

PROJECT INFO & SITE DATA

OWNER	NORM FOSTER PROPERTIES
DESIGNER	ZEBRA DESIGN
CIVIC ADDRESS	1514 & 1520 FOUL BAY RD.
LEGAL ADDRESS	LOTS 9 & 10, BLOCK 1, SECTION 16, VICTORIA DISTRICT, PLAN 273, EXCEPT PART IN PLAN 15172
CURRENT ZONING	R1-B
PROPOSED ZONING	SITE SPECIFIC
PROJECT DESCRIPTION	PROPOSED 8-UNIT RESIDENTIAL TOWNHOUSE DEVELOPMENT

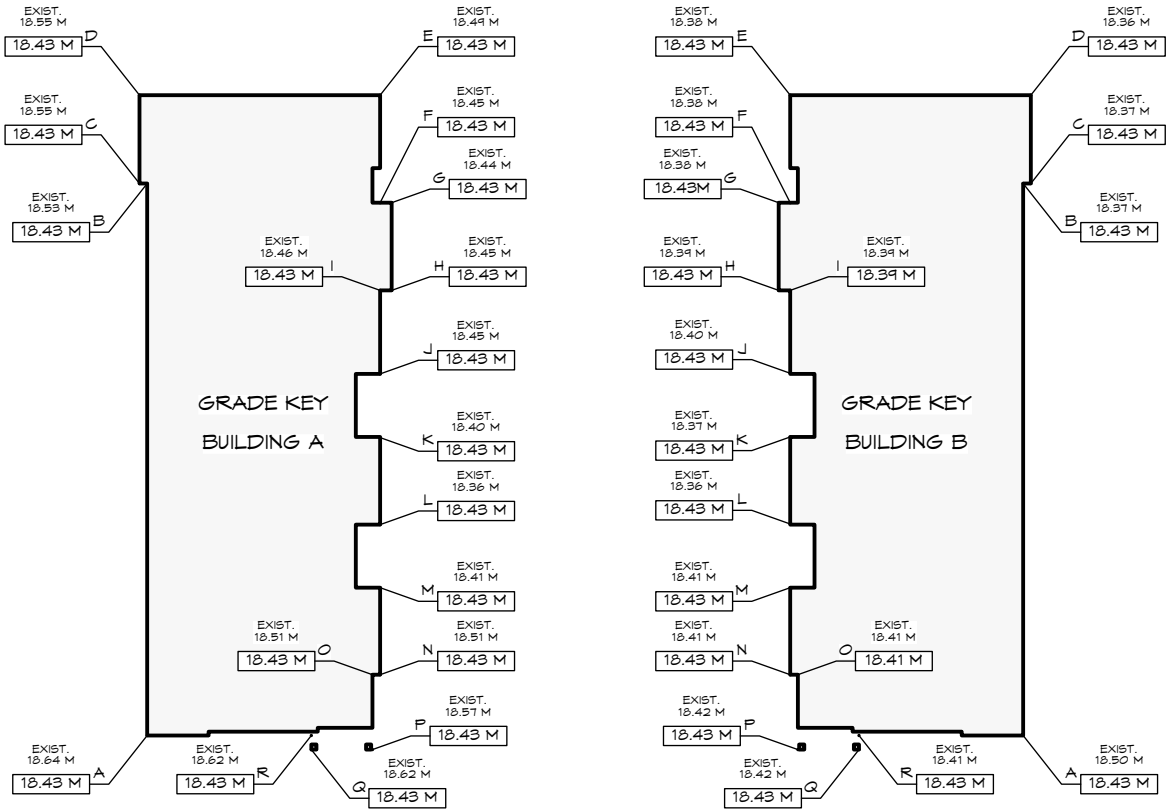
ADDITIONAL CONSULTANTS

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

LOT AREA* * INCLUDING SRVY AREA	SITE (COMBINED)
FRONT YARD AREA	1070.57 M ² (11523.55 FT ²)
LOT WIDTH	146.01 M (1571.68 FT)
LOT DEPTH (AVG)	32.34 M (106.10')
SETBACKS	
EAST - FOUL BAY RD.	4.48 M (14.70') TO BLDG B ENTRY
WEST - REAR	2.04 M (6.69') TO BLDG A
NORTH - INT. SIDE	2.64 M (8.66') TO BLDG B
SOUTH - INT. SIDE	2.64 M (8.66') TO BLDG A
SEPARATION BTW BLDGS	
SIDE/SIDE (N/S)	7.00M
AVG. GRADE	
BLDG A	18.43 M (60.46')
BLDG B	18.39 M (60.33')
STOREYS	2 & 3 STOREYS
BUILDING HEIGHT	
BLDG A	11.43 M (37.50')
BLDG B	11.48 M (37.66')
FLOOR AREA	
3RD FLOOR	303.00 M ² (3261.48 FT ²) = 70.04 % OF 2ND FLOOR AREA
2ND FLOOR	432.56 M ² (4656.00 FT ²)
1ST FLOOR	280.84 M ² (3022.94 FT ²)
GARAGE	147.77 M ² (1590.54 FT ²)
ALLOWANCES:	
VEHICLE PARKING STALL (UP TO -18.60 M ² PER UNIT)	-147.77 M ² (1590.54 FT ²)
TOTAL FLOOR AREA	1016.40M ² (10940.42 FT ²)
FLOOR AREA RATIO	0.949
SITE COVERAGE	45.81 % (490.48 M ²)
OPEN SITE SPACE - TOTAL	35.26 % (377.49 M ²)
OPEN SITE SPACE - FRONT YARD	80.92 % (1271.68 M ²)
PARKING	
VEHICLE STALL - RESIDENTIAL	8 VEHICLE STALLS
VEHICLE STALL - VISITOR	0
BICYCLE - LONG TERM	8 (PRIVATE - IN GARAGES)
BICYCLE - SHORT TERM	6 (1 RACK)
TOTAL NUMBER OF UNITS	8
UNIT TYPE	3 BEDROOM
# OF BUILDINGS	2
# OF UNITS PER BLDG	4
MINIMUM UNIT FLOOR AREA	114.55 M ² UNITS 4 & 8
SITE AREA PER UNIT	133.82 M ² (1440.44 FT ²)



LOCATION MAP
(not to scale)



1514/1520 Foul Bay Road

Victoria

Revisions
Received Date:
May 11, 2023

Final
Approved Plans
Adopted Date:
April 4, 2024

ZEBRADESIGN

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

Site Plan - Proposed

Scale: 1:200

main sill = 19.49'7"

No.1984

Rem A
Plan 273
Block 1
(DD 2657121)

site plan based on
survey updated:
March 22, 2021
April 27, 2020 (previous)
February 6, 2020 (original)

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

City of Victoria
District of Oak Bay

Municipal Boundary

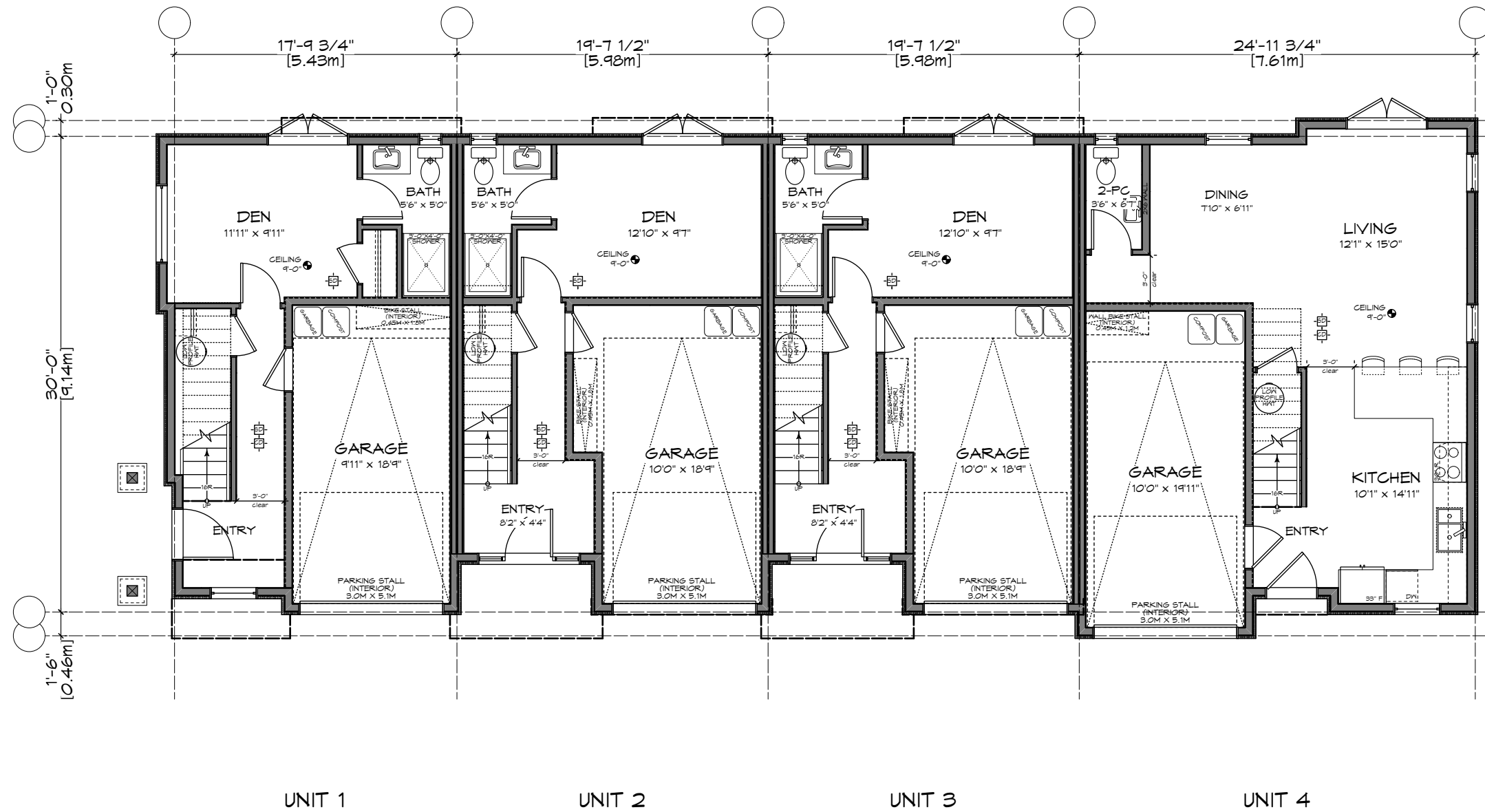
Foul Bay Road

1514/1520 Foul Bay Road

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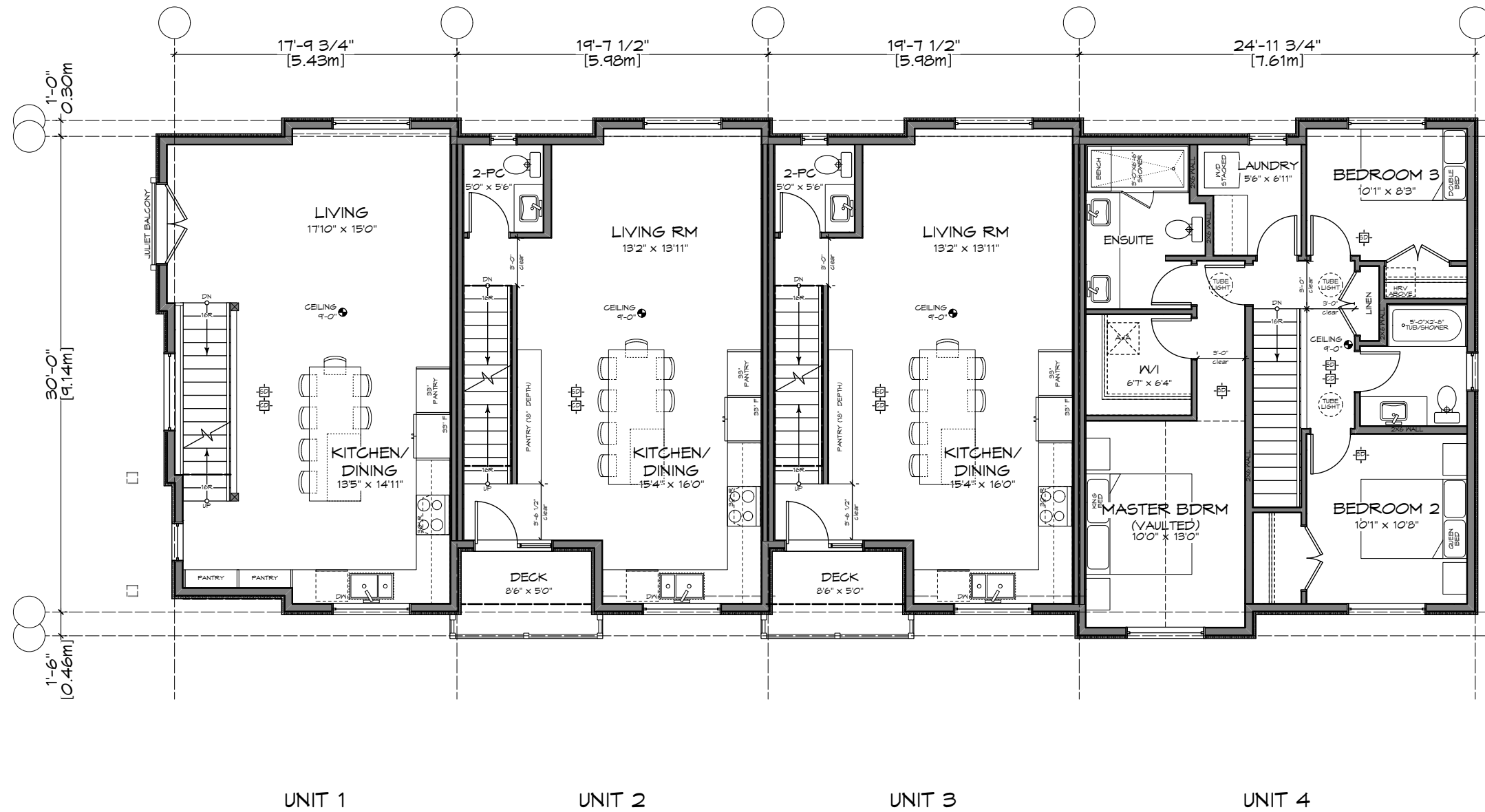
Lower Floor Plan - Bldg A
Scale: 1:100

1514/1520 Foul Bay Road
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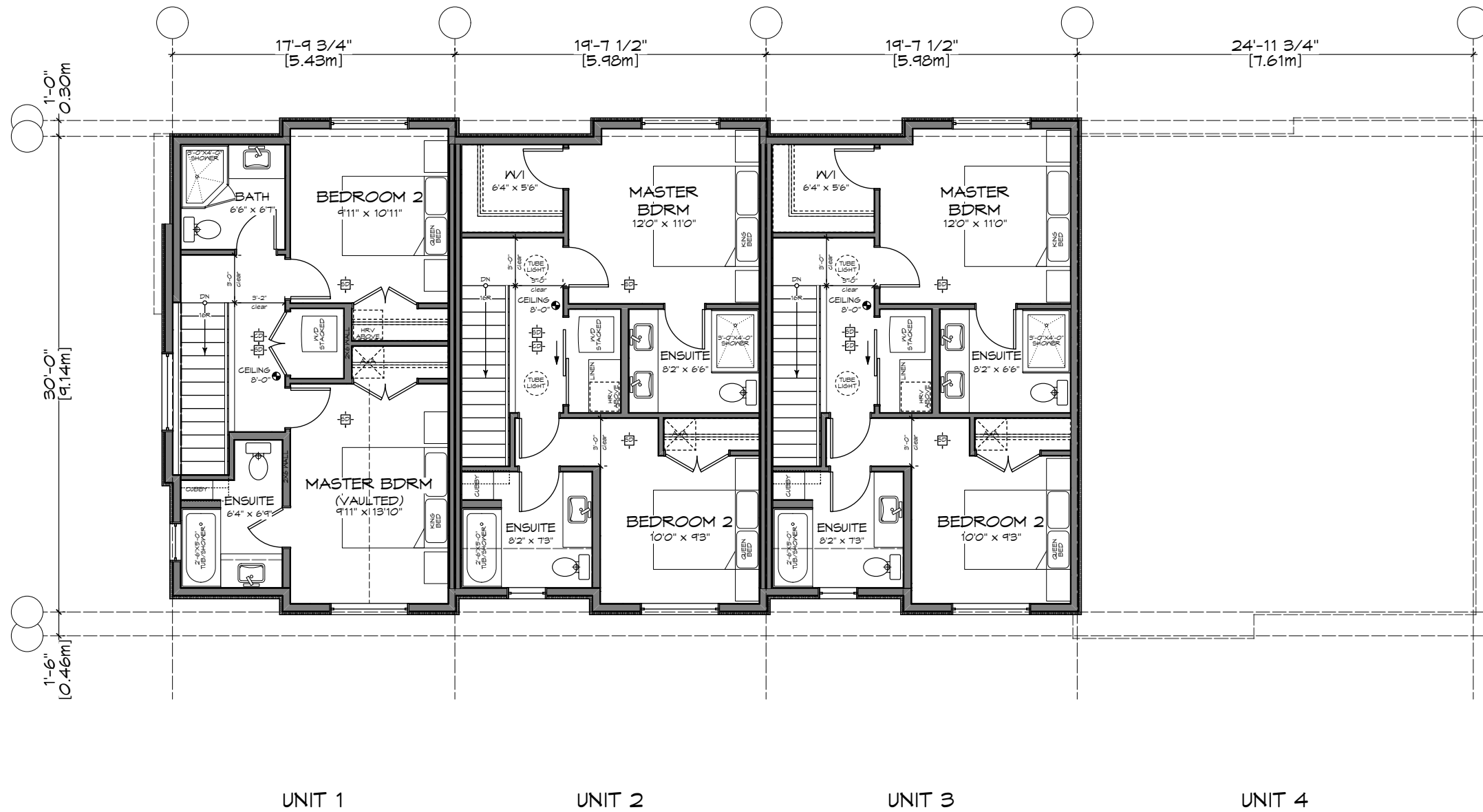
○ Main Floor Plan - Bldg A
Scale: 1:100

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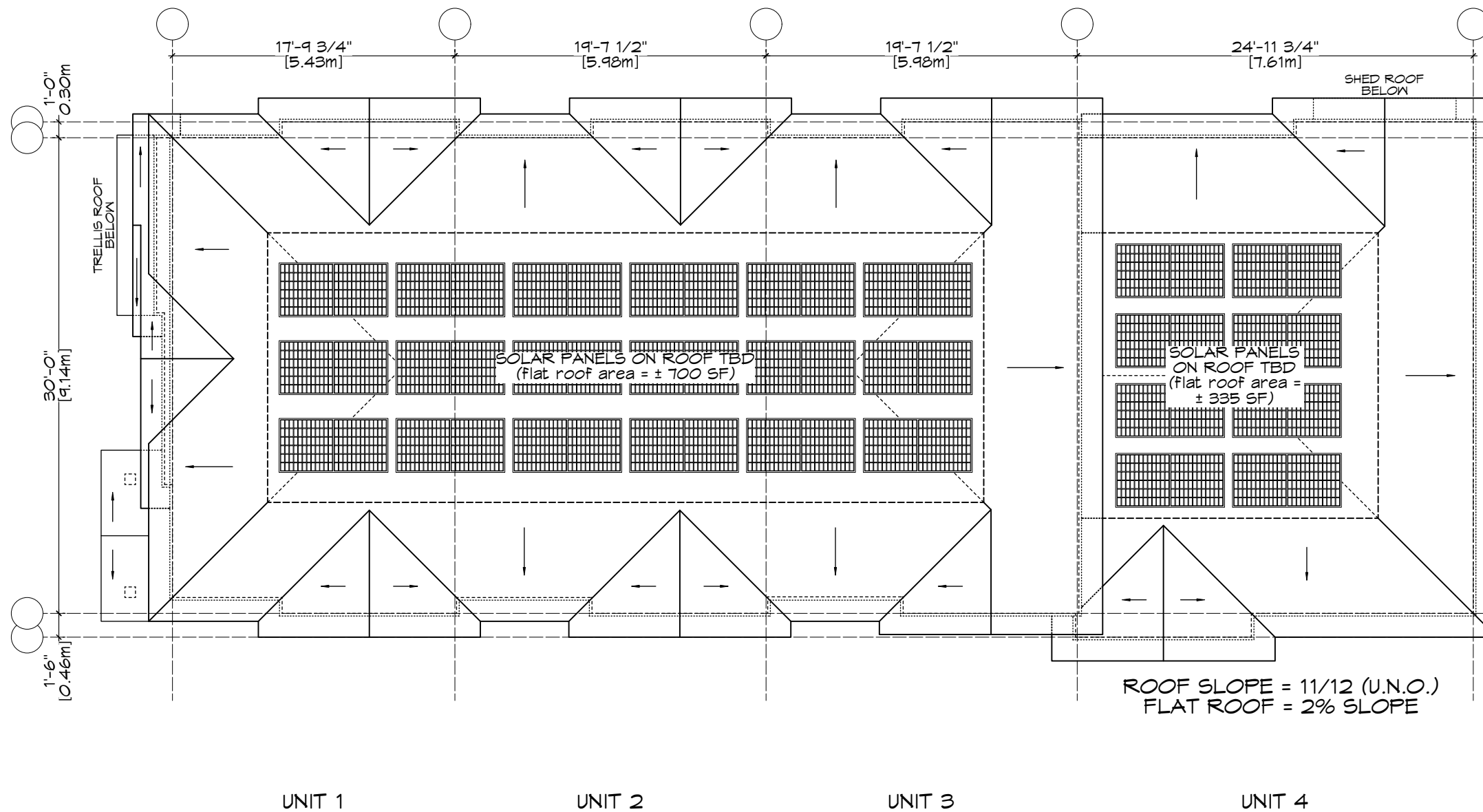
Upper Floor Plan - Bldg A
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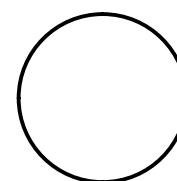
1514/1520 Foul Bay Road
Victoria

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Roof Plan - Bldg A
 Scale: 1:100

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 Victoria

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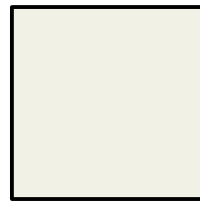
1161 NEWPORT AVE
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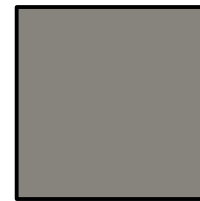
Windows and Doors
"Bronze Vinyl"



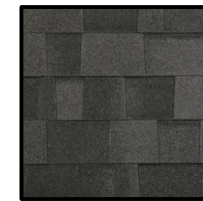
Entry & Garage Doors
"CD STO16 Alder"



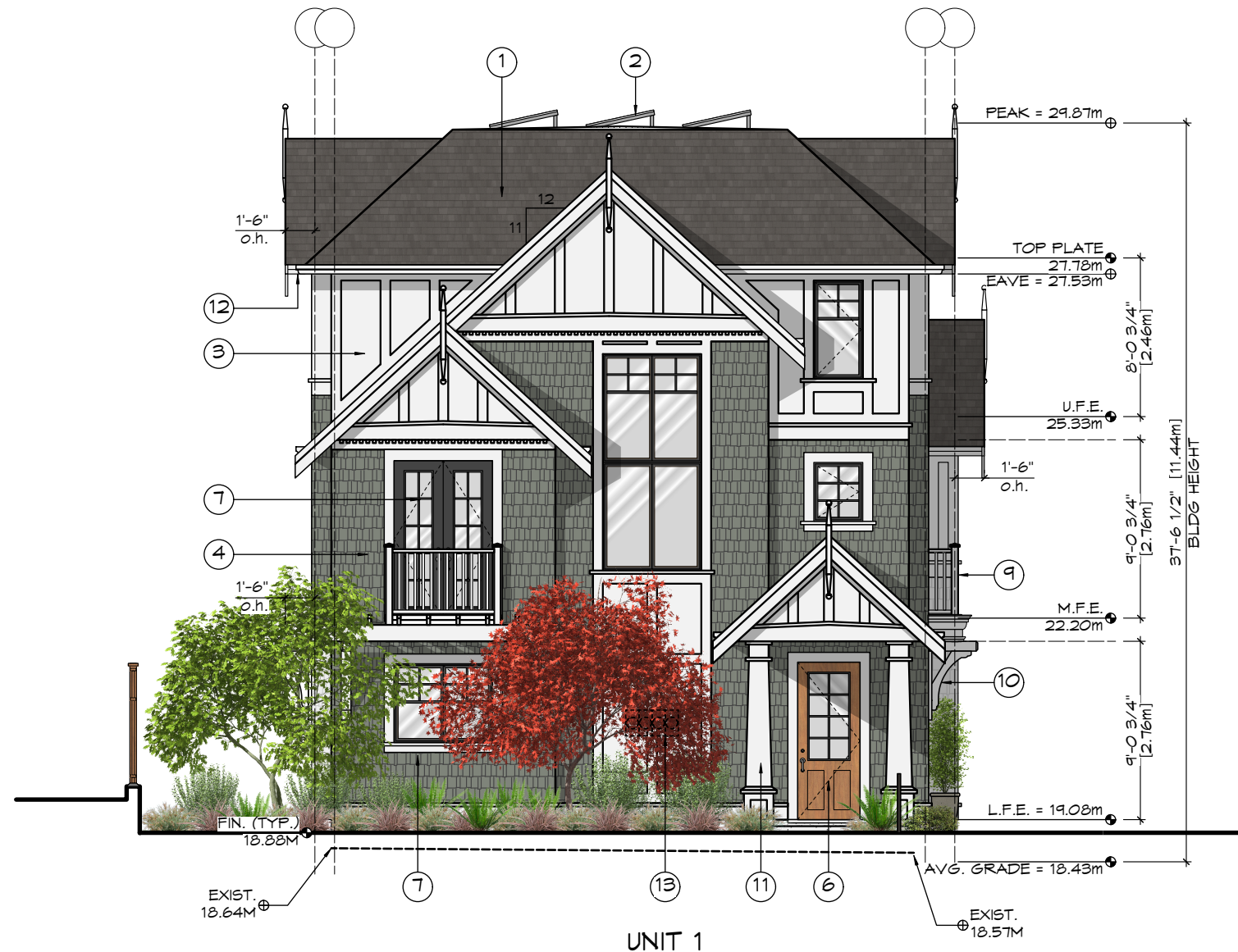
Cement Board Panels,
Trim, Fascias, Railings
"BM Cloud White"



Shingles (Siding)
"BM Chelsea Gray"

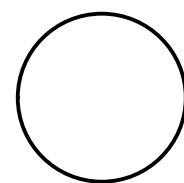


Shingles (Roof)
"Malarkey Midnight Black"



FINISH SCHEDULE KEY

- ① FIBERGLASS SHINGLE ROOFING
- ② SOLAR PANELS ON FLAT ROOF
- ③ CEMENTITIOUS PANELS & TRIM
- ④ SHINGLE FINISH
- ⑤ VINYL WINDOW
- ⑥ WOOD ENTRY DOOR
- ⑦ COMPOSITE FRENCH DOOR
- ⑧ COMPOSITE GARAGE DOOR
- ⑨ METAL RAILING
- ⑩ WOOD BRACKETS
- ⑪ WOOD POST
- ⑫ SOFFIT & U/S OF BALCONIES - PREFIN. VENTED METAL
- ⑬ LOCATION OF HYDRO METERS (LANDSCAPE SCREENED)



Front (Foul Bay) Elevation - Bldg A

Scale: 1/8" = 1'-0"

1514/1520 Foul Bay Road

Victoria

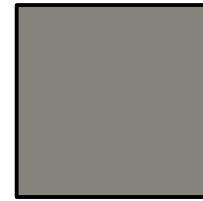
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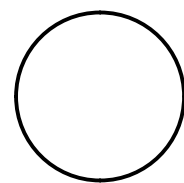
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Entry & Garage Doors
"CD ST016 Alder"



Shingles (Siding)
"BM Chelsea Gray"

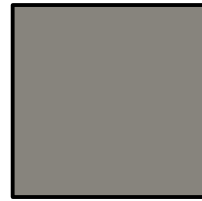


Scale: 1:100

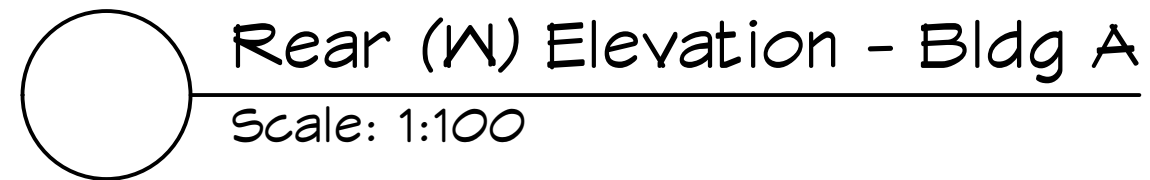
Victoria



Entry & Garage Doors
"CD ST016 Alder"



Shingles (Siding)
"BM Chelsea Gray"



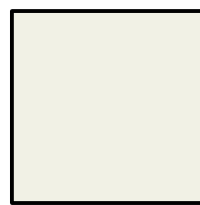
- ① FIBERGLASS SHINGLE ROOFING
- ② SOLAR PANELS ON FLAT ROOF
- ③ CEMENTITIOUS PANELS & TRIM
- ④ SHINGLE FINISH
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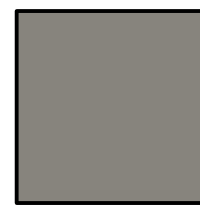
Windows and Doors
"Bronze Vinyl"



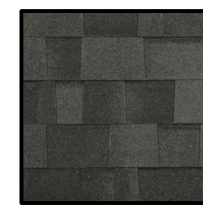
Entry & Garage Doors
"CD STO16 Alder"



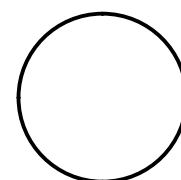
Cement Board Panels,
Trim, Fascias, Railings
"BM Cloud White"



Shingles (Siding)
"BM Chelsea Gray"



Shingles (Roof)
"Malarkey Midnight Black"



Side (S) Elevation - Bldg A
Scale: 1:100

1514/1520 Foul Bay Road
Victoria

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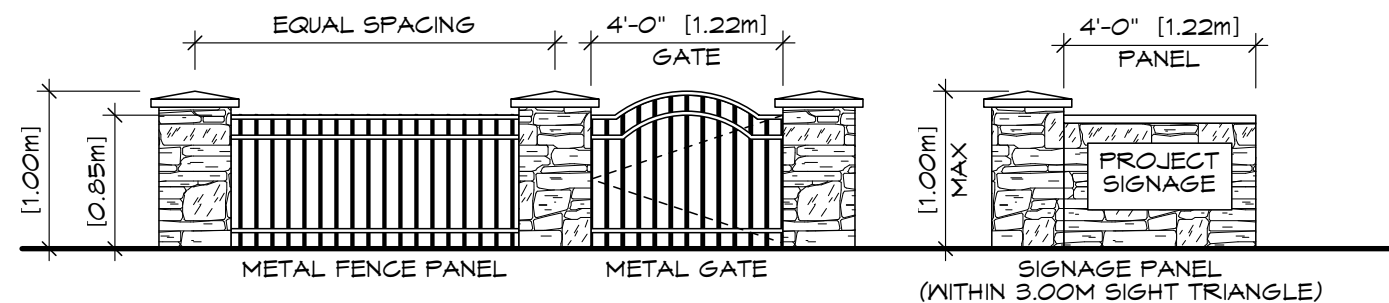
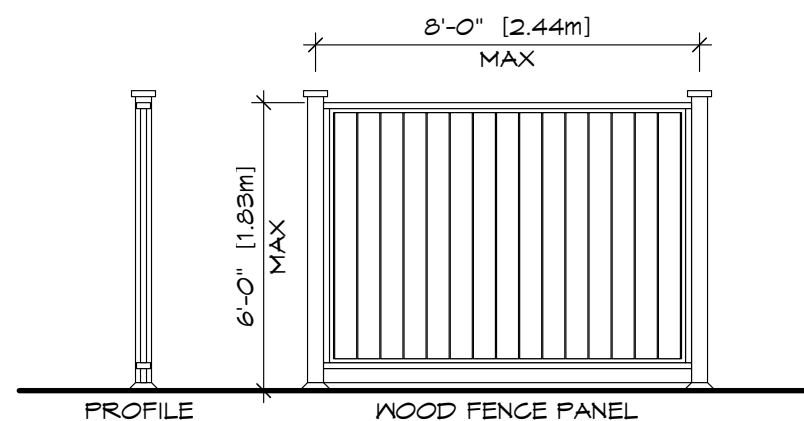


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Streetscape

Scale: 1:190



Fence Design

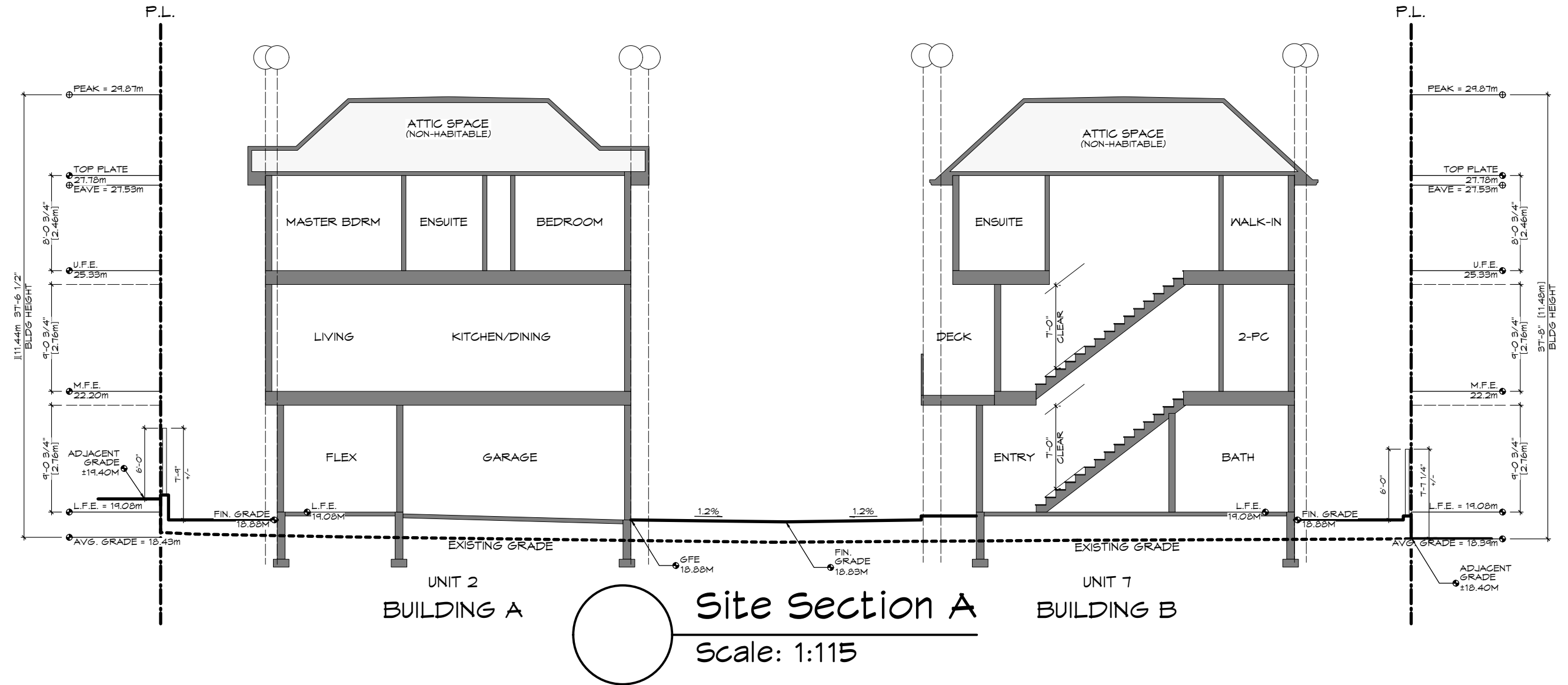
Scale: 1/4" = 1'-0"

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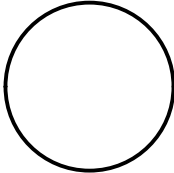


1514/1520 Foul Bay Road
Victoria

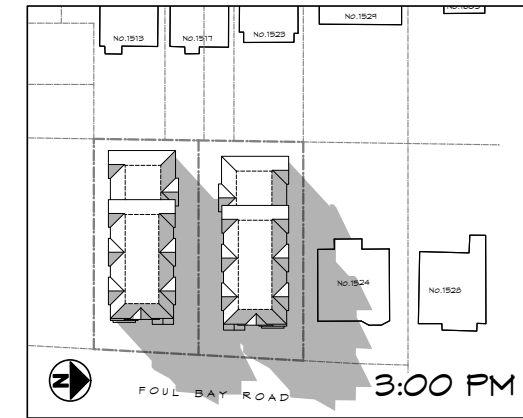
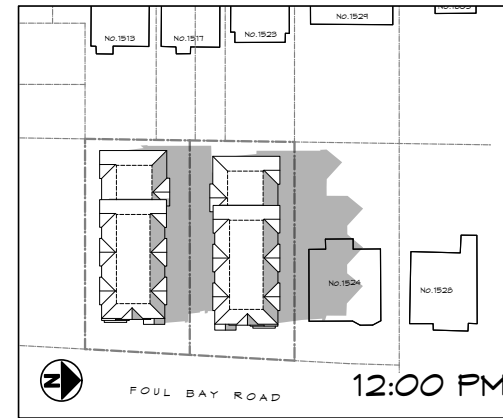
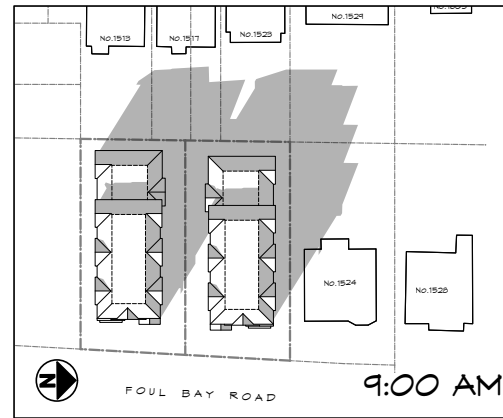
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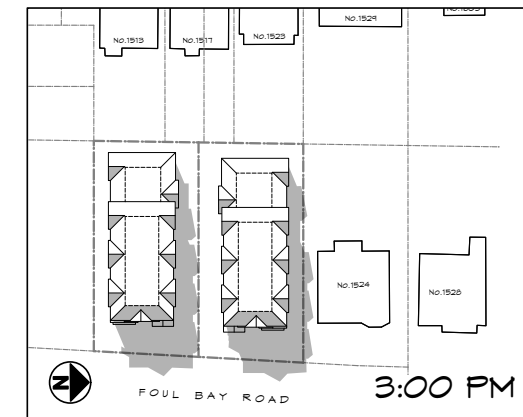
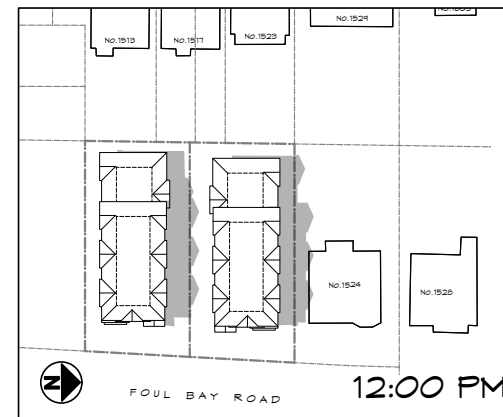
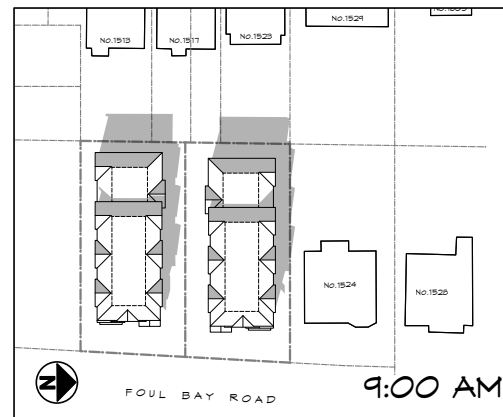
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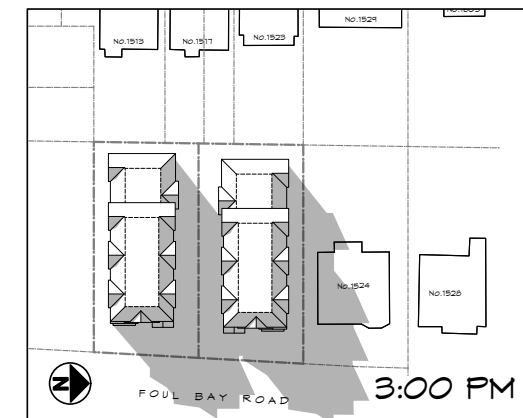
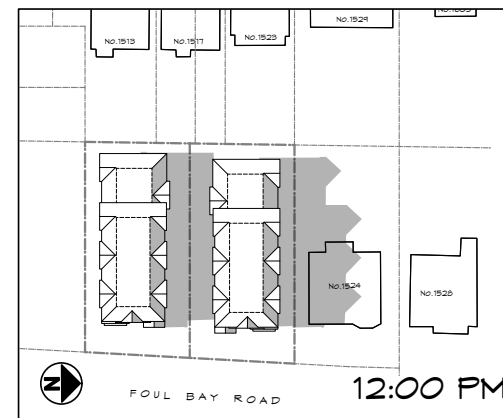
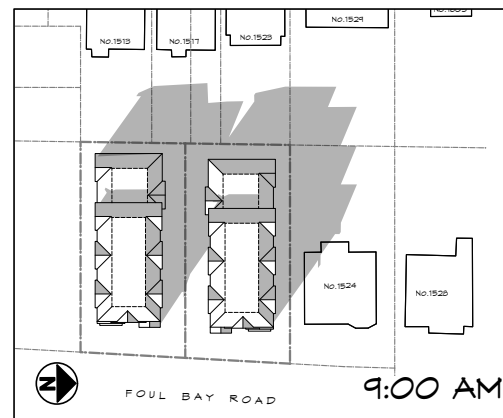
MARCH 20
(EQUINOX)



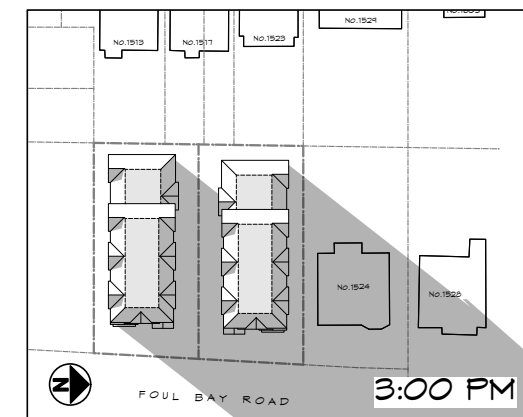
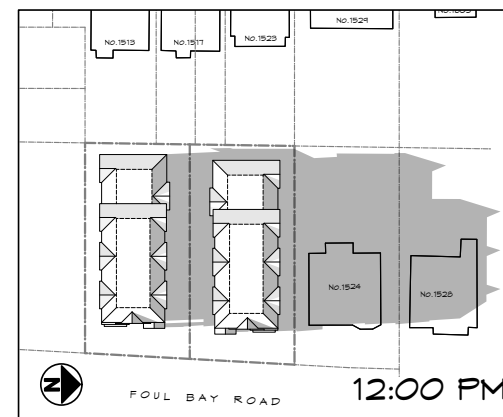
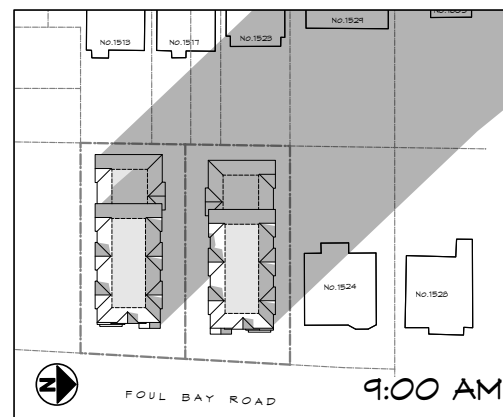
JUNE 21
(SOLSTICE)



SEPT. 23
(EQUINOX)



DEC. 22
(SOLSTICE)



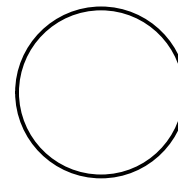
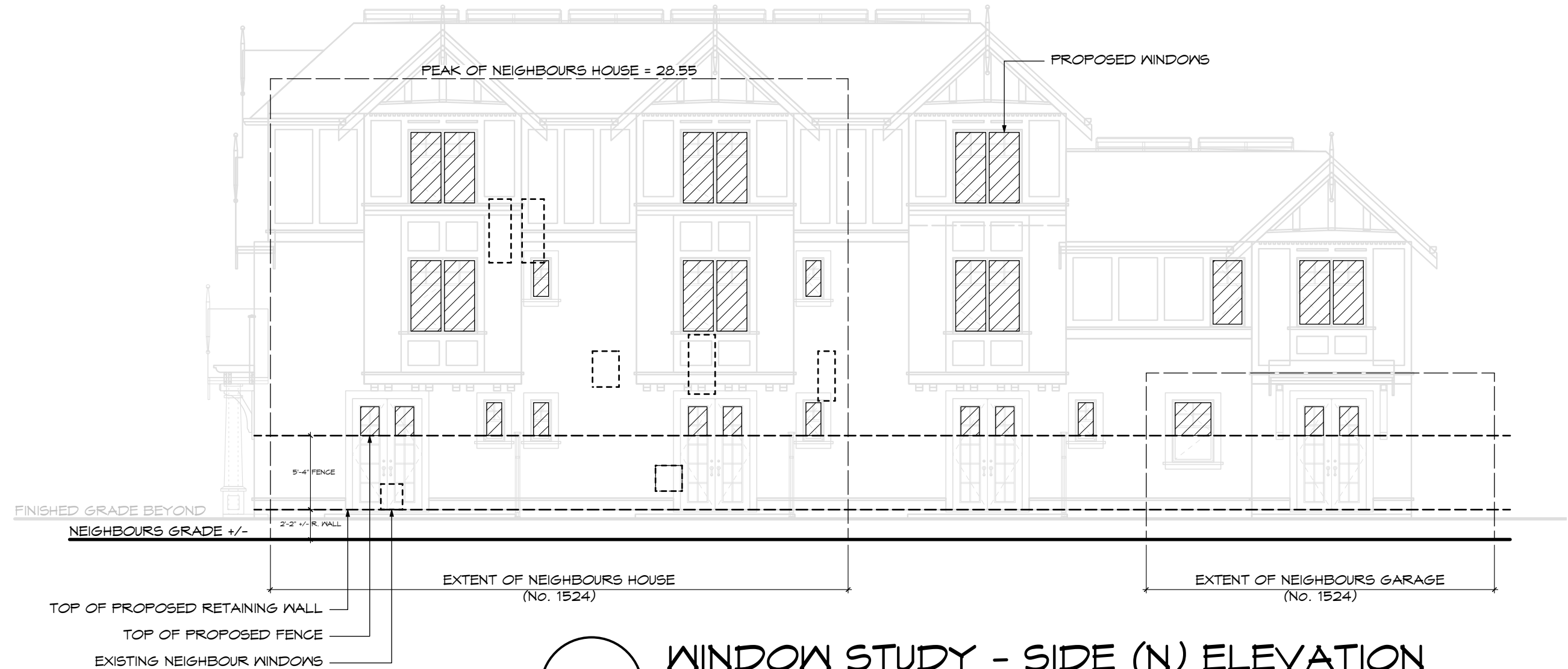
1514/1520 Foul Bay Road

Victoria

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WINDOW STUDY - SIDE (N) ELEVATION

Scale: 1:100

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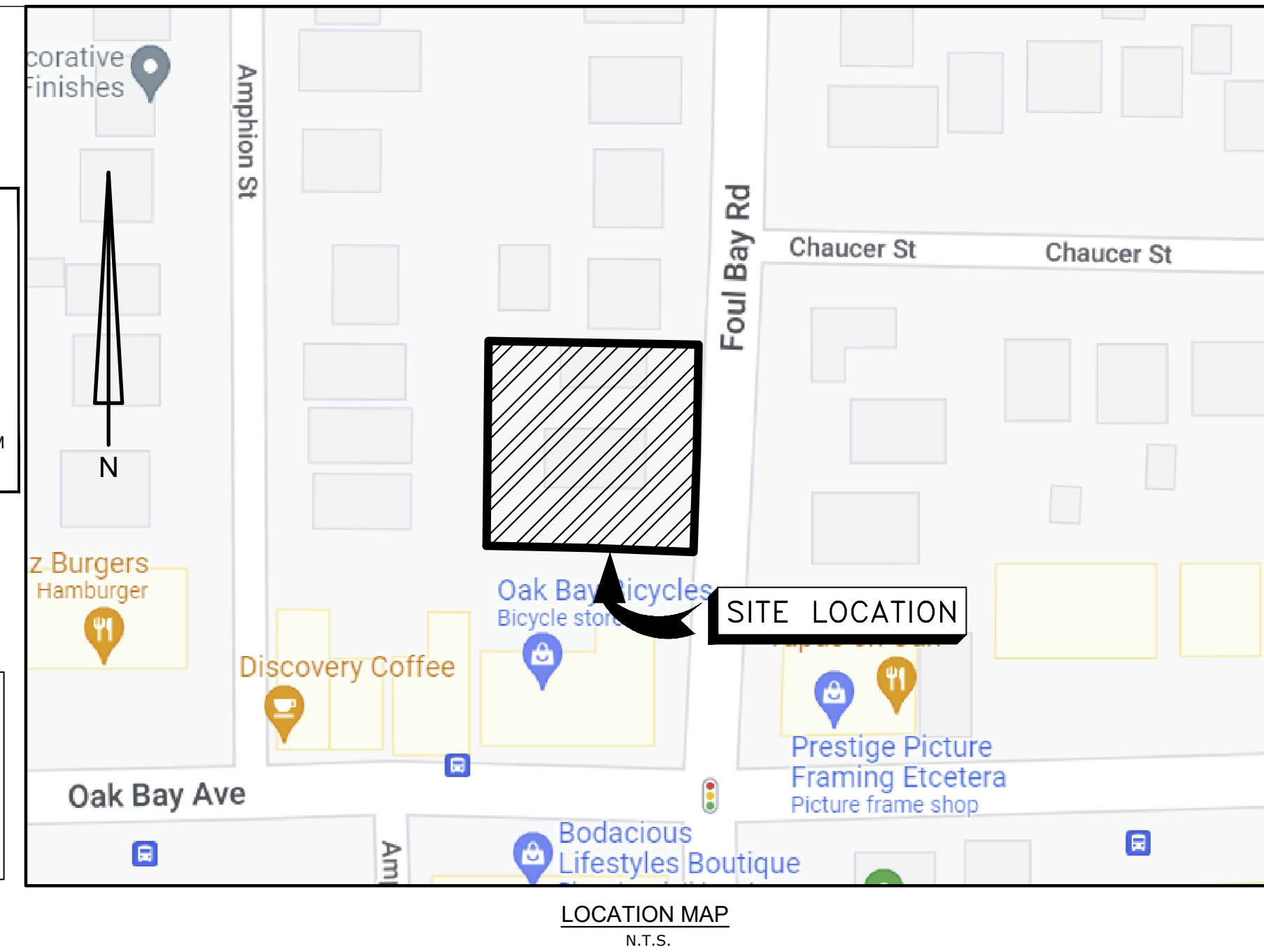
1514/1520 Foul Bay Road

Victoria

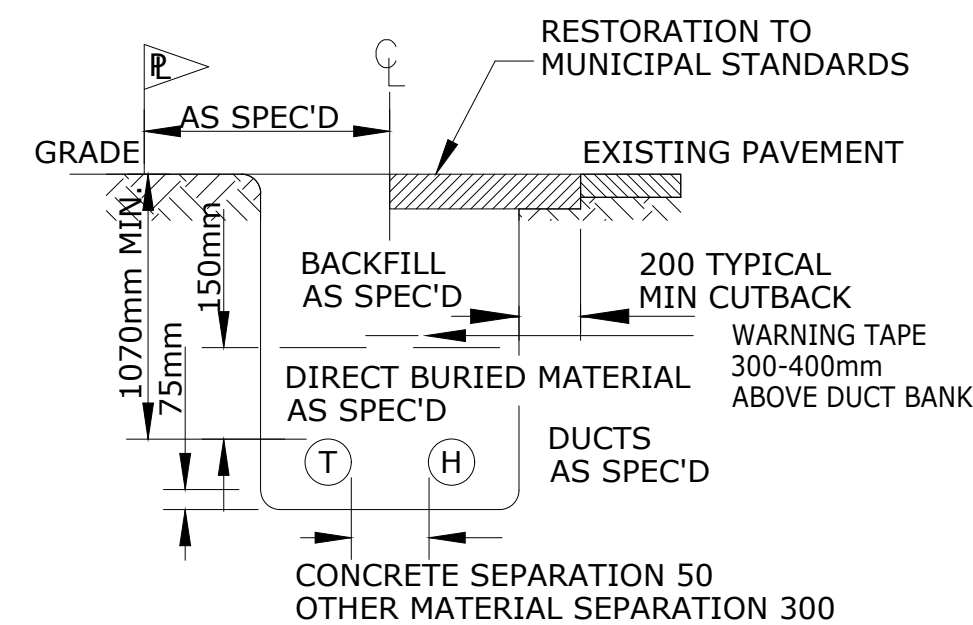
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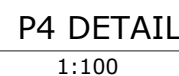
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REFER TO 500-U07-08795



TYPICAL JOINT TRENCH
BACKFILL DETAILS
- NTS -



- ## REFERENCE DRAWINGS
- | | |
|-----------|--|
| SA-100035 | TYPE "H" M.H. O.D. 3.40m x 1.90m x 2.0HR |
| SA-100036 | TYPE "J" M.H. O.D. 4.40m x 2.20m x 2.0HR |
| SA-100037 | TYPE "K" M.H. O.D. 4.40m x 2.40m x 2.50m x 2.0HR |
| SA-100038 | TYPE "L" M.H. O.D. 5.30m x 2.50m x 2.0HR |
| SA-100039 | TYPE "T" TRIANGULAR JUNCTION M.H.
- MAIN O.D. 4.10m x 4.10m x 2.0HR |
| SA-100040 | TYPE "C-2" TRIANGULAR M.H.
- MAIN O.D. 3.40m x 3.40m x 2.0HR |
| SA-100041 | TYPE "C-3" TRIANGULAR M.H.
- MAIN O.D. 4.00m x 4.00m x 2.0HR |
| SA-100076 | PRECAST MINI M.H. 2102
O.D. 2.37m x 1.19m x 2.0mHR |
| SA-100083 | PRECAST M.H. PLMH 3152
O.D. 3.31m x 1.81m x 2.0HR |
| SA-100084 | PRECAST M.H. PLMH 4162
O.D. 4.32m x 1.88m x 2.0HR |
| SA-100033 | SPEC. SHEET - M.H. REINFORCING STEEL |
| SA-100034 | TYPICAL METHOD OF LAYING DUCT BANK |
| SA-100004 | SUMP C/W BACKWATER VALVE |
| SA-100010 | INSTALLATION-BACKWATER VALVE IN M.H. WALL |
| SA-100030 | POLE PILASTER DETAIL |
| SA-100051 | F.R.P. SPLICE BOX |
| SA-100016 | SAC PAD DETAIL (VANCOUVER AREA) |
| SA-100014 | SAC PAD DETAIL (OTHER AREAS) |
| SA-100074 | SAC PAD DETAIL (5400X & 2700X) |
| SA-100000 | 1.2m x 1.2m SERVICE VAULT |
| SA-100001 | 1.5m x 1.5m SERVICE VAULT |
| SA-100003 | TYPE 5686 SERVICE BOX |
| SA-100092 | CONTROLLED ENVIRONMENT CABINET (WIC) |
| SA-100057 | PRECAST M.H. PLMH 3152
O.D. 3.31m x 1.81m x 2.0HR |
| SA-100032 | PRECAST M.H. PLMH 4152 |

	EXISTING TELLUS
	OIL LINE
	ELECTRICAL UTILITY
	SANITARY SEWER
	DRAINAGE SEWER
	COMBINE SEWER
	WATER
	GAS UTILITY
	STREET LIGHTING
	CATV UTILITY
	CULVERT
	STEAM HEATING
	FIRE HYDRANT
	CATCHBASIN
	MANHOLE
	POLE
	ELECTRICAL KIOSK
	PROPOSED DUCT
	CONCRETE ENCASED
	PROPOSED CONCRETE SEWER
	PROPOSED (SERVICE VALVE)
	PROPOSED MANHOLE

PROPOSED UNDERGROUND CONDUIT CONSTRUCTION
1514 AND 1520 FOUL BAY, VICTORIA, BC
THE CITY OF VICTORIA

C.O. CODE OKBA	2879468U_R3 SHEET 1 OF 1	SYSTEM NAME: 2879468_OKBA
NGMR:32254	  	A1

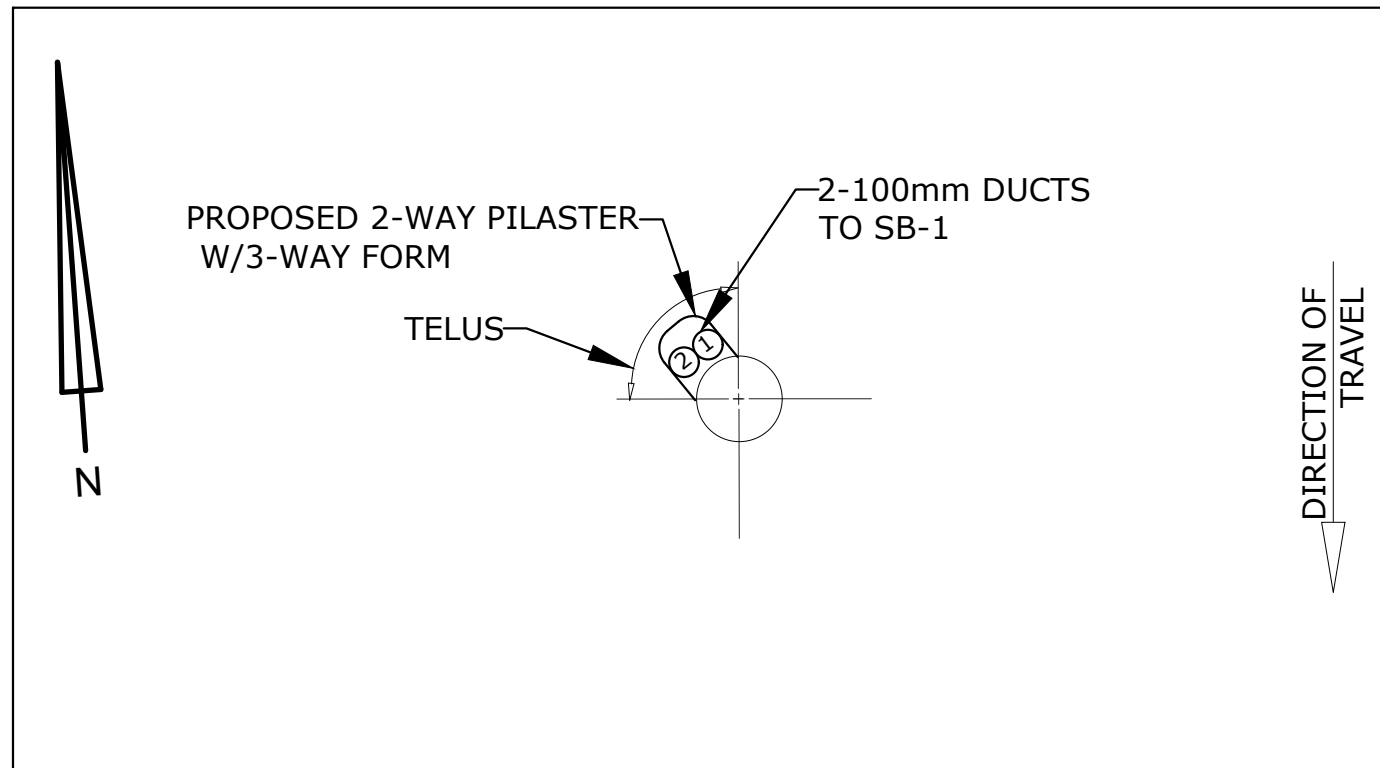
EXISTING TELUS FACILITY LOCATION IS APPROXIMATE ONLY
ACTUAL LOCATION TO BE DETERMINED BY TELUS FIELD PERSONAL

CONTRACTOR MUST ACQUIRE TRAFFIC OBSTRUCTION PERMIT
BEFORE PROCEEDING.

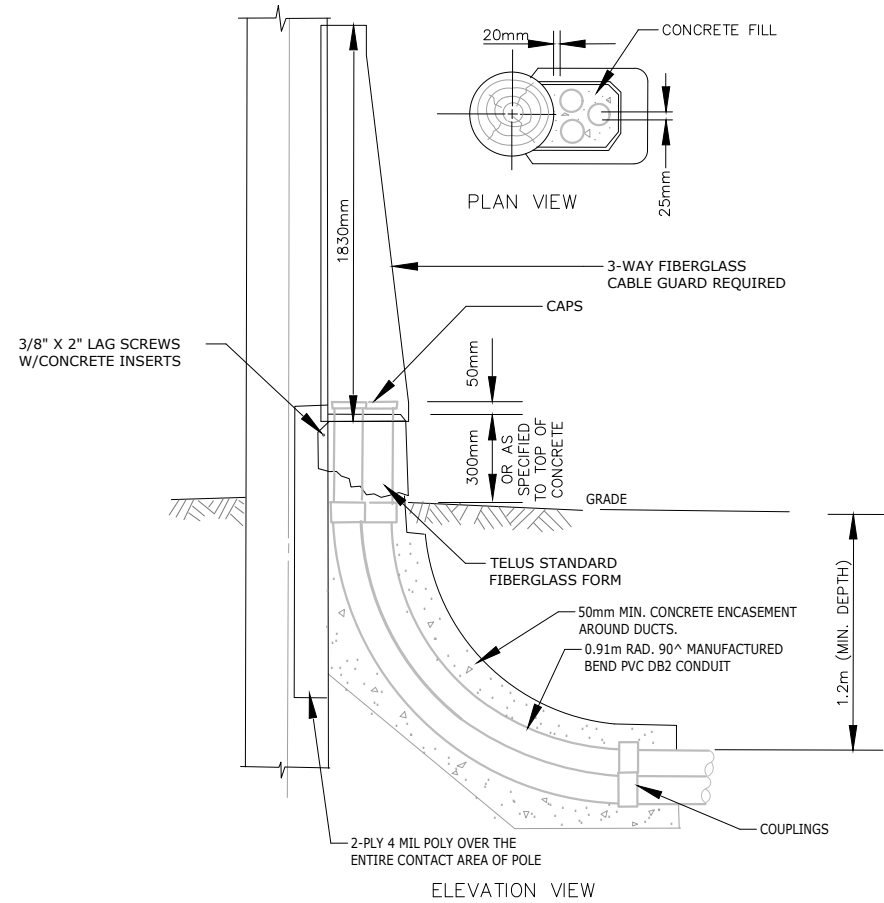
REV.	DESCRIPTION:	DATE(Y/M/D)
0	ISSUE FOR APPROVAL	(2022/08/24)
1	CIVIL BASE UPDATED	(2022/10/04)
2	PLACEMENT OF NEW POLE P4 WITH A ANCHOR ADDED IN THE DESIGN	(2022/12/14)
3	TRENCHING REDUCED	(2022/12/21)

PERMIT		DESIGN: RAVINDER S.	DR: R.S.
SUBMITTED DATE: -		PH: 778-803-7084	SCALE: AS SHOWN
RE-SUB DATE:		INFO@TSTPRO.CA	DATE: 21 DEC 2022
RE-SUB DATE:		ASSOCIATED DRAWINGS	
APPROVED:		BC HYDRO:500-U07-08795	
DATE:			
AS CONSTRUCTED DATE:			

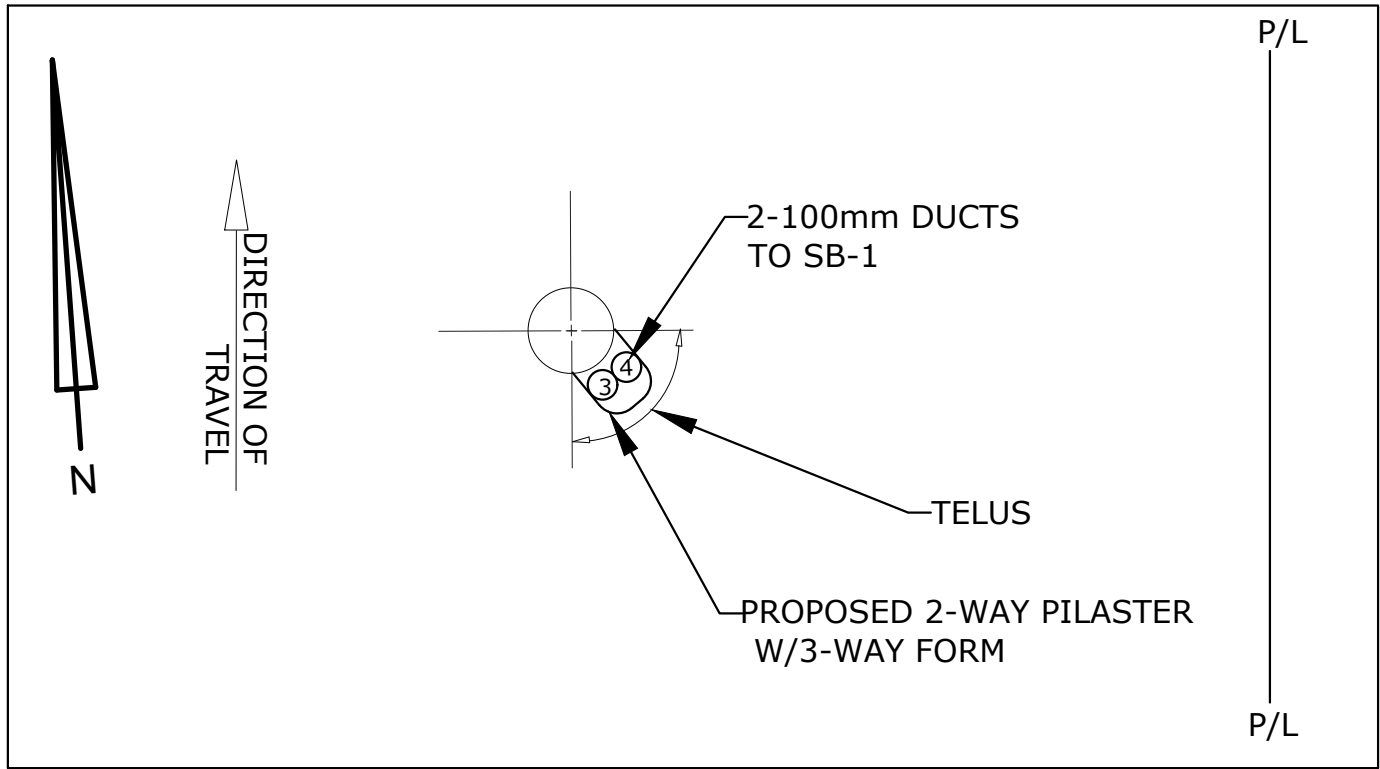
THE WORKS PROPOSED ON THIS DRAWING SHALL AT ALL TIMES REMAIN THE PROPERTY OF TELUS			
PROPOSED UNDERGROUND CONDUIT CONSTRUCTION 1514 AND 1520 FOUL BAY, VICTORIA, BC THE CITY OF VICTORIA			
C.O. CODE	2879468U_R3		SYSTEM NAME:
OKBA	SHEET 1 OF 1		2879468_OKBA
NGMR:32254			 A1



P4 DETAIL
- NTS -



TYPICAL PILASTER DETAIL
N.T.S.

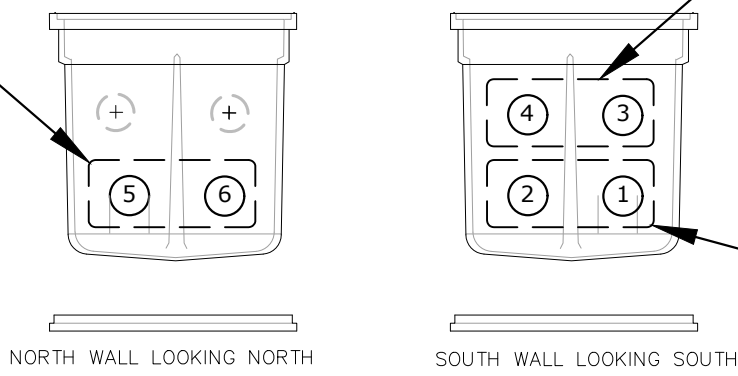


P2 DETAIL
- NTS -

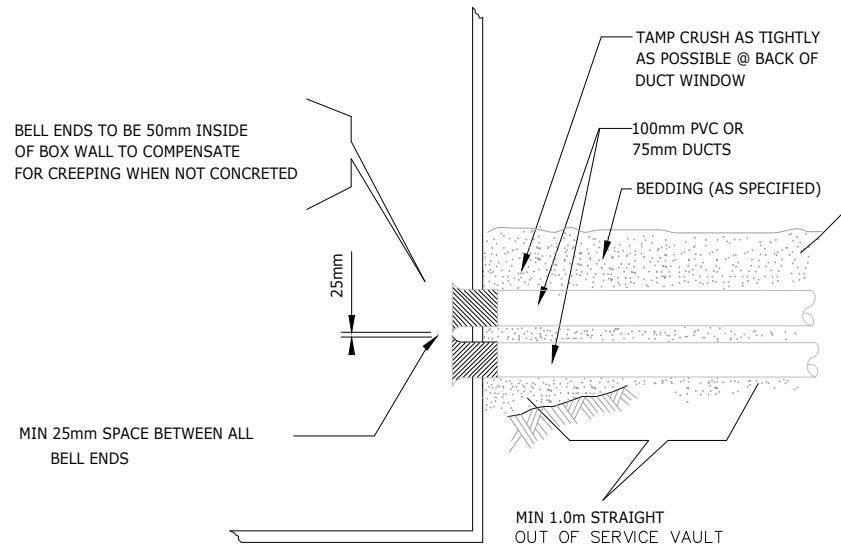
PROPOSED 2-100mm
TELUS DUCTS STUB
POLE P2

2-100mm DUCTS TO P/L CAP
& STUB OR CONNECTS TO
THE DEVELOPER DUCT

PROPOSED 2-100mm
TELUS DUCTS TO POLE P4

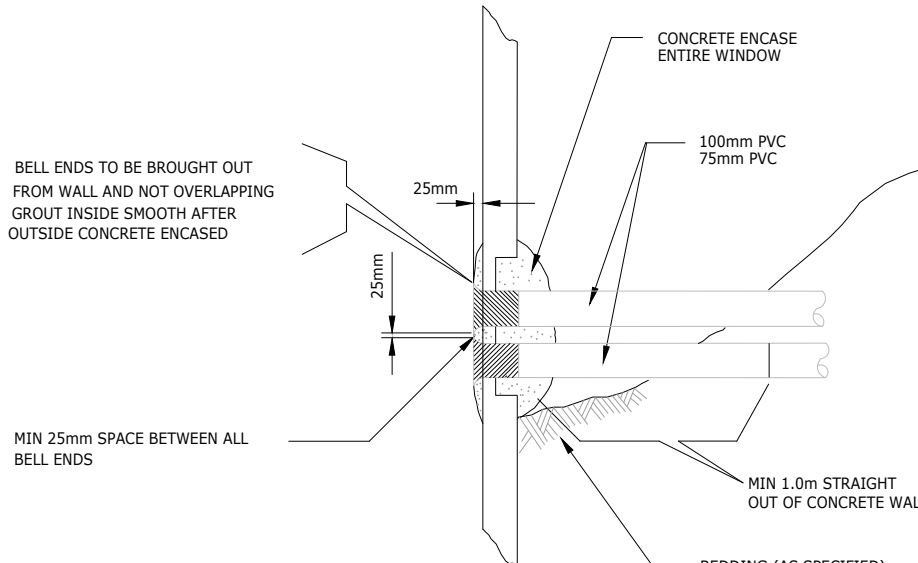


PROPOSED SB-1 (TYPE-2335) DETAILS
- NTS -



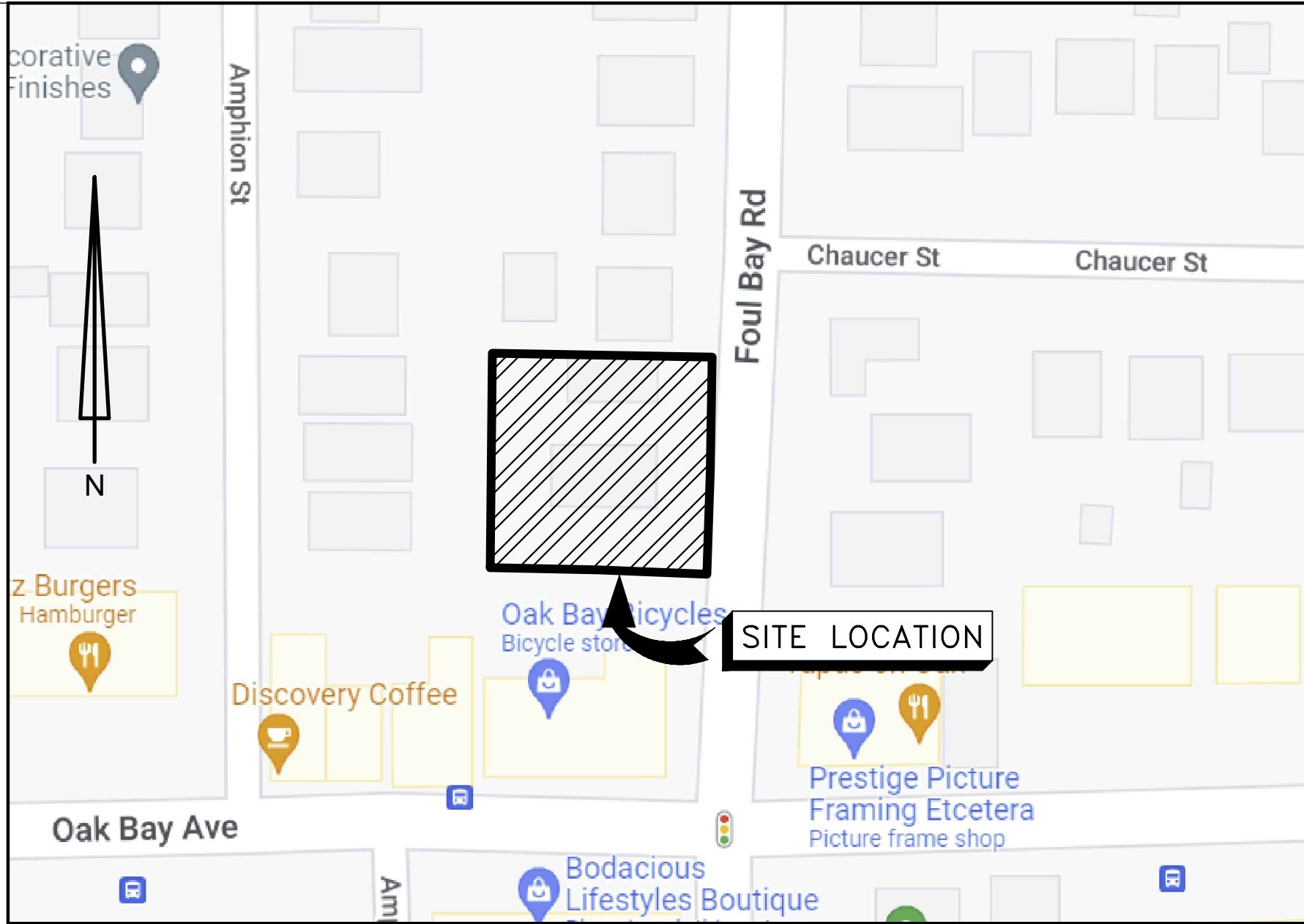
FIBERGLASS BOX DUCT DETAIL

CONDUIT TERMINATION
N.T.S.

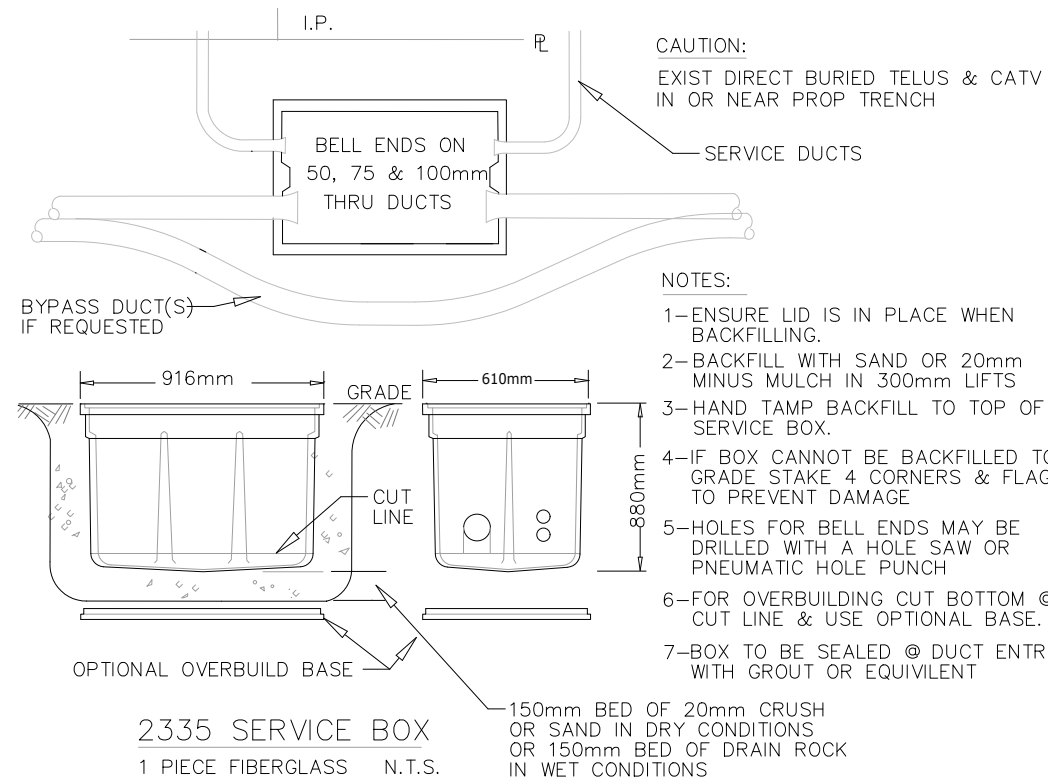


BELL DETAIL ON CONC WALL

100mm OR 75mm CONDUIT TERMINATION
N.T.S.



LOCATION MAP
N.T.S.



SB2335

CONSTRUCTION NOTES:		ISSUE:
1. ELEVATIONS REFER TO _____ DATUM.		2022/02/05
2. CONDUIT GRADE ON PROFILE IS APPROXIMATE ONLY. FINISHED GRADE WILL BE SUBJECT TO LOCATION OF EXISTING UNDERGROUND UTILITIES.		
3. MINIMUM COVER CONDUIT _____ 1070mm. ALL SECTIONS EXCEPT WHERE OTHERWISE NOTED.		
4. ALL DUCTS TO BE 100mm P.V.C. DB II (ORANGE) UNLESS OTHERWISE NOTED.		
5. ALL MANUFACTURED BENDS TO BE _____ 0.910 m. RADIUS UNLESS OTHERWISE NOTED.		
6. ALL CONCRETE PILASTERS TO BE _____ 300 mm. ABOVE GRADE UNLESS OTHERWISE NOTED.		
7. CONTRACTOR IS TO PROVE THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AND SERVICES AFFECTED BY CONSTRUCTION BY M-SCOPE, HAND EXCAVATION OR BC ONE CALL.		
8. FOR CABLE TROUBLE OR REPAIR INFORMATION, CONTACT TELUS AT 611.		
9. TEMPORARY/PERMANENT RESTORATION IN ALL PAVED/ SIDEWALK AREAS TO BE DONE IN ACCORDANCE WITH ALL APPROVING AUTHORITIES SPECIFICATIONS AND APPROVAL.		
10. PERMANENT SIDEWALK AND CURB REPAIRS TO BE DONE BY CONTRACTOR. PERMANENT ROAD REPAIRS TO BE DONE BY CONTRACTOR.		
11. PERMANENT BOULEVARD RESTORATION TO BE DONE BY CONTRACTOR.		
12. ALL LANDSCAPE RESTORATION IN LAWN BOULEVARDS MUST BE DONE BY USING SUITABLE GRASS SOD.		
13. CONTRACTOR TO CONTACT THE APPROPRIATE GAS COMPANY RECORDS DEPARTMENT 24 HOURS PRIOR TO STARTING WORK.		
14. CONTRACTOR TO CONTACT THE CITY/MUNICIPAL WORKS INSPECTOR 48 HOURS PRIOR TO STARTING WORK.		
15. CONTRACTOR TO CALL BC ONE CALL 48 HOURS PRIOR TO DIGGING.		
16. ALL BACKFILL MATERIAL AND COMPACTION TO BE IN ACCORDANCE WITH THE APPROVING AUTHORITIES SPECIFICATIONS.		
17. ALL DIRECT BURIED SYSTEMS 2-WAY AND LARGER TO BE BUNDLED AND STRAPPED.		
18. TELUS CONTRACTOR TO SUPPLY AND PLACE AN ENCLOSED PLYWOOD BOX OVER SAC PAD DUCTS AND SECURED TO FRAME.		
19. BREAK OUT EXISTING CONCRETE ENCASED DUCTS: ANY JACK-HAMMERING OR USE OF POWER TOOLS TO BE CARRIED OUT BY CONTRACTOR. ALL HAND STRIPPING OF DUCTS, BREAKING OF DUCTS AND/OR HANDLING OF CABLES TO BE DONE BY TELUS FORCES.		
20. EXISTING CONDUIT TO BE RELOCATED IF REQUIRED TO ENSURE SPECIFIED ENTRANCE LOCATIONS INTO MANHOLE/VAULT. CONTRACTOR TO PROVIDE EXCAVATION, BACK-FILLING AND RESTORATION IF RELOCATION BECOMES NECESSARY.		
21. ORANGE TELUS MARKER TAPE TO BE PLACED ON CENTERLINE OF DUCT BANK @ 300mm BELOW FINAL GRADE.		
22. CONTACT TELUS 10 DAYS BEFORE PROJECT START TO ARRANGE PICKUP LOCATION OF TELUS SUPPLIED MATERIAL. KATHY.MIDWOOD@TELUS.COM PH:604-453-2037		
23. SUBGRADE & DIRECT BURIED MATERIAL WHERE APPLICABLE SHALL BE 20mm MINUS CRUSHED AGGREGATE.		
24. BACKFILL MATERIAL SHALL BE: ☐ IN ROADWAYS/TRAVELLED AREAS ☐ IN SIDEWALK/TRAVELLED AREAS ☐ IN BOULEVARD/UNTRAVELLED AREAS		
25. CONTRACTOR TO PULL IN A TELUS SUPPLIED MEASURING TAPE THRU ONE DUCT IN EACH RUN AFTER MANDELLING, LOCATION TO BE DETERMINED BY TELUS.		
26. MINIMUM SEPERATION FROM ALL UTILITIES TO BE 300mm.		
REFERENCE DRAWINGS		
SA-100035 TYPE 'H' M.H. O.D. 3.40m X 1.90m X 2.0HR		
SA-100036 TYPE 'J' M.H. O.D. 4.40m X 2.20m X 2.0HR		
SA-100037 TYPE 'K' M.H. O.D. 4.40m X 2.50m X 2.0HR		
SA-100038 TYPE 'L' M.H. O.D. 5.30m X 2.50m X 2.0HR		
SA-100039 TYPE 'T' TRIANGULAR JUNCTION M.H. - MAIN O.D. 4.10m X 4.10m X 2.0HR		
SA-100040 TYPE 'C-2' TRIANGULAR M.H. - MAIN O.D. 3.40m X 3.40m X 2.0HR		
SA-100041 TYPE 'C-3' TRIANGULAR M.H. - MAIN O.D. 4.00m X 4.00m X 2.0HR		
SA-100076 PRECAST MINI M.H. 2102 O.D. 2.37m X 1.19m X 2.0mHR		
SA-100083 PRECAST M.H. PLMH 3152 O.D. 3.31m X 1.81m X 2.0HR		
SA-100084 PRECAST M.H. PLMH 4162 O.D. 4.32m X 1.88m X 2.0HR		
SA-100033 SPEC. SHEET - M.H. REINFORCING STEEL		
SA-100034 TYPICAL METHOD OF LAYING DUCT BANK		
SA-100004 SUMP C/W BACKWATER VALVE		
SA-100010 INSTALLATION-BACKWATER VALVE IN M.H. WALL		
SA-100030 POLE PILASTER DETAIL		
SA-100051 F.R.P. SPLICE BOX		
SA-100016 SAC PAD DETAIL (VANCOUVER AREA)		
SA-100014 SAC PAD DETAIL (OTHER AREAS)		
SA-100074 SAC PAD DETAIL (5400X & 2700X)		
SA-100000 1.2m X 1.2m SERVICE VAULT		
SA-100001 1.5m X 1.5m SERVICE VAULT		
SA-100003 TYPE 5686 SERVICE BOX		
SA-100092 CONTROLLED ENVIRONMENT CABINET (WIC)		
SA-100057 PRECAST M.H. PLMH 3152 O.D. 3.31m X 1.81m X 2.0HR		
SA-100032 PRECAST M.H. PLMH 4152 O.D. 4.32m X 1.88m X 2.0HR		
UTILITY LEGEND		
T EXISTING TELUS		
O OIL LINE		
E ELECTRICAL UTILITY		
S SANITARY SEWER		
D DRAINAGE SEWER		
D&S COMBINE SEWER		
W WATER		
G GAS UTILITY		
SL STREET LIGHTING		
CATV CATV UTILITY		
C CULVERT		
SH STEAM HEATING		
FIRE HYDRANT		
CATCHBASIN		
MANHOLE		
POLE		
ELECTRICAL KIOSK		
PROPOSED DUCT		
CONCRETE ENCASED		
PROPOSED CONCRETE SERVICE BOX		
PROPOSED (SERVICE VAULT)		
PROPOSED MANHOLE		
THE WORKS PROPOSED ON THIS DRAWING SHALL AT ALL TIMES REMAIN THE PROPERTY OF TELUS		
PREPARED BY:		
PERMIT		
DESIGN: RAVINDER S.		
DR: R.S.		
SUBMITTED DATE: -		
PH: 778-803-7084		
SCALE: AS SHOWN		
RE-SUB DATE:		
INFO@TSTPRO.CA		
DATE: 21 DEC 2022		
RE-SUB DATE:		
ASSOCIATED DRAWINGS		
APPROVED:		
BC HYDRO:500-U07-08795		
DATE:		
AS CONSTRUCTED DATE:		
CONTRACTOR:		
C.O. CODE		
OKBA		
NGMR:32254		
SYSTEM NAME:		
2879468U_R3		
SHEET 1 OF 1		
TELUS FAFL		
A1		

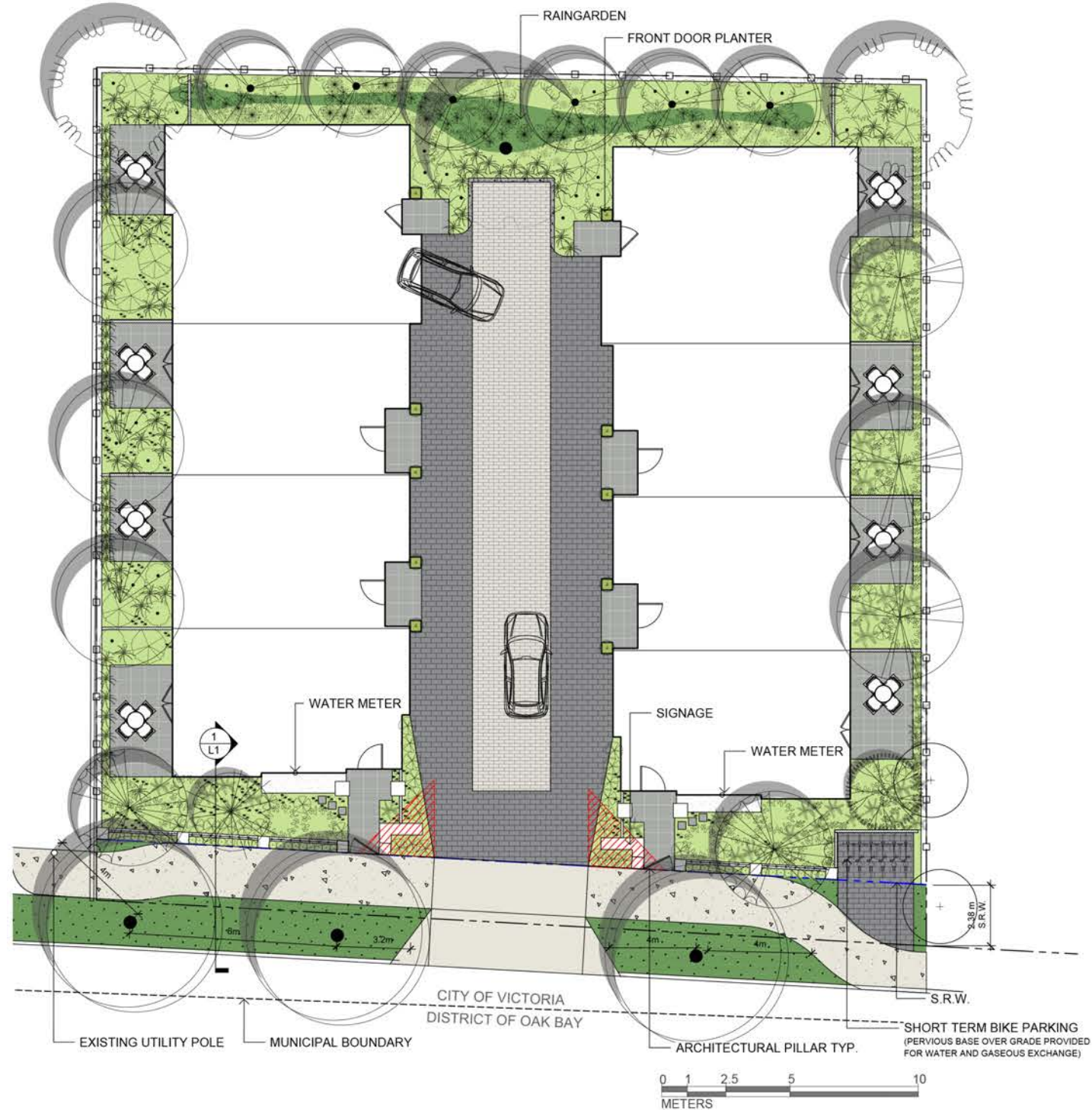
BC ONE CALL
TICKET#: 20223315416
CALL BEFORE YOU DIG
1-800-474-6886
OR BY CELLULAR *6886
VANCOUVER AREA 257-1940
CALL AT LEAST TWO FULL WORKING DAYS
BEFORE YOU PLAN TO DIG



PRELIMINARY DESIGN
ISSUED FOR REVIEW
NOTE:
1. WHERE OFFSET IS NOT IDENTIFIED DUCT TO FOLLOW ELECTRICAL TRENCH LINE.
2. TELUS BOXES AND VAULTS NOT TO BE LOCATED IN DRIVEWAY AND/OR DRIVEABLE AREA

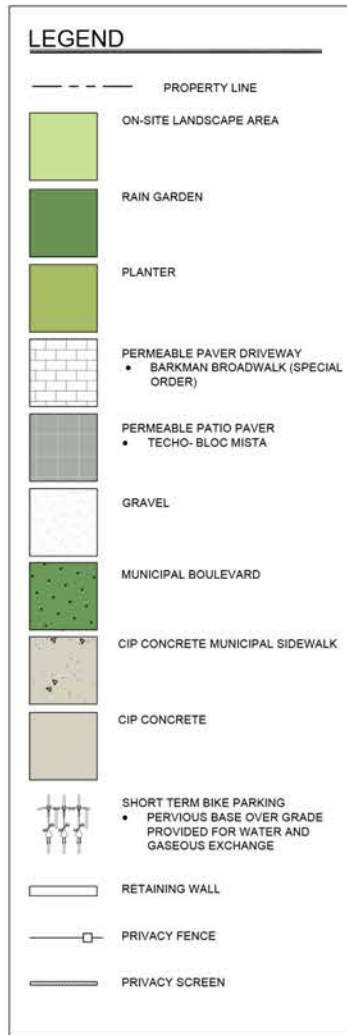
FOREIGN UTILITY INFORMATION SHOWN ON THIS DRAWING IS FOR REFERENCE PURPOSES ONLY. TELUS ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS. FOR SPECIFIC INFORMATION ON LOCATION OF FOREIGN UTILITIES REFER TO THE AGENCY DIRECTLY
EXISTING TELUS FACILITY LOCATION IS APPROXIMATE ONLY ACTUAL LOCATION TO BE DETERMINED BY TELUS FIELD PERSONAL

DISCLAIMER
THE LOCATIONS OF UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PERSONS WORKING IN THE AREA COVERED BY THIS DRAWING MUST CALL THE APPROPRIATE DIAL-BEFORE-YOU-DIG TO ASCERTAIN THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO PERFORMING ANY EXCAVATION.
CONTRACTOR MUST ACQUIRE TRAFFIC OBSTRUCTION PERMIT BEFORE PROCEEDING.



SITE PERVIOUS RATIO

SITE AREA: 993.5 m²
 LANDSCAPED AREA: 214 m²
 PERVIOUS HARDSCAPE AREA: 291.5 m²
 TOTAL PERVIOUS AREA: 505.5 m²/ 50.8%



1 FRONT GARDEN AND FOUL BAY FRONTAGE SECTION
 L1 NTS



DRIVEWAY PERMEABLE PAVER
 - BARKMAN BOARDWALK (SPECIAL ORDER)



PATIO PAVER
 - TECO- BLOC MISTA



METAL FENCE WITH STONE PILLAR



PLANTER AT THE FRONT DOOR



BIKE RACK



1608 Camosun Street, Victoria BC V8T 3E6
 Info@biophilialcollective.ca 250 590 1156

PROJECT NAME
VILLAGE LANDING

PROJECT ADDRESS:
1514+ 1520 FOUL BAY RD

DESIGNED BY: **BIANCA BODLEY**
 DRAWN BY: **KIM TANG**

NO.	ISSUED FOR	YYMMDD
1	REZONING	2021-12-03
2	REVIEW	2022-06-06
3	REVISED & REISSUED FOR REZONING	2022-07-04
4	REZONING & DEVELOPMENT PERMIT	2022-11-01

SEAL

NORTH ARROW



DRAWING TITLE:
LANDSCAPE PLAN

DWG NO.

SCALE: 1:100

L1

DESCRIPTION: Paver **TEXTURE:** Multi-textured

C	B	A	C	B	C
	B	A		B	
C	B	A	B		C
A	B	A	B	C	A
C	B	A	C	B	C



JOINT WIDTH: 3/16" TO 9/16" (4 TO 14 mm)
% OF SURFACE OPENING: 6.3 %
INFILTRATION RATE: 610 in./hr
 (15 505 mm/hr)

Specifications per pallet	Imperial	Metric
Cubing	116.20 ft³	10.80 m ³
Approx. Weight	3 356 lbs	1 522 kg
Number of rows	10	
Coverage per row	11.62 ft ²	1.08 m ²
Linear coverage per row	17.71 lin. ft	5.40 lin. m

	Unit dimensions:	in	mm	Units/pallet
	Height	2 $\frac{5}{16}$	65	80 units
	Width	7 $\frac{7}{16}$	200	
	Length	3 $\frac{13}{16}$	100	

	Height	$2\frac{1}{6}$	65	100 units
	Width	$7\frac{7}{8}$	200	
	Length	$7\frac{7}{8}$	200	

	Height	$2\frac{1}{16}$	65	90 units
	Width	$7\frac{7}{8}$	200	
	Length	$11\frac{13}{16}$	300	

Chestnut Brown Sandalwood Champlain Grey Shale Grey



Boardwalk Paver



Boardwalk is a eight paver system with a modern, linear look. Boardwalk is an excellent option for drawing the eye towards the focal point in any landscape. At 3 inches thick, it's perfect for high traffic areas including driveways, patios, and plazas. For quick installation, Boardwalk can be machine installed. Its wide spacers also allow it to be used as a permeable paver in locations that require good drainage.



362 x 119 x 80 mm 14.25 x 4.69 x 3.15 in	322 x 119 x 80 mm 12.68 x 4.69 x 3.15 in	282 x 119 x 80 mm 11.10 x 4.69 x 3.15 in	242 x 119 x 80 mm 9.53 x 4.69 x 3.15 in
362 x 89 x 80 mm 14.25 x 3.50 x 3.15 in	322 x 89 x 80 mm 12.68 x 3.50 x 3.15 in	282 x 89 x 80 mm 11.10 x 3.50 x 3.15 in	242 x 89 x 80 mm 9.53 x 3.50 x 3.15 in

Figures 1

NO	ISSUED FOR	YY/MM/DD
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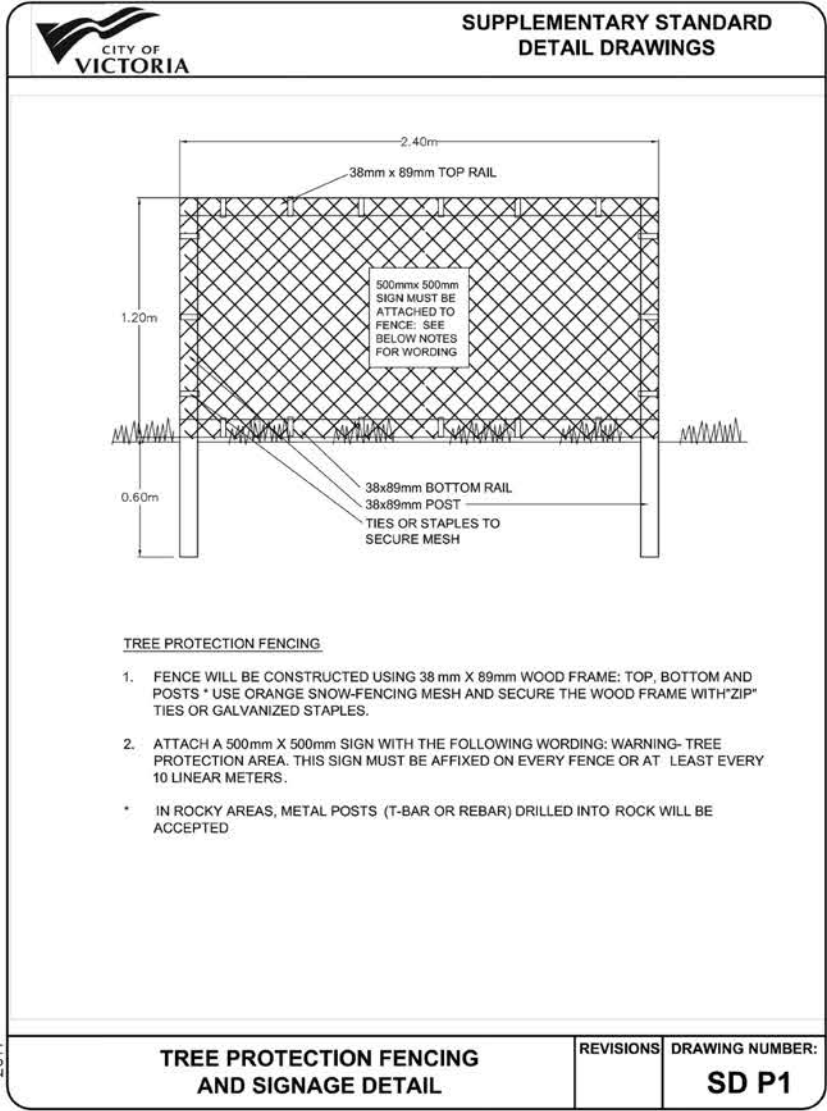
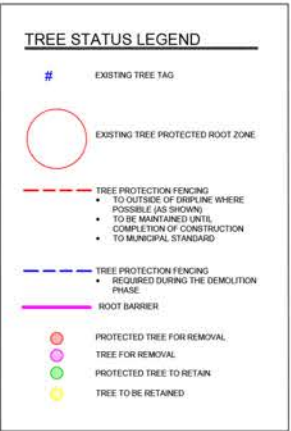
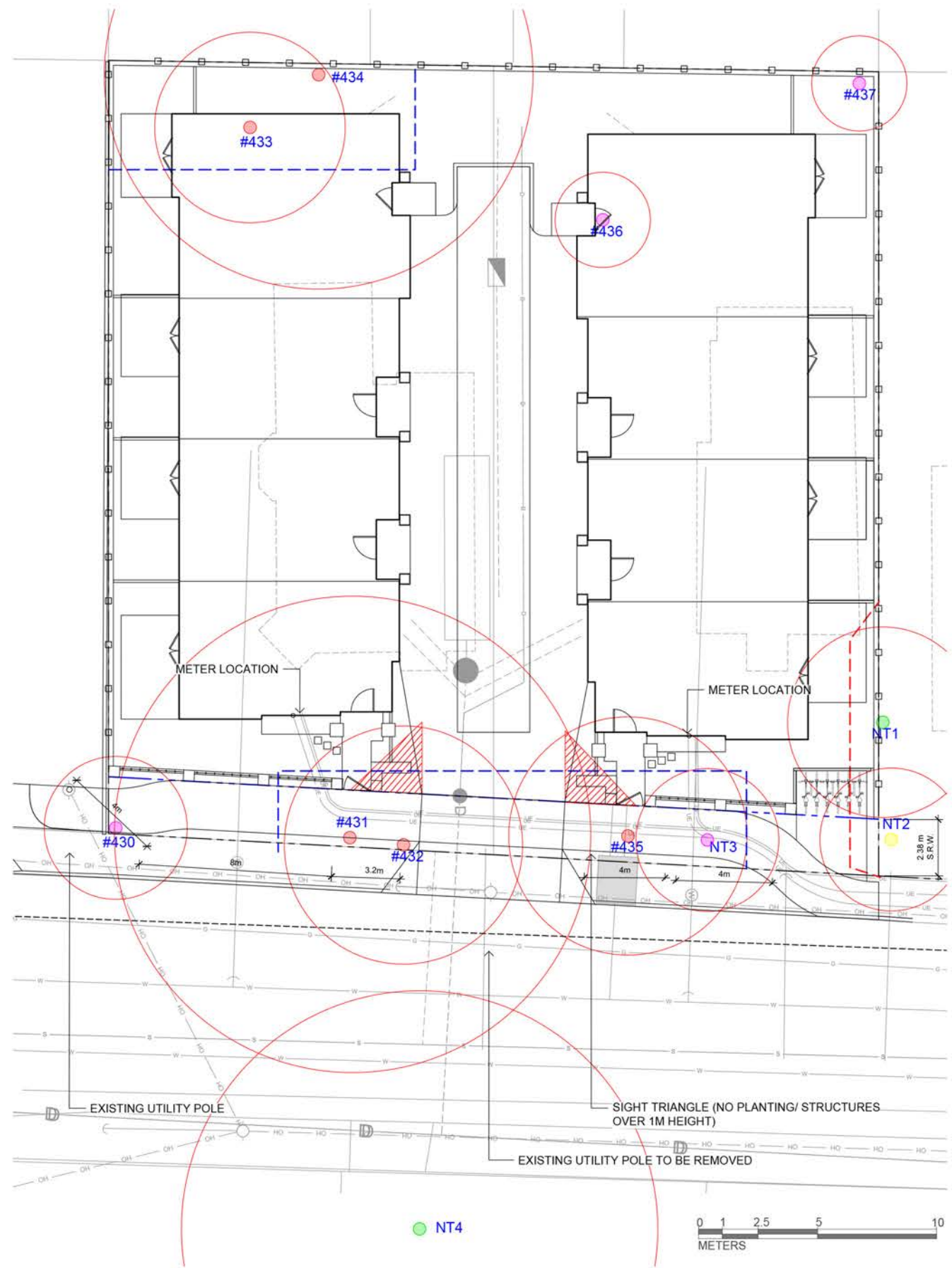
NORTH ARROW



PAVING MATERIAL SPECIFICATIONS

SCALE NTS

SCALE NTS 21.1



Tree Inventory – Appendix “B” – Figure #1

Tree#	Tree Species	Ownership Onsite - O/S Offsite - OF/S Muni - M	DBH (cm)	Height (M)	CRZ 1:9 (M)	Tree Condition G, F, P	Impact L, M, H	Retain	Remove	Bylaw Protected
430	S maple	O/S	27	9	3	F/F	M/H		X	no
431	S maple	O/S	95	12	10	F/P	H		X	yes
432	S maple	O/S	50	12	5	F/P	H		X	yes
433	Apple	O/S	N/A	4	4	P/P	H		Stump	yes
434	PL plum	O/S	85	8	9	F/P-P	H		X	yes
435	Apple	O/S	53	8	5	F/P-P	H		X	yes
NT3	Lilac	O/S	25	3	3	P/P	H		X	no
NT1	Laurel	OF/S	39	5	4	F/P	M	X		yes
NT2	S maple	OF/S	29	10	3	F/F-P	M	X		no
436	Apple	O/S	22	5	2	Dead	H		X	no
437	S maple	O/S	17	7	2	F/P	M		X	no
N/T4	S maple	OF/S	110	22	10	F-F/P	L	X		yes

SouthShore Forest Consultants



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilacollective.ca 250 590 1156

PROJECT NAME:
VILLAGE LANDING

PROJECT ADDRESS:
1514+ 1520 FOUL BAY RD

DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **KIM TANG**

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SEAL

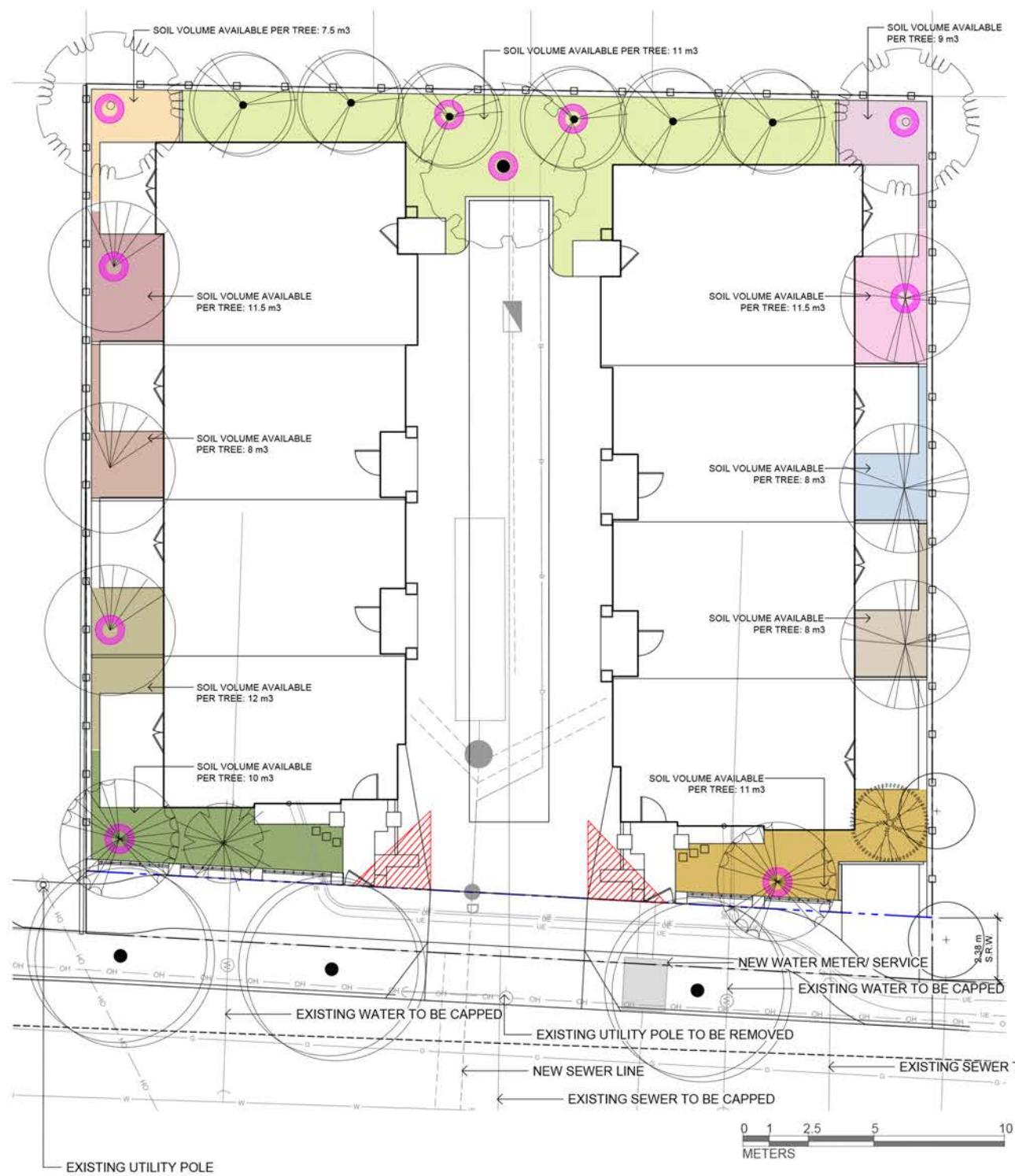


DRAWING TITLE:
**TREE REMOVAL &
PROTECTION PLAN**

DWG NO:

SCALE: 1:100

L2



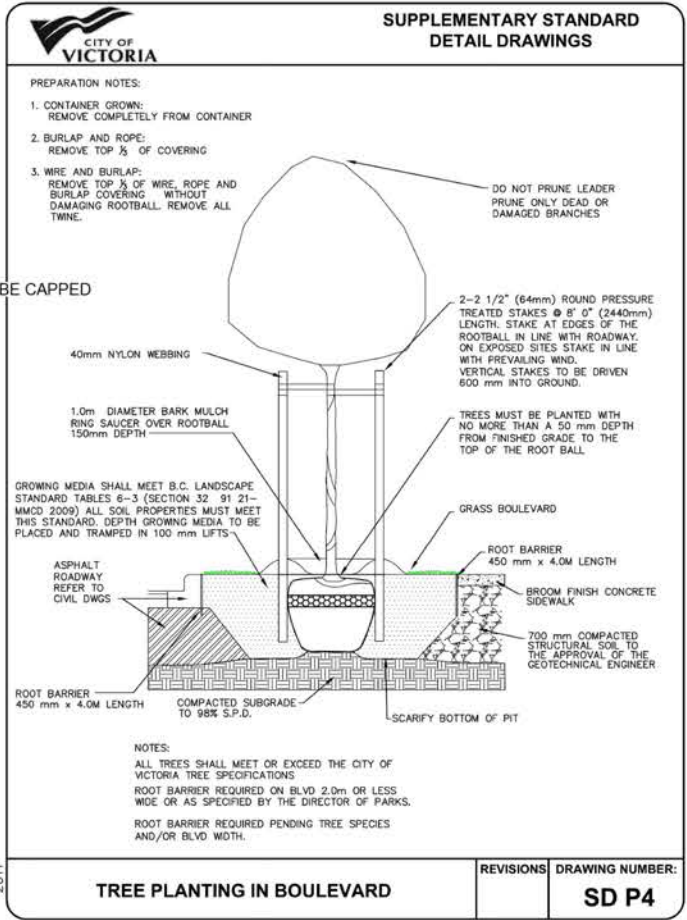
LEGEND

REPLACEMENT TREES

PROTECTED TREES TO BE REMOVED ON SITE: 5
REPLACEMENT TREES NEEDED: 10
REPLACEMENT TREES PROPOSED: 10

TREE SCHEDULE								
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Native	Height at Maturity (m)	Spread at Maturity (m)
3		<i>Cornus Venus</i>	Venus® Dogwood	B&B		Y	4.5	4.5
6		<i>Amelanchier alnifolia</i>	Serviceberry	B&B		Y	6	6
3		<i>Cornus nuttallii</i>	Pacific Dogwood	B&B		Y	15	3
1		<i>Cercidiphyllum</i>	Japanese Katsura	B&B		N	15	9
2		<i>Magnolia x brooklynensis</i>	Yellow Bird Magnolia	B&B		N	12	9
2		<i>Styrax obassia</i>	Fragrant Snowbell	B&B		N	6-9	4.5-7.5
1		<i>Acer palmatum 'Seiryu'</i>	Laceleaf Japanese Maple	B&B		N	3-4.5	2.4-3.6
1		<i>Magnolia sieboldii</i>	Oyama Magnolia	B&B		N	3-4.5	3-4.5
3		TBD BY CITY	N/A	N/A	N/A	N/A	N/A	N/A

NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
2. PARKS WILL REQUIRE (3) INSPECTIONS FOR TREE PLANTING: 1) INSPECTION OF SOIL AND PLANTING AREA 2) INSPECTION OF STOCK UPON DELIVERY 3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. THE TREE (S) MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 CM DIAMETER, CALIPER MEASURED 15 CM ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8 M-2.5 M ABOVE GROUND, PLANTED AS PER PLANTING OF TREES, SHRUBS AND GROUND COVERS (32 93 01 MMCD 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P4 AND SD P5).



SERVICEBERRY



VENUS DOGWOOD



PACIFIC DOGWOOD



JAPANESE KATSURA



YELLOWBIRD MAGNOLIA



SEIRYU MAPLE



FRAGRANT SNOWBELL



OYAMA MAGNOLIA



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SEAL

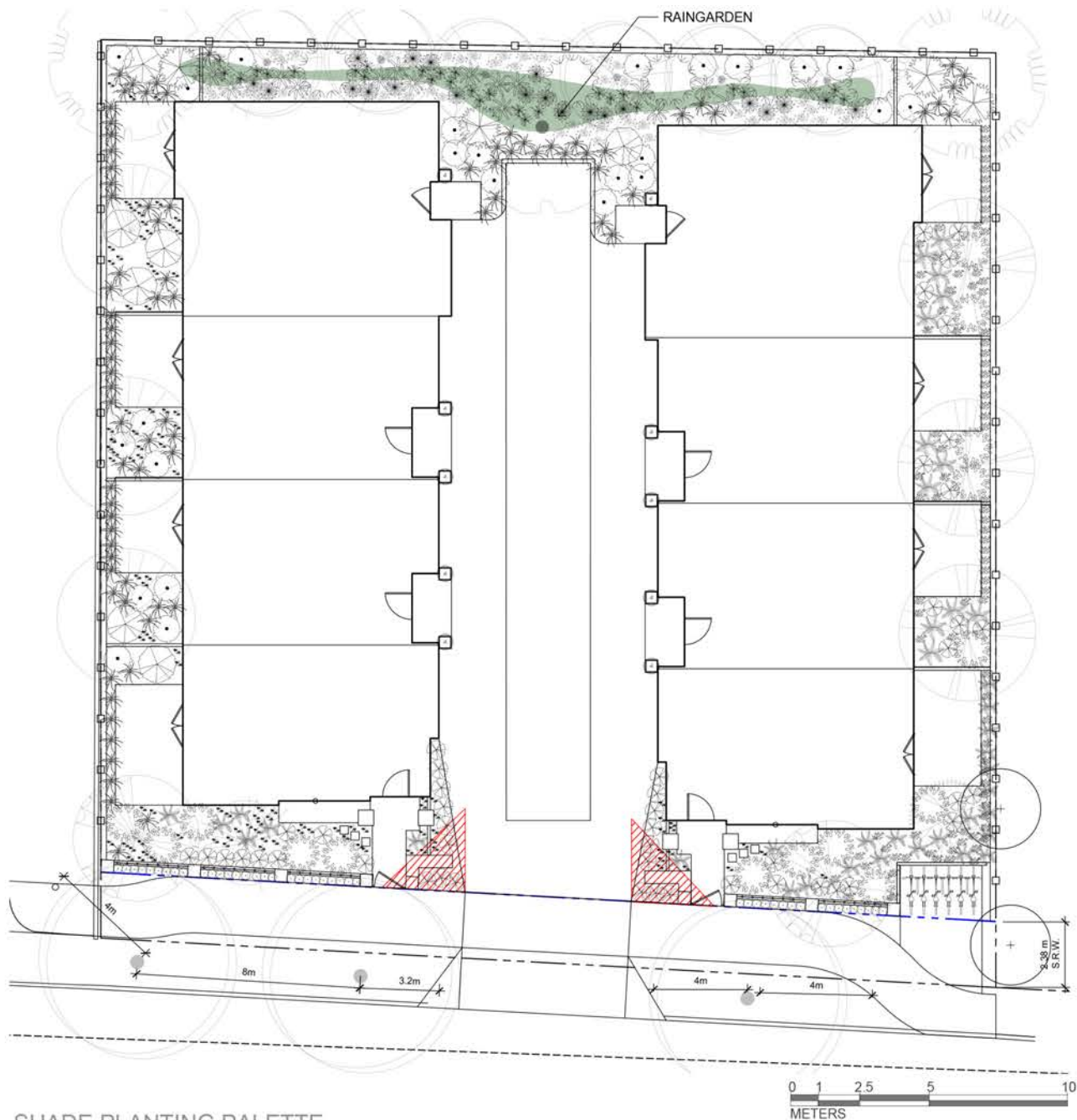


DRAWING TITLE:
TREE PLANTING PLAN

DWG NO:

SCALE: 1:100

L3



PLANT SCHEDULE									
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator	Height at Maturity (m)	Spread at Maturity (m)	Notes
145		Asarum canadense	Wild ginger	Flat	Y		0.1-0.15	0.15-0.3	
46		Buxus sinica var. insularis 'Green Velvet'	Green Velvet boxwood	#2			0.9-1.2	0.9-1.2	clipped hedge to be kept below 1.0 m ht. and within planting bed width - resistant to Boxwood Blight and bronzing in winter
57		Ploystichum munitum	Western sword fern	#1	Y		0.6-1.2	0.6-1.2	
51		Sarcococca humilis	Dwarf Sweetbox	#1		Y	0.6	0.6	
7		Vaccinium ovatum	Evergreen huckleberry	#1	Y	Y	0.5-4.6m	1.5m	
60		Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	Flat	Y	Y	0.3	3-4.5	
7		Myrica californica	Pacific Wax Myrtle	#3	Y		6	6	
7		Oemleria cerasiformis	June Plum	#2	Y	Y	2.4	2.4	
13		Ribes sanguineum	Red Flowering Currant	#1	Y	Y	1.5	1.5	
97		Stipa arundinacea	New Zealand Wind Grass	#1			0.6-0.9	0.6-0.9	
41		Symphoricarpos albus	Common Snowberry	#1	Y		0.9-1.8	0.9-1.8	
10		Ligustrum japonicum 'Texanum'	Waxleaf Privet			Y	3	1.8	
25		Carex flacca	Blue Sedge				0.15-0.3	0.3-0.45	
16		Juncus ensuifolius	Dagger-leaved rush		Y		0.2-0.6	0.6-1.2	
20		Eutrochium dubium 'Baby Joe'	Dwarf Joe-pye Weed			Y	0.9-1.2	0.3-0.9	
3		Mahonia repens	Creeping Oregon-grape		Y	Y	0.2-0.3	0.2-0.45	
NOTES: 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION. 2. PLANTS IN THE SITE TRIANGLE AND BY THE PROPERTY LINE WILL BE TRIMMED TO MAINTAIN LOW AND COMPACT.									

SHADE PLANTING PALETTE



SUN PLANTING PALETTE



RAIN GARDEN PLANTING PALETTE



PROJECT NAME:
VILLAGE LANDING

PROJECT ADDRESS:
1514+ 1520 FOUL BAY RD

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DRAWN BY: KIM TANG

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SEAL

NORTH ARROW

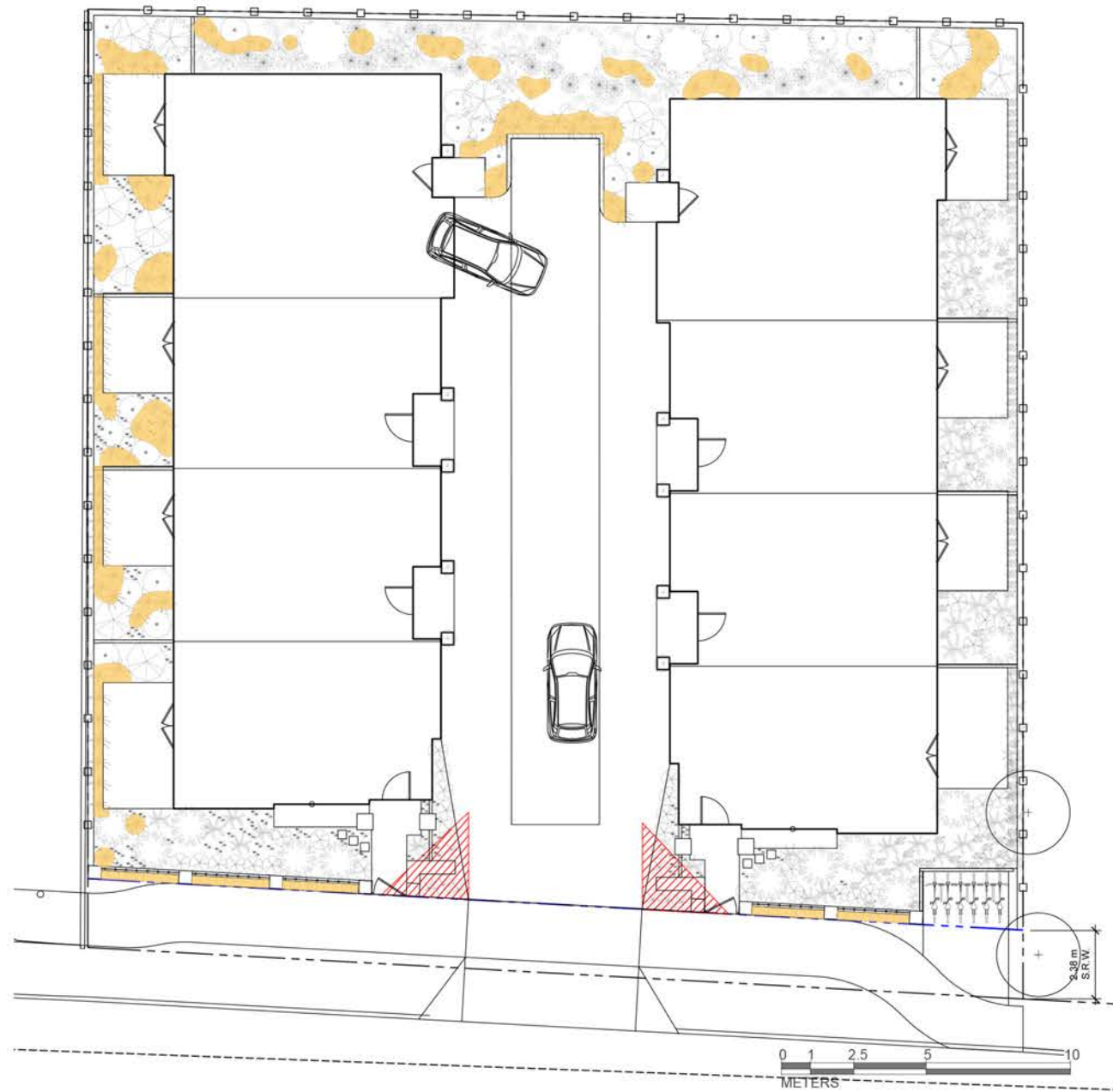


DRAWING TITLE:
PLANTING PLAN

DWG NO:

SCALE: 1:100

L4.1



LEGEND

NON NATIVE & POLLINATOR PLANT AREA: 39 m2

TOTAL PLANTED AREA = 194 m2
 TOTAL NATIVE & POLLINATOR PLANTED AREA = 155 m2
 NATIVE & POLLINATOR PLANTED AREA RATIO = 80%





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SEAL:

NORTH ARROW



DRAWING TITLE:
**NATIVE PLANT
 PERCENTAGE**

DWG NO:

L4.2

SCALE: 1:100