

**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 T6, 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** JIE ANDERSON & ASSOCIATES  
**ARBORIST** SOUTHSORE 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 SRV AREA 1070.57 M<sup>2</sup> (11523.55 FT<sup>2</sup>)  
**FRONT YARD AREA** 146.01 M<sup>2</sup> (1571.63 FT<sup>2</sup>)  
**LOT WIDTH** 32.34 M (106.10')  
**LOT DEPTH (AVG)** 33.11 M (108.63')  
**SETBACKS**  
 EAST - FOUL BAY RD. 4.48 M (14.70') TO BLDG B ENTRY  
 WEST - REAR 3.20 M (10.50') 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 BTN BLDGS**  
 SIDE/SIDE (N/S) 7.00M  
**AVG. GRADE**  
 BLDG A 18.42 M (60.43')  
 BLDG B 18.39 M (60.33')  
**STOREYS** 2 & 3 STOREYS  
**BUILDING HEIGHT**  
 BLDG A 9.80 M (32.15')  
 BLDG B 9.83 M (32.25')  
**FLOOR AREA**  
 3RD FLOOR 283.17 M<sup>2</sup> (3048.00 FT<sup>2</sup>) = 68.56 % OF 2ND FLOOR AREA  
 2ND FLOOR 413.05 M<sup>2</sup> (4446.00 FT<sup>2</sup>)  
 1ST FLOOR 277.97 M<sup>2</sup> (2992.00 FT<sup>2</sup>)  
 GARAGE 138.98 M<sup>2</sup> (1496.00 FT<sup>2</sup>)  
**ALLOWANCES:**  
 VEHICLE PARKING STALL (UP TO -18.60 M<sup>2</sup> PER UNIT)  
 TOTAL FLOOR AREA 974.18 M<sup>2</sup> (10486.00 FT<sup>2</sup>)  
**FLOOR AREA RATIO** 0.910  
**SITE COVERAGE** 43.69 % (467.77 M<sup>2</sup>)  
**OPEN SITE SPACE - TOTAL** 32.05 % (343.14 M<sup>2</sup>)  
**OPEN SITE SPACE - FRONT YARD** 79.64 % (116.28 M<sup>2</sup>)  
**PARKING**  
 VEHICLE STALL - RESIDENTIAL 8  
 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<sup>2</sup> UNITS 4 & 8  
**SITE AREA PER UNIT** 133.82 M<sup>2</sup> (1440.44 FT<sup>2</sup>)



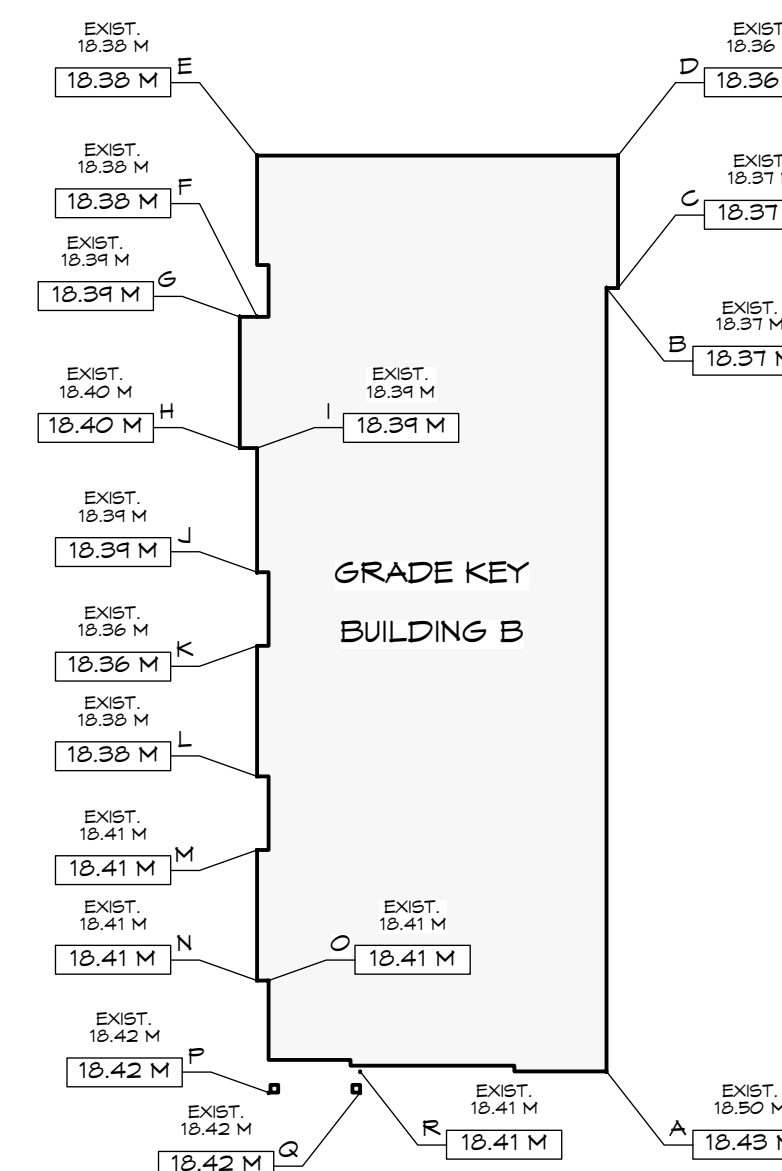
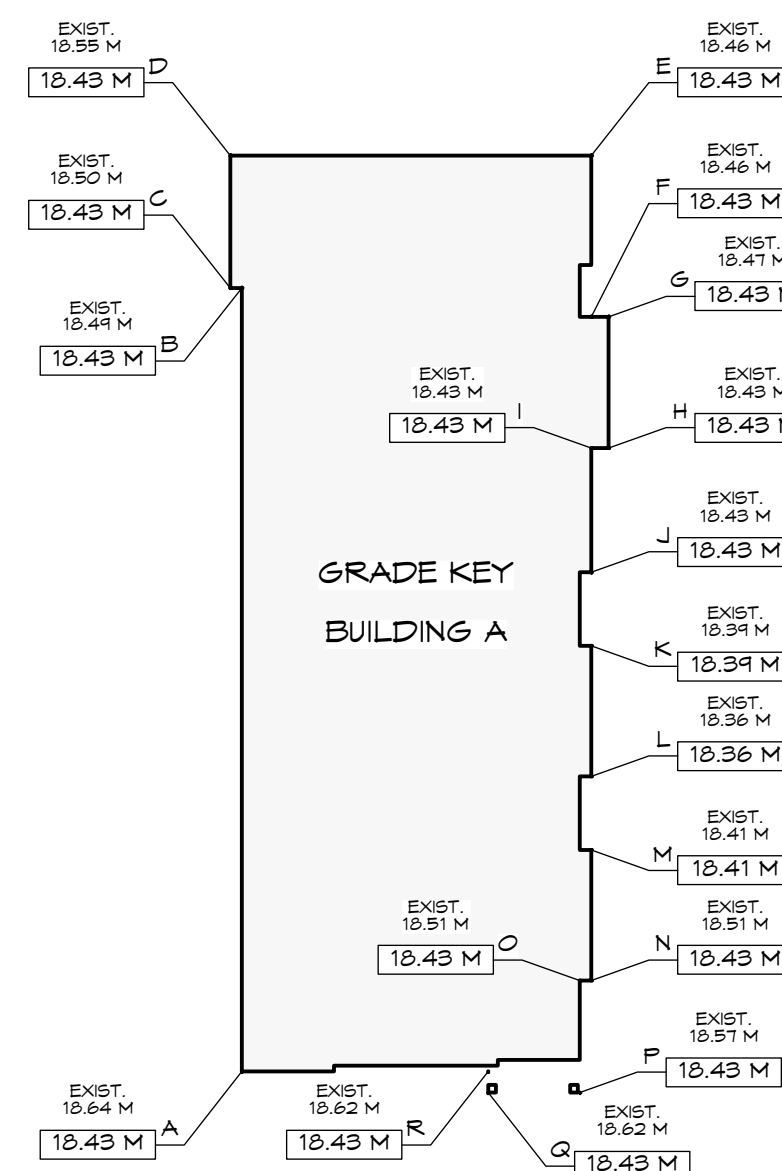
LOCATION MAP (not to scale)

**Building A - Average Grade Calculation**

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	18.43	18.43	18.43	20.74	382.24	1282.75	69.62	18.425
BC	18.43	18.43	18.43	0.30	5.53			
CD	18.43	18.43	18.43	3.51	64.69			
DE	18.43	18.43	18.43	9.55	176.01			
EF	18.43	18.43	18.43	4.27	78.70			
FG	18.43	18.43	18.43	0.46	8.48			
GH	18.43	18.43	18.43	3.48	64.14			
HI	18.43	18.43	18.43	0.46	8.48			
IJ	18.43	18.43	18.43	3.29	60.63			
JK	18.43	18.39	18.41	1.94	35.72			
KL	18.39	18.36	18.38	3.45	63.39			
LM	18.36	18.41	18.39	1.94	35.67			
MN	18.41	18.43	18.42	3.45	63.55			
NO	18.43	18.43	18.43	0.30	5.53			
OP	18.43	18.43	18.43	2.97	54.74			
PQ	18.43	18.43	18.43	2.43	44.78			
QR	18.43	18.43	18.43	0.56	10.32			
RA	18.43	18.43	18.43	6.52	120.16			
			<b>TOTAL</b>	<b>69.62</b>	<b>1282.75</b>		<b>FINISHED AVERAGE GRADE</b>	<b>18.42</b>

**Building B - Average Grade Calculation**

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	18.43	18.37	18.40	20.74	381.62	1280.55	69.62	18.393
BC	18.37	18.37	18.37	0.30	5.51			
CD	18.37	18.36	18.37	3.51	64.46			
DE	18.36	18.36	18.37	9.55	175.43			
EF	18.36	18.36	18.36	4.27	78.48			
FG	18.36	18.39	18.39	0.46	8.46			
GH	18.39	18.40	18.40	3.48	64.01			
HI	18.40	18.39	18.40	0.46	8.46			
IJ	18.39	18.39	18.39	3.29	60.50			
JK	18.39	18.36	18.38	1.94	35.65			
KL	18.36	18.38	18.37	3.45	63.38			
LM	18.38	18.41	18.40	1.94	35.69			
MN	18.41	18.41	18.41	3.45	63.51			
NO	18.41	18.41	18.41	0.30	5.52			
OP	18.41	18.42	18.42	2.97	54.69			
PQ	18.42	18.42	18.42	2.43	44.76			
QR	18.42	18.41	18.42	0.56	10.31			
RA	18.41	18.43	18.42	6.52	120.10			
			<b>TOTAL</b>	<b>69.62</b>	<b>1280.55</b>		<b>FINISHED AVERAGE GRADE</b>	<b>18.39</b>



**DRAWING LIST:**

- ARCHITECTURAL**  
 A100 PROJECT INFO  
 A101 SITE PLAN  
 A102 SURVEY PLAN (EXISTING)  
 A201 BUILDING A FLOOR PLANS  
 A202 BUILDING B FLOOR PLANS  
 A301 BUILDING A ELEVATIONS  
 A302 BUILDING B ELEVATIONS  
 A401 STREETSCAPE & SECTIONS  
 A501 RENDERINGS  
 A601 LANDSCAPE PLAN
- CIVIL**  
 --- PRELIMINARY SITE SERVICING & STORMWATER MANAGEMENT PLAN



ISSUED FOR DP/REZONING JAN. 07, 2021



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

Drawn By: K. KOSHMAN

Date: JAN. 07/21

Scale: AS NOTED

Project:  
 PROPOSED TOWNHOUSES @ 1514/1520 FOUL BAY RD

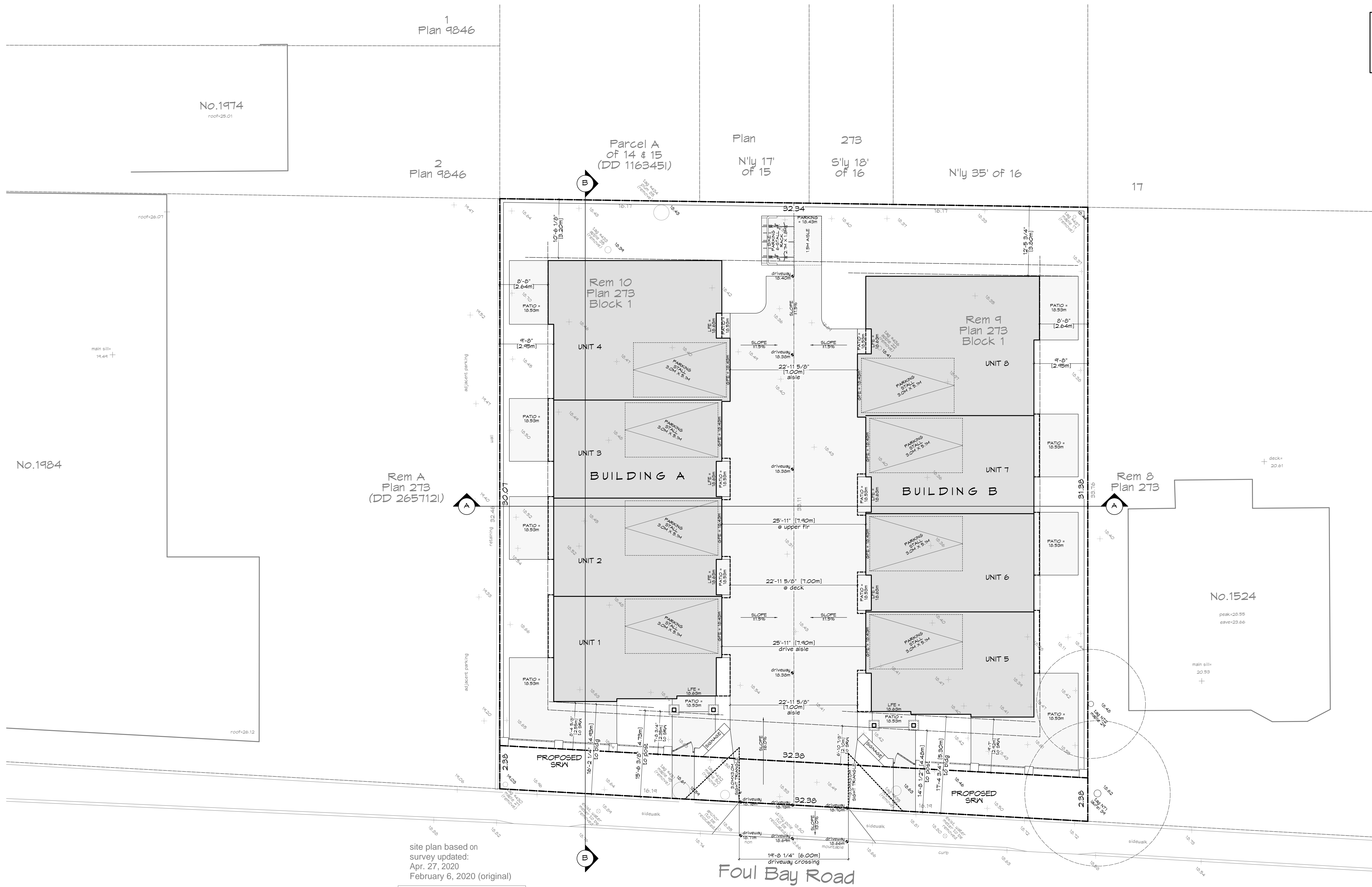
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Revision: Sheet:  
 CALIC NOV. 12/20 A  
 REZONE/DP NOV. 12/20 100  
 JAN. 07/21

Proj.No. TBD

**ABBREVIATIONS:**  
 UFE = UPPER FLOOR ELEVATION  
 MFE = MAIN FLOOR ELEVATION  
 LFE = LOWER FLOOR ELEVATION  
 GFE = GARAGE FLOOR ELEVATION

**NOTES:**  
 FOR ROAD/SIDEWALK/DRIVEWAY,  
 GRADING & SERVICING DETAILS  
 SEE CIVIL PLANS BY JE ANDERSON



site plan based on  
 survey updated:  
 Apr. 27, 2020  
 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

1 Site Plan - Proposed  
 Scale: 1:100

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Title:  
 SITE PLAN

Revision: Sheet:  
 CALJC NOV. 12/20 A  
 REZONE/DP JAN. 07/21 101

Proj.No. TBD

**BC LAND SURVEYORS SITE PLAN OF:**

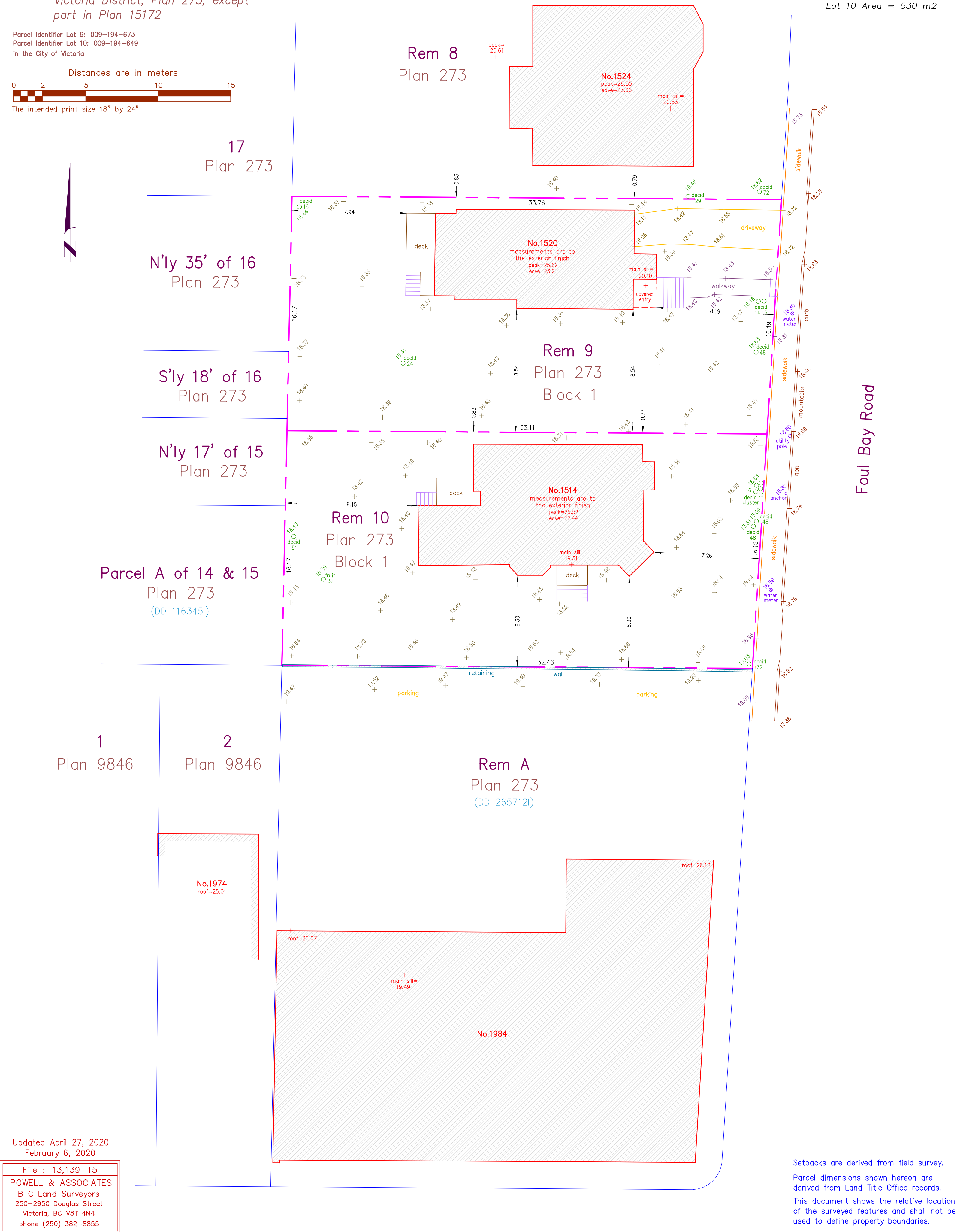
**Civic: 1520 & 1514 Foul Bay Road**

**Legal** Lots 9 & 10, Block 1, Section 76,  
Victoria District, Plan 273, except  
part in Plan 15172

Parcel Identifier Lot 9: 009-194-673  
Parcel Identifier Lot 10: 009-194-649  
in the City of Victoria



**LEGEND**  
Elevations are to geodetic datum.  
## + - denotes - existing elevation  
Tree diameters are in centimetres.  
Lot 9 Area = 540 m2  
Lot 10 Area = 530 m2



Setbacks are derived from field survey.  
Parcel dimensions shown hereon are  
derived from Land Title Office records.  
This document shows the relative location  
of the surveyed features and shall not be  
used to define property boundaries.

Updated April 27, 2020  
February 6, 2020  
File : 13,139-15  
**POWELL & ASSOCIATES**  
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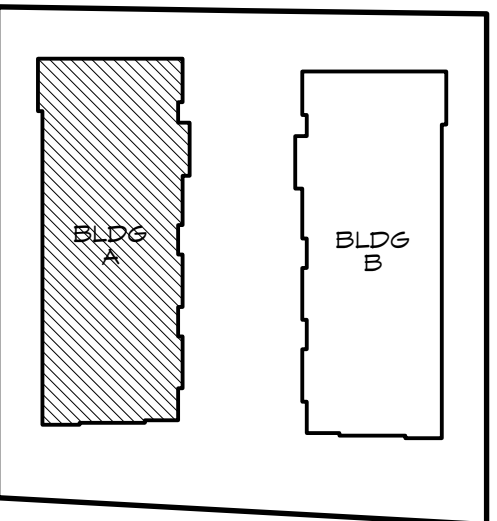
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Project:  
**PROPOSED  
TOWNHOUSES  
@ 1514/1520  
FOUL BAY RD**

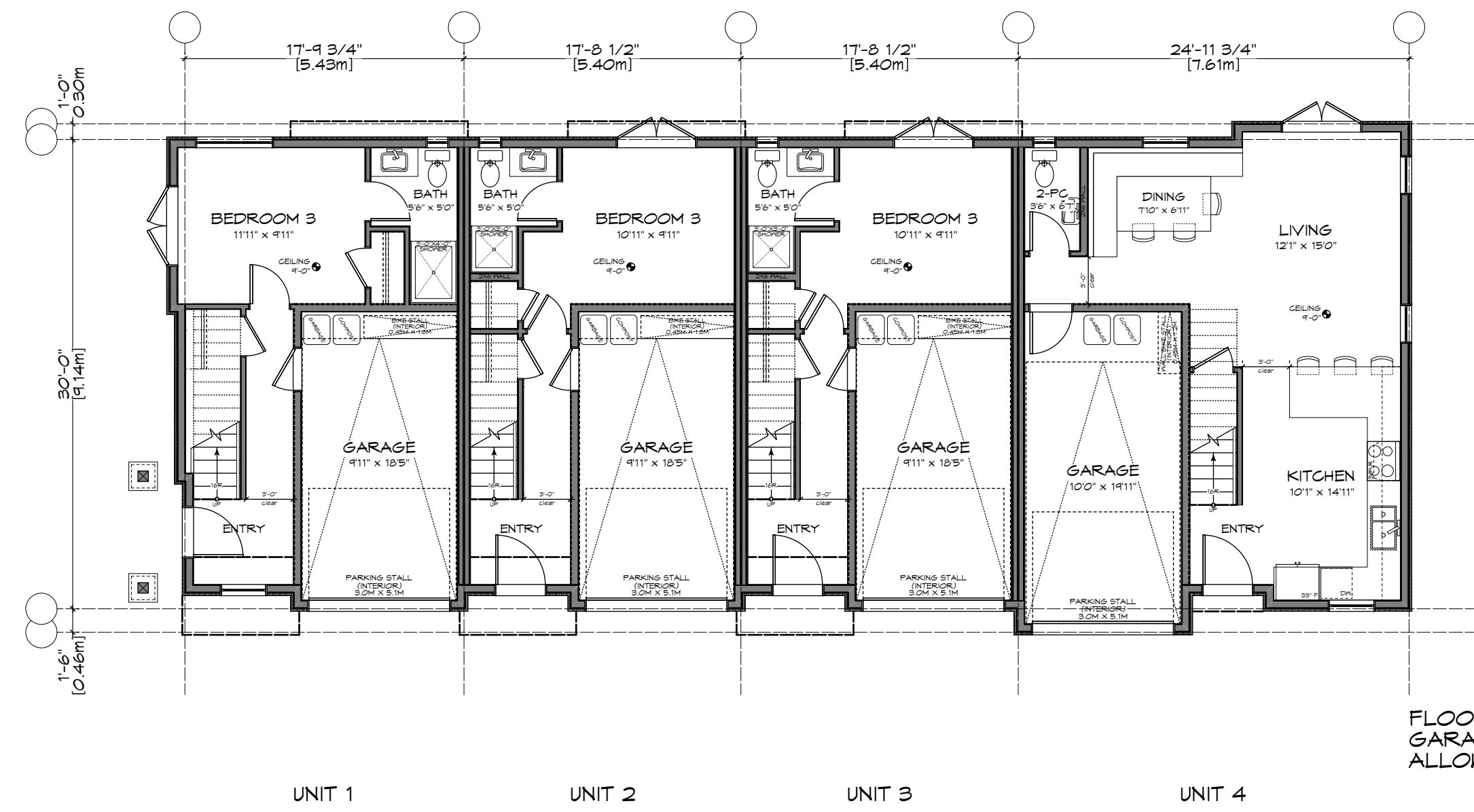
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**SURVEY PLAN  
(EXISTING)**

Revision: CALIC NOV. 12/20 REZONE/DP JAN. 07/21	Sheet: <b>A</b> <b>102</b>
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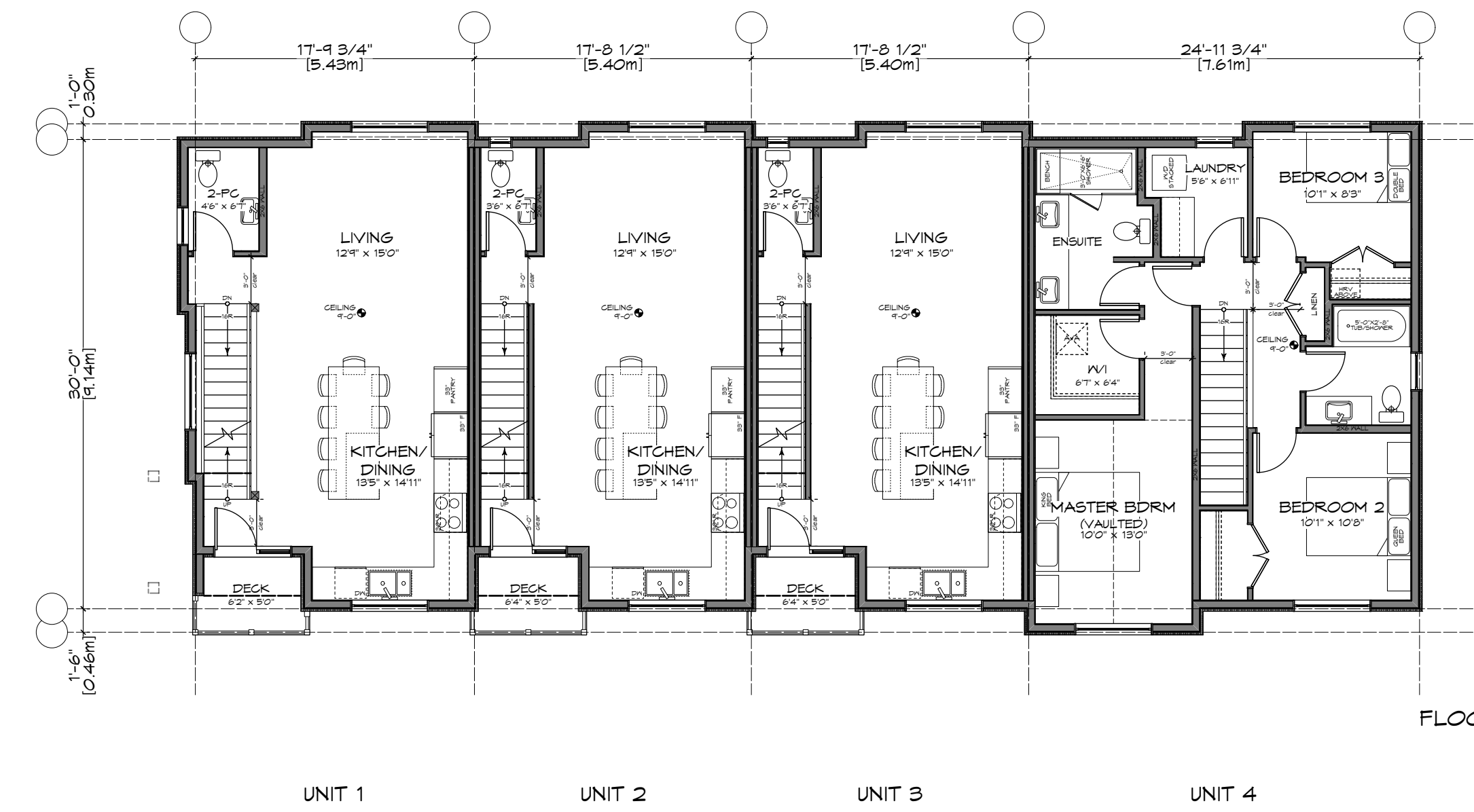
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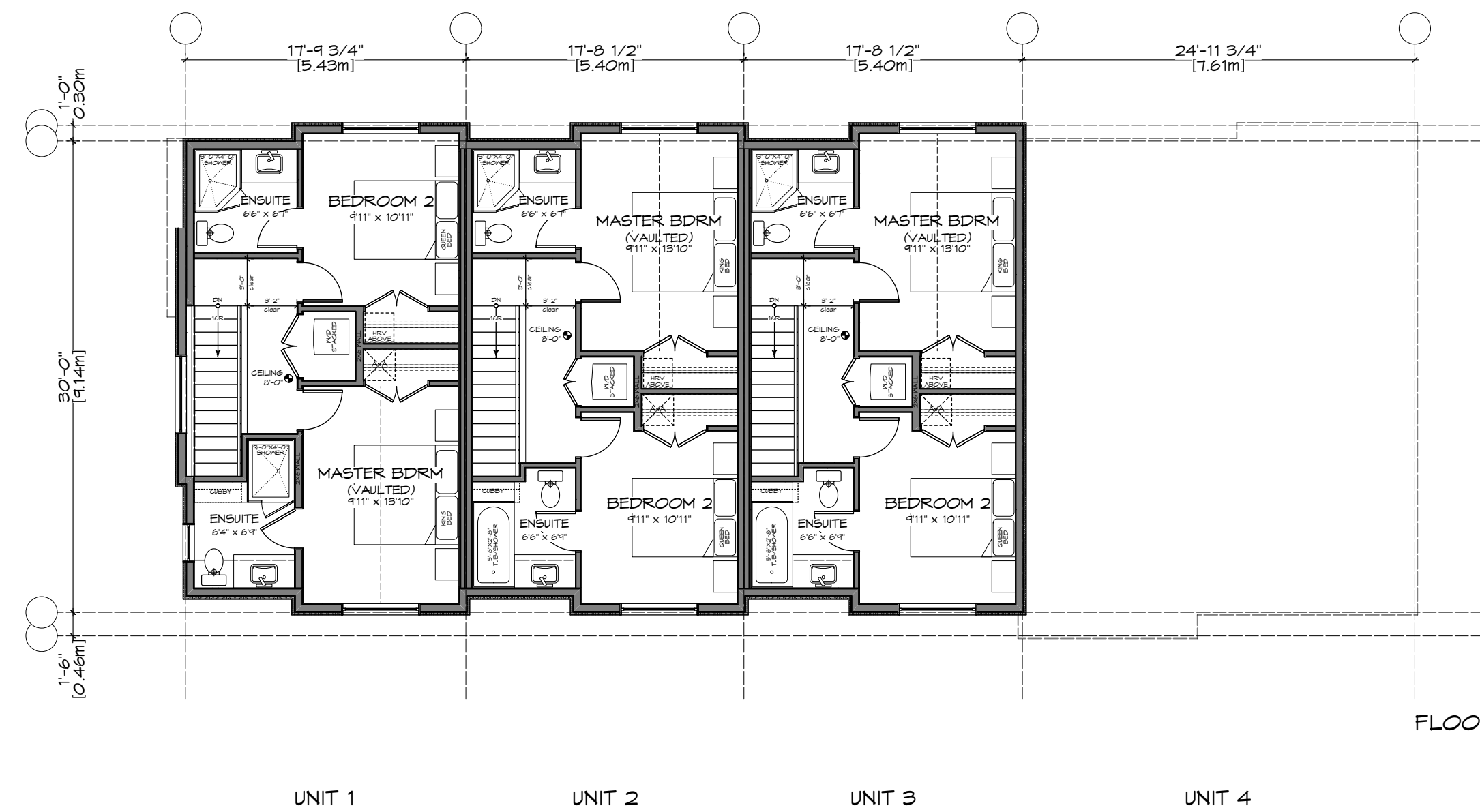
KEY PLAN



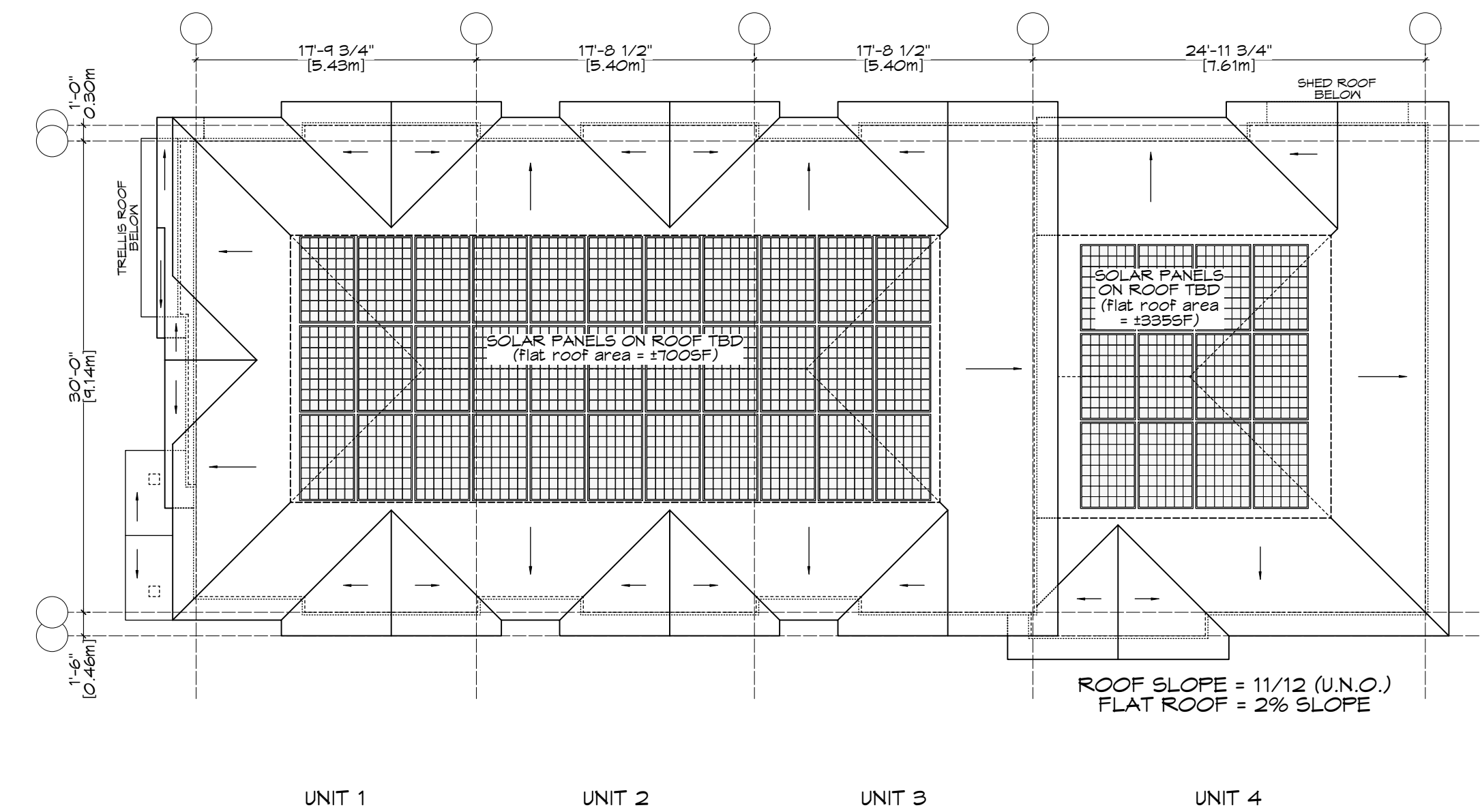
1 Lower Floor Plan - Bldg A  
Scale: 1:100



2 Main Floor Plan - Bldg A  
Scale: 1:100



3 Upper Floor Plan - Bldg A  
Scale: 1:100



4 Roof Plan - Bldg A  
Scale: 1:100

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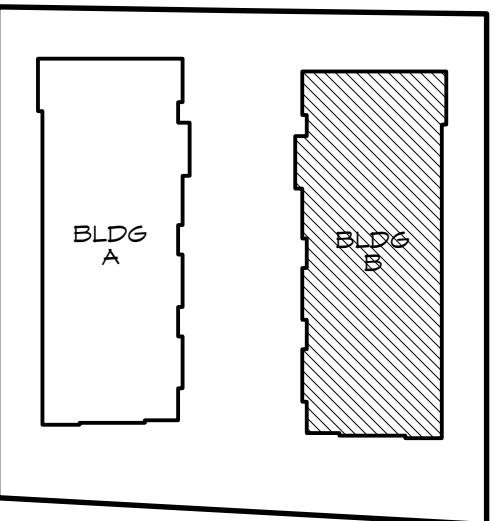
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@ 1514/1520  
FOUL BAY RD

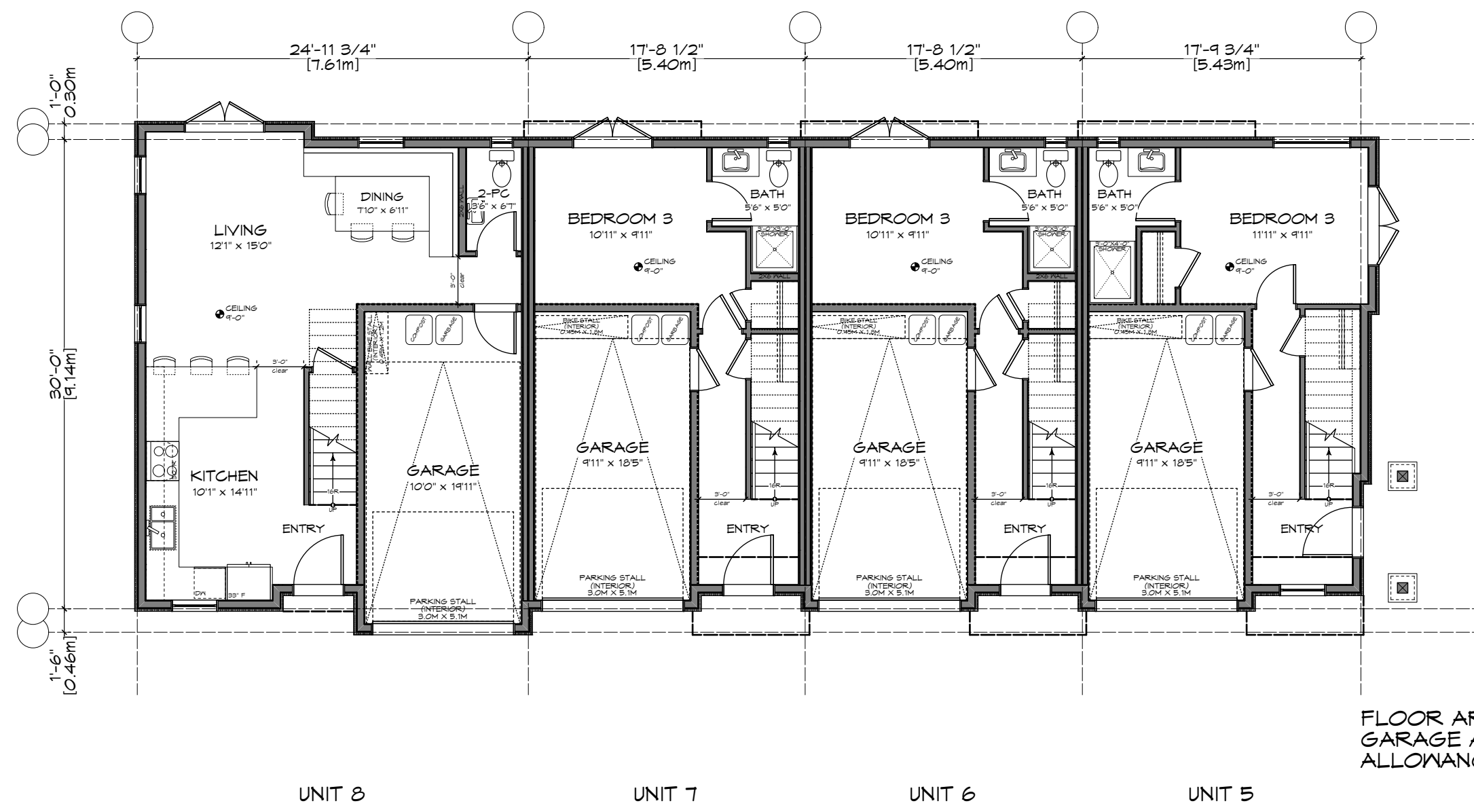
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FLOOR PLANS -  
BUILDING A

Revision: Sheet:  
CALIC NOV. 12/20 A  
REZONE/DP JAN. 07/21 201

Proj.No. TBD

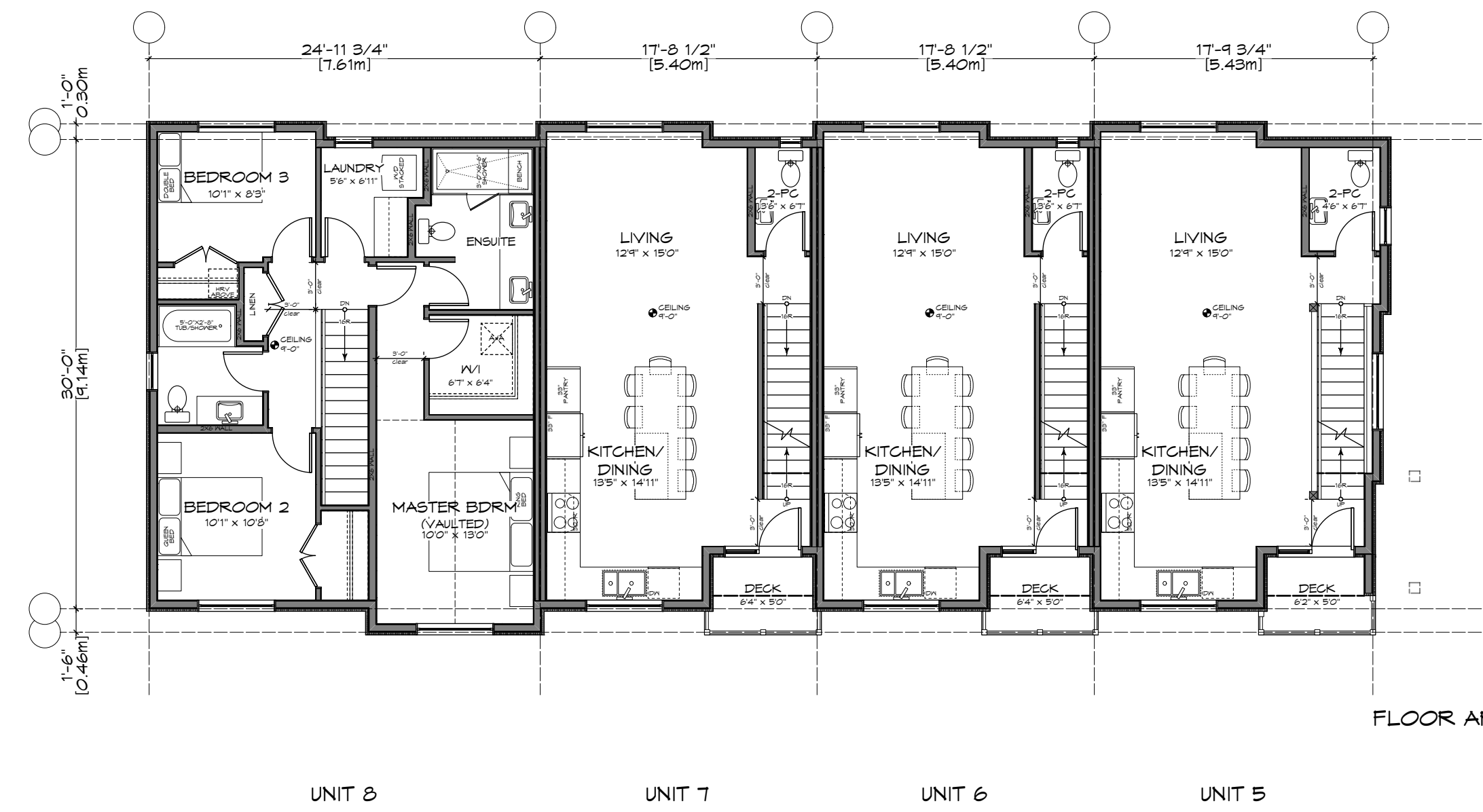


KEY PLAN



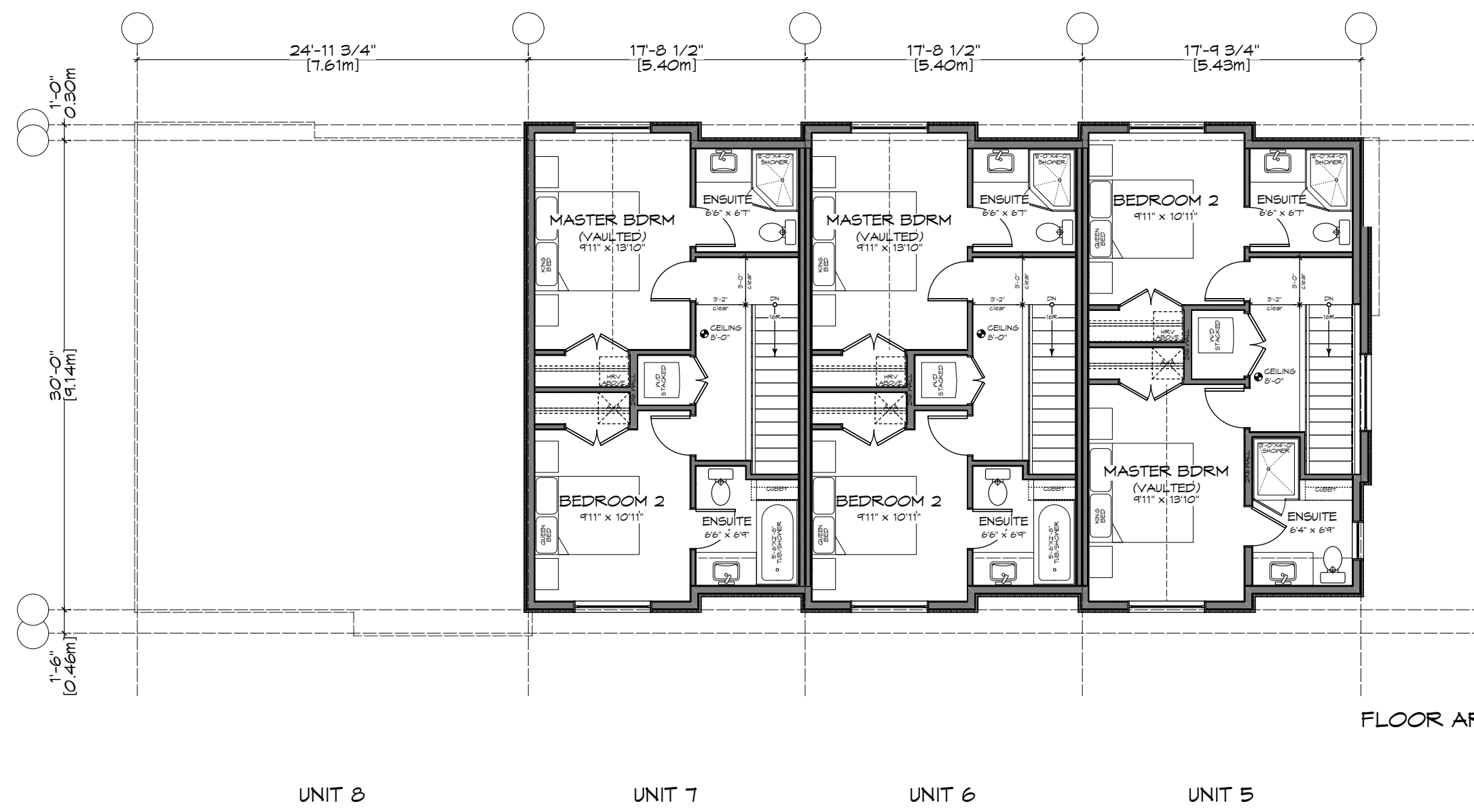
FLOOR AREA = 138.98 M2  
 GARAGE AREA = 69.49 M2  
 ALLOWANCE = -69.49 M2

1 Lower Floor Plan - Bldg B  
 Scale: 1:100



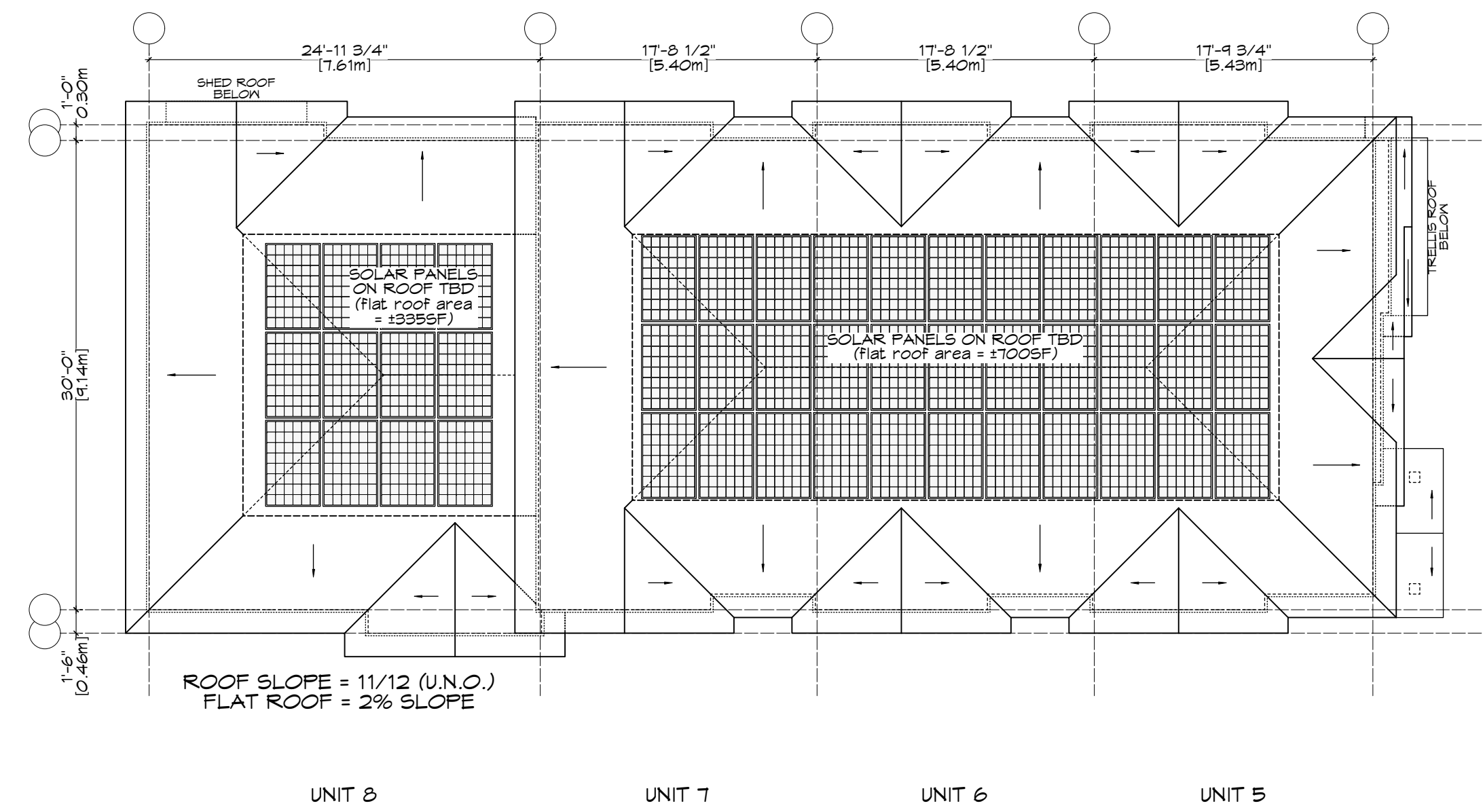
FLOOR AREA = 206.52 M2

2 Main Floor Plan - Bldg B  
 Scale: 1:100



FLOOR AREA = 141.58 M2

3 Upper Floor Plan - Bldg B  
 Scale: 1:100



ROOF SLOPE = 11/12 (U.N.O.)  
 FLAT ROOF = 2% SLOPE

4 Roof Plan - Bldg B  
 Scale: 1:100

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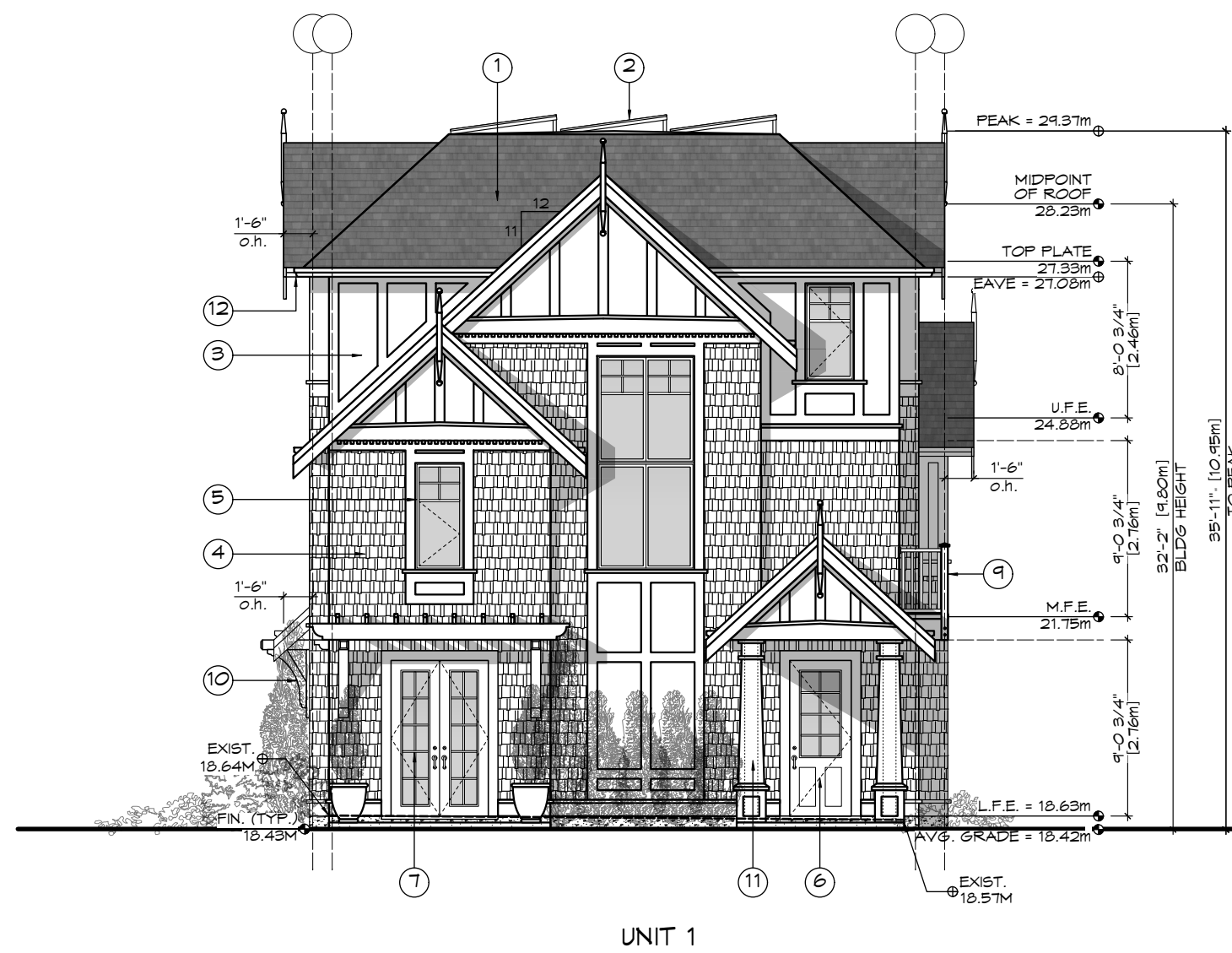
Project:  
 PROPOSED  
 TOWNHOUSES  
 @ 1514/1520  
 FOUL BAY RD

Title:  
 FLOOR PLANS -  
 BUILDING B

Revision:  
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 REZONE/DP  
 JAN. 07/21

Sheet:  
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 202

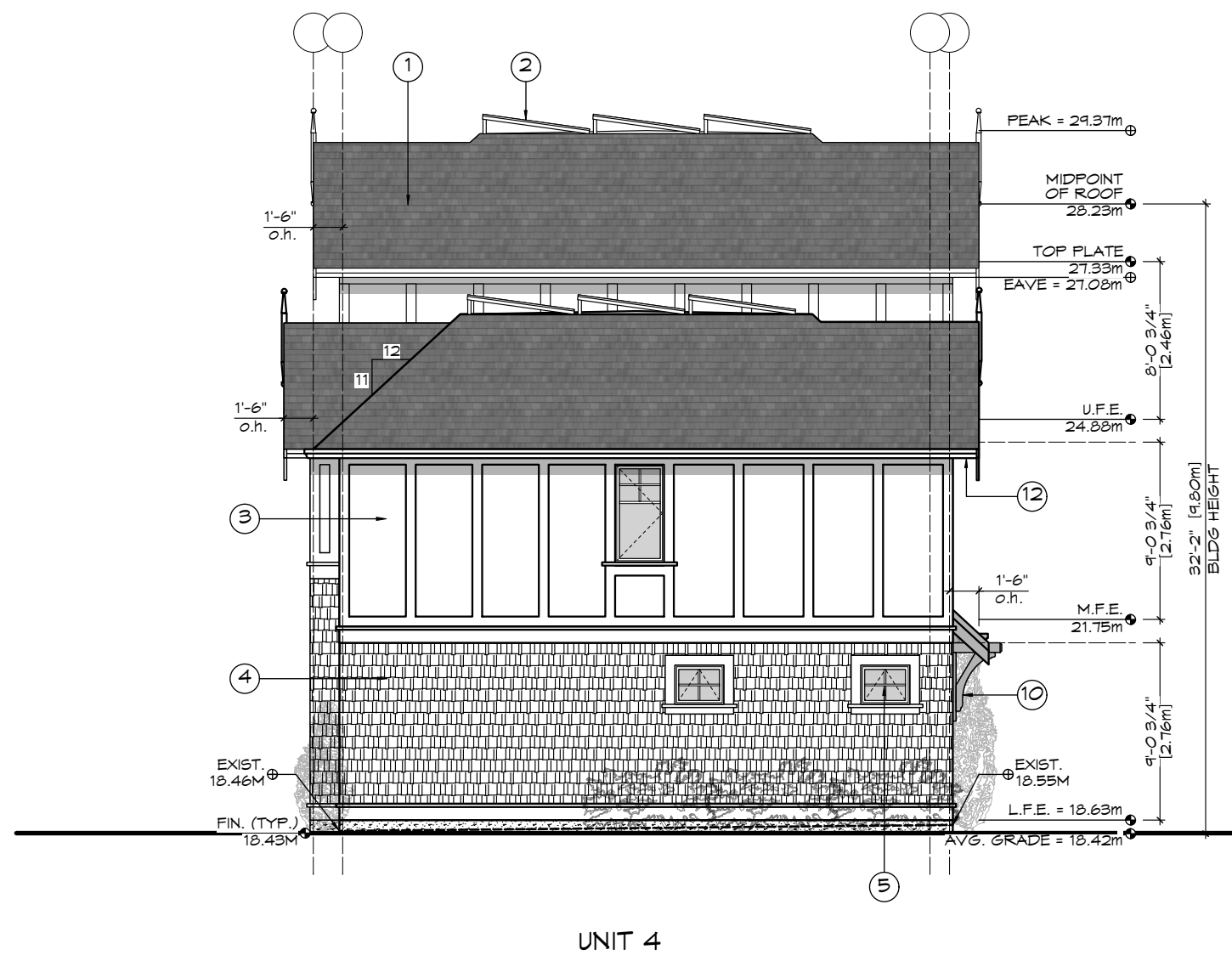
Proj.No. TBD



1 Front (Foul Bay) Elevation - Bldg A  
Scale: 1:100



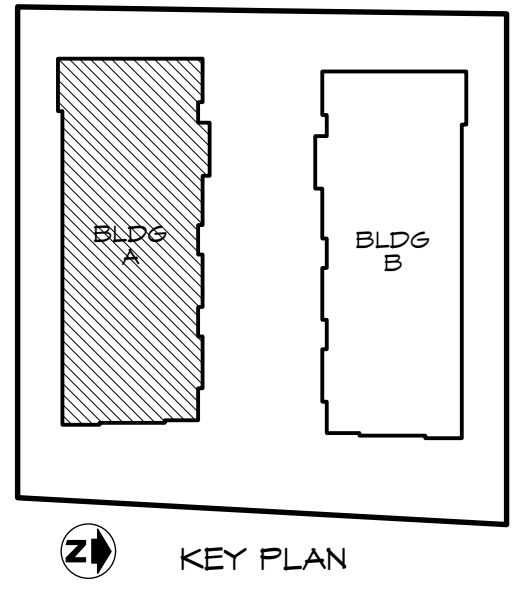
2 Side (Drive-aisle) Elevation - Bldg A  
Scale: 1:100



3 Rear (W) Elevation - Bldg A  
Scale: 1:100



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



- 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 - PREFIN. VENTED METAL

Glazing Area Calc.	Unit 1		Unit 2		Unit 3		Unit 4	
<b>West (rear)</b>	N/A		N/A		N/A		Imperial Metric	
limit distance							10.50	3.20
building face area							655.64	60.91
glazing area							16.15	1.50
percentage							2.46%	
max allowed							14.40%	ok
<b>South (side)</b>	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
limit distance	8.66	2.64	8.66	2.64	8.66	2.64	8.66	2.64
building face area	550.39	51.13	517.23	48.05	517.23	48.05	499.36	46.39
glazing area	63.53	5.90	68.12	6.33	68.12	6.33	62.12	5.77
percentage	11.54%		13.17%		13.17%		12.44%	
max allowed	11.88%	ok	15.76%	ok	15.76%	ok	15.76%	ok
<b>East (front/street)</b>	N/A		N/A		N/A		N/A	
limit distance	faces street							
building face area								
glazing area								
percentage								
max allowed								
<b>North (driveaisle)</b>	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
limit distance	12.96	3.95	12.96	3.95	12.96	3.95	11.48	3.50
building face area	553.02	51.38	517.23	48.05	506.41	47.05	507.54	47.15
glazing area	76.90	7.14	72.44	6.73	72.44	6.73	66.98	6.22
percentage	13.91%		14.01%		14.30%		13.20%	
max allowed	17.78%	ok	27.55%	ok	27.55%	ok	23.50%	ok

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**ZEBRADESIGN**



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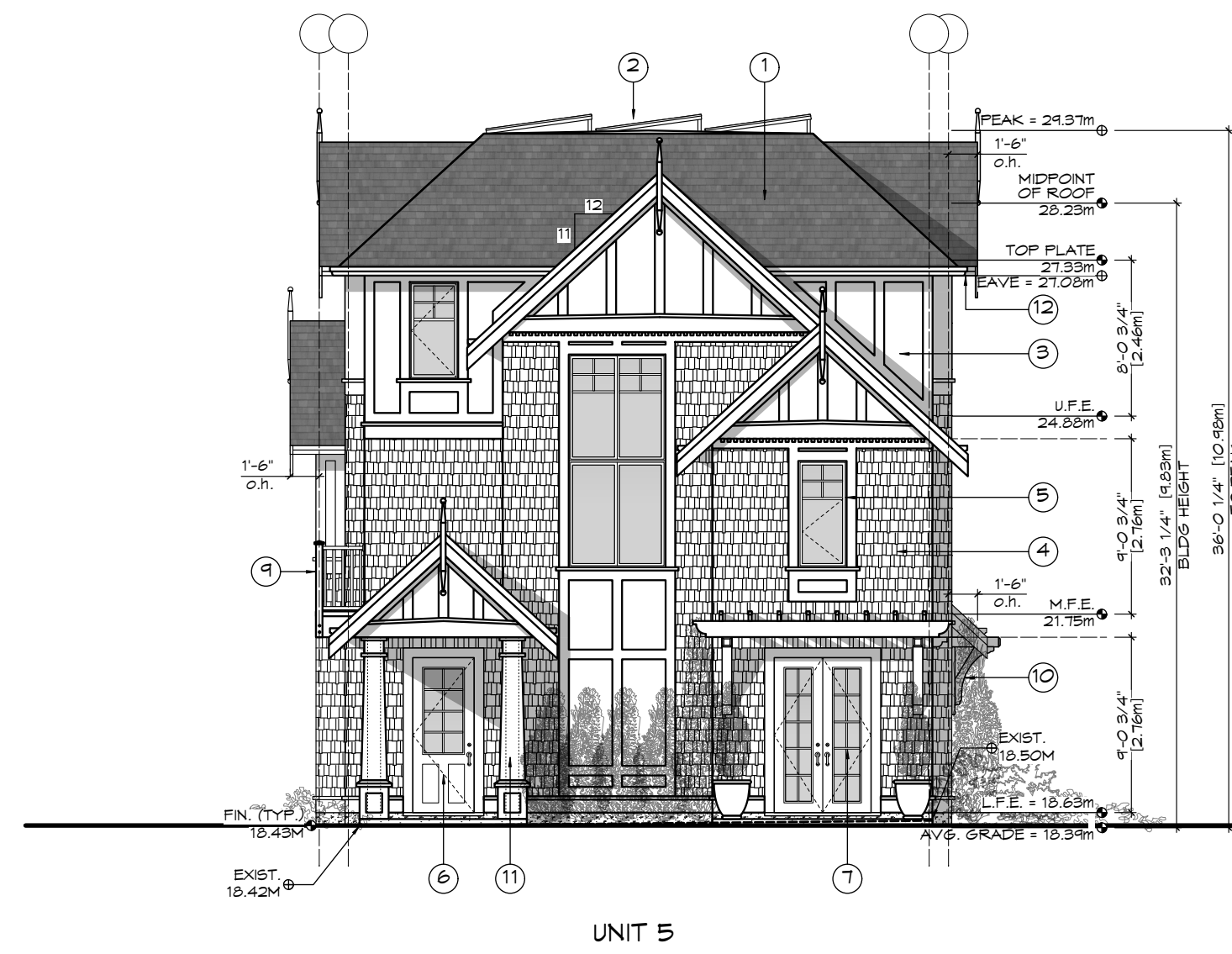
Project:  
PROPOSED  
TOWNHOUSES  
@ 1514/1520  
FOUL BAY RD

Title:  
ELEVATIONS -  
BUILDING A

Revision: Sheet:  
CALJC NOV. 12/20  
REZONE/DP  
JAN. 07/21  
**A**

**301**

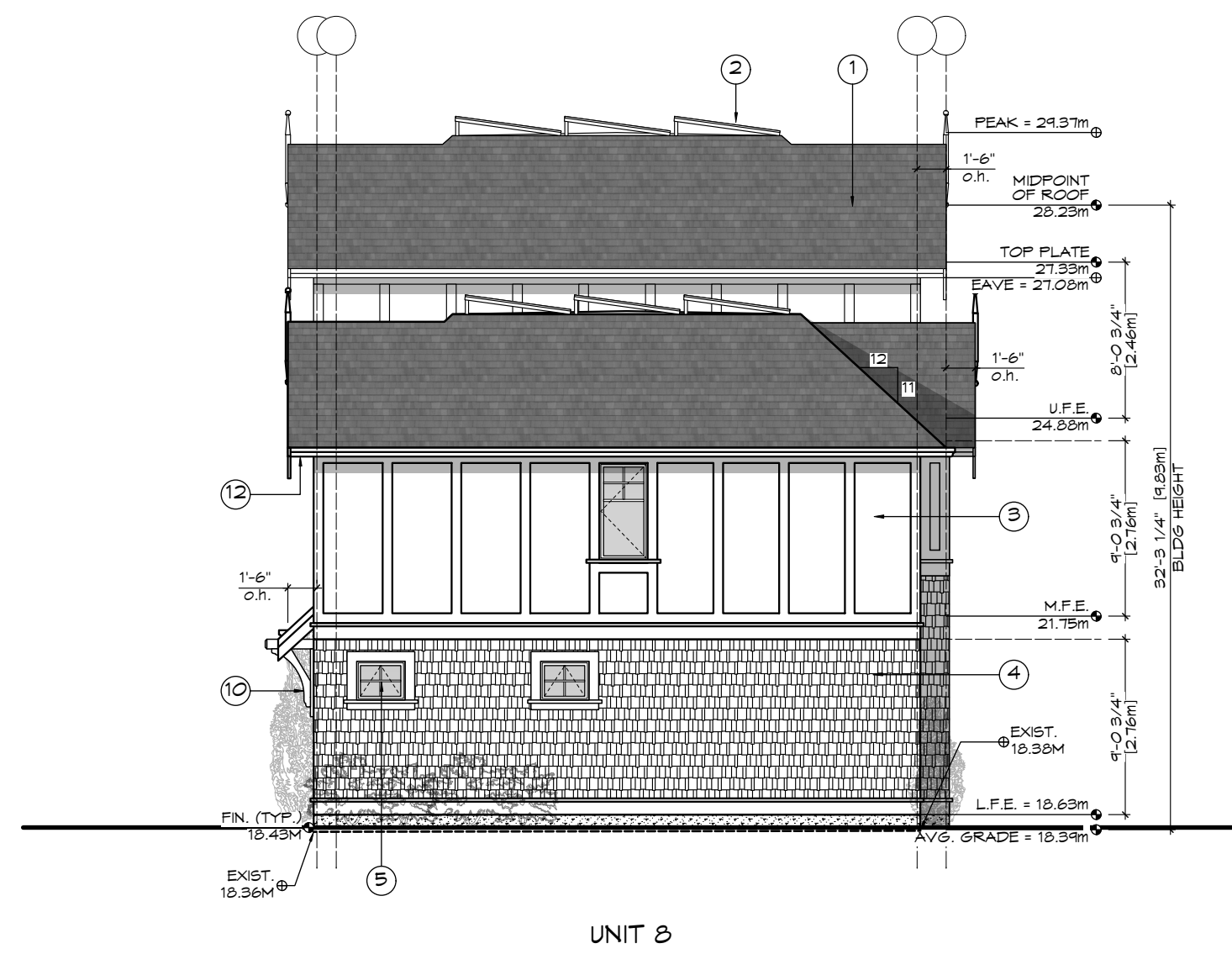
Proj.No. TBD



1 Front (Foul Bay) Elevation - Bldg B  
Scale: 1:100



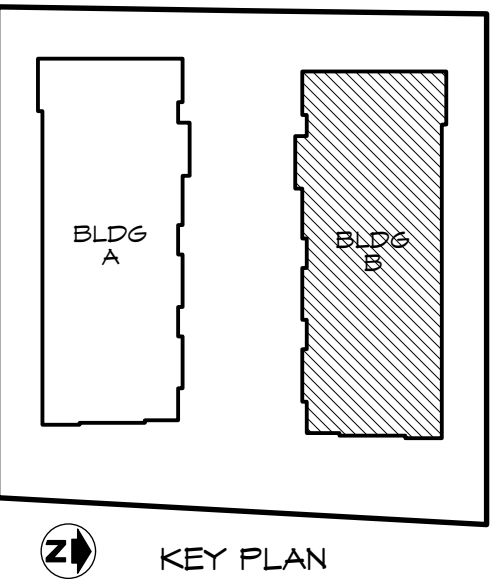
2 Side (Drive-aisle) Elevation - Bldg B  
Scale: 1:100



3 Rear (W) Elevation - Bldg B  
Scale: 1:100



4 Side (N) Elevation - Bldg B  
Scale: 1:100



- FINISH SCHEDULE KEY**
- ① FIBERGLASS SHINGLE ROOFING
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  - ⑪ WOOD POST
  - ⑫ SOFFIT - PREFIN. VENTED METAL

Glazing Area Calc.	Unit 5		Unit 6		Unit 7		Unit 8	
	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
<b>South (driveaisle)</b>								
limit distance	12.96	3.95	12.96	3.95	12.96	3.95	11.48	3.50
building face area	553.02	51.38	517.23	48.05	506.41	47.05	507.54	47.15
glazing area	76.90	7.14	72.44	6.73	72.44	6.73	66.98	6.22
percentage	13.91%		14.01%		14.30%		13.20%	
max allowed	17.78% ok		27.55% ok		27.55% ok		23.50% ok	
<b>East (front/street)</b>								
limit distance	N/A		N/A		N/A		N/A	
faces street								
building face area								
glazing area								
percentage								
max allowed								
<b>North (side)</b>								
limit distance	8.66	2.64	8.66	2.64	8.66	2.64	8.66	2.64
building face area	550.39	51.13	517.23	48.05	517.23	48.05	499.36	46.39
glazing area	63.53	5.90	68.12	6.33	68.12	6.33	62.12	5.77
percentage	11.54%		13.17%		13.17%		12.44%	
max allowed	11.88% ok		15.76% ok		15.76% ok		15.76% ok	
<b>West (rear)</b>								
limit distance	N/A		N/A		N/A		10.50	3.20
building face area							655.64	60.91
glazing area							16.15	1.50
percentage							2.46%	
max allowed							14.40% ok	

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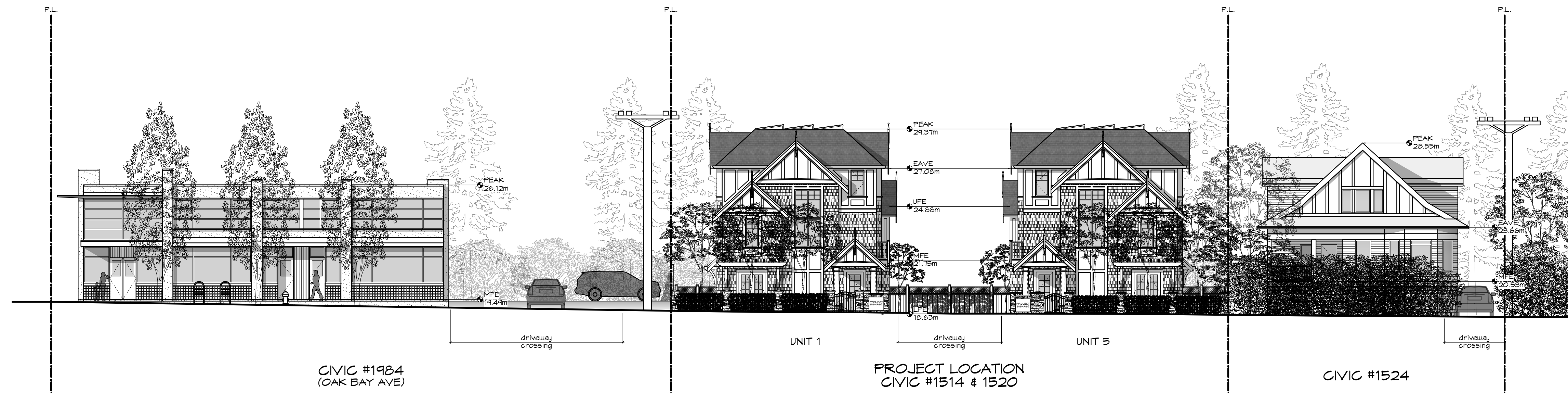
Scale: AS NOTED

Project:  
PROPOSED  
TOWNHOUSES  
@ 1514/1520  
FOUL BAY RD

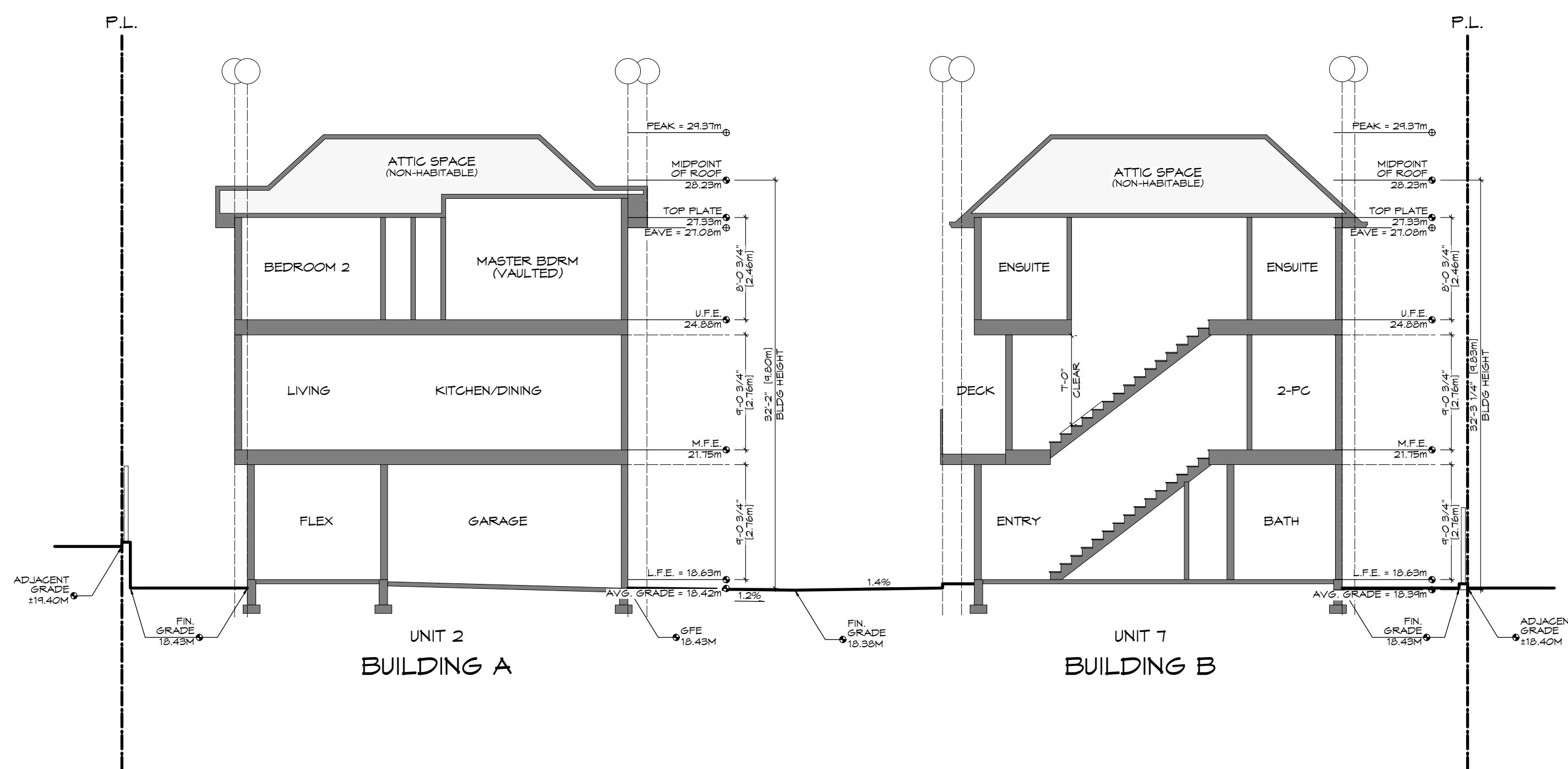
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ELEVATIONS -  
BUILDING B

Revision: Sheet:  
CALC NOV. 12/20 A  
REZONE/DP 302  
JAN. 07/21

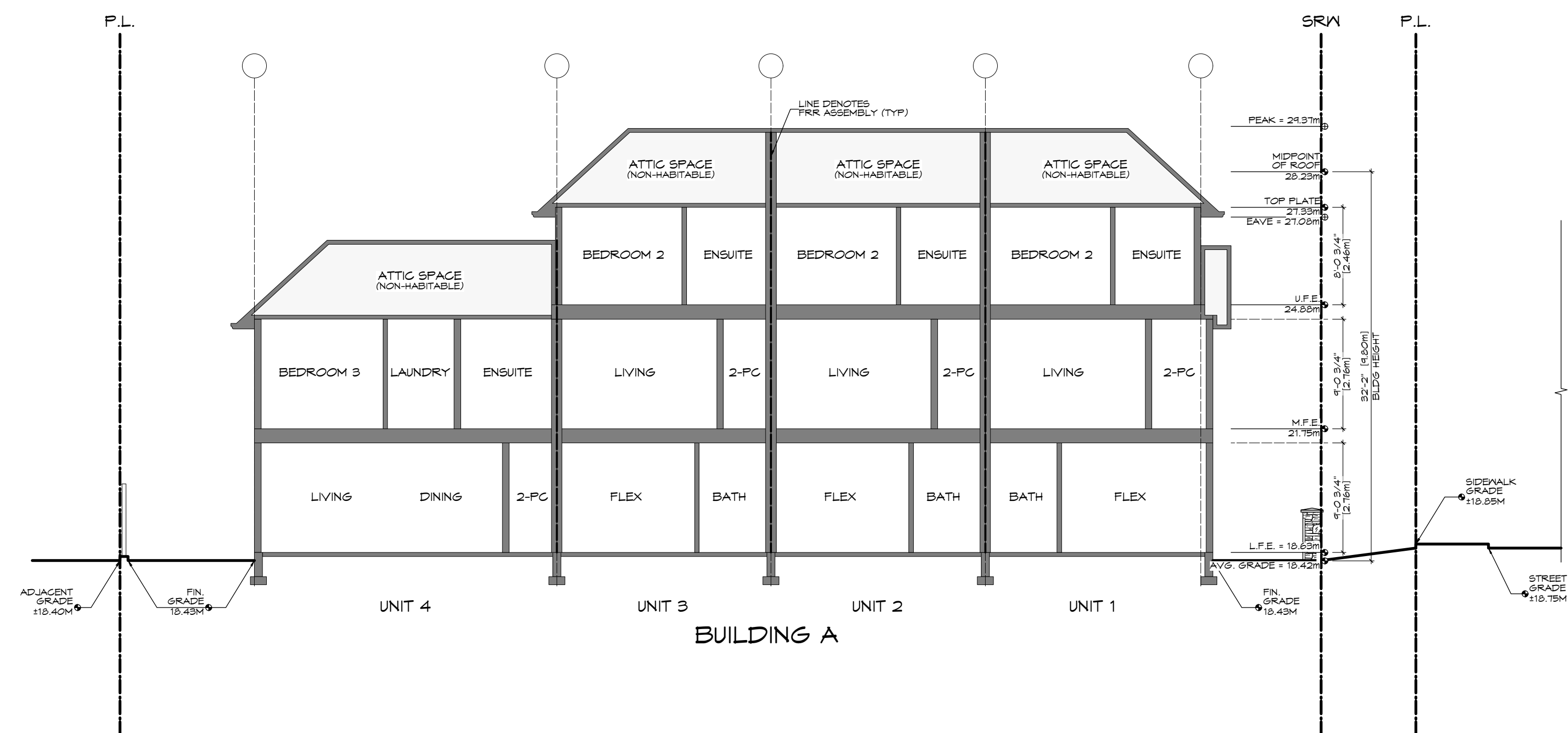
Proj.No. TBD



1 Streetscape  
Scale: 1:150



2 Site Section A  
Scale: 1:100



3 Site Section B  
Scale: 1:100

ISSUED FOR  
DP/REZONING  
JAN. 07, 2021

ZEBRADESIGN



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

Drawn By: K. KOSHMAN

Date: JAN. 07/21

Scale: AS NOTED

Project:  
PROPOSED  
TOWNHOUSES  
@ 1514/1520  
FOUL BAY RD

Title:  
STREETSCAPE &  
SITE SECTIONS

Revision: CALIC NOV. 12/20 REZONE/DP JAN. 07/21	Sheet: A 401
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Proj.No. TBD





FOUL BAY RD RENDERING

ISSUED FOR  
DP/REZONING  
JAN. 07, 2021

ZEBRADESIGN



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Scale: AS NOTED

Project:  
PROPOSED  
TOWNHOUSES  
@ 1514/1520  
FOUL BAY RD

Title:  
RENDERING

Revision:  
CALC NOV. 12/20  
REZONE/DP  
JAN. 07/21

Sheet:  
**A**  
**501**

Proj.No. TBD



### LANDSCAPE PLAN LEGEND

**TREES/SHRUBS/ETC.**

- EXIST. (Existing Tree)
- NEW TREE
- NEW SHRUBS
- GROUNDCOVER/LOW HEIGHT PLANTS

**SURFACE MATERIALS**

- LAWN
- MULCH
- CONCRETE
- PAVED SIDEWALK
- PERMEABLE PAVERS
- BRUSHED CONCRETE DRIVEWAY CROSSING

**OTHER**

- RETAINING WALL
- WOOD PRIVACY FENCE
- STONE POST W/ METAL FENCE

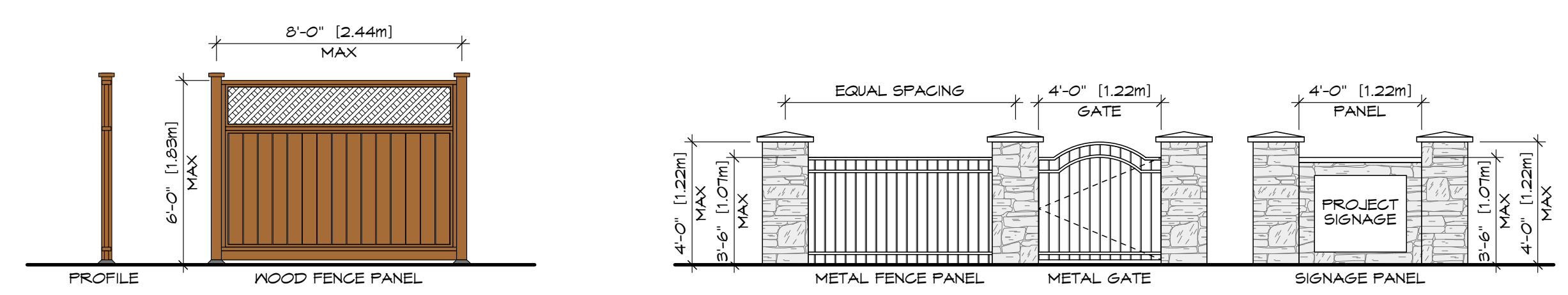
**EGRESS**

- MAIN ENTRY (Red Arrow)
- SECONDARY ENTRY (Blue Arrow)

**NOTES:**

- LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
- CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND WIRING AND AVOID CONFLICT WITH EXCAVATIONS.
- ALL LANDSCAPING SHALL BE PERFORMED TO BCSLA, BCLNA STANDARDS.
- ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE
- FENCE TO BE MAX HEIGHT OF: 1.20M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING 1.80M (6'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE

1 Landscape Plan - Proposed  
Scale: 1:100



2 Fence Design  
Scale: 1/4" = 1'-0"

ISSUED FOR DP/REZONING  
JAN. 07, 2021



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Drawn By: K. KOSHMAN  
Date: JAN. 07/21  
Scale: AS NOTED  
Project:  
PROPOSED TOWNHOUSES  
@ 1514/1520 FOUL BAY RD

Title:  
LANDSCAPE PLAN

Revision: CALIC NOV. 12/20  
REZONE/DP JAN. 07/21  
Sheet: A 601  
Proj.No. TBD



**SHEET NOTES:**

- (A) CITY OF VICTORIA TO INSTALL SEWER SERVICE AT DEVELOPERS EXPENSE.
- (B) CITY OF VICTORIA WATER TO INSTALL WATER SERVICE AND METER AT DEVELOPERS EXPENSE.
- (C) CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICE AT PROPERTY LINE AT DEVELOPERS EXPENSE.
- (D) DISTRICT OF OAK BAY TO INSTALL DRAIN SERVICE AT DEVELOPERS EXPENSE.
- (E) CONTRACTOR TO CONSTRUCT 1.8m SIDEWALK WITH CURB AND GUTTER COMPLETE WITH 6.0m WIDE DRIVEWAY AS PER CITY OF VICTORIA STANDARDS.
- (F) CONCEPTUAL HYDRO/TEL SERVICING.

**CONCEPTUAL SITE SERVICING PLAN**

1514/1520 FOUL BAY ROAD  
PRELIMINARY SERVICING  
PLAN

Scale 1:200 Scale N/A  
horiz. vert.  
Sheet 1 of 1  
Eng. Project No. 32657

**JEA** J E ANDERSON & ASSOCIATES  
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