

## PROJECT INFO &amp; 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

## FRONT YARD AREA

## LOT WIDTH

## LOT DEPTH (AVG)

## SETBACKS

|                     |                 |
|---------------------|-----------------|
| EAST - FOUL BAY RD. | 4.48 M (14.70') |
| WEST - REAR         | 2.04 M (6.69')  |
| NORTH - INT. SIDE   | 2.64 M (8.66')  |
| SOUTH - INT. SIDE   | 2.64 M (8.66')  |

## SEPARATION BTW BLDGS

## SIDE/SIDE (N/S)

## AVG. GRADE

## BLDG A

## BLDG B

## STOREYS

## BUILDING HEIGHT

## BLDG A

## BLDG B

## FLOOR AREA

## 3RD FLOOR

## 2ND FLOOR

## 1ST FLOOR

## GARAGE

## ALLOWANCES:

## VEHICLE PARKING STALL

(UP TO -18.60 M<sup>2</sup> PER UNIT)

## TOTAL FLOOR AREA

## FLOOR AREA RATIO

## SITE COVERAGE

## OPEN SITE SPACE - TOTAL

## OPEN SITE SPACE - FRONT YARD

## PARKING

## VEHICLE STALL - RESIDENTIAL

## VEHICLE STALL - VISITOR

## BICYCLE - LONG TERM

## BICYCLE - SHORT TERM

## TOTAL NUMBER OF UNITS

## UNIT TYPE

## # OF BUILDINGS

## # OF UNITS PER BLDG

## MINIMUM UNIT FLOOR AREA

## SITE AREA PER UNIT

## SITE (COMBINED)

1070.57 M<sup>2</sup> (11523.55 FT<sup>2</sup>)146.01 M<sup>2</sup> (1571.68 FT<sup>2</sup>)

32.34 M (106.10')

33.11 M (108.63')

## 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

7.00M

## AVG. GRADE

18.43 M (60.46')

18.39 M (60.33')

2 &amp; 3 STOREYS

## BUILDING HEIGHT

11.43 M (37.50')

11.48 M (37.66')

## FLOOR AREA

303.00 M<sup>2</sup> (3261.48 FT<sup>2</sup>) = 70.04 % OF 2ND FLOOR AREA432.56 M<sup>2</sup> (4656.00 FT<sup>2</sup>)280.84 M<sup>2</sup> (3022.94 FT<sup>2</sup>)147.77 M<sup>2</sup> (1590.54 FT<sup>2</sup>)-147.77 M<sup>2</sup> (1590.54 FT<sup>2</sup>)(UP TO -18.60 M<sup>2</sup> PER UNIT)1016.40M<sup>2</sup> (10940.42 FT<sup>2</sup>)

0.949

45.81 % (490.48 M<sup>2</sup>)35.26 % (377.49 M<sup>2</sup>)80.92 % (1271.68 M<sup>2</sup>)

8 VEHICLE STALLS

8

0

8 (PRIVATE - IN GARAGES)

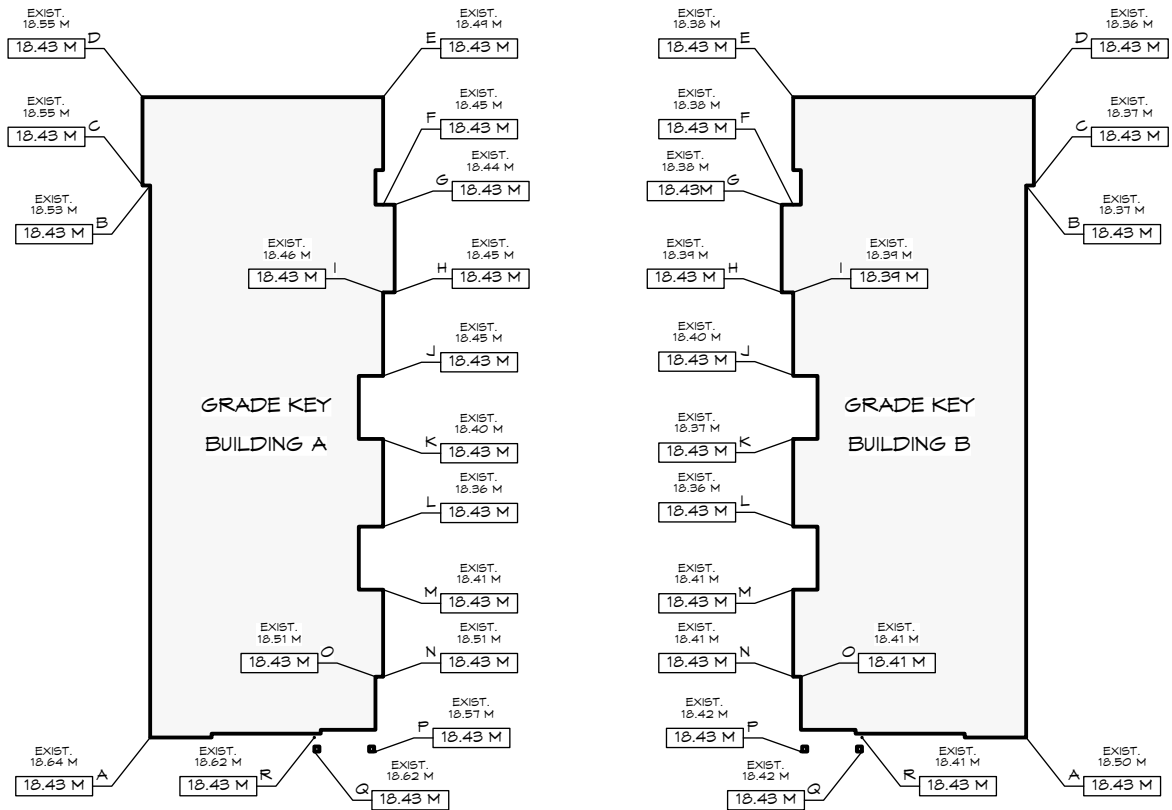
6 (1 RACK)

8

3 BEDROOM

2

4

114.55 M<sup>2</sup> UNITS 4 & 8133.82 M<sup>2</sup> (1440.44 FT<sup>2</sup>)LOCATION MAP  
(not to scale)

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# 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

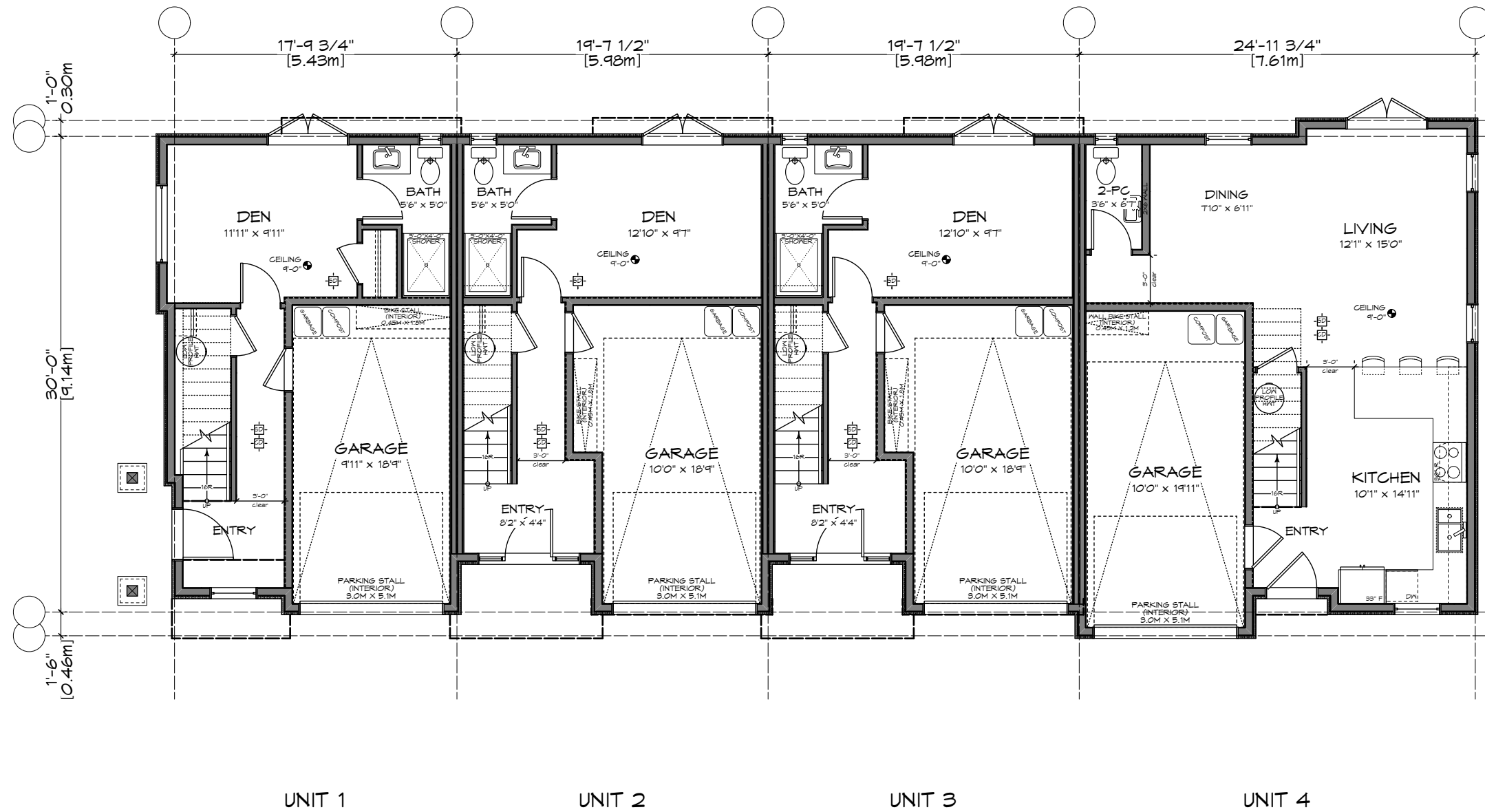
Foul Bay Road

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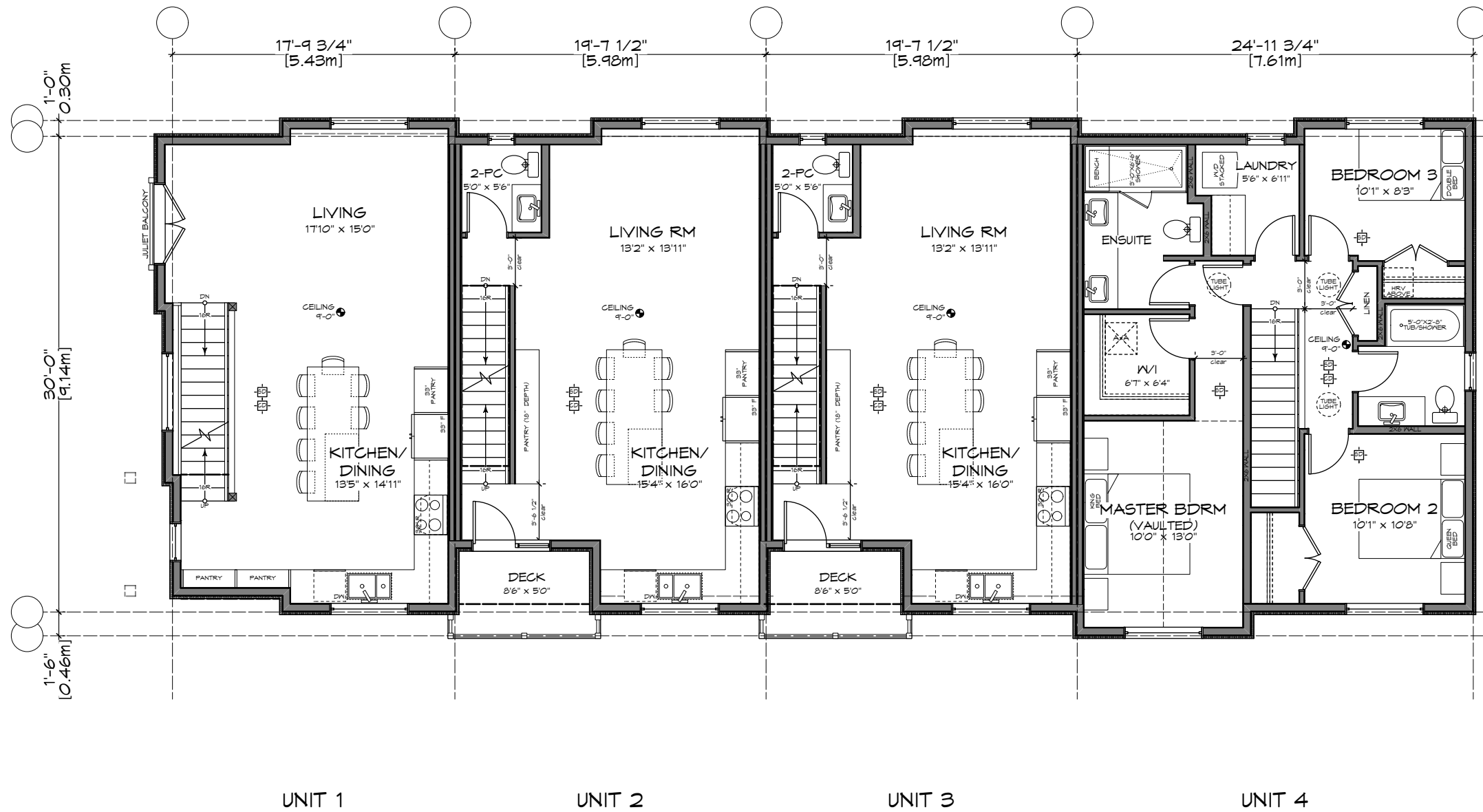
Lower Floor Plan - Bldg A  
Scale: 1:100

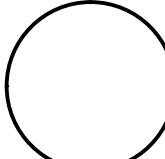
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**Main Floor Plan - Bldg A**  
 Scale: 1:100

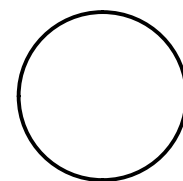
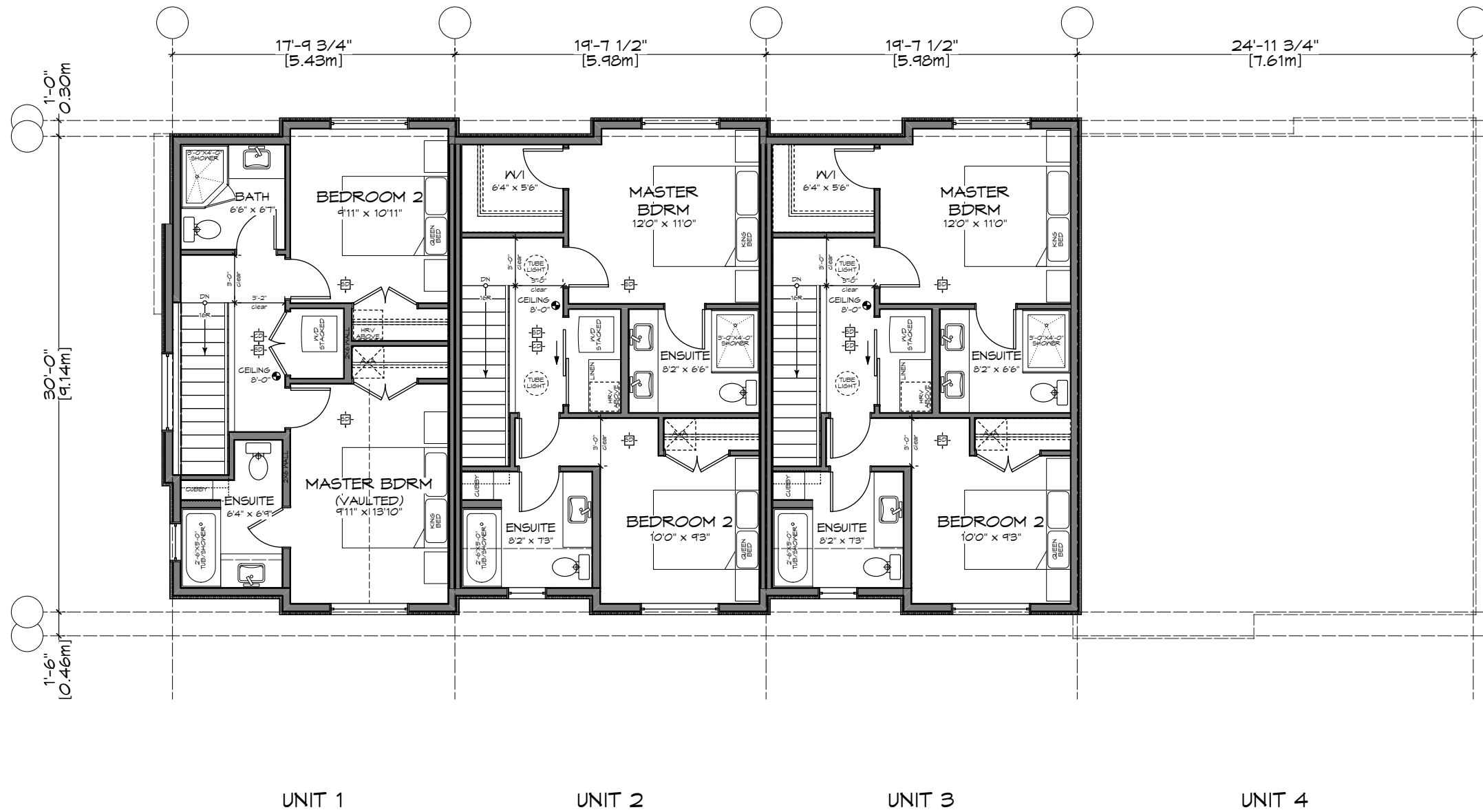
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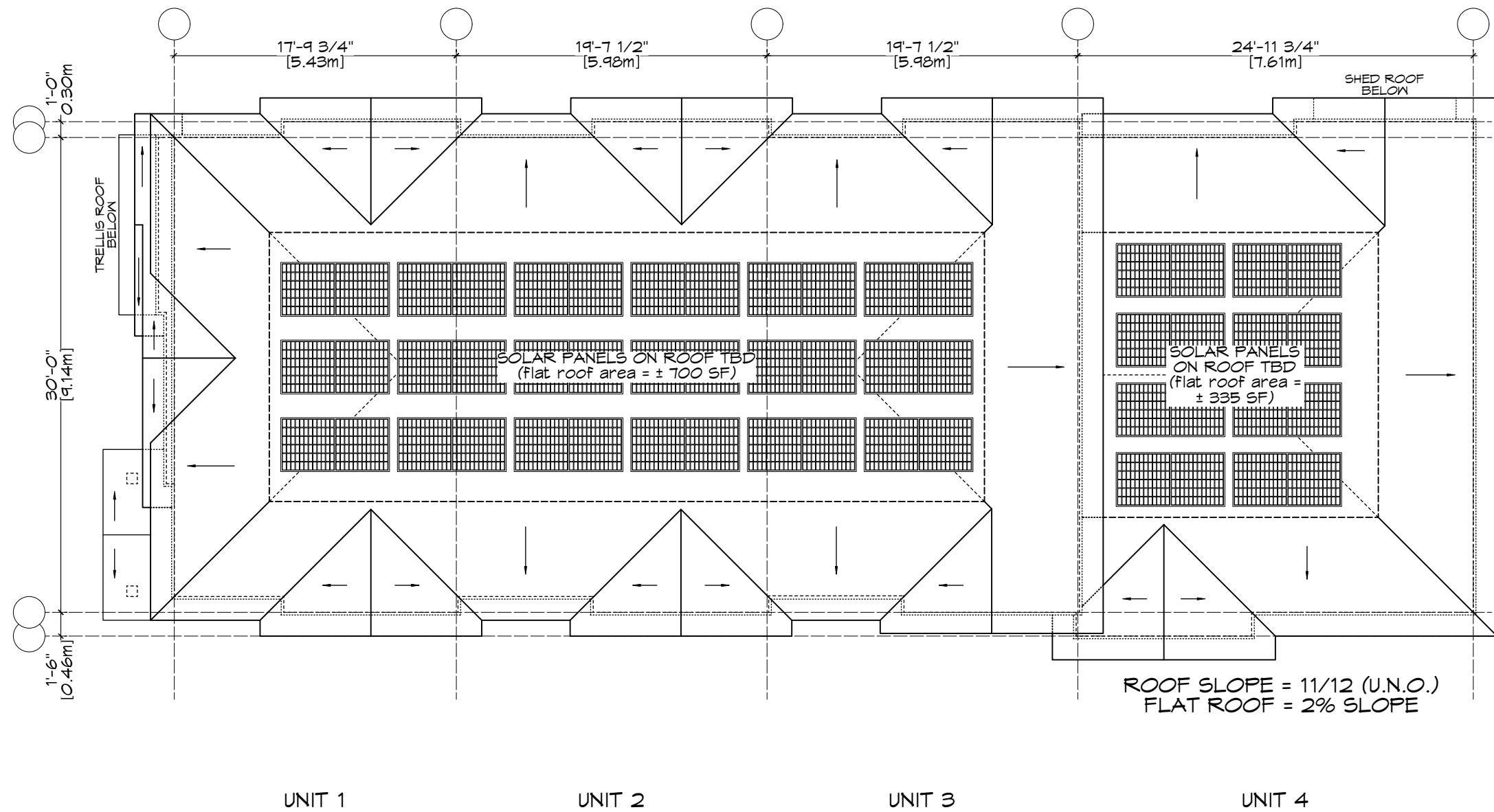
Upper Floor Plan - Bldg A  
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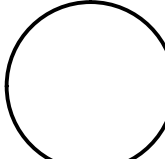
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 **Roof Plan - Bldg A**  
Scale: 1:100

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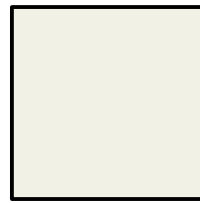
1161 NEWPORT AVE  
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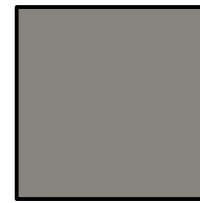
Windows and Doors  
"Bronze Vinyl"



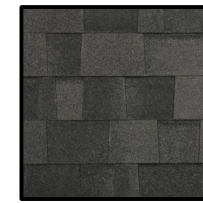
Entry & Garage Doors  
"CD STO16 Alder"



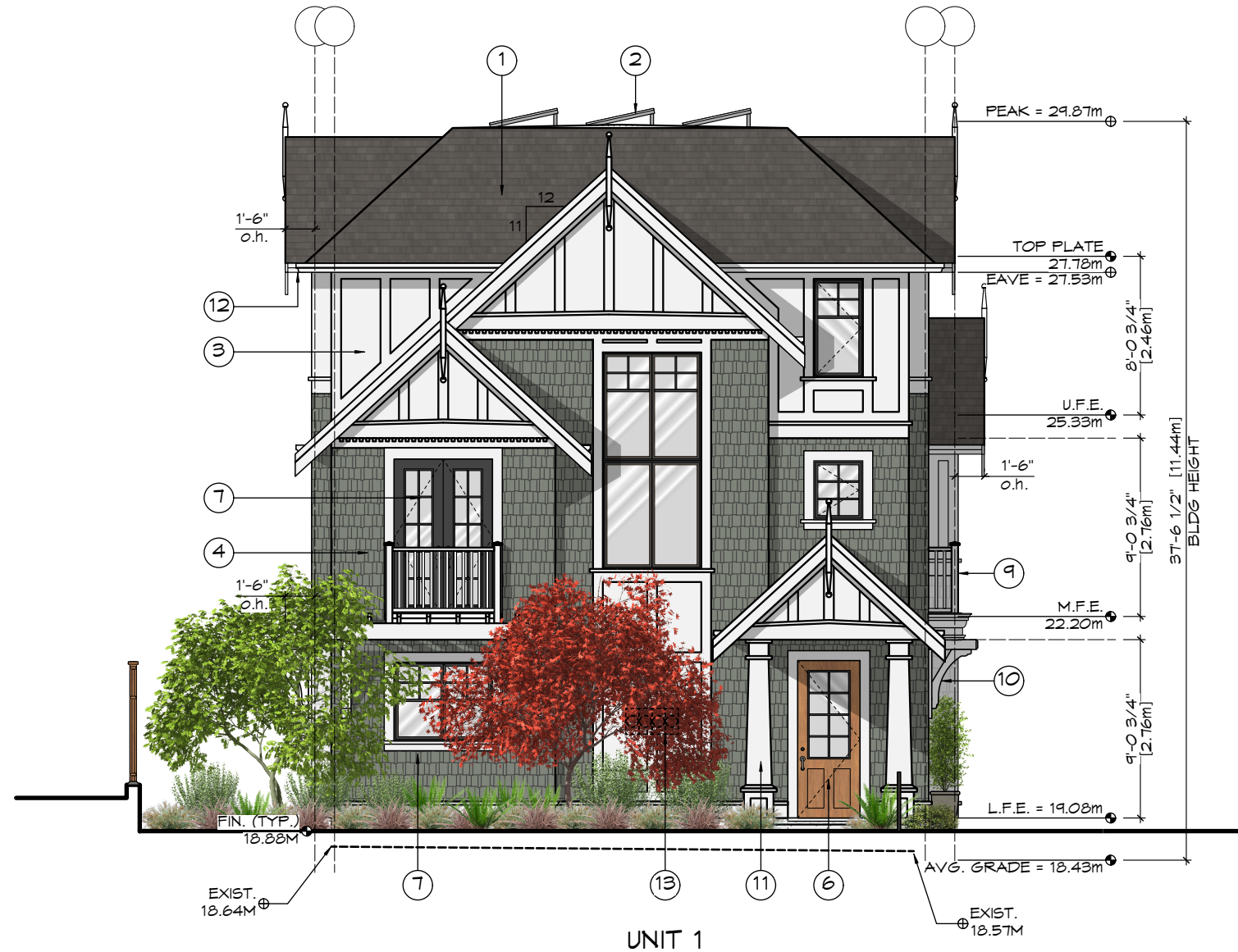
Cement Board Panels,  
Trim, Fascias, Railings  
"BM Cloud White"



Shingles (Siding)  
"BM Chelsea Gray"

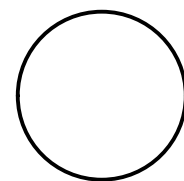


Shingles (Roof)  
"Malarkey Midnight Black"



#### 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

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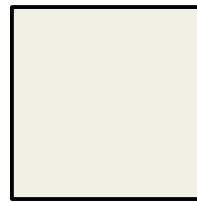
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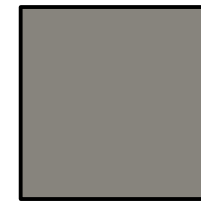
Windows and Doors  
"Bronze Vinyl"



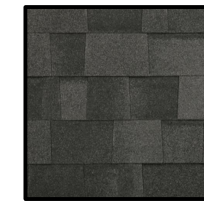
Entry & Garage Doors  
"CD STO16 Alder"



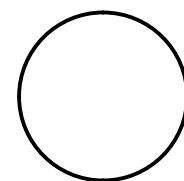
Cement Board Panels,  
Trim, Fascias, Railings  
"BM Cloud White"



Shingles (Siding)  
"BM Chelsea Gray"



Shingles (Roof)  
"Malarkey Midnight Black"



Side (Drive-aisle) Elevation - Bldg A

Scale: 1:100

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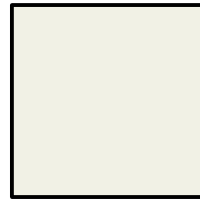


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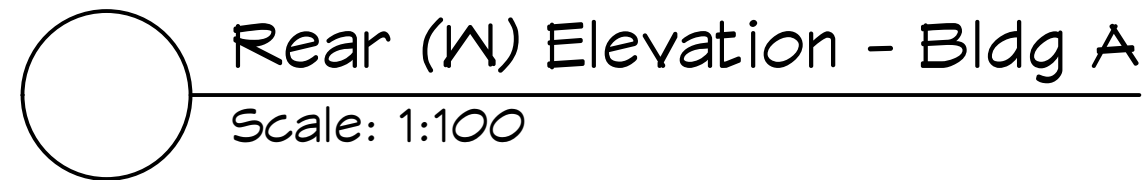




Entry & Garage Doors  
"CD ST016 Alder"



Shingles (Roof)  
"Malarkey Midnight Black"



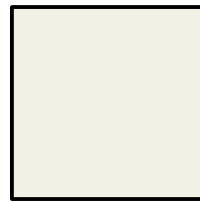
- ① FIBERGLASS SHINGLE ROOFING
- ② SOLAR PANELS ON FLAT ROOF
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- ④ SHINGLE FINISH
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- ⑬ LOCATION OF HYDRO METERS (LANDSCAPE SCREENED)



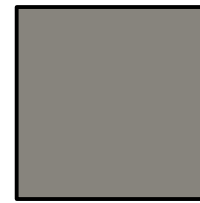
Windows and Doors  
"Bronze Vinyl"



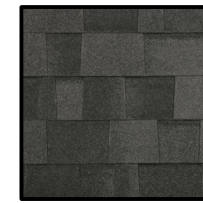
Entry & Garage Doors  
"CD STO16 Alder"



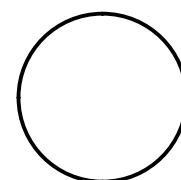
Cement Board Panels,  
Trim, Fascias, Railings  
"BM Cloud White"



Shingles (Siding)  
"BM Chelsea Gray"



Shingles (Roof)  
"Malarkey Midnight Black"



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

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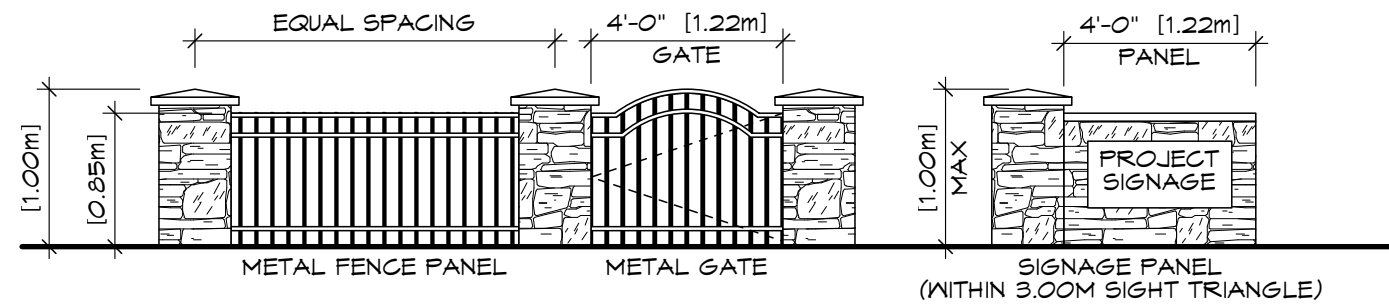
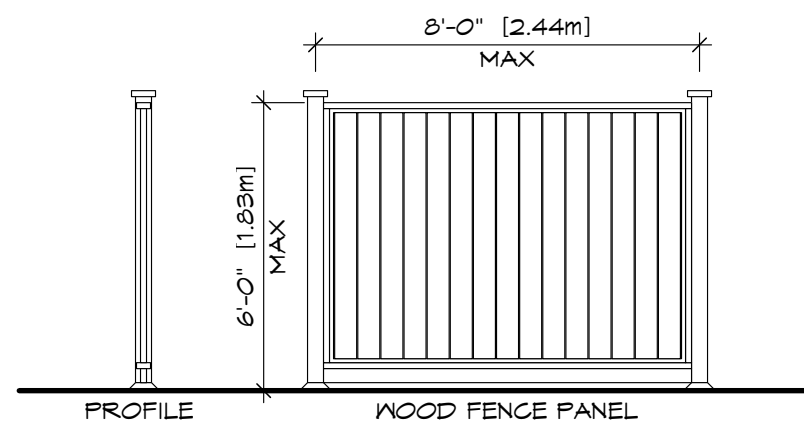
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## Streetscape

Scale: 1:190



## Fence Design

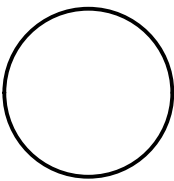
Scale: 1/4" = 1'-0"

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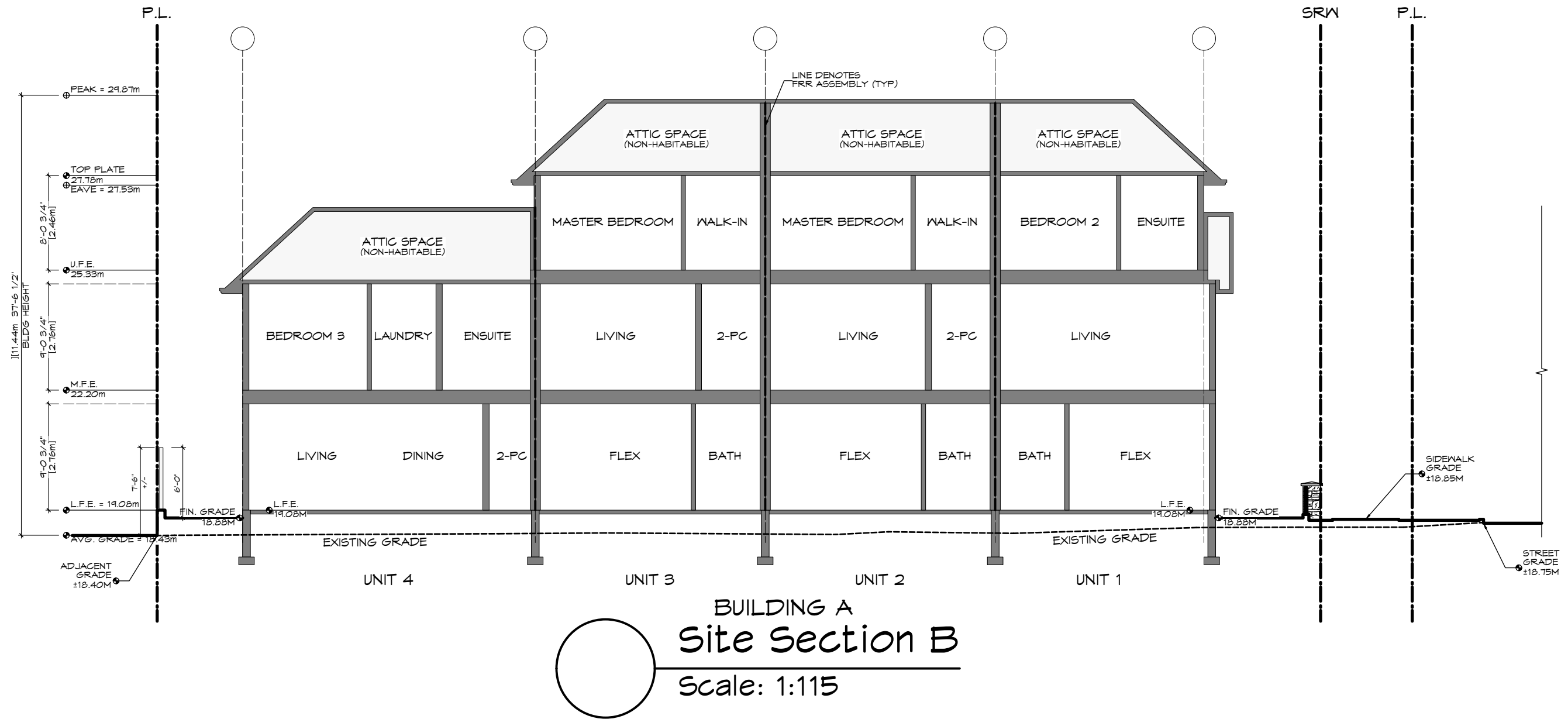


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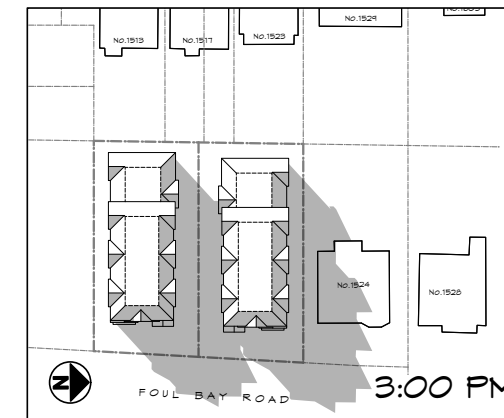
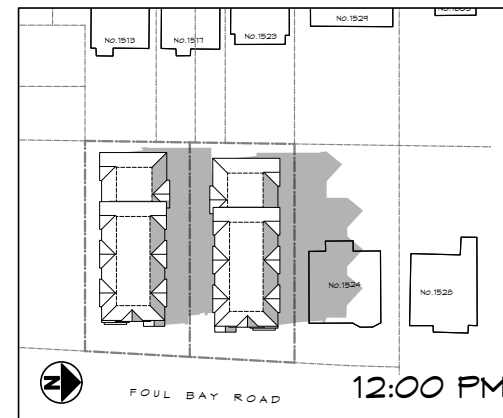
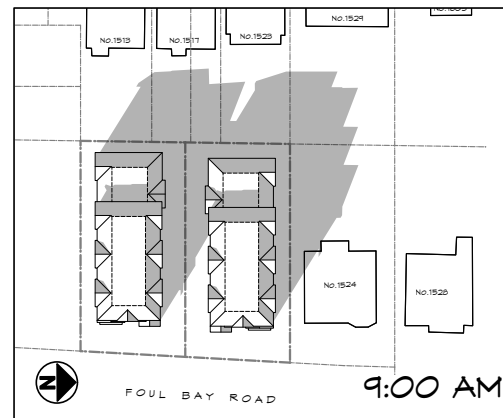




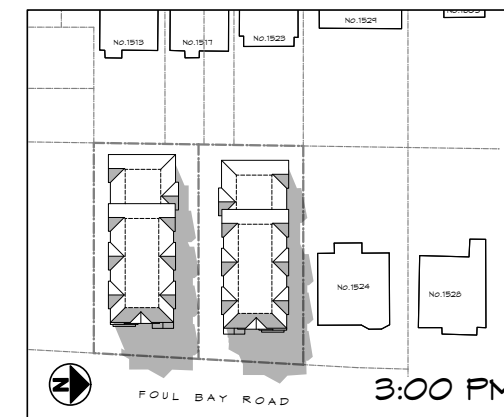
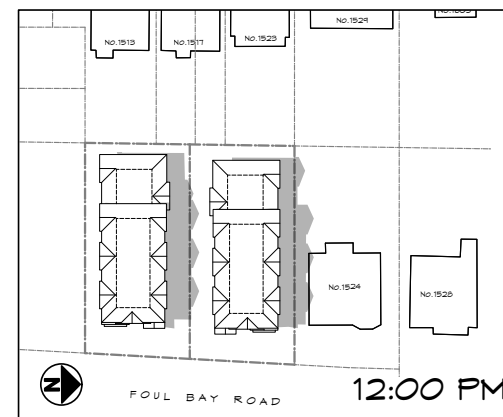
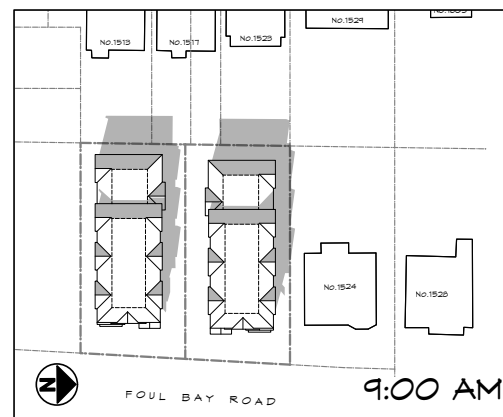
1514/1520 Foul Bay Road  
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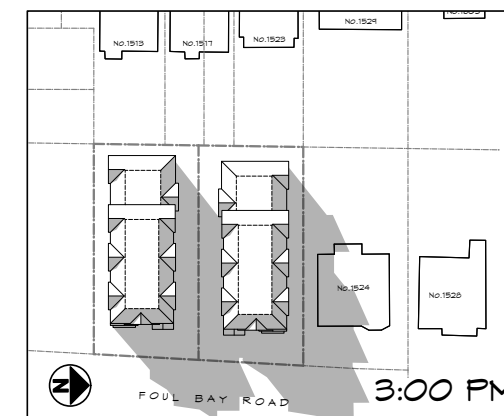
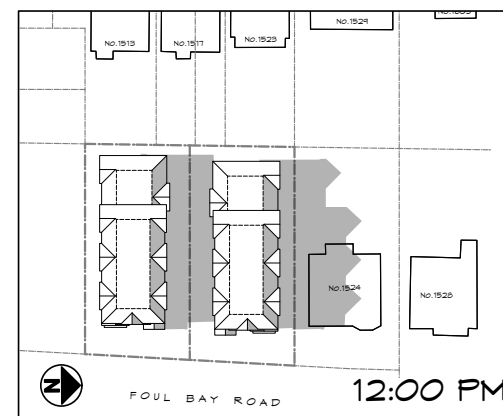
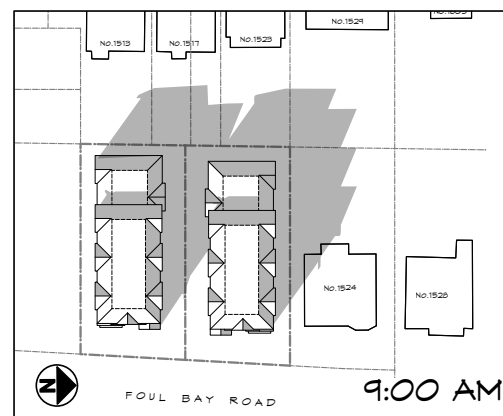
MARCH 20  
(EQUINOX)



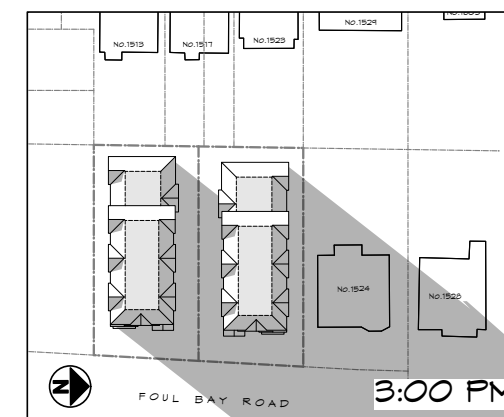
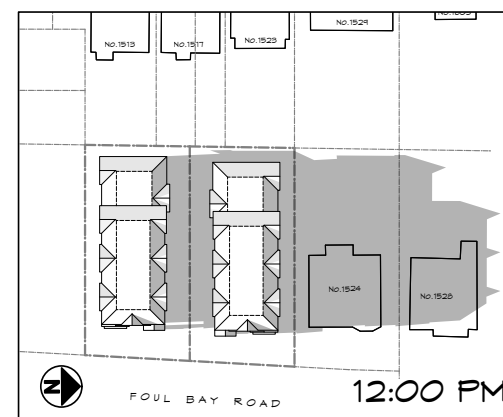
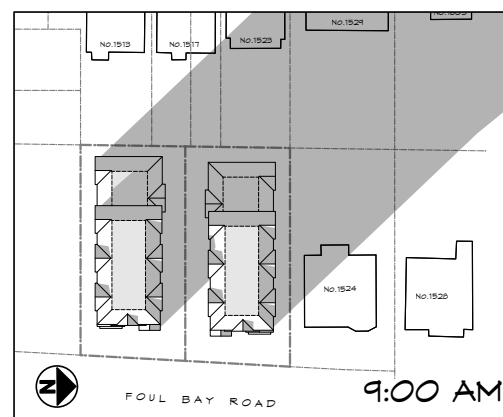
JUNE 21  
(SOLSTICE)



SEPT. 23  
(EQUINOX)



DEC. 22  
(SOLSTICE)

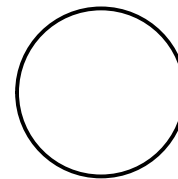
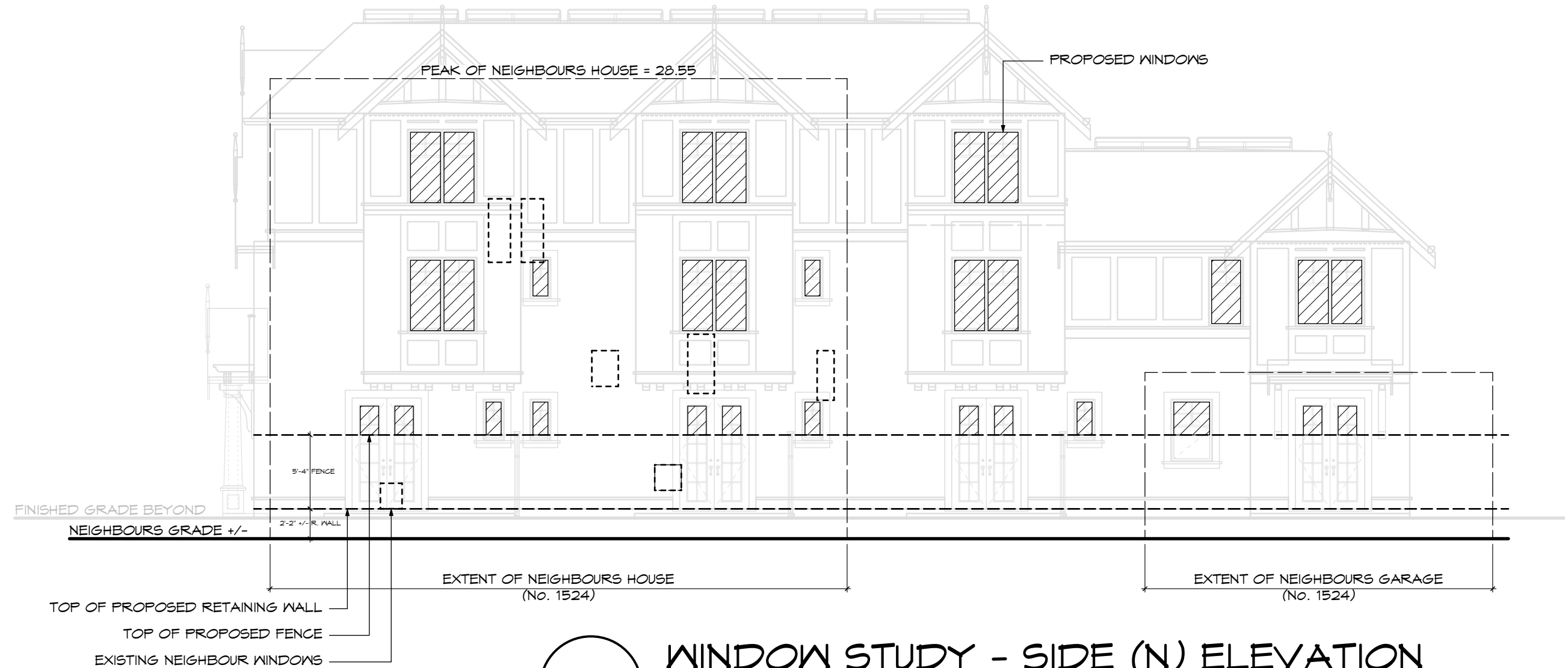


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## WINDOW STUDY - SIDE (N) ELEVATION

Scale: 1:100

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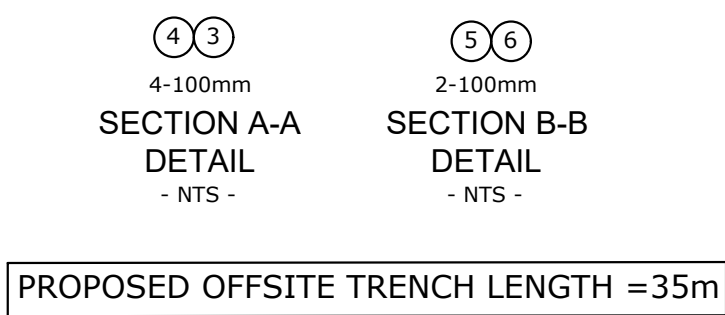
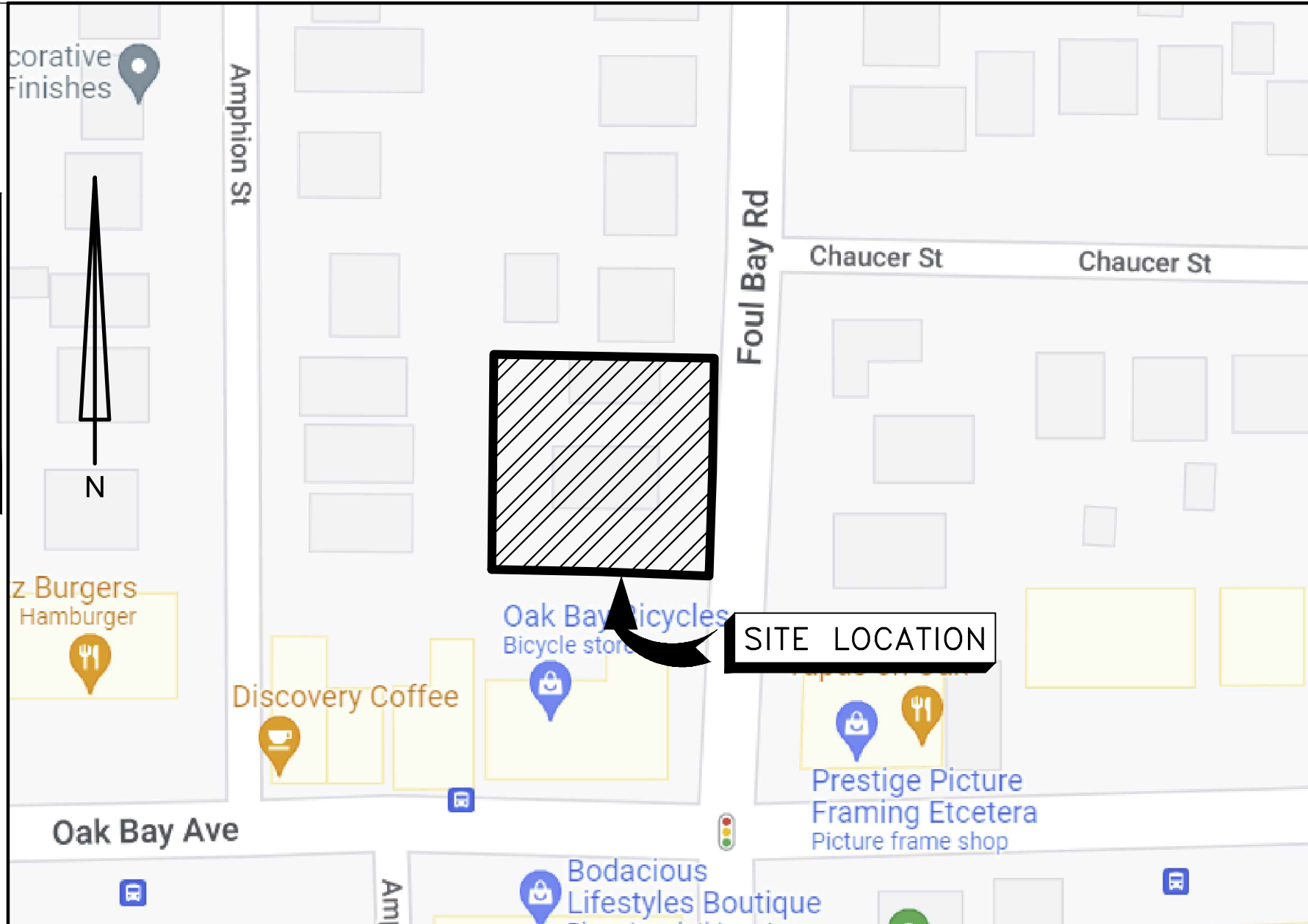
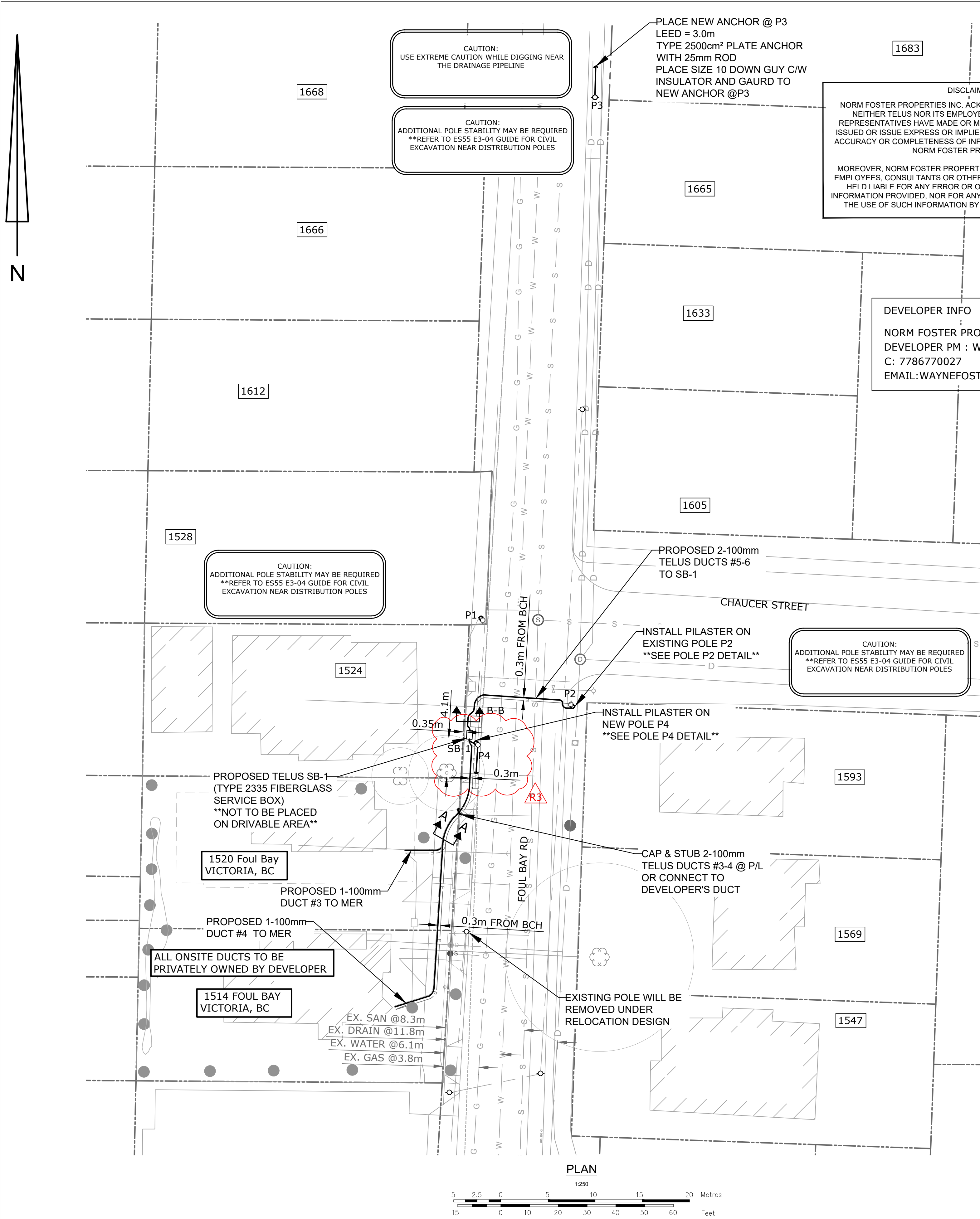
Victoria

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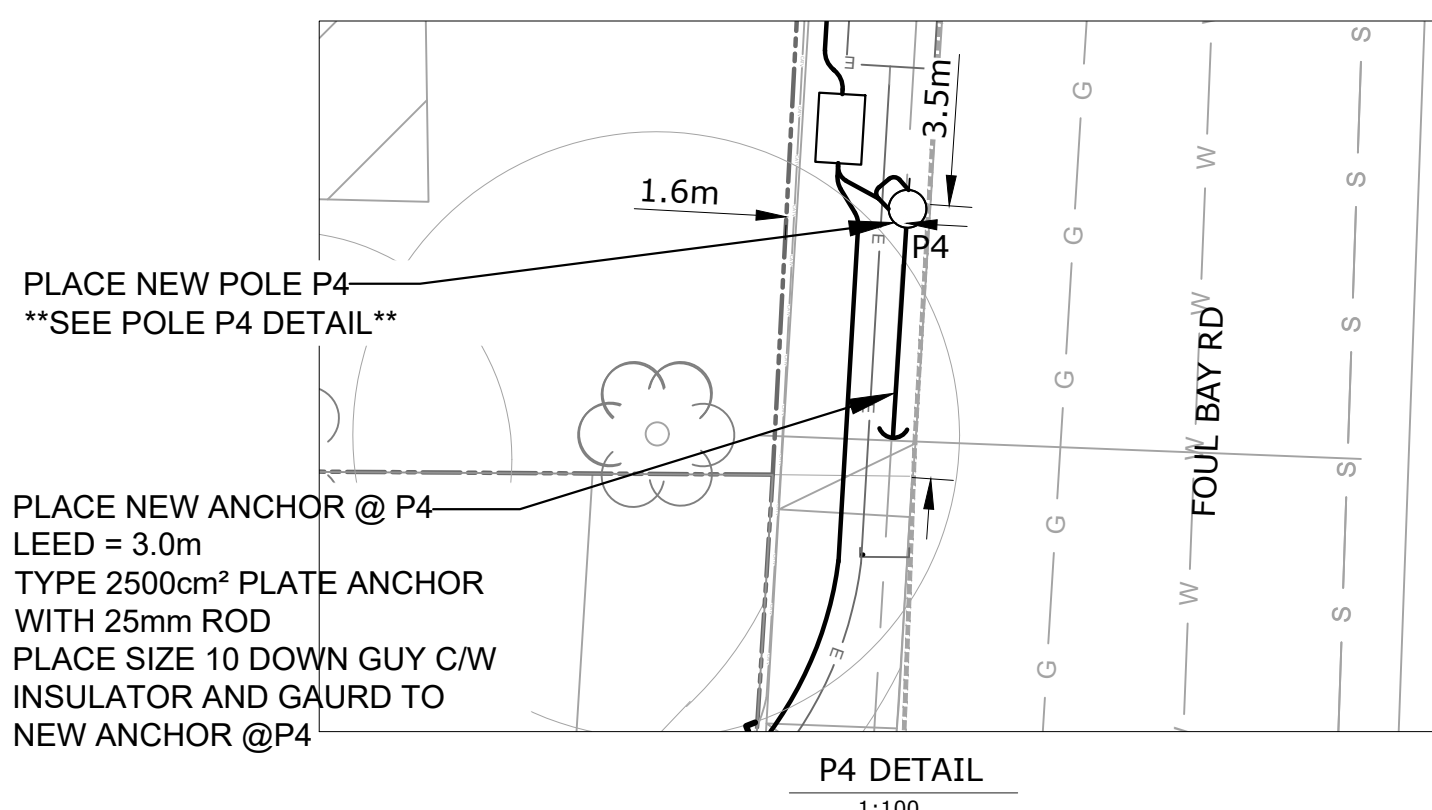
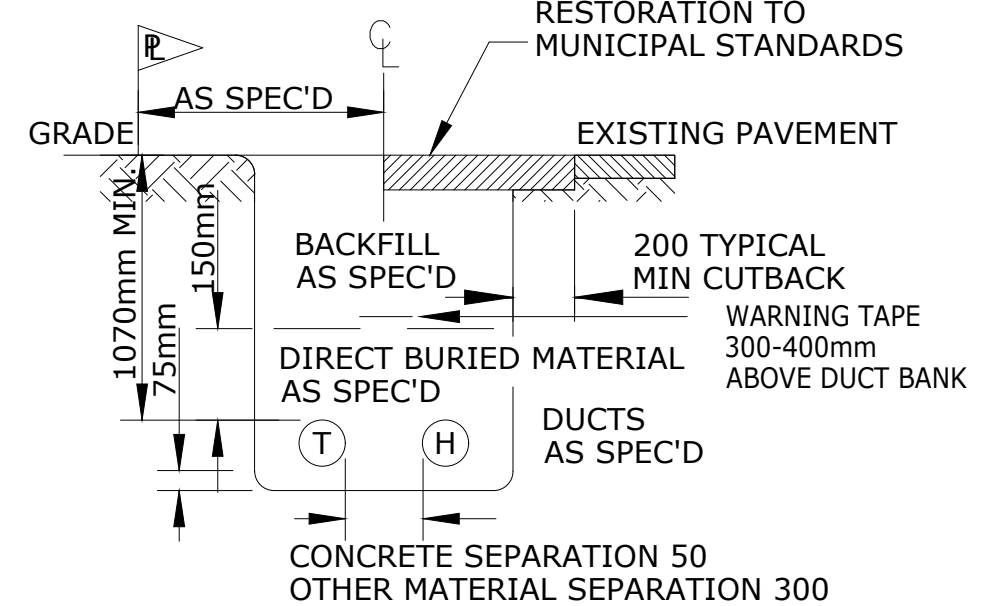
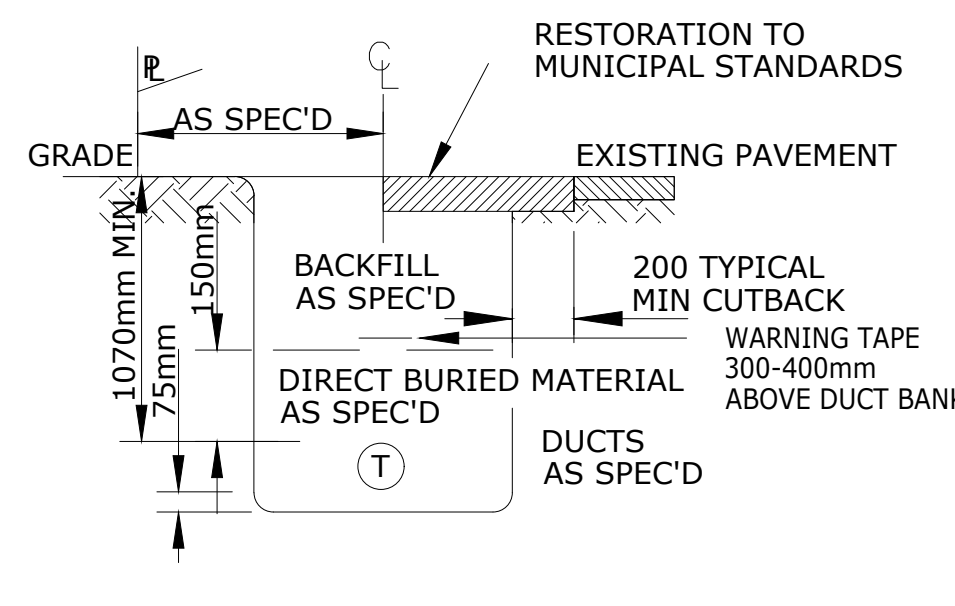


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**NOTE:**  
**JOINT TRENCH WITH BCHYDRO**  
REFER TO 500-U07-08795



- CONSTRUCTION NOTES:**
- ELEVATIONS REFER TO DATUM.
  - CONDUIT GRADE ON PROFILE IS APPROXIMATE ONLY. FINISHED GRADE WILL BE SUBJECT TO LOCATION OF EXISTING UNDERGROUND UTILITIES.
  - MINIMUM COVER CONDUIT 1070mm. ALL SECTIONS EXCEPT WHERE OTHERWISE NOTED.
  - ALL DUCTS TO BE 100mm P.V.C. DB II (ORANGE) UNLESS OTHERWISE NOTED.
  - ALL MANUFACTURED BENDS TO BE RADIUS UNLESS OTHERWISE NOTED.
  - ALL CONCRETE PILASTERS TO BE ABOVE GRADE UNLESS OTHERWISE NOTED.
  - 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.
  - FOR CABLE TROUBLE OR REPAIR INFORMATION, CONTACT TELUS AT 611.
  - TEMPORARY/PERMANENT RESTORATION IN ALL PAVED/ SIDEWALK AREAS TO BE DONE IN ACCORDANCE WITH ALL APPROVING AUTHORITIES SPECIFICATIONS AND APPROVAL.
  - PERMANENT SIDEWALK AND CURB REPAIRS TO BE DONE BY CONTRACTOR.
  - PERMANENT BOULEVARD RESTORATION TO BE DONE BY CONTRACTOR.
  - ALL LANDSCAPE RESTORATION IN LAWN BOULEVARDS MUST BE DONE BY USING SUITABLE GRASS SOD.
  - CONTRACTOR TO CONTACT THE APPROPRIATE GAS COMPANY RECORDS DEPARTMENT 24 HOURS PRIOR TO STARTING WORK.
  - CONTRACTOR TO CONTACT THE CITY/MUNICIPAL WORKS INSPECTOR 48 HOURS PRIOR TO STARTING WORK.
  - CONTRACTOR TO CALL BC ONE CALL 48 HOURS PRIOR TO DIGGING.
  - ALL BACKFILL MATERIAL AND COMPACTION TO BE IN ACCORDANCE WITH THE APPROVING AUTHORITIES SPECIFICATIONS.
  - ALL DIRECT BURIED SYSTEMS 2-WAY AND LARGER TO BE BUNDLED AND STRAPPED.
  - TELUS CONTRACTOR TO SUPPLY AND PLACE AN ENCLOSED PLYWOOD BOX OVER SAC PAD DUCTS AND SECURED TO FRAME.
  - 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.
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  - ORANGE TELUS MARKER TAPE TO BE PLACED ON CENTERLINE OF DUCT BANK @ 300mm BELOW FINAL GRADE.
  - CONTACT TELUS 10 DAYS BEFORE PROJECT START TO ARRANGE PICKUP LOCATION OF TELUS SUPPLIED MATERIAL. KATHY.MIDWOOD@TELUS.COM PH:604-453-2037
  - SUBGRADE & DIRECT BURIED MATERIAL WHERE APPLICABLE SHALL BE 20mm MINUS CRUSHED AGGREGATE.
  - BACKFILL MATERIAL SHALL BE:
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    - IN SIDEWALK/TRAVELLED AREAS
    - IN BOULEVARD/UNTRAVELLED AREAS
  - CONTRACTOR TO PULL IN A TELUS SUPPLIED MEASURING TAPE THRU ONE DUCT IN EACH RUN AFTER MANDELLING, LOCATION TO BE DETERMINED BY TELUS.
  - MINIMUM SEPARATION 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-3' 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                |
| DAS  | COMBINE SEWER                 |
| W    | WATER                         |
| G    | GAS UTILITY                   |
| SL   | STREET LIGHTING               |
| CATV | CATV UTILITY                  |
| C    | CULVERT                       |
| SH   | STEAM HEATING                 |
| FH   | FIRE HYDRANT                  |
| CB   | CATCHBASIN                    |
| M    | MANHOLE                       |
| P    | POLE                          |
| ED   | ELECTRICAL KIOSK              |
| PD   | PROPOSED DUCT                 |
| CE   | CONCRETE ENCASED              |
| PC   | PROPOSED CONCRETE SERVICE BOX |
| SV   | PROPOSED (SERVICE VAULT)      |
| MA   | PROPOSED MANHOLE              |

**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:**

- WHERE OFFSET IS NOT IDENTIFIED DUCT TO FOLLOW ELECTRICAL TRENCH LINE.
- 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**

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CONTRACTOR MUST ACQUIRE TRAFFIC OBSTRUCTION PERMIT BEFORE PROCEEDING.

PREPARED BY:

| 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 AN ANCHOR ADDED IN THE DESIGN | (2022/12/14) |
| 3    | TRENCHING REDUCED                                           | (2022/12/21) |

PERMIT

SUBMITTED DATE: -

RE-SUB DATE: -

APPROVED: -

DATE: -

AS CONSTRUCTED DATE: -

CONTRACTOR: -

DESIGN: RAVINDER S.

PH: 778-803-7084

INFO@TSTPRO.CA

DATE: 21 DEC 2022

ASSOCIATED DRAWINGS

BC HYDRO: 500-U07-08795

DR: R.S.

SCALE: AS SHOWN

C.O. CODE

OKBA

NGMR:32254

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

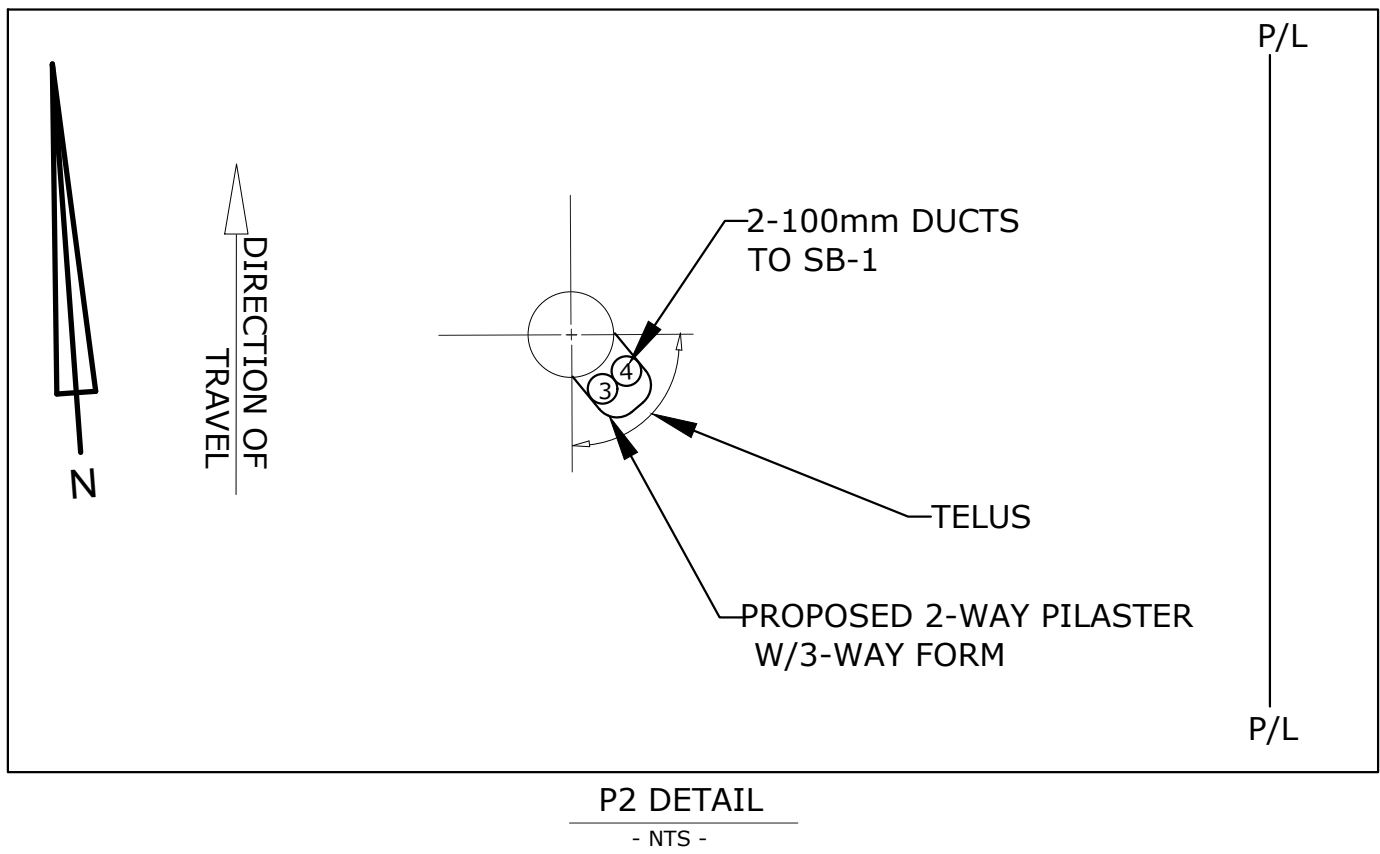
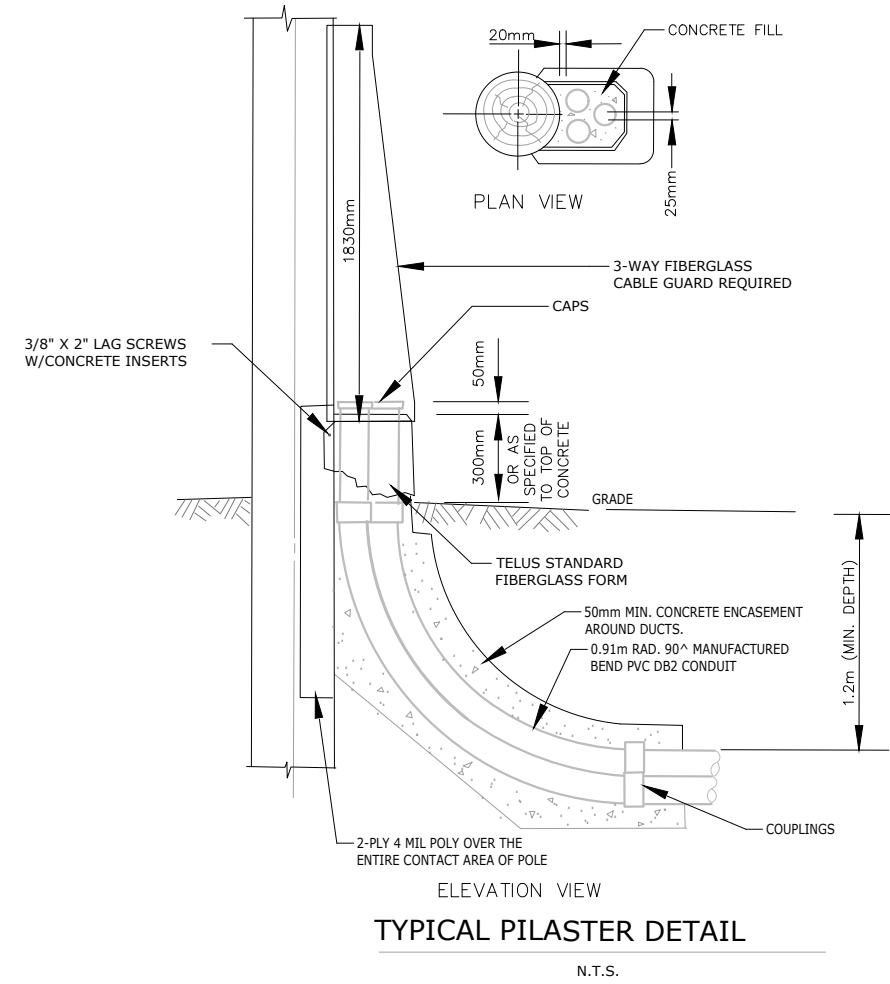
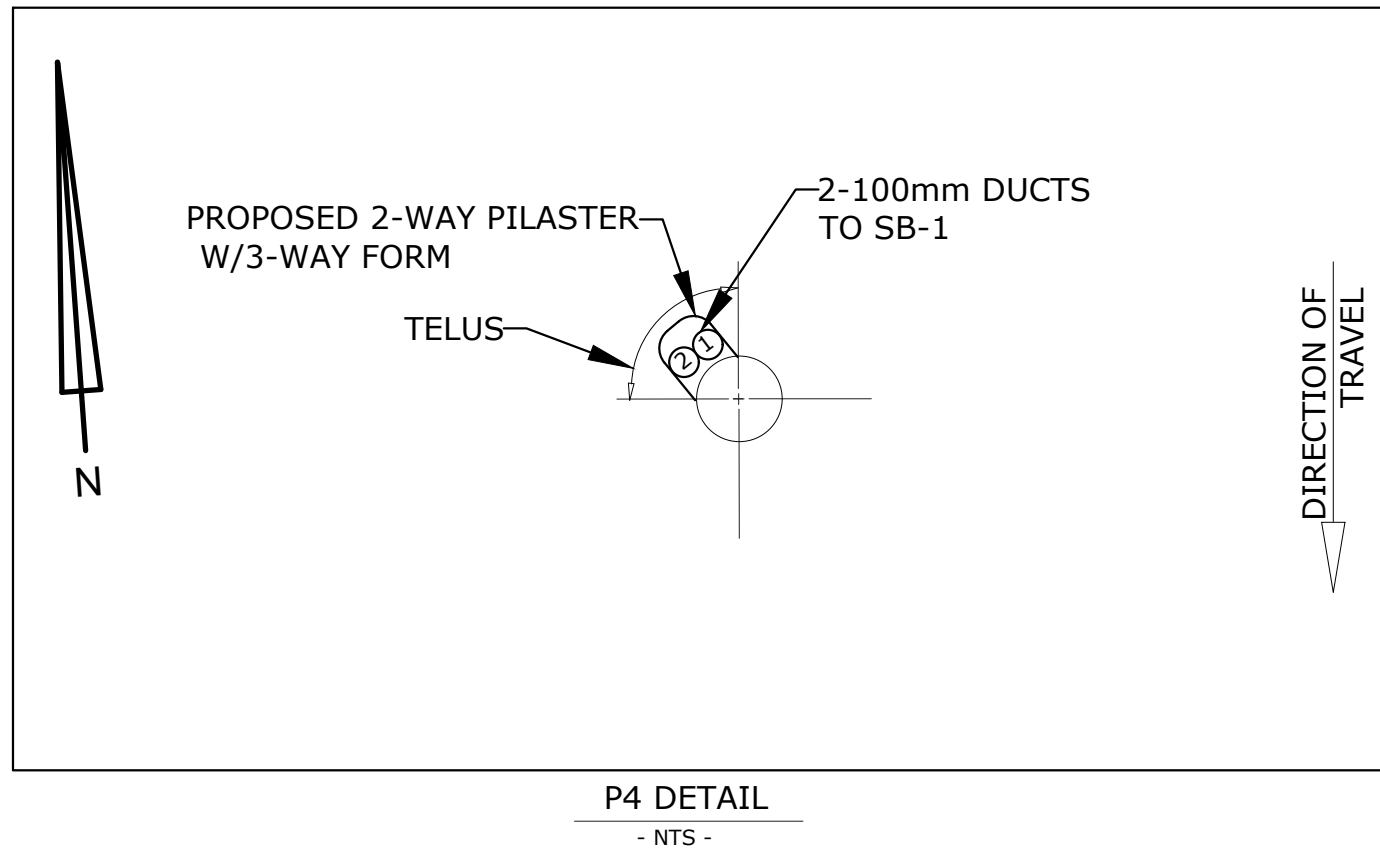
SYSTEM NAME:  
2879468\_OKBA

SHEET 1 OF 1

TELUS FAFL

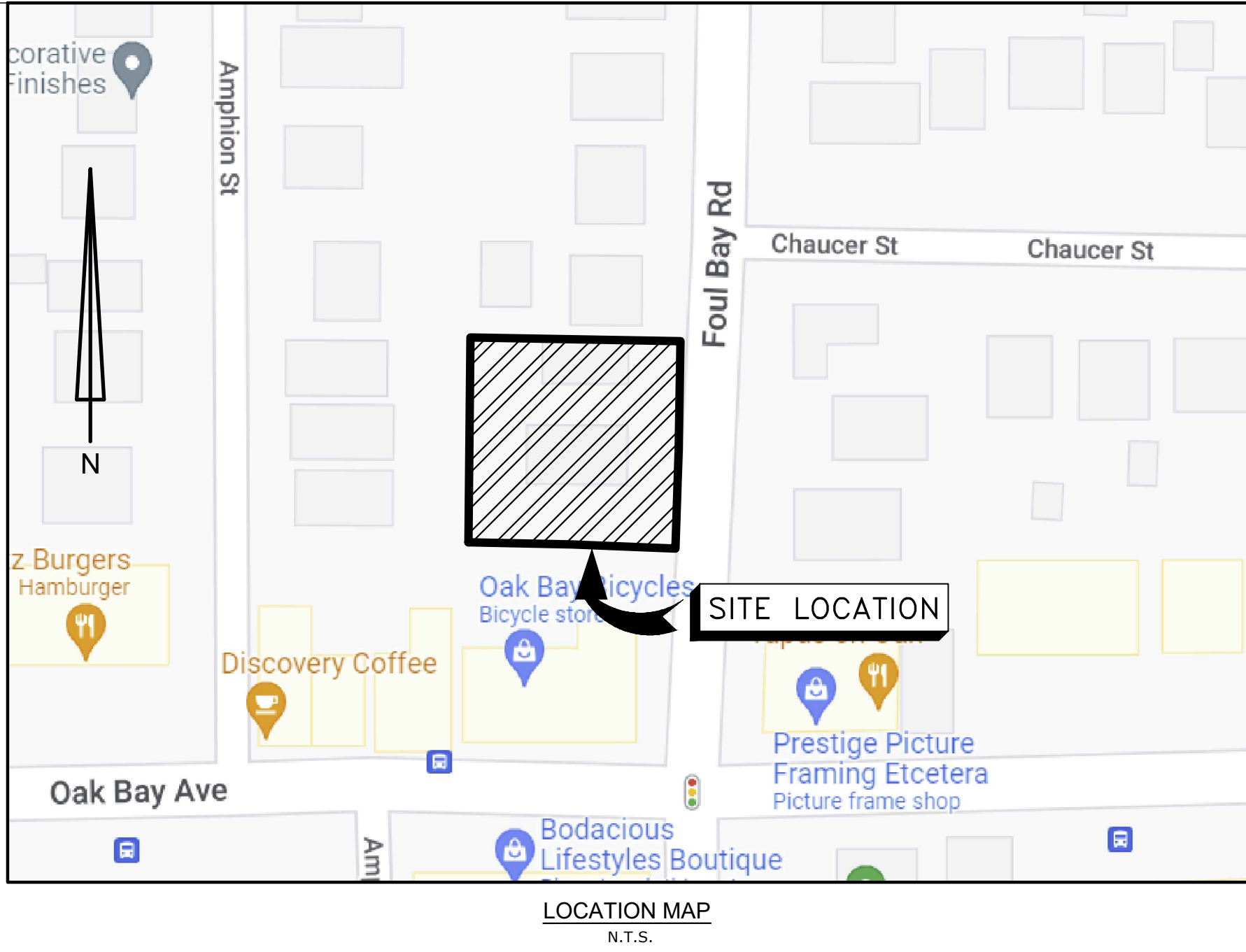
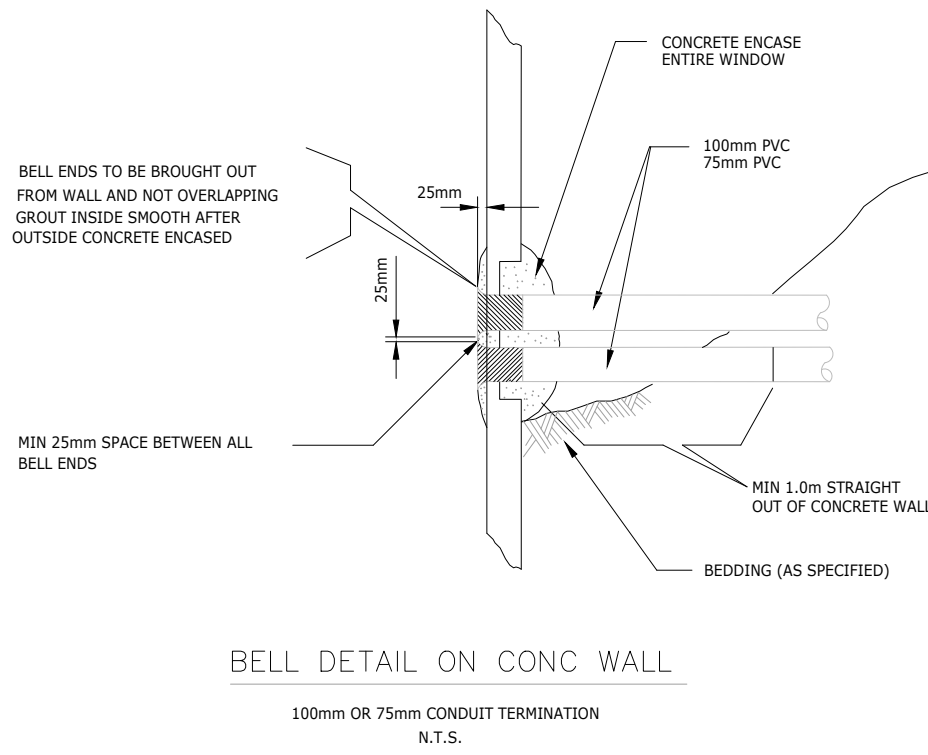
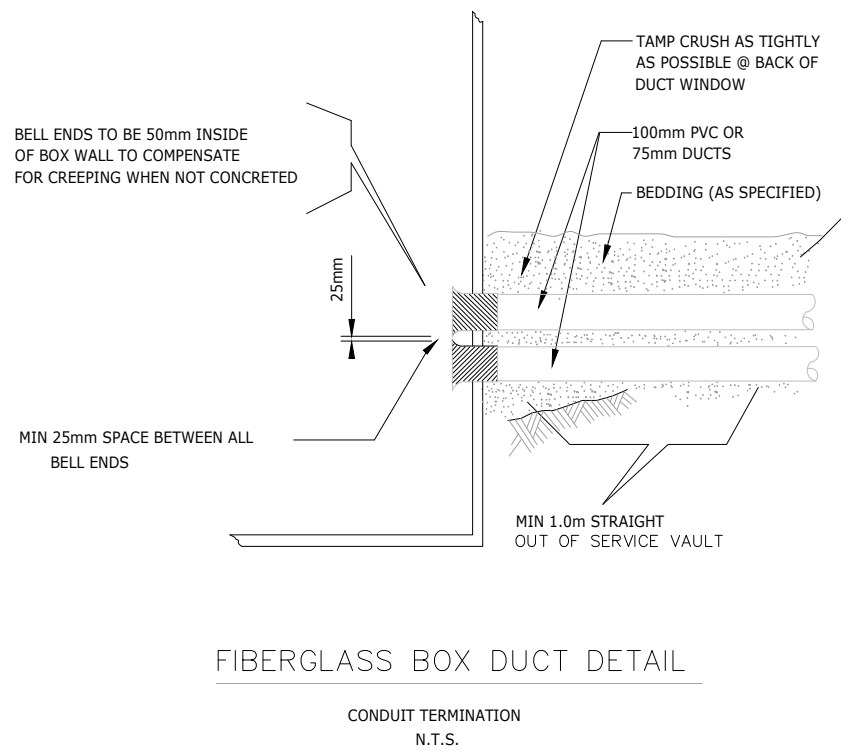
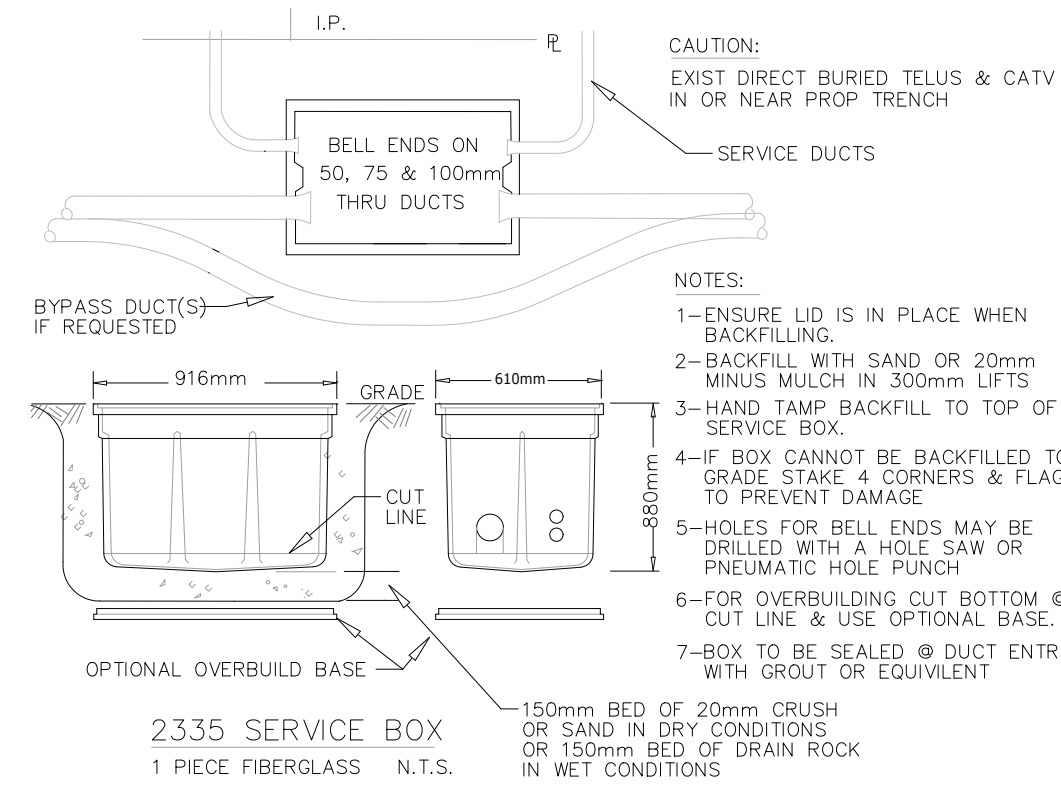
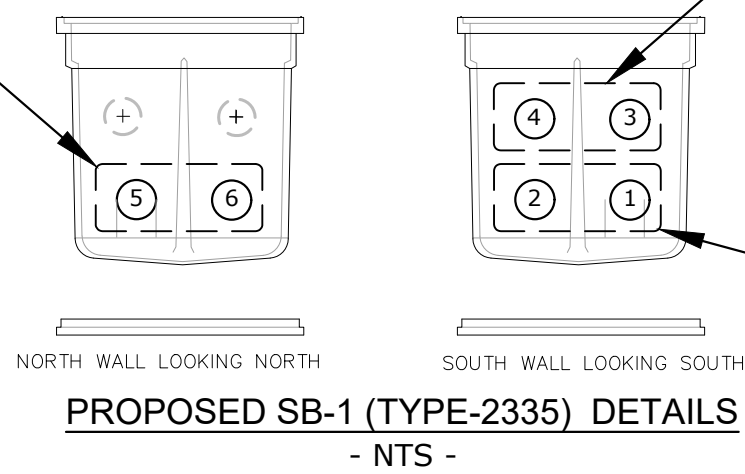
**A1**





PROPOSED 2-100mm  
TELUS DUCTS STUB  
POLE P2

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



- CONSTRUCTION NOTES:
- ELEVATIONS REFER TO DATUM.
  - CONDUIT GRADE ON PROFILE IS APPROXIMATE ONLY. FINISHED GRADE WILL BE SUBJECT TO LOCATION OF EXISTING UNDERGROUND UTILITIES.
  - MINIMUM COVER CONDUIT 1070mm ALL SECTIONS EXCEPT WHERE OTHERWISE NOTED. MANHOLE ROOF N/A
  - ALL DUCTS TO BE 100mm P.V.C. DB II (ORANGE) UNLESS OTHERWISE NOTED.
  - ALL MANUFACTURED BENDS TO BE RADIUS UNLESS OTHERWISE NOTED. 0.910 m
  - ALL CONCRETE PILASTERS TO BE ABOVE GRADE UNLESS OTHERWISE NOTED. 300 mm
  - 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.
  - FOR CABLE TROUBLE OR REPAIR INFORMATION, CONTACT TELUS AT 611.
  - TEMPORARY/PERMANENT RESTORATION IN ALL PAVED/ SIDEWALK AREAS TO BE DONE IN ACCORDANCE WITH ALL APPROVING AUTHORITIES SPECIFICATIONS AND APPROVAL.
  - PERMANENT SIDEWALK AND CURB REPAIRS TO BE DONE BY CONTRACTOR
  - PERMANENT ROAD REPAIRS TO BE DONE BY CONTRACTOR
  - PERMANENT BOULEVARD RESTORATION TO BE DONE BY CONTRACTOR
  - ALL LANDSCAPE RESTORATION IN LAWN BOULEVARDS MUST BE DONE BY USING SUITABLE GRASS SOD.
  - CONTRACTOR TO CONTACT THE APPROPRIATE GAS COMPANY RECORDS DEPARTMENT 24 HOURS PRIOR TO STARTING WORK
  - CONTRACTOR TO CONTACT THE CITY/MUNICIPAL WORKS INSPECTOR 48 HOURS PRIOR TO STARTING WORK.
  - CONTRACTOR TO CALL BC ONE CALL 48 HOURS PRIOR TO DIGGING.
  - ALL BACKFILL MATERIAL AND COMPACTION TO BE IN ACCORDANCE WITH THE APPROVING AUTHORITIES SPECIFICATIONS.
  - ALL DIRECT BURIED SYSTEMS 2-WAY AND LARGER TO BE BUNDLED AND STRAPPED.
  - TELUS CONTRACTOR TO SUPPLY AND PLACE AN ENCLOSED PLYWOOD BOX OVER SAC PAD DUCTS AND SECURED TO FRAME.
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| 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                            |
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| SA-100010          | INSTALLATION-BACKWATER VALVE IN M.H. WALL                           |
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| SA-100014          | SAC PAD DETAIL (OTHER AREAS)                                        |
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#### UTILITY LEGEND

- T EXISTING TELUS
- O OIL LINE
- E ELECTRICAL UTILITY
- S SANITARY SEWER
- D DRAINAGE SEWER
- DAS COMBINE SEWER
- W WATER
- G GAS UTILITY
- SL STREET LIGHTING
- CATV CATV UTILITY
- C CULVERT
- SH STEAM HEATING
- FH FIRE HYDRANT
- CB CATCHBASIN
- MH MANHOLE
- P POLE
- ED ELECTRICAL KIOSK
- PD PROPOSED DUCT
- CE CONCRETE ENCASED
- PC PROPOSED CONCRETE SERVICE BOX
- PS PROPOSED (SERVICE VAULT)
- PM PROPOSED MANHOLE

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

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

#### NOTE:

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PRELIMINARY DESIGN  
ISSUED FOR REVIEW

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CONTRACTOR MUST ACQUIRE TRAFFIC OBSTRUCTION PERMIT BEFORE PROCEEDING.

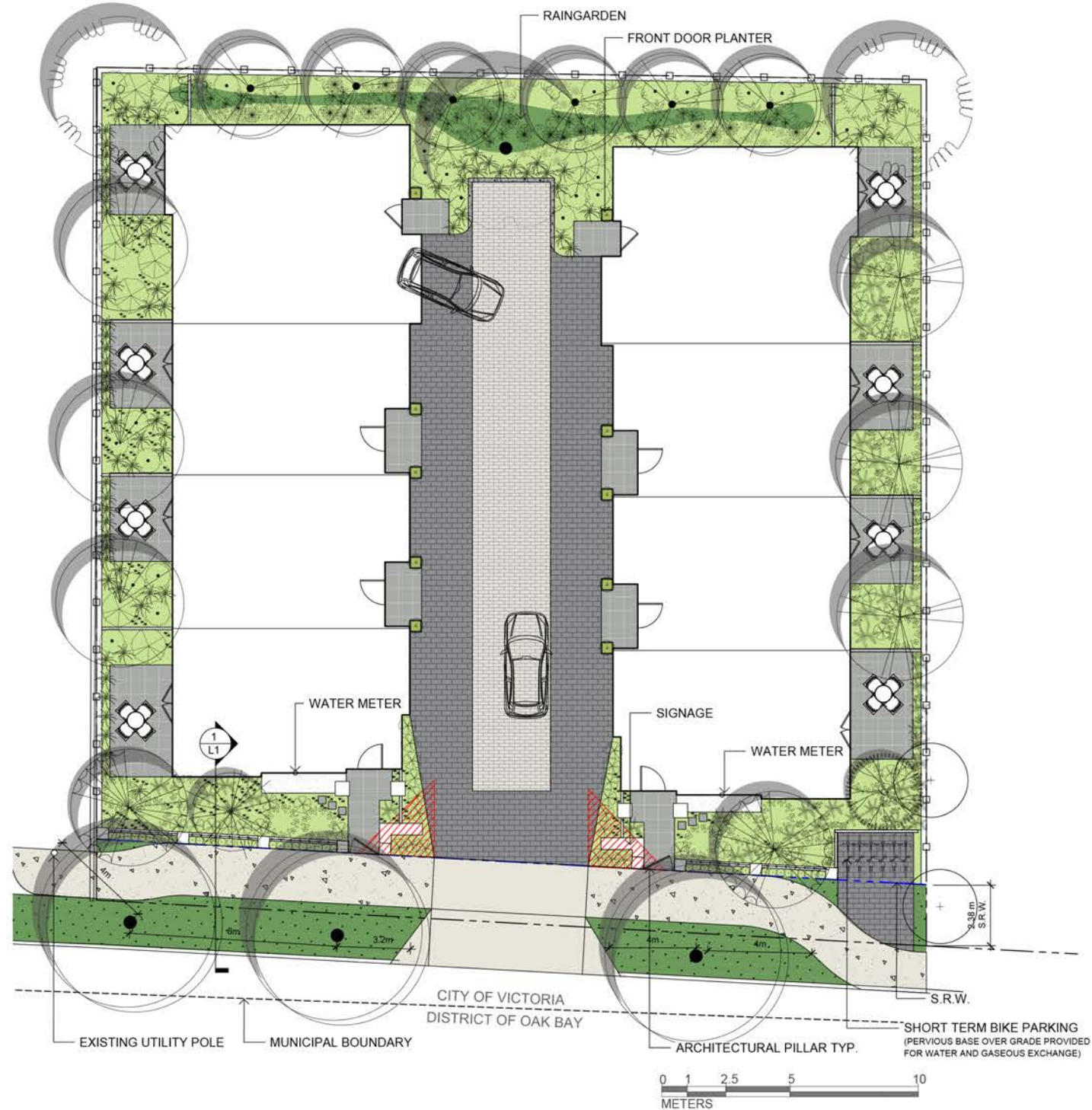
PREPARED BY:

| 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 AN 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 |
| APPROVED:            | ASSOCIATED DRAWINGS    |                   |
| DATE:                | BC HYDRO:500-U07-08795 |                   |
| AS CONSTRUCTED DATE: |                        |                   |
| CONTRACTOR:          |                        |                   |

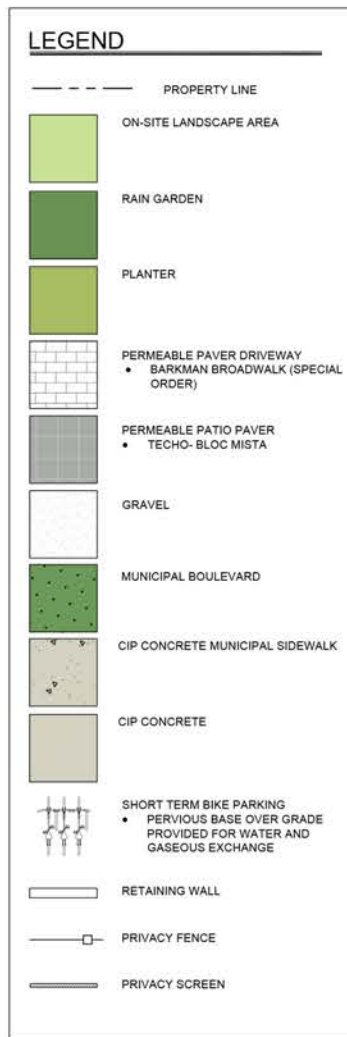
|                      |                        |                   |
|----------------------|------------------------|-------------------|
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| APPROVED:            | ASSOCIATED DRAWINGS    |                   |
| DATE:                | BC HYDRO:500-U07-08795 |                   |
| AS CONSTRUCTED DATE: |                        |                   |
| CONTRACTOR:          |                        |                   |





#### SITE PERVIOUS RATIO

SITE AREA: 993.5 m<sup>2</sup>  
 LANDSCAPED AREA: 214 m<sup>2</sup>  
 PERVIOUS HARDSCAPE AREA: 291.5 m<sup>2</sup>  
 TOTAL PERVIOUS AREA: 505.5 m<sup>2</sup>/ 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                    | <b>116.20 ft<sup>3</sup></b> | 10.80 m <sup>3</sup> |
| Approx. Weight            | 3 356 lbs                    | 1 522 kg             |
| Number of rows            | 10                           |                      |
| Coverage per row          | 11.62 ft <sup>2</sup>        | 1.08 m <sup>2</sup>  |
| 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 | $2\frac{1}{8}$ | 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<br>14.25 x 4.69 x 3.15 in                                         | 322 x 119 x 80 mm<br>12.68 x 4.69 x 3.15 in                                         | 282 x 119 x 80 mm<br>11.10 x 4.69 x 3.15 in                                         | 242 x 119 x 80 mm<br>9.53 x 4.69 x 3.15 in                                          |
|  |  |  |  |
| 362 x 89 x 80 mm<br>14.25 x 3.50 x 3.15 in                                          | 322 x 89 x 80 mm<br>12.68 x 3.50 x 3.15 in                                          | 282 x 89 x 80 mm<br>11.10 x 3.50 x 3.15 in                                          | 242 x 89 x 80 mm<br>9.53 x 3.50 x 3.15 in                                           |



### Figures 1

| NO | ISSUED FOR                      | YY/MM/DD   |
|----|---------------------------------|------------|
| 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 |
|    |                                 |            |
|    |                                 |            |

NORTH ARROW



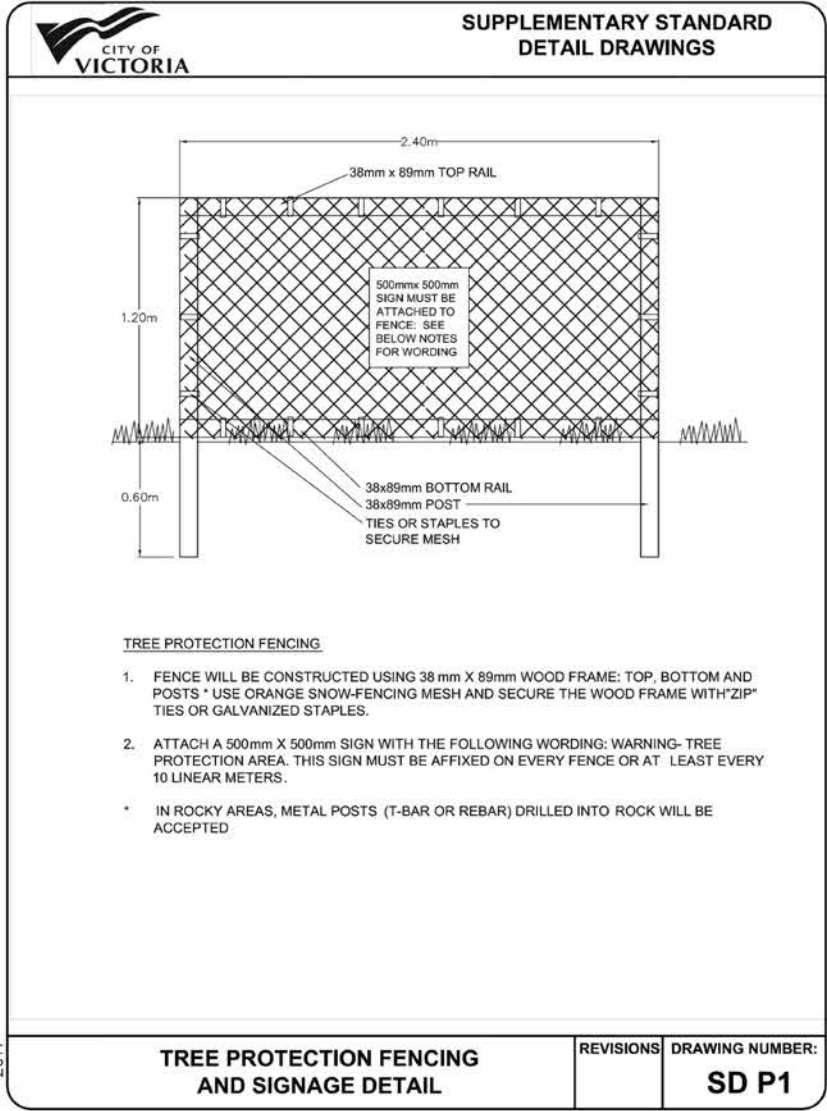
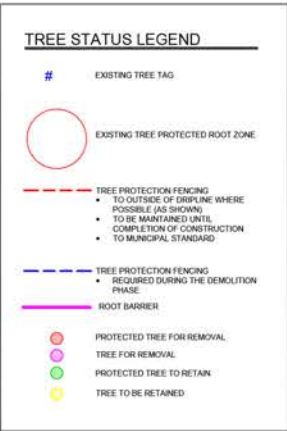
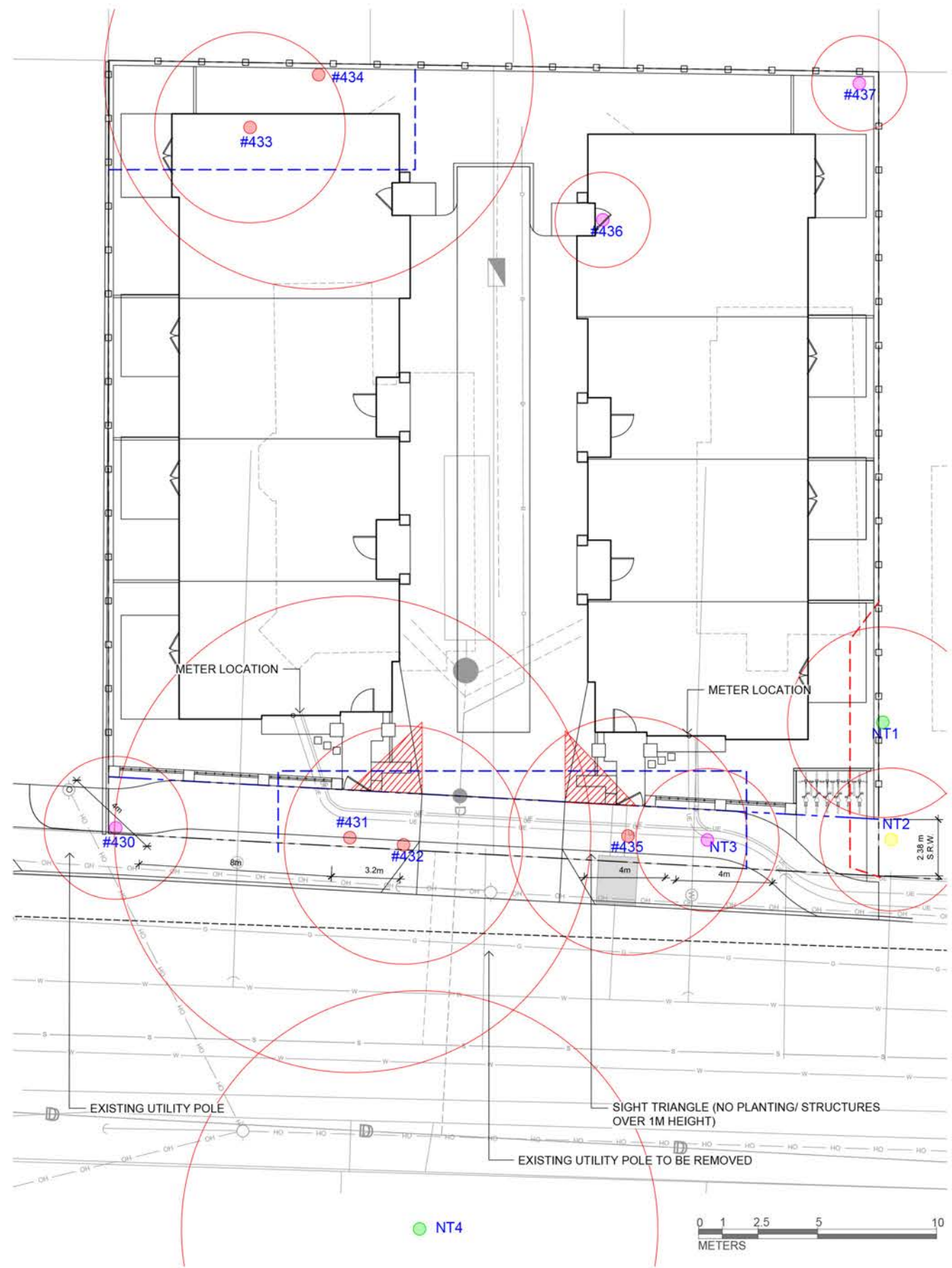
PAVING MATERIAL SPECIFICATIONS

SCALE NTS

DWG NO: **L1.1**

SCALE: NTS

SCALE NTS



Tree Inventory – Appendix “B” – Figure #1

| Tree# | Tree Species | Ownership<br>Onsite - O/S<br>Offsite - OF/S<br>Muni - M | DBH<br>(cm) | Height<br>(M) | CRZ<br>1:9<br>(M) | Tree Condition<br>G, F, P | Impact<br>L, M, H | Retain | Remove | Bylaw<br>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@biophiliacollective.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



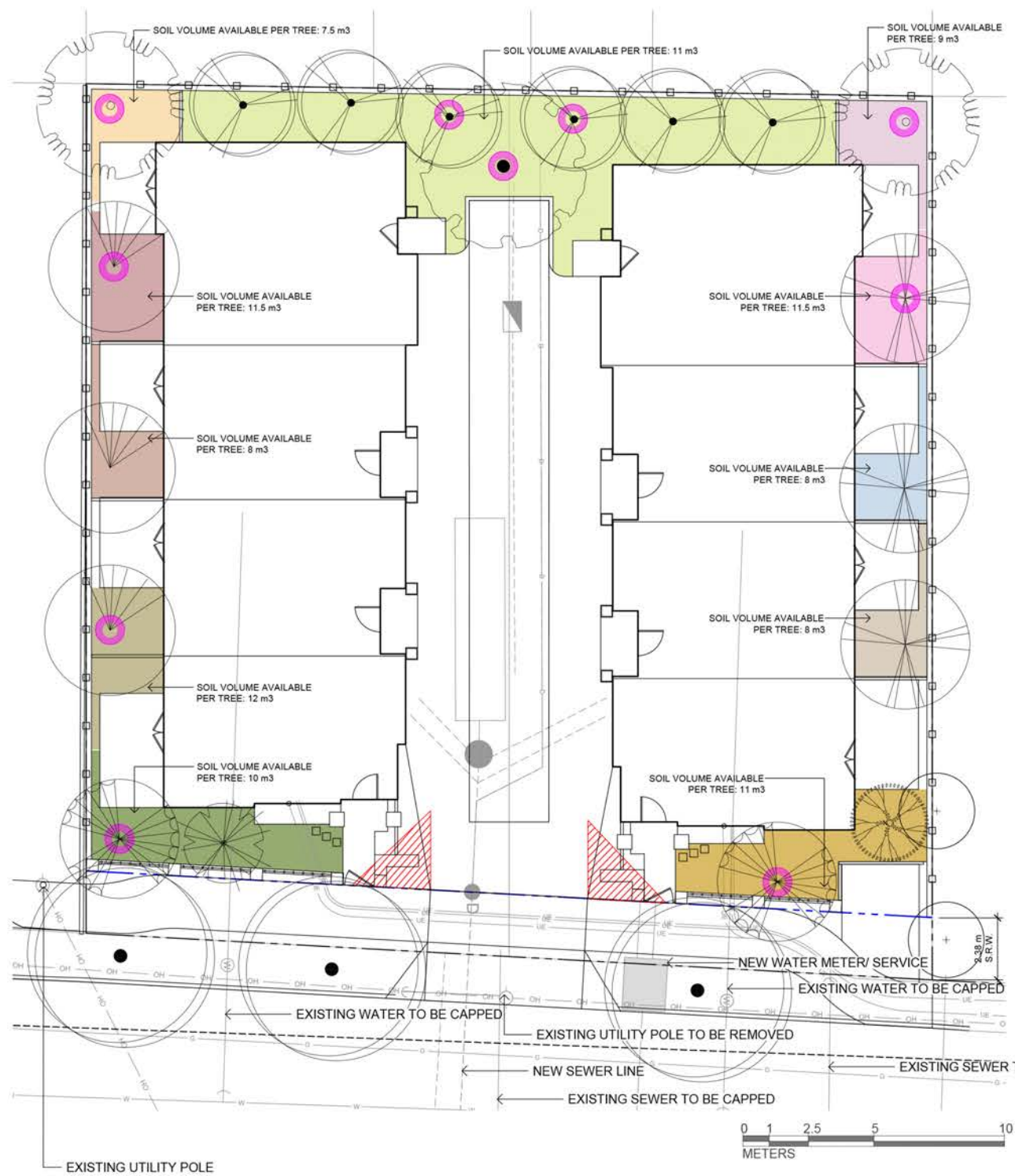
DRAWING TITLE:  
**TREE REMOVAL &  
PROTECTION PLAN**

DWG NO:

SCALE: 1:100

**L2**





**LEGEND**

REPLACEMENT TREES

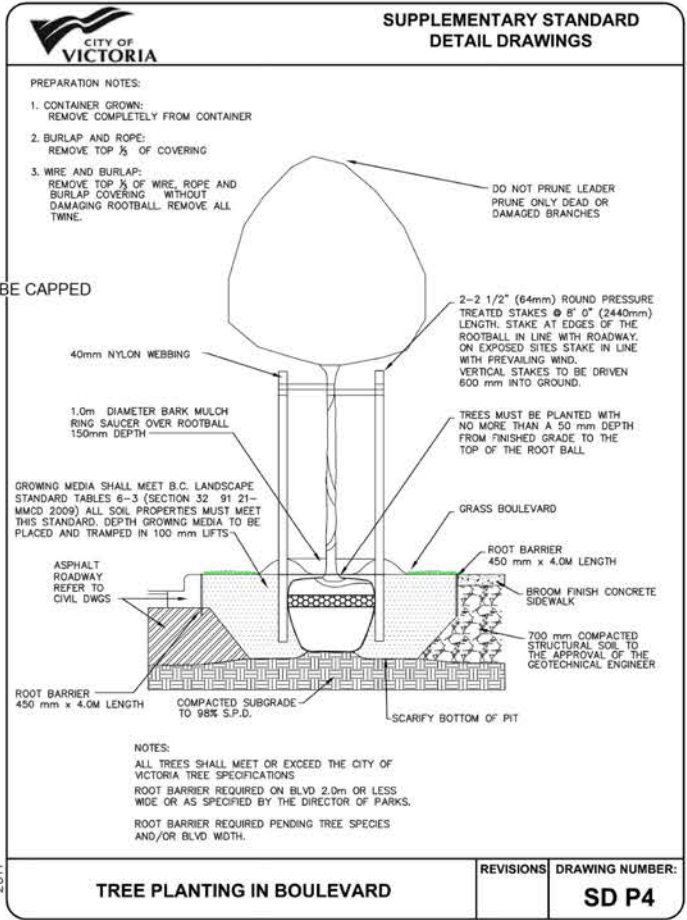
PROTECTED TREES TO BE REMOVED ON SITE: 5  
REPLACEMENT TREES NEEDED: 10  
REPLACEMENT TREES PROPOSED: 10

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



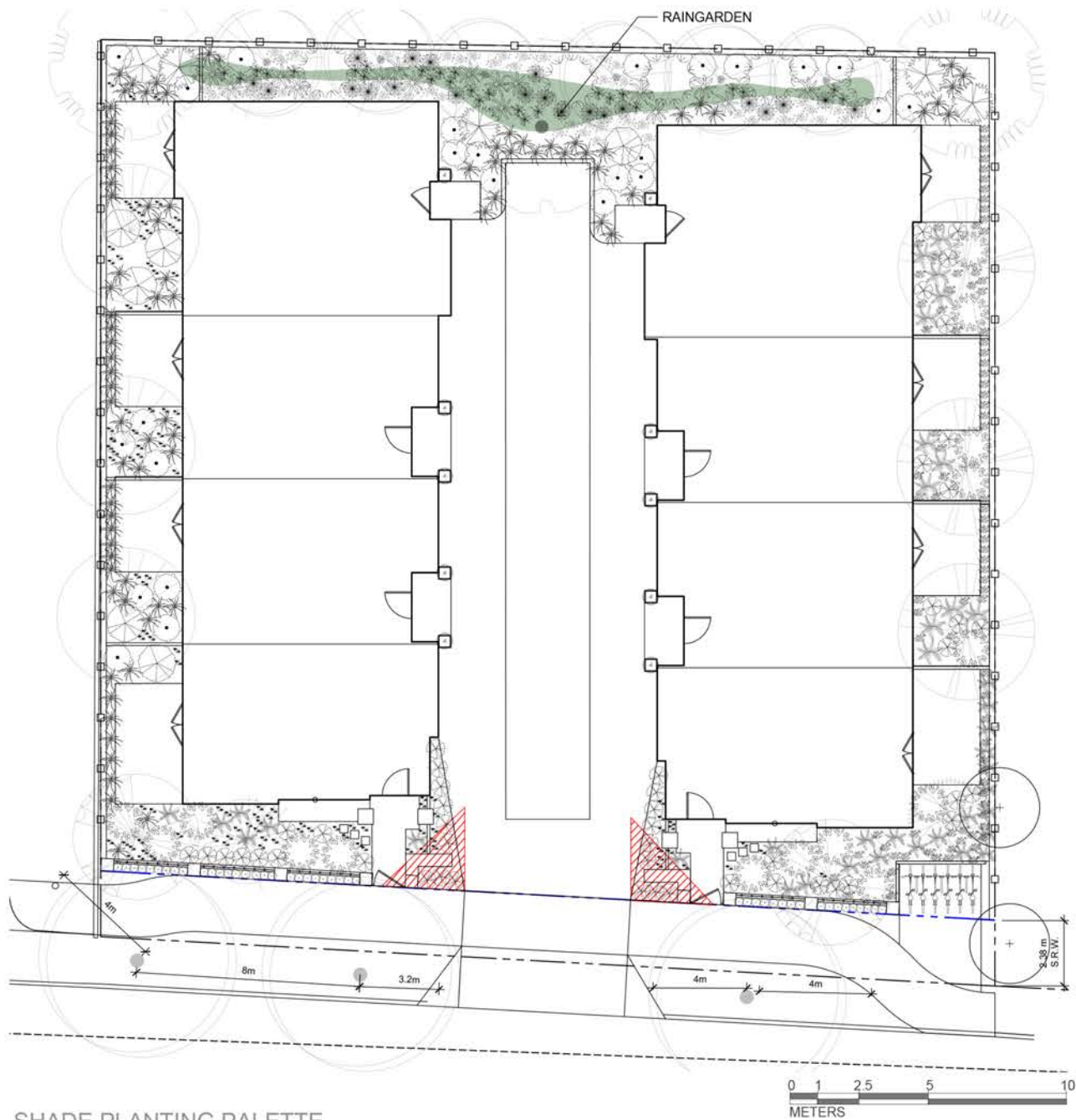
DRAWING TITLE:  
**TREE PLANTING PLAN**

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:<br>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.<br>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



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|     |                                 |            |
|     |                                 |            |

SEAL

NORTH ARROW



DRAWING TITLE:

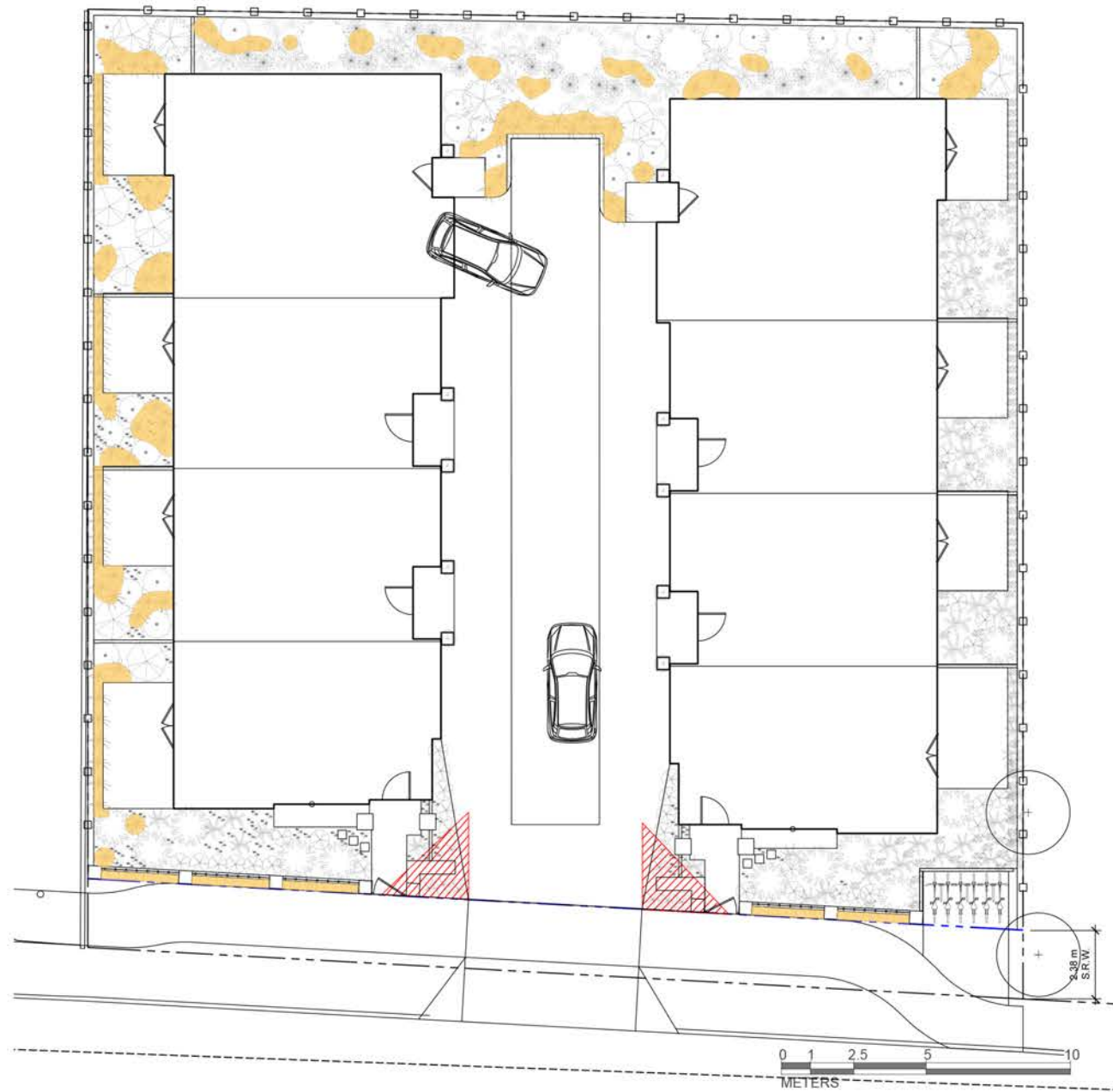
PLANTING PLAN

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: \_\_\_\_\_

SCALE: 1:100

L4.2