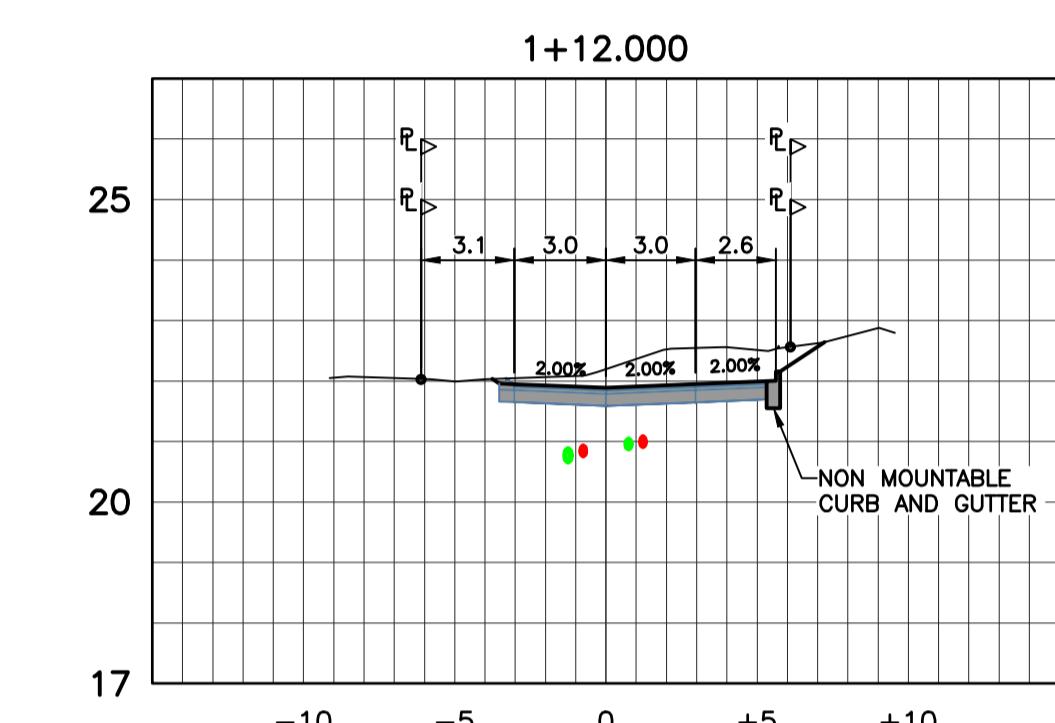
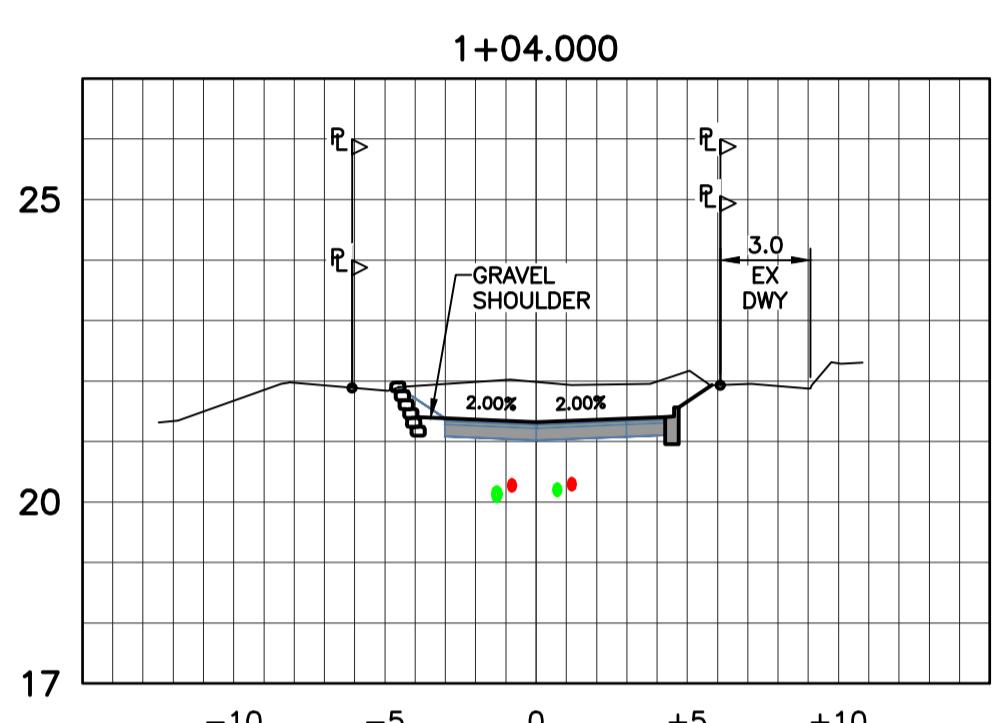
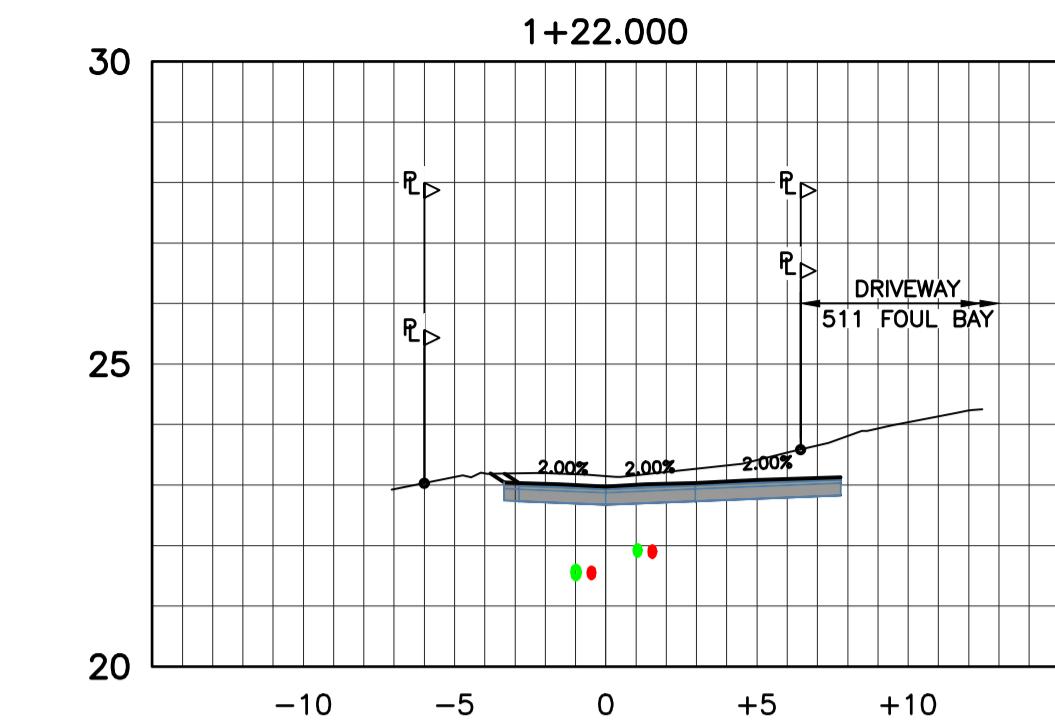
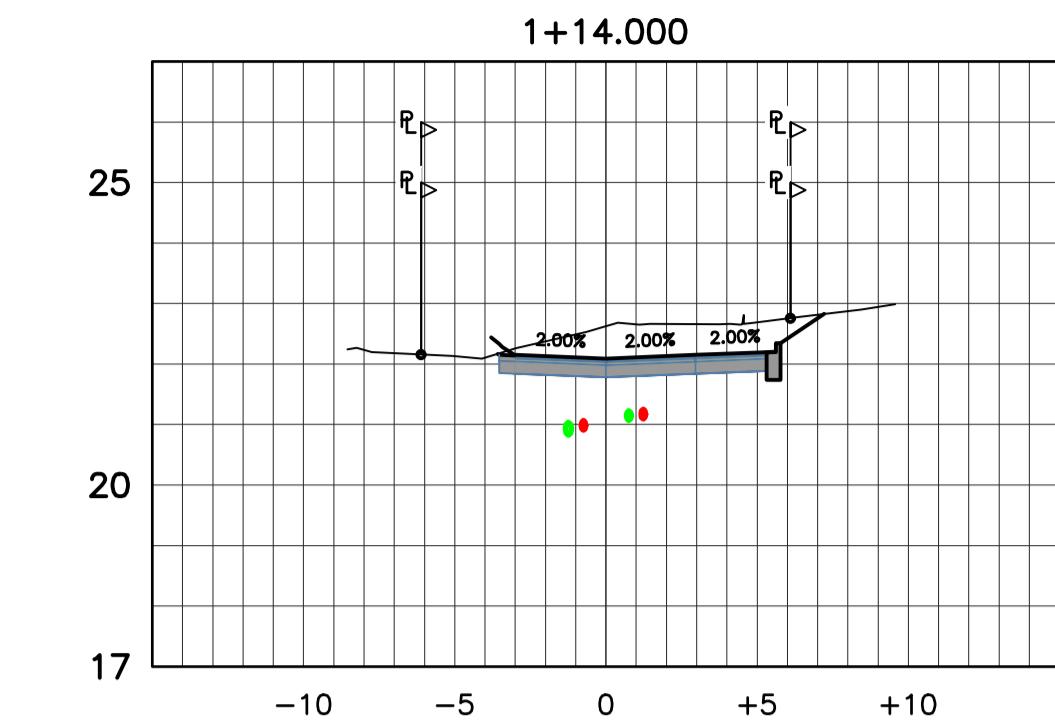
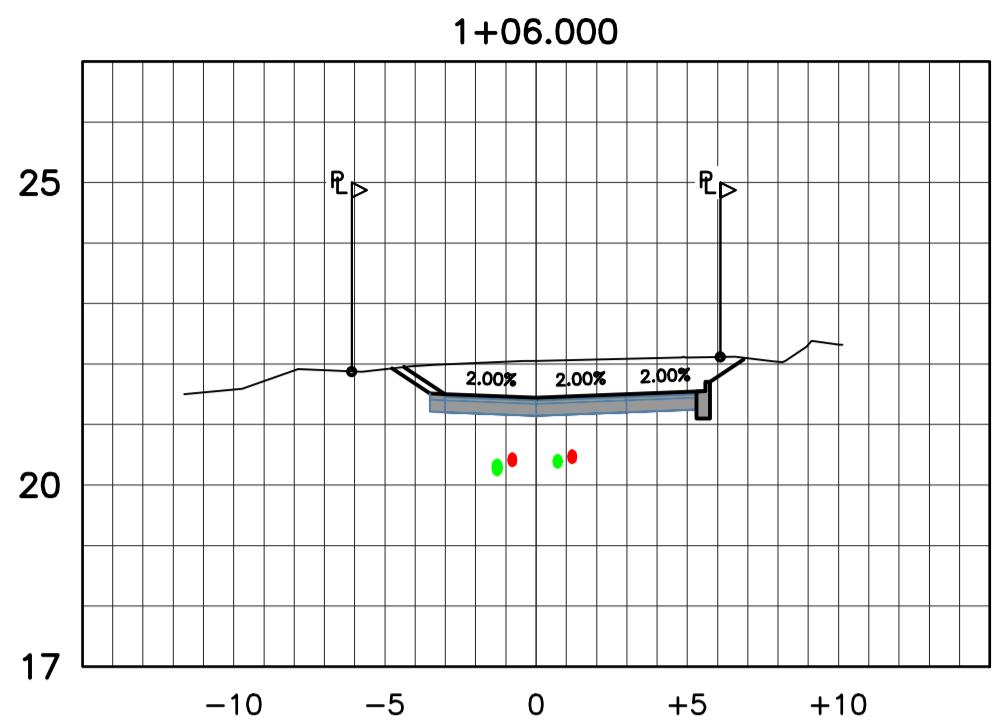
SEE LANDSCAPE DESIGN DRAWING PACKAGE FOR REVISED  
AND AGREED DRIVEWAY GEOMETRY, PARKING,  
MATERIALITY AND ACCESSIBILITY CONSIDERATIONS

1:200 0 4 12m









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

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

UR			
		NON-MTBLE CURB	NMC
	H/T/C	MOUNTABLE CURB	MC
AW		FLAT CURB	FC
IGHT	*/	BARRIER CURB	BC
TREETLIGHT	*/	INVERT GUTTER	IG
LE	*/		

REVISIONS	
FOR DDP	
SERVICING FOR BLOCKS 3 & 4 AND WATER MA	
FOR CONSTRUCTION	
PER CITY OF VICTORIA COMMENTS	
SUBMISSION	
DESCRIPTION	

	SEAL
250821	
250622	
250401	
250312	
250226	
DATE	

# Pacific Vista Consulting Ltd.

3111 Woodpark Drive, Victoria, BC V8C 1V2  
Telephone: 250-516-4143

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

ECT PROJECT

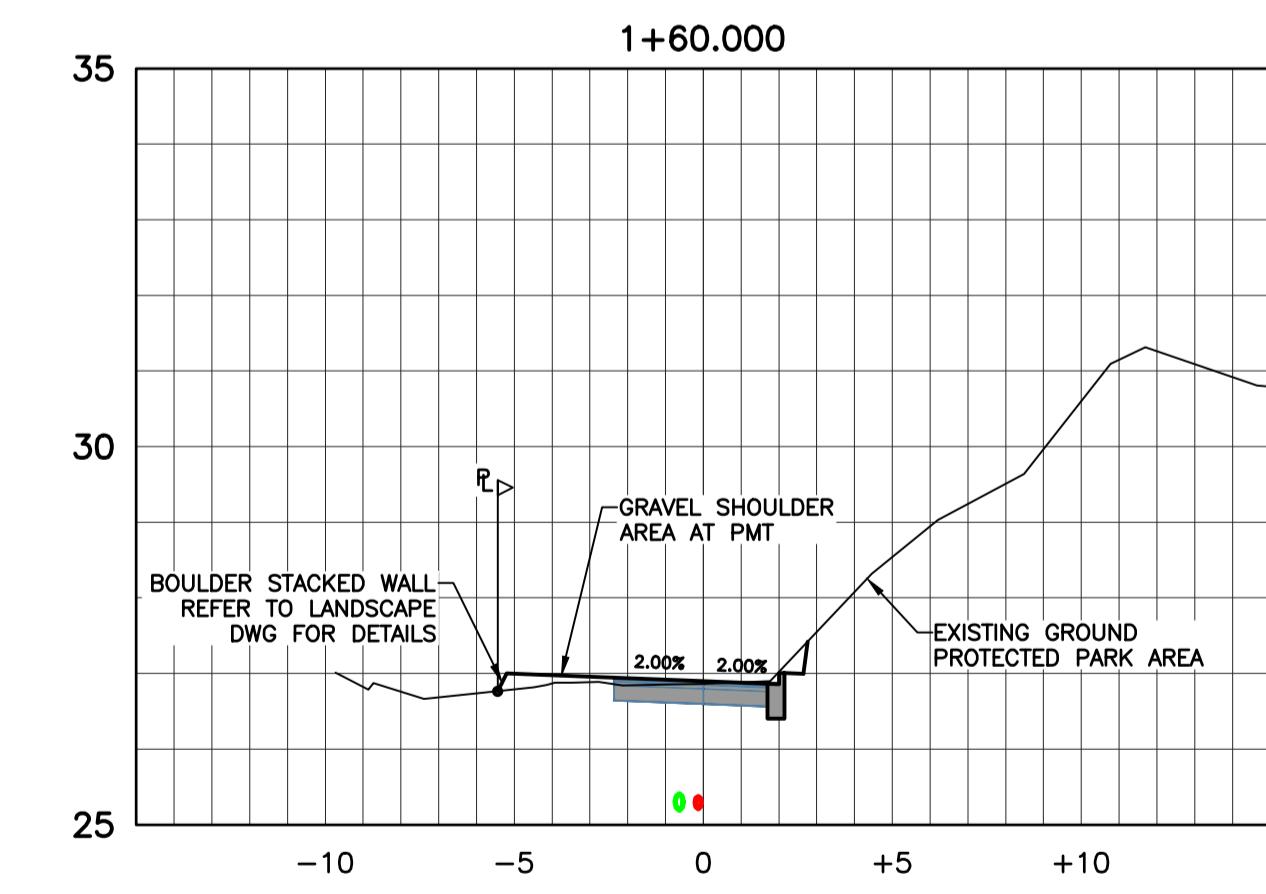
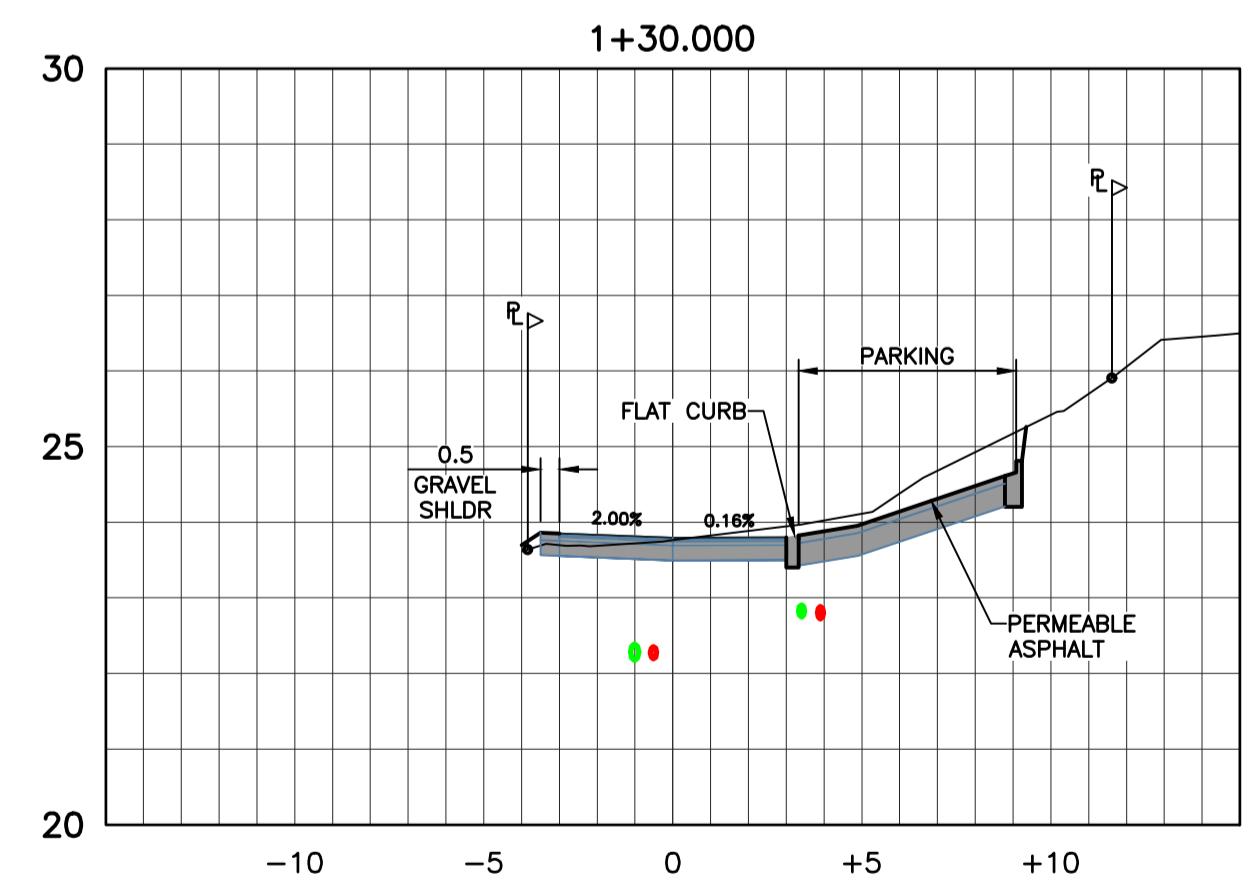
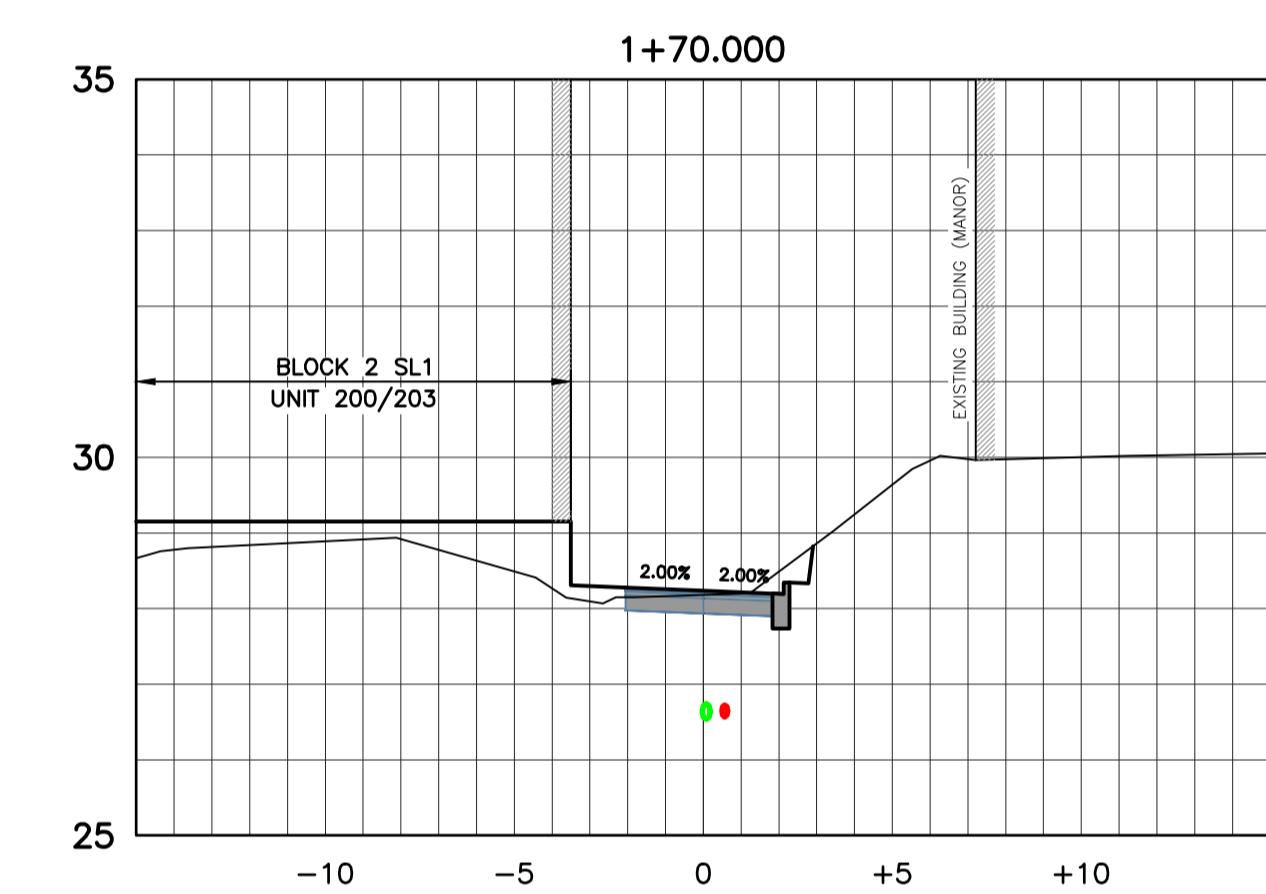
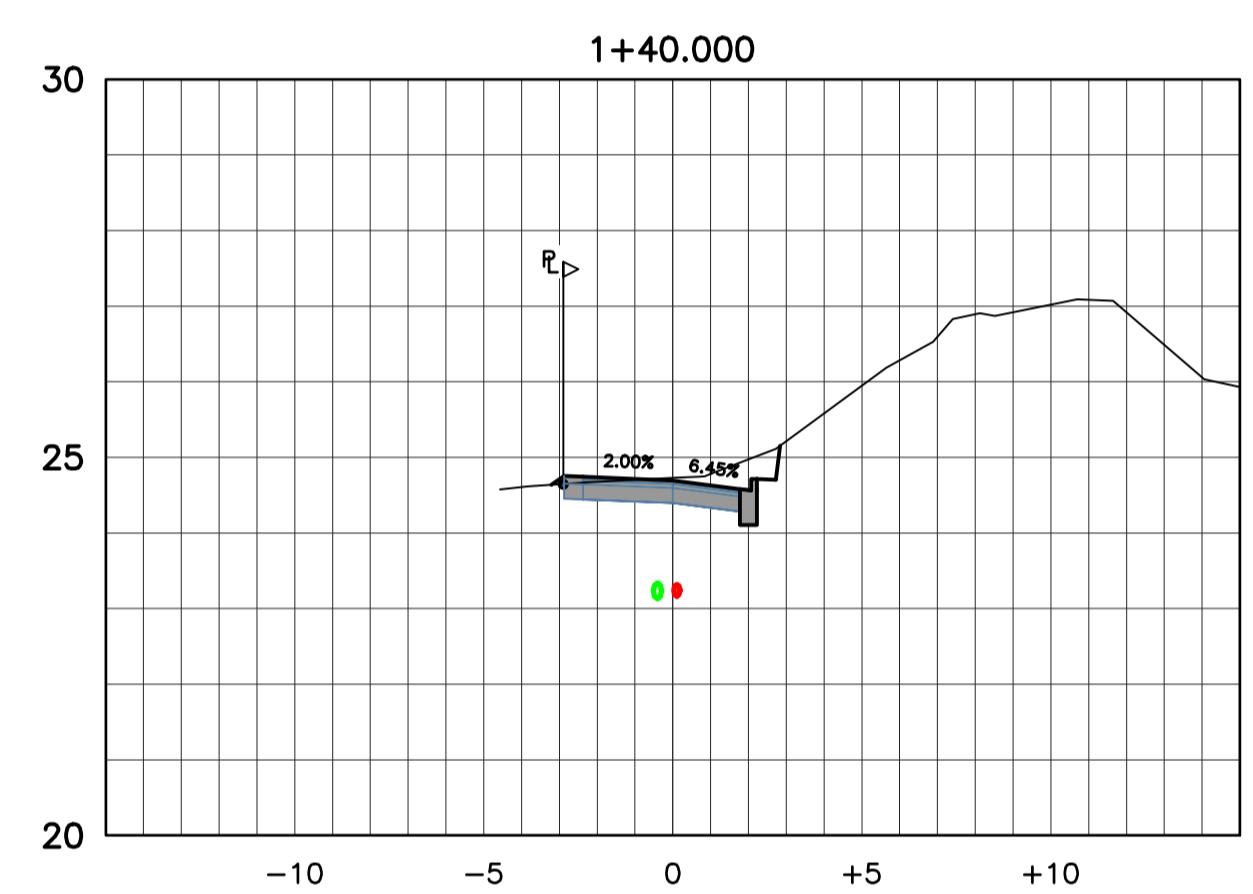
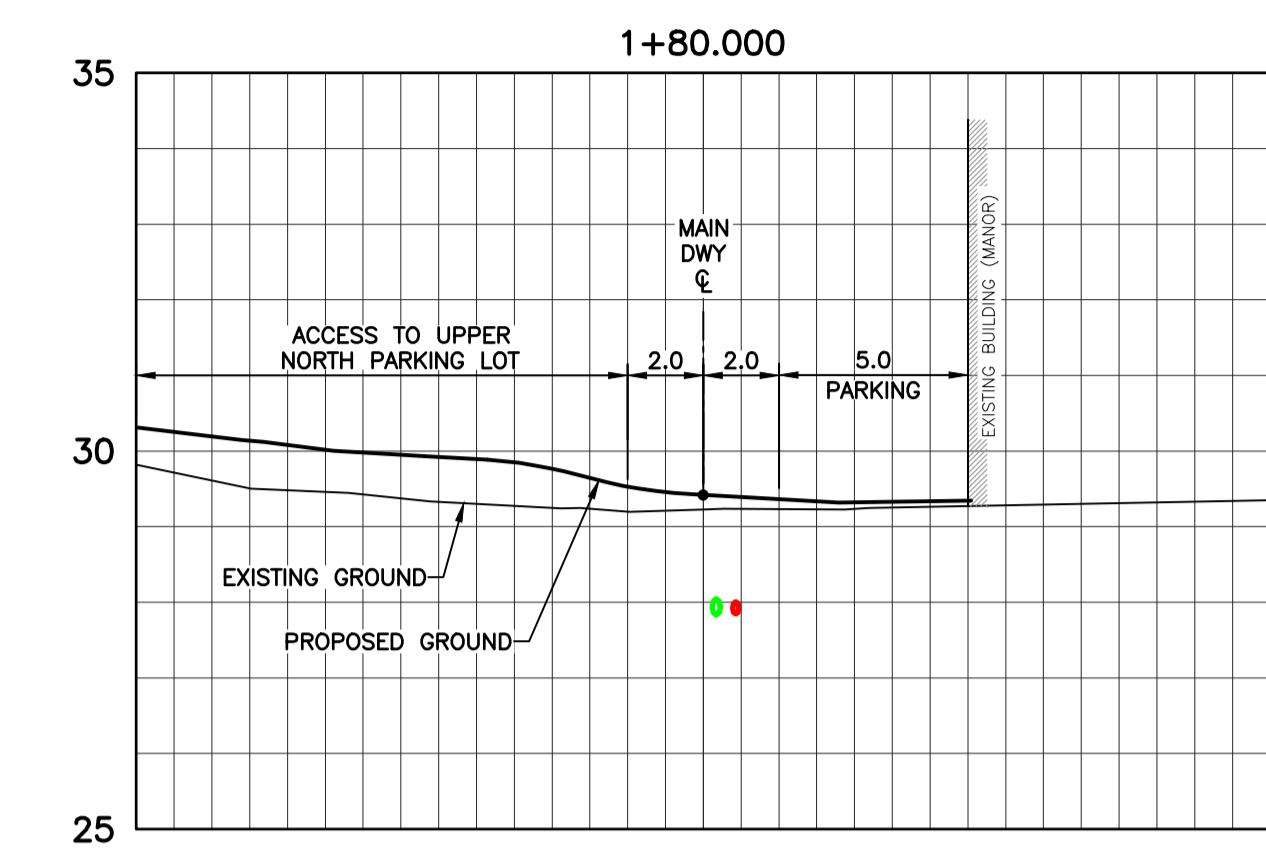
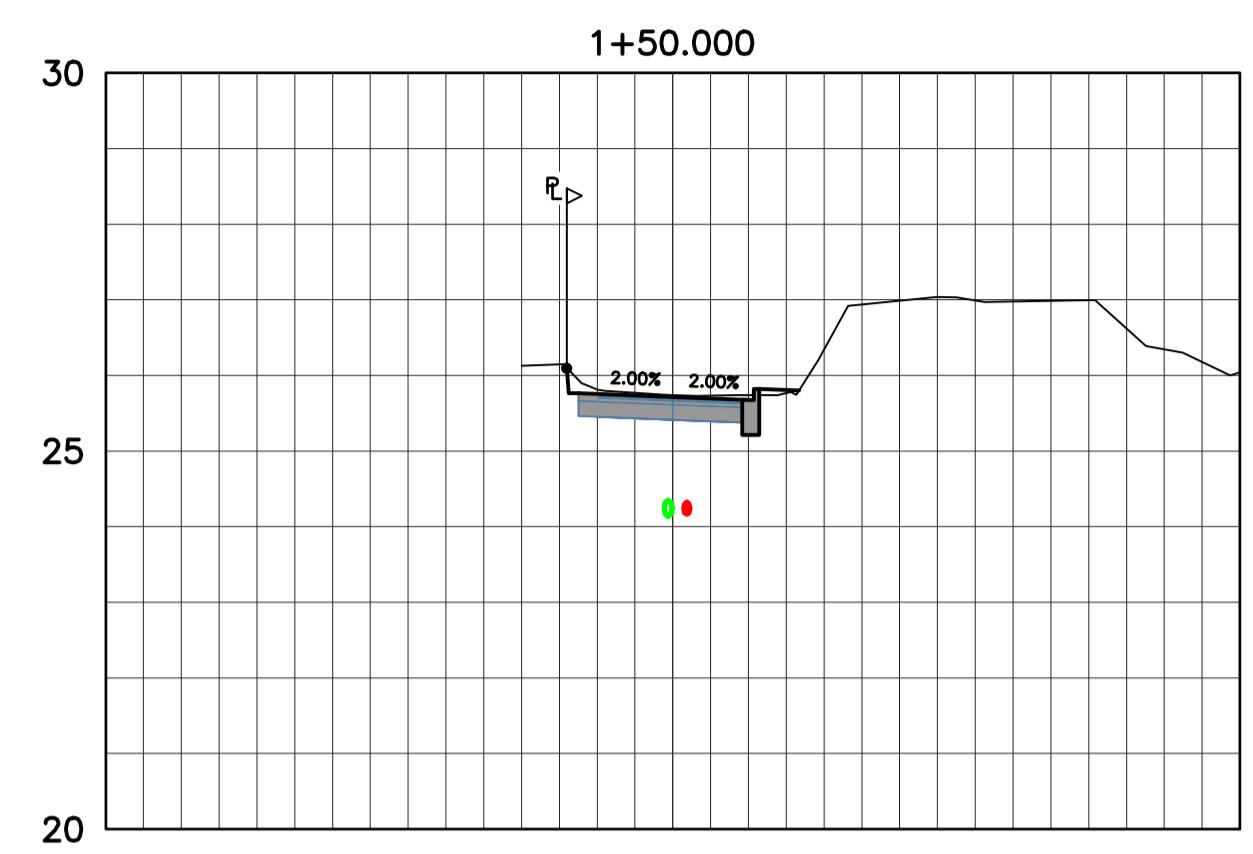
**515 FOUL BAY ROAD**

**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 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  
WRL Civil Design Services

LEGEND - Proposed services shown in bold or colour

WATER	SEWER MANHOLE	HYDRANT	ASPHALT	GAS	NON-MTBL CURB	NMC
SEWER	SEWER MANHOLE	VALVE	CONCRETE	UNDERGROUND HYDRO/EL/SHAW	H/T/C	MC
DRAIN	DRAIN CLEANOUT	METER	BRICK	COBRA/DAVIT LIGHT	*/*	FLAT CURB
DITCH/SWALE	DRAIN CLEANOUT	REDUCER	BRICK	ORNAMENTAL STREETLIGHT	*/*	BARRIER CURB
CULVERT	MONUMENT	FLUSH	POWER POLE	INVERT GUTTER	IG	BC
HEADWALL	LOT PIN	TREE	ROAD SIGN	ANCHOR		
CATCHBASIN	LEAD PLUG	BUSHLINE				

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

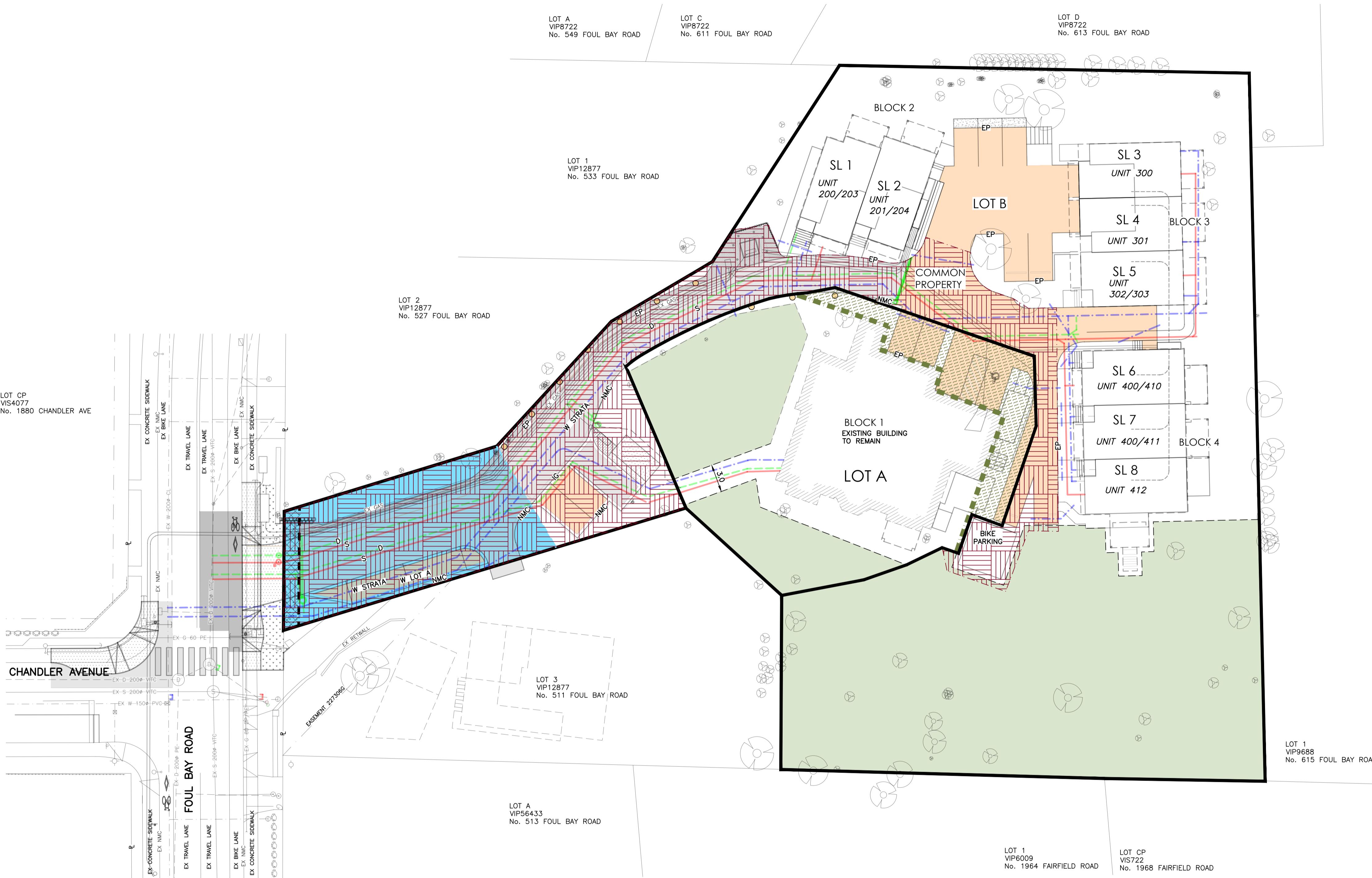
Pacific Vista Consulting Ltd.  
3111 Woodpark Drive, Victoria, BC V9C 1P2  
Telephone: 250-516-4143

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

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

1:200 0 4 12m

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



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

1:250 0 1 5 15m

LEGEND - Proposed services shown in bold or colour		REVISIONS		SEAL	DESIGNER	PROJECT	PVC PROJECT NUMBER	
WATER	SEWER	ASPHALT	GAS	NON-MTBL CURB	NMC	WRL	CIVIL DESIGN SERVICES	22-154
WATER	SEWER	ASPHALT	GAS	NON-MTBL CURB	NMC	12	ISSUED FOR DDP	250821
SEWER	SEWER	SEWER	GAS	UNDERGROUND	H/T/C	11	REVISED SERVICING FOR BLOCKS 3 & 4 AND WATER MAIN	250622
DRAIN	DRAIN	DRAIN	NON-MTBL CURB	MTBL CURB	NMC	10	ISSUED FOR CONSTRUCTION	250401
DITCH/SWALE	DITCH/SWALE	DITCH/SWALE	NON-MTBL CURB	MTBL CURB	NMC	9	REVISED PER CITY OF VICTORIA COMMENTS	250312
CULVERT	CULVERT	CULVERT	NON-MTBL CURB	FLAT CURB	FC	8	DP RESUBMISSION	250226
HEADWALL	HEADWALL	HEADWALL	NON-MTBL CURB	ORNAMENTAL STREETLIGHT	IG	No.	DESCRIPTION	DATE
CATCHBASIN	CATCHBASIN	CATCHBASIN	NON-MTBL CURB	INVERT GUTTER	IG			
LEAD PLUG	LEAD PLUG	LEAD PLUG	NON-MTBL CURB	POWER POLE	PO			
MONUMENT	MONUMENT	MONUMENT	NON-MTBL CURB	ANCHOR	→			
LOT PIN	LOT PIN	LOT PIN	NON-MTBL CURB	ROAD SIGN	►			
TREE	TREE	TREE	NON-MTBL CURB	ANCHOR	→			
BUSHLINE	BUSHLINE	BUSHLINE	NON-MTBL CURB	ANCHOR	→			
LEAD PLUG	LEAD PLUG	LEAD PLUG	NON-MTBL CURB	ANCHOR	→			
WATER	SEWER	ASPHALT	GAS	NON-MTBL CURB	NMC	12	ISSUED FOR DDP	250821
SEWER	SEWER	SEWER	GAS	UNDERGROUND	H/T/C	11	REVISED SERVICING FOR BLOCKS 3 & 4 AND WATER MAIN	250622
DRAIN	DRAIN	DRAIN	NON-MTBL CURB	MTBL CURB	NMC	10	ISSUED FOR CONSTRUCTION	250401
DITCH/SWALE	DITCH/SWALE	DITCH/SWALE	NON-MTBL CURB	FLAT CURB	FC	9	REVISED PER CITY OF VICTORIA COMMENTS	250312
CULVERT	CULVERT	CULVERT	NON-MTBL CURB	ORNAMENTAL STREETLIGHT	IG	8	DP RESUBMISSION	250226
HEADWALL	HEADWALL	HEADWALL	NON-MTBL CURB	INVERT GUTTER	IG	No.	DESCRIPTION	DATE
CATCHBASIN	CATCHBASIN	CATCHBASIN	NON-MTBL CURB	POWER POLE	PO			
LEAD PLUG	LEAD PLUG	LEAD PLUG	NON-MTBL CURB	ANCHOR	→			
MONUMENT	MONUMENT	MONUMENT	NON-MTBL CURB	ROAD SIGN	►			
LOT PIN	LOT PIN	LOT PIN	NON-MTBL CURB	ANCHOR	→			
TREE	TREE	TREE	NON-MTBL CURB	POWER POLE	PO			
BUSHLINE	BUSHLINE	BUSHLINE	NON-MTBL CURB	ANCHOR	→			
LEAD PLUG	LEAD PLUG	LEAD PLUG	NON-MTBL CURB	ANCHOR	→			

Pacific Vista Consulting Ltd.  
3111 Woodpark Drive, Victoria, BC V9C 1P2  
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PROJECT		GOVERNING AUTHORITY FILE NO.	
EASEMENT PLAN		SHEET 8 OF 11	
DRAWING NO.	REV.	DRAWING NO.	REV.
C08	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 MAINTAINED. CONTROLLING EROSION 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 SITE WATER FROM DISCHARGE TO ADJACENT PROPERTIES. THESE EROSION AND SEDIMENT 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

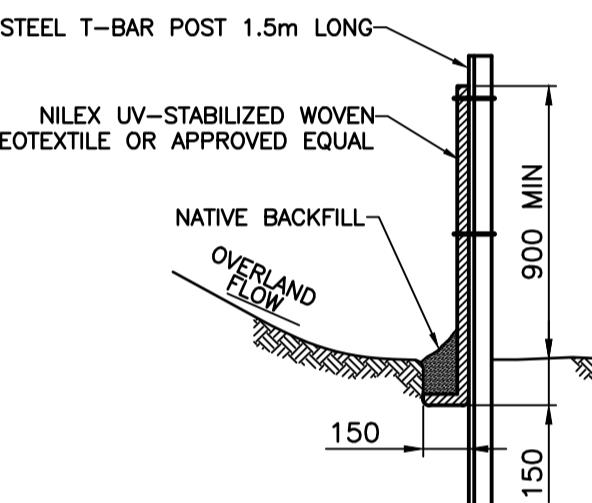
- INSTALL RUNOFF MANAGEMENT SYSTEMS PRIOR TO SITE DISTURBANCE AND CONSTRUCTION ACTIVITIES.
- STABILIZE BARE SOILS THE SAME DAY THAT THEY HAVE BEEN DISTURBED.
- AVOID CLEARING VEGETATION FROM SITES DURING SNOWMELT OR HEAVY RAINS.
- INSTALL APPROPRIATE MEASURES (STRAW BALES, FILTER CLOTH, ETC.) TO PREVENT 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 CONSTRUCTION, 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.

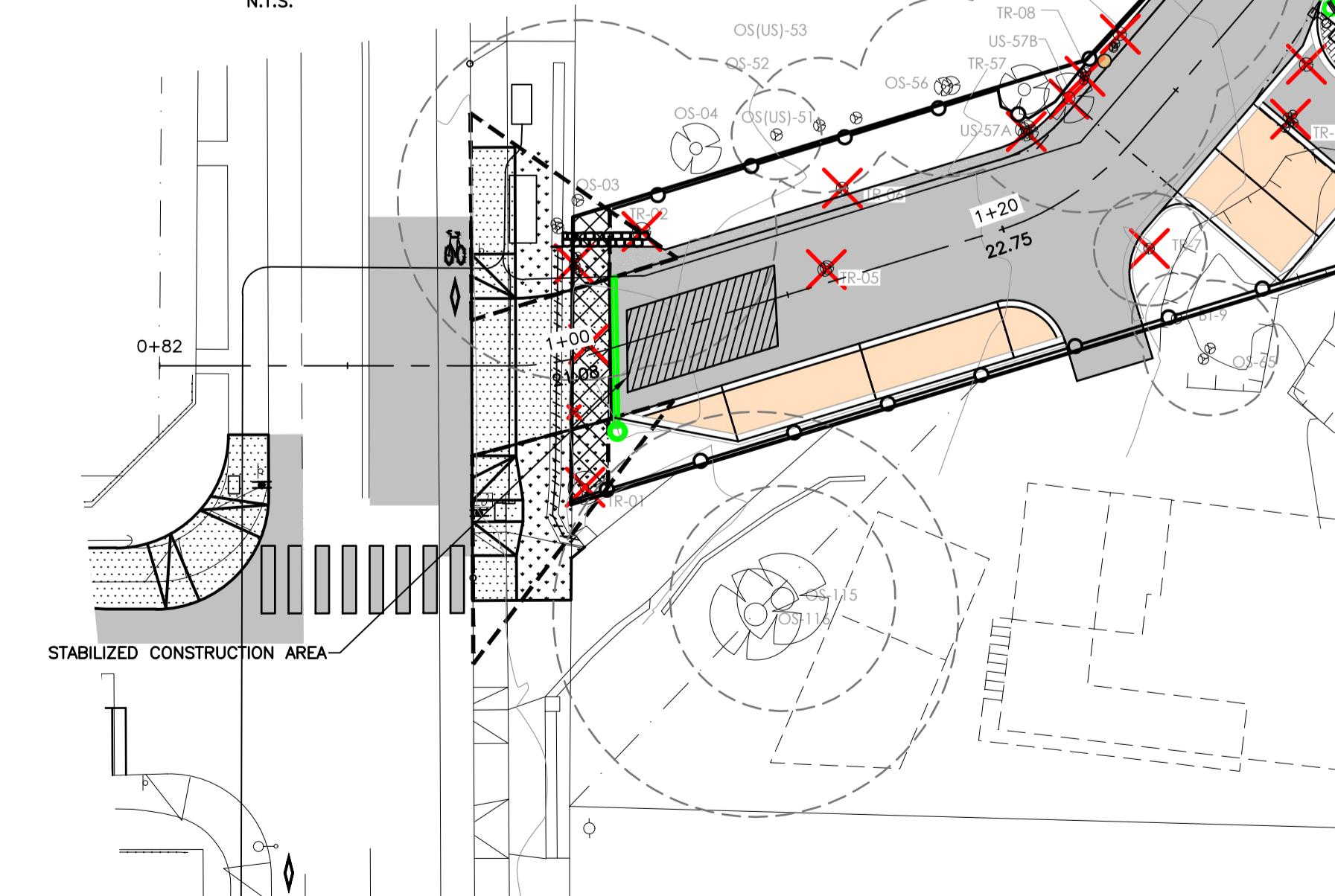
#### DRAINAGE AND SEDIMENT CONTROL

- ALL DISCHARGE FROM CONSTRUCTION SITE SHALL BE AS PER CITY OF VICTORIA SCHEDULE "G" CODE OF PRACTICE FOR CONSTRUCTION AND DEVELOPMENT ACTIVITIES.
- USE BERM 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.
- CONTROL RUNOFF FROM CONSTRUCTION IN SEDIMENT CATCH BASINS.
- ENSURE PROPER MANAGEMENT AND PROPER DISPOSAL OF CONCRETE WASTE WATER.
- PROPERLY DISPOSE OF CONSTRUCTION WASTES (BUILD MATERIALS, PAINTS, ETC.) OFF-SITE.
- DO NOT WASH SOILS OR SEDIMENTS INTO 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



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 OWNERS AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION.

REQUEST LOCATE TICKETS AT

#### LEGEND - Proposed services shown in bold or colour

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

#### ADDITIONAL SPECIFICATIONS

##### GENERAL NOTES:

- THE EROSION AND SEDIMENT CONTROL PLAN IS AN ONGOING PROCESS. DETAILS SHOWN ON THESE PLANS ARE FOR EARTHWORKS AND GENERAL GUIDANCE ONLY. AS CONSTRUCTION PROCEEDS VARIOUS EROSION AND SEDIMENT CONTROL TECHNIQUES WILL BE REQUIRED TO AVOID THE TRANSPORT OF SEDIMENTS. EROSION AND SEDIMENT WORKS SHOULD BE INSTALLED WHERE POTENTIAL PROBLEMS CAN BE PREDICTED OR ARE LIKELY TO HAPPEN, RATHER THAN WAITING FOR AN EROSION AND SEDIMENT PROBLEM THEN TRYING TO RESPOND.
- EQUIPMENT AND WORKMANSHIP IS TO BE OF BEST QUALITY. THE ENGINEER RESERVES THE RIGHT TO DISMISS ANY EQUIPMENT FROM THE SITE WHICH IS UNSUITABLE (I.E. HYDRAULIC LEAKS ETC.)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES FOR KEEPING SILT AND/OR OTHER DELETERIOUS MATERIAL FROM LEAVING THE SITE TO ENSURE ADEQUATE CONTROL. EROSION AND SEDIMENT WORKS SHOULD BE INSTALLED WHERE POTENTIAL PROBLEMS CAN BE PREDICTED OR ARE LIKELY TO HAPPEN.
- THE BEST WAY TO KEEP SEDIMENT OUT OF WATER IS TO AVOID IT BEING SUSPENDED IN THE FIRST PLACE. THE ONLY FEASIBLE WAY TO REMOVE SEDIMENT FROM WATER IS TO SLOW THE VELOCITY OF MOVING WATER AND ALLOW THE SEDIMENTS TO DROP OUT OF SUSPENSION. EROSION AND SEDIMENT WORKS ARE TO BE A PREVENTATIVE MEASURE TO AVOID SUSPENDED SEDIMENTS IN WATER COURSES.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION BEING ACHIEVED OR AFTER THE TEMPORARY BEST MANAGEMENT PRACTICE (BMP) IS NO LONGER NEEDED.
- TRAPPED SEDIMENT SHOULD BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL OF PERMANENTLY STABILIZED SEDIMENT SHOULD BE REPAVED OR RECOVERED WITH A PERMANENT SEDIMENT CONTROL FENCE.
- THE CONTRACTOR SHALL KEEP A RECORD OF RECORDS, PERIODIC INSPECTIONS AND MAKE RECOMMENDATIONS FOR EROSION AND SEDIMENT CONTROL METHODS.
- EROSION AND SEDIMENT CONTROL FEATURES TO BE INSPECTED BY THE CONTRACTOR AT LEAST WEEKLY AND IMMEDIATELY FOLLOWING RUNOFF-PRODUCING EVENTS. CONTRACTOR TO KEEP A RECORD ON SITE FOR REVIEW. MAINTENANCE WORK PERFORMED ON EROSION AND SEDIMENT CONTROL RECORDS SHALL INCLUDE MAINTENANCE, REPAIRS AND ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN EFFECTIVENESS OF THE EROSION CONTROL FEATURES SHALL BE MADE IMMEDIATELY.
- EROSION AND SEDIMENT CONTROL REQUIREMENTS FOR THIS PROJECT WILL BE AS OUTLINED IN THE LATEST ADDITION OF THE FISHERIES AND OCEANS CANADA AND MINISTRY OF ENVIRONMENT "DEVELOP WITH CARE: ENVIRONMENTAL GUIDELINES FOR URBAN AND RURAL DEVELOPMENT IN BRITISH COLUMBIA", MMCD PLANNING AND DESIGN AND SOOKE BYLAW 404. IT IS INCUMBENT ON THE CONTRACTOR TO ACQUIRE THESE GUIDELINES AND FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS THEREIN.
- SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE THE MINIMUM REQUIRED. THE LOCATION AND EXTENT OF SEDIMENT CONTROL WORKS ARE TO BE REVIEWED REGULARLY WITH THE ENGINEER OR ENVIRONMENTAL MONITOR.
- ONLY THOSE AREAS NECESSARY TO CONSTRUCT THE WORKS CONTAINED IN THE ENGINEERING DRAWINGS ARE TO BE DISTURBED.
- EXCAVATION WORK SHOULD BE TIMED TO OCCUR DURING THE SUMMER MONTHS (MAY TO SEPTEMBER) WHEN PRECIPITATION IS AT A MINIMUM.
- RETAIN EXISTING VEGETATION AND GROUND COVER WHERE POSSIBLE.
- RESTRICT VEHICLE AND MACHINE ACCESS TO THOSE AREAS NECESSARY TO CONSTRUCT THE WORKS.

#### EROSION AND SEDIMENT CONTROL BEST MANAGEMENT MEASURES:

- INITIATING ACTIVITIES TO AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION, AREAS CLEARED AND NOT SCHEDULED FOR CONSTRUCTION TO BE PROTECTED FROM WIND AND RAIN BY IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL MEASURES SUCH AS STRAW BALES COVERING OR ALTERNATIVE.
- STABILIZED CONSTRUCTION ENTRANCES TO BE CONSTRUCTED PRIOR TO CONSTRUCTION OF ACCESS TO SITE.
- CONCRETE WASHING AREA LOCATED ON SITE AND ALL CONCRETE WASHING SHALL OCCUR AT DESIGNATED AREAS TO BE DETERMINED BY THE ENGINEER.
- SILT FENCING TO BE AT LOCATIONS SHOWN ON PLAN, WHERE POSSIBLE FENCING SHALL BE ERECTED ALONG EXISTING GROUND CONTOURS. SILT FENCING TO BE INSTALLED PROPERLY, KEYED INTO SLOPE SO THAT HEIGHT OF FENCE IS MORE 0.90m. SILT FENCING TO BE INSPECTED FOR PROPER INSTALLATION AND POSITIONING AND REPAVED OR RECOVERED WITH A PERMANENT SEDIMENT CONTROL FENCE. IF THE FENCE COMES OUT OF THE GROUND, INSTALLATION AS A SEDIMENT CONTROL FENCE WILL BE REJECTED. REMOVAL OF SEDIMENT SHALL OCCUR WHEN THE SEDIMENT BUILD-UP IS NO GREATER THAN (4) THE HEIGHT OF THE FENCE.
- NEW CATCHBASINS INSTALLED SHALL BE PROTECTED FROM SEDIMENT AND NEW DRAINAGE SYSTEM SHALL NOT BE ALLOWED TO DRAIN TO EXISTING DRAINAGE SYSTEM UNTIL CONSTRUCTION WORKS HAVE BEEN COMPLETED OR APPROPRIATE SEDIMENT REMOVAL SYSTEM INSTALLED.
- THE SPILL PREVENTION PLAN IS TO BE ADJUSTED TO INCLUDE MEASURES TO PREPARE FOR ANY TYPE OF SPILL FROM OCCURRING AND CLEANUP PROCEDURES NOTED TO ASSIST IN CASE OF A RECURRENT. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES TAKEN ARE ALSO TO BE INCLUDED.

#### SPILL CONTROL PRACTICES:

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

1. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP ARE TO BE CLEARLY POSTED AND SITE PERSONNEL ARE TO BE MADE AWARE OF PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP ARE TO BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KNEE LIFTS, HAMM, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
3. ALL SPILLS ARE TO BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
4. THE SPILL AREA IS TO BE KEPT WELL VENTILATED AND PERSONNEL ARE TO WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
5. SPILLS OF HAZARDOUS OR TOXIC MATERIAL ARE TO BE REPORTED TO THE APPROPRIATE PROVINCIAL OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
6. THE SPILL PREVENTION PLAN IS TO BE ADJUSTED TO INCLUDE MEASURES TO PREPARE FOR ANY TYPE OF SPILL FROM OCCURRING AND CLEANUP PROCEDURES NOTED TO ASSIST IN CASE OF A RECURRENT. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES TAKEN ARE ALSO TO BE INCLUDED.

#### FERTILIZERS:

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

#### PAINTS:

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

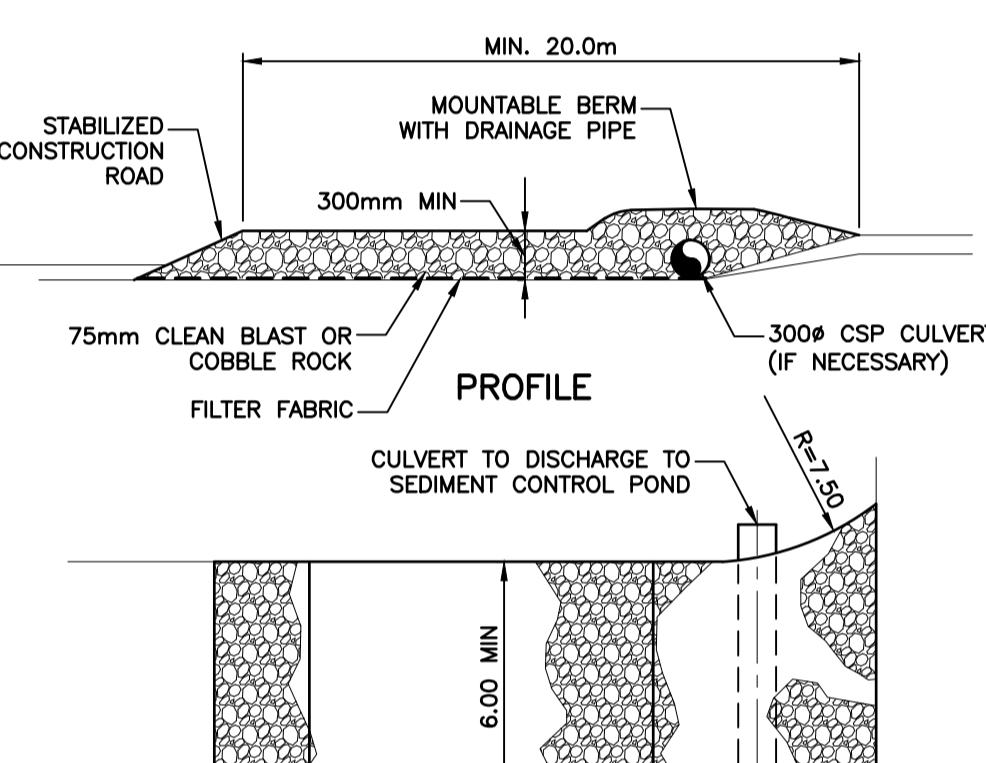
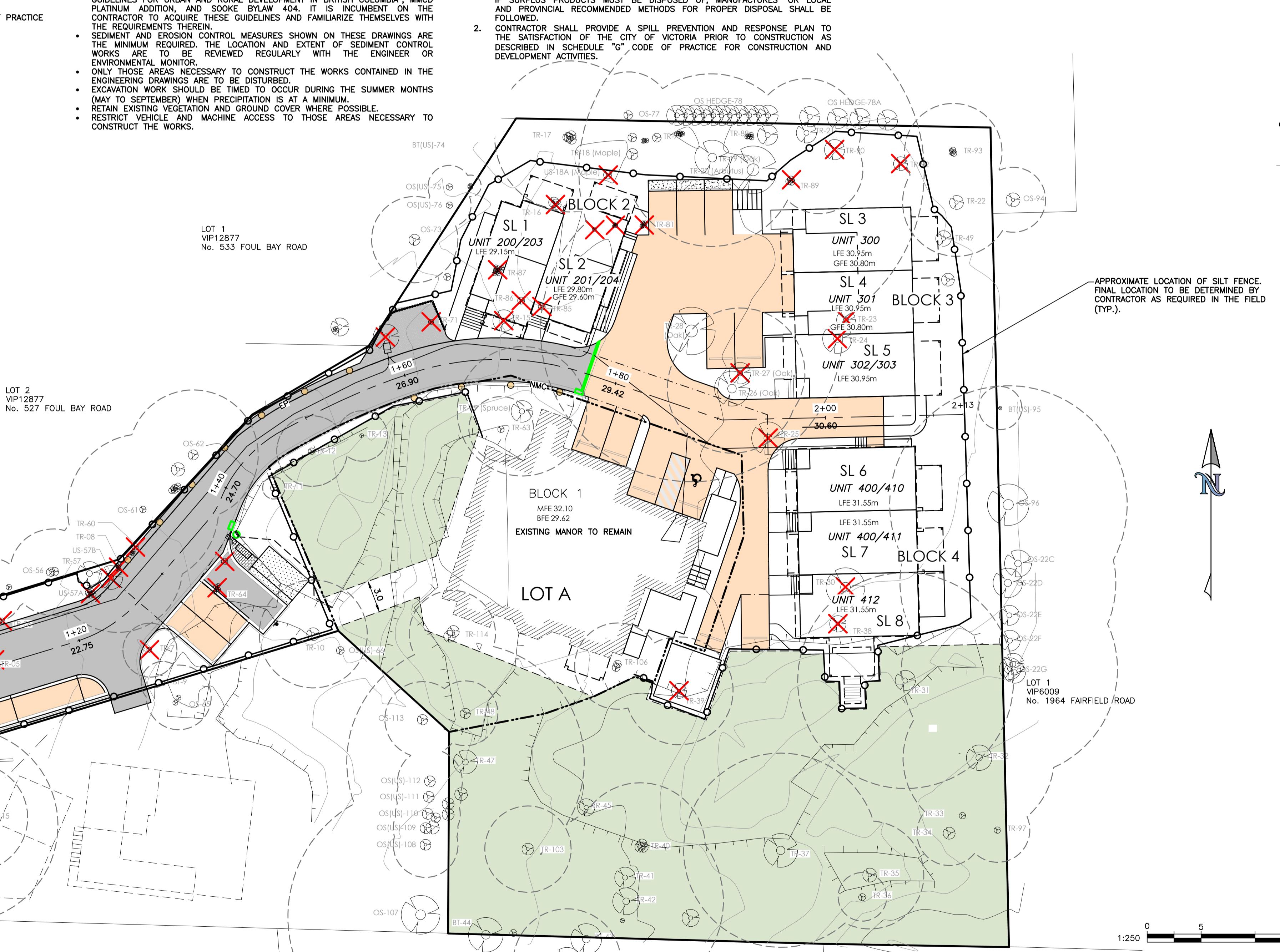
#### CONCRETE TRUCKS:

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

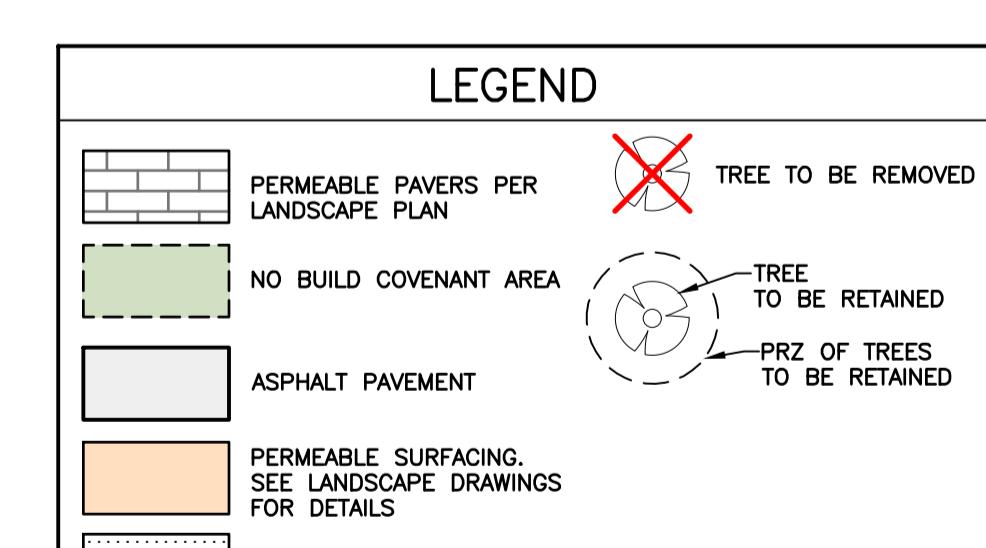
#### GOOD HOUSEKEEPING:

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES ARE TO BE FOLLOWED ON-SITE DURING CONSTRUCTION:

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

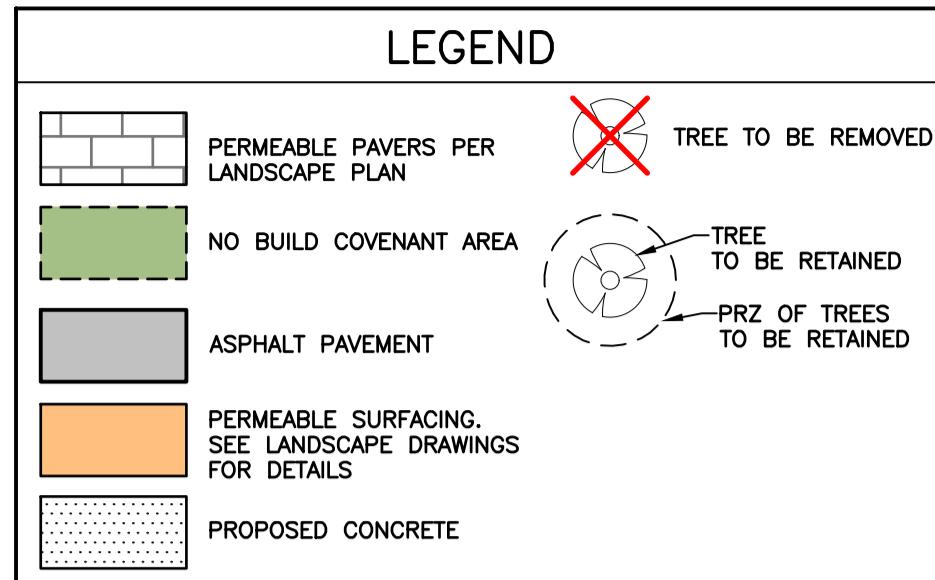


STABILIZED CONSTRUCTION ENTRANCE DETAILS



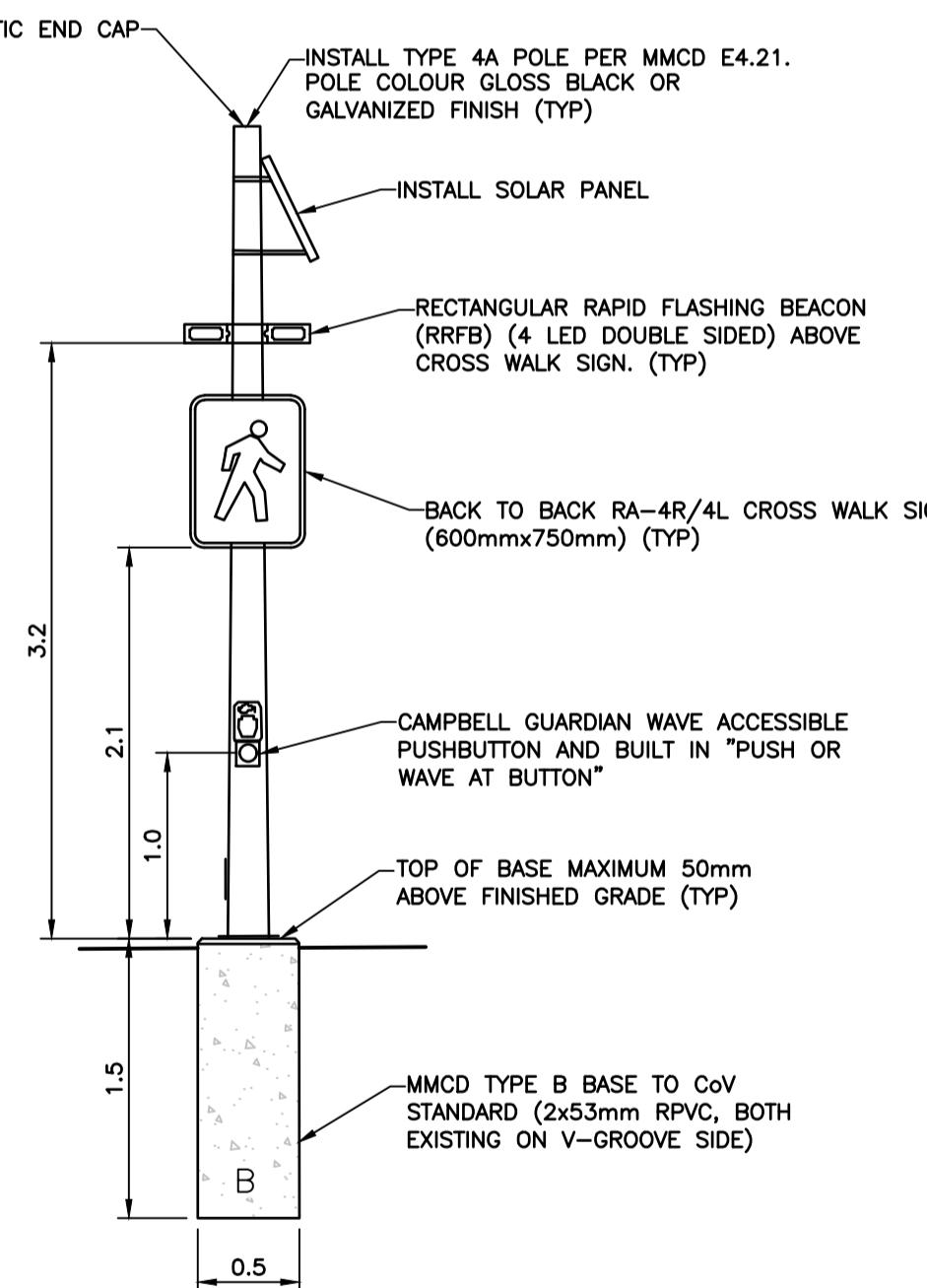
PVC PROJECT NUMBER		22-154
GOVERNING AUTHORITY FILE NO.		
SHEET		09 OF 11
DRAWING NO.		C09
REV.		12

## LEGEND

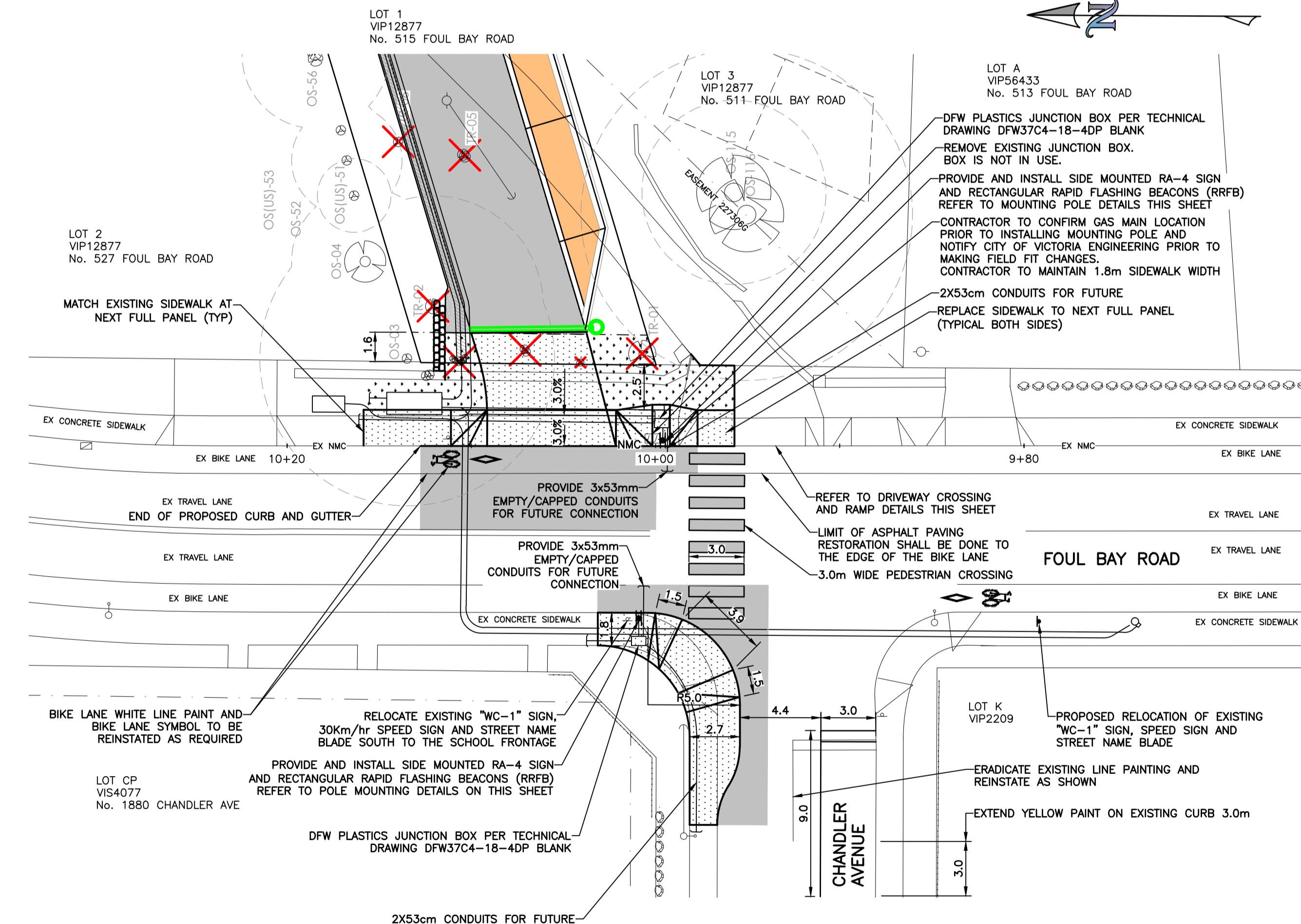


## NOTES

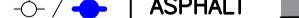
- ENSURE POLE/BASE IS INSTALLED A MINIMUM OF 300mm FROM THE CURB TO THE CENTER OF THE POST.
- ENSURE 1.8m CLEAR SIDEWALK WIDTH FROM PROPOSED CROSS WALK POLE
- LISTED HEIGHTS ARE TYPICAL FOR ALL RRFB'S INSTALLS, WHETHER THEY ARE CENTER-MOUNTED ON THE POLE (AS DRAWN BELOW) OR SIDED MOUNTED.
- DIMENSIONS 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

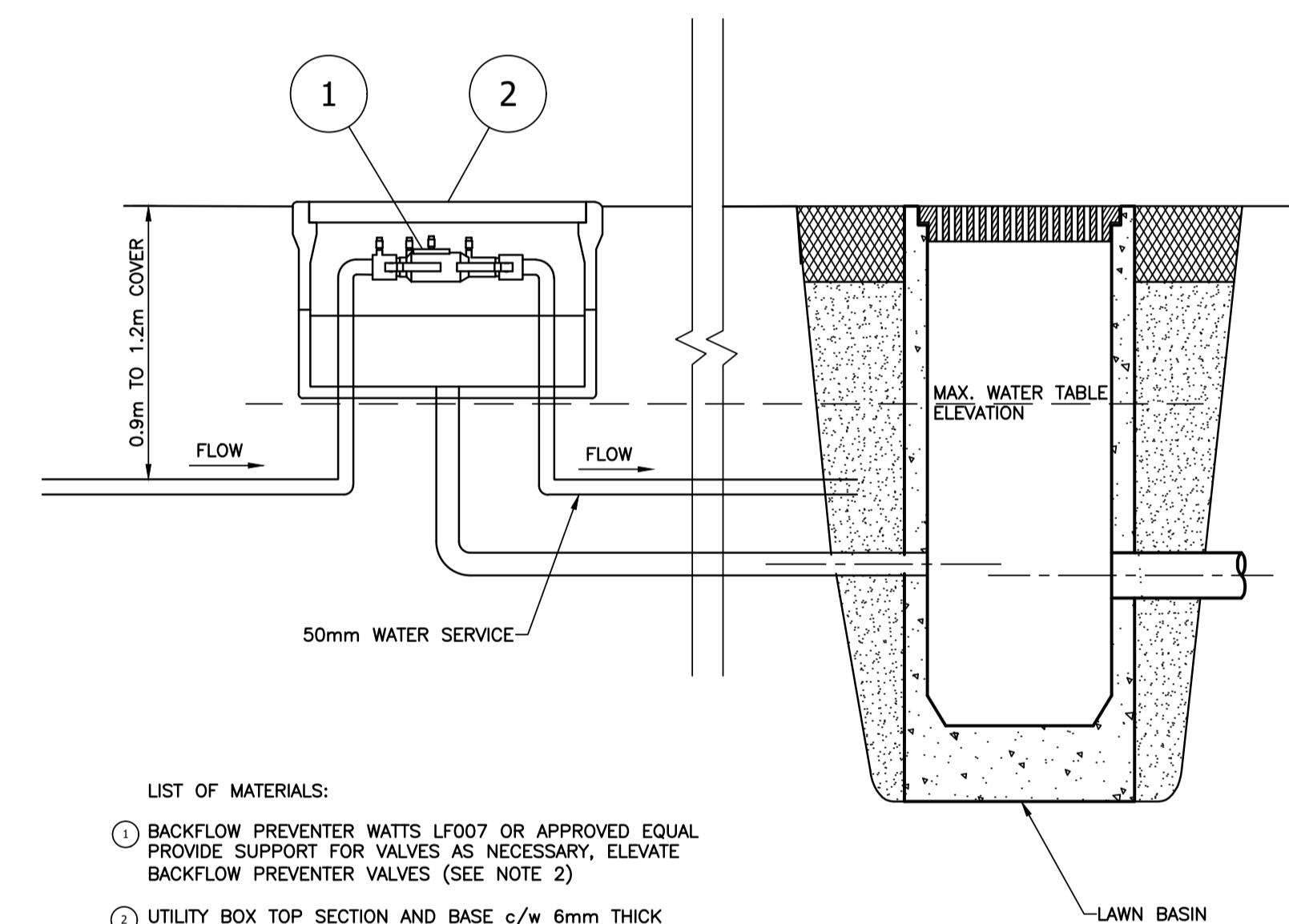
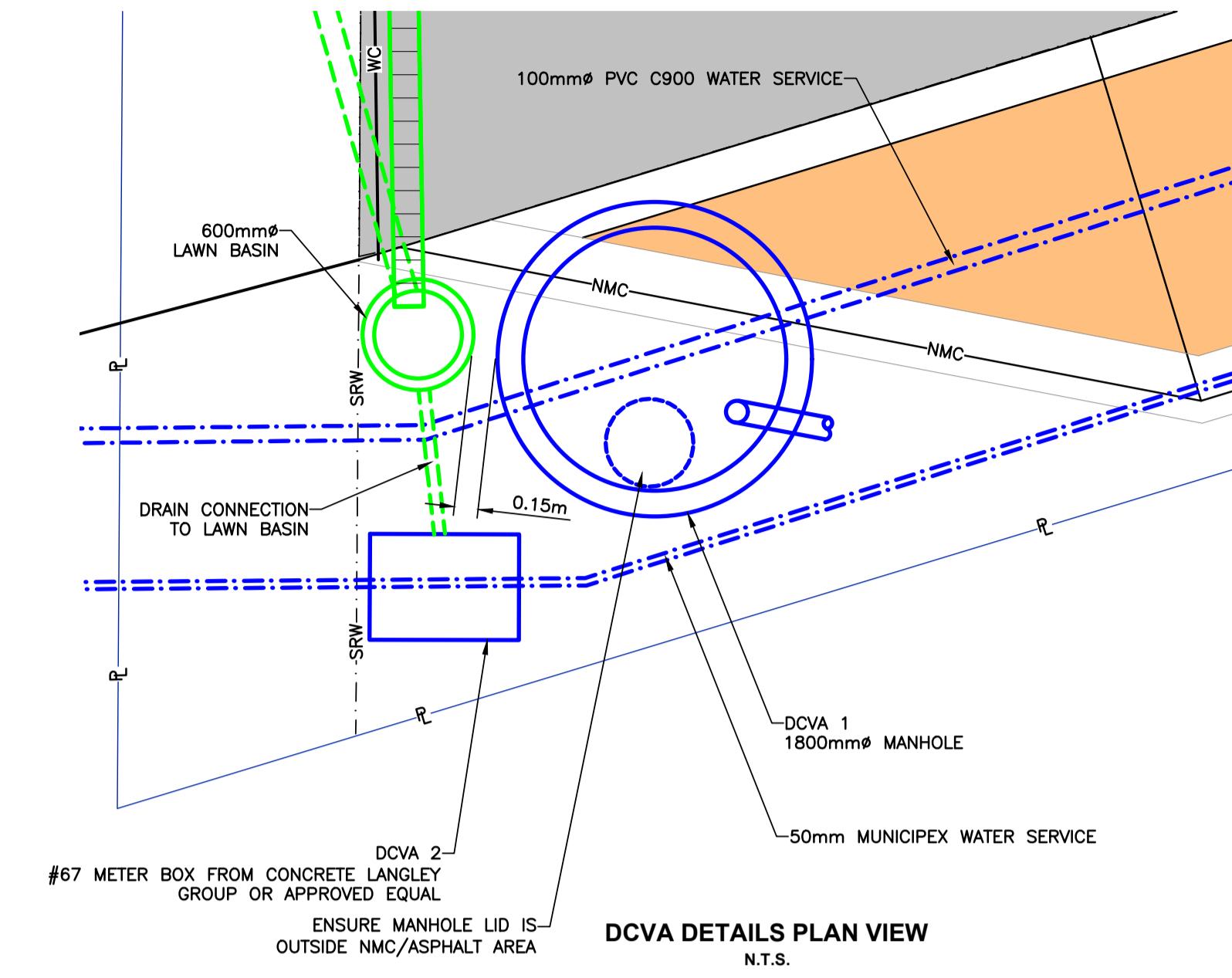
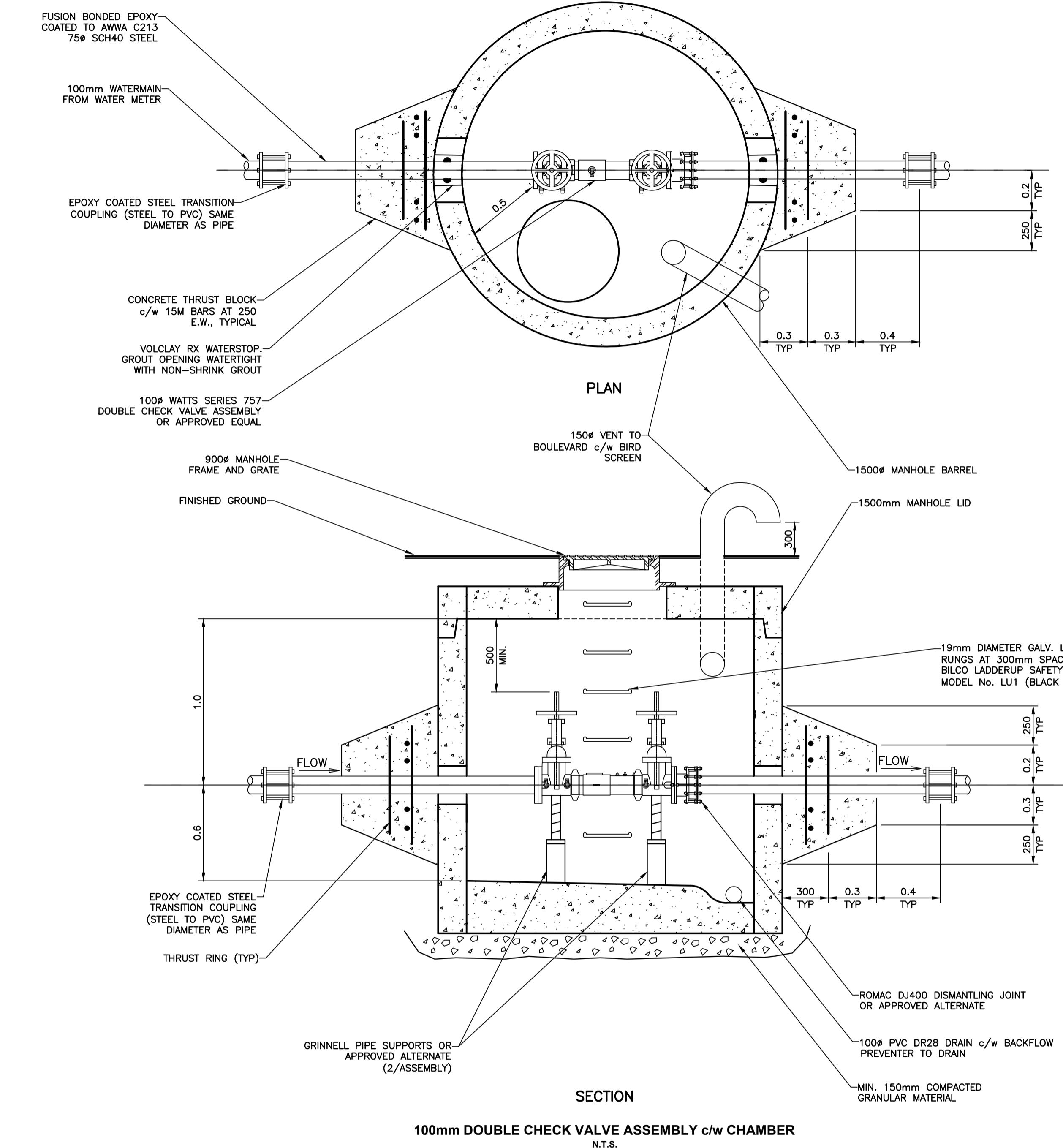


## RRFB POLE MOUNTING DETAILS



## CROSS WALK DETAILS

<p>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</p> <p>REQUEST LOCATE TICKETS AT</p> <p></p>	LEGEND – Proposed services shown in bold or colour										REVISIONS		SEAL	
	WATER		SEWER MANHOLE		HYDRANT		ASPHALT		GAS		NON-MTBLE CURB	NMC		
	SEWER		DRAIN MANHOLE		VALVE		CONCRETE		UNDERGROUND		H/T/C			
	DRAIN		SEWER CLEANOUT		METER		GRAVEL		HYDRO/TEL/SHAW					
	DITCH/SWALE		DRAIN CLEANOUT		REDUCER		BRICK		MONUMENT		COBRA/DAVIT LIGHT			
	CULVERT		HEADWALL		FLUSH		EDGE OF PAVEMENT		LOT PIN		TREE			
	CATCHBASIN		LEAD PLUG		BUSHLINE		ROAD SIGN							
Pacific Vista Consulting Ltd.										55 FOUL BAY ROAD		PROJECT NUMBER		
										GMC PROJECTS INC.		22-154		
										GOVERNING AUTHORITY FILE N.				
										311 Woodpark Drive, Victoria, BC V9C 1P2				
										Telephone 250-511-4413				
										SHEET				
										10 OF 11				
										DRAWING NO.				
										C10				
										REV.				
										12				
										DESCRIPTION				
										DATE				

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

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	
WATER	SEWER MANHOLE
SEWER	HYDRANT
DRAIN	VALVE
DITCH/SWALE	METER
CULVERT	REDUCER
HEADWALL	FLUSH
CATCHBASIN	EDGE OF PAVEMENT
	POWER POLE
	ROAD SIGN
	ANCHOR

## LEGEND - Proposed services shown in bold or colour

WATER	SEWER MANHOLE	HYDRANT	ASPHALT	GAS	NON-MTBL CURB	NMC
SEWER	DRAIN MANHOLE	VALVE	CONCRETE	UNDERGROUND HYDRO/EL/SHAW	H/T/C	MTBL CURB
DRAIN	SEWER CLEANOUT	METER	GRANITE	COBRA/DAVIT LIGHT	MC	FLAT CURB
DITCH/SWALE	DRAIN CLEANOUT	REDUCER	BRICK	ORNAMENTAL STREETLIGHT	BC	BARRIER CURB
CULVERT	MONUMENT	FLUSH	EDG. OF PAVEMENT	INVERT GUTTER	IG	INVERT GUTTER
HEADWALL	LOT PIN	TREE	POWER POLE	POWER POLE		
CATCHBASIN	LEAD PLUG	BUSHLINE	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

## SEAL

Pacific Vista Consulting Ltd.

3111 Woodpark Drive, Victoria, BC V9C 1P2  
Telephone: 250-516-4143

## DESIGNER

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

## PROJECT PROJECT

515 FOUL BAY ROAD  
GMC PROJECTS INC.

WATER DETAILS

## PVC PROJECT NUMBER

22-154

GOVERNING AUTHORITY FILE NO.

11 OF 11

DRAWING NO. C11

REV. 12