

SITE DATA - 960 FOUL BAY ROAD

LEGAL DESCRIPTION - LOT A (DO S1450), SECTION 23, VICTORIA DISTRICT, PLAN 260	ZONING - SITE SPECIFIC	LOT AREA ORIGINAL LOT AREA 3,322.52 M ² (55,763.36 FT ²)
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LOT AREA PROPOSED	W/O DEDICATION	S DEDICATION	REVISED LOT AREA W/ DEDICATION
LOT 1 (MAIN)	2,655.94 M ² (28,588.25 FT ²)	69.8 M ² (751.34 FT ²)	2,586.13 M ² (27,839.59 FT ²)
LOT 2 (HERITAGE)	685.99 M ² (7,375.17 FT ²)	72.20 M ² (778.48 FT ²)	613.79 M ² (6,630.39 FT ²)
TOTALS	3,341.93 M ² (35,963.42 FT ²)	142.00 M ² (1,529.82 FT ²)	3,200 M ² (34,469.81 FT ²)

BLDG A (HERITAGE HOUSE)	PROPOSED
SETBACKS	
NORTH	4.19 M (13.74') (DECK TO FL)
WEST	6.13 M (20.11') (TO BLDG A)
EAST	6.00 M (19.68')
SOUTH	1.98 M (6.49') (DECK TO BLDG C)
FLOOR AREA	
TOTAL FLOOR AREA	609.30 M ² (6598.50 FT ²)
FLOOR AREA RATIO	0.18
AVG. GRADE	20.66 M (67.78')
ROOF HEIGHT	10.68 M (35.03')
BUILDING HEIGHT	10.27 M (33.69')
OCCUPABLE HEIGHT	7.55 M (24.77')
SITE COVERAGE (ON SEPARATE LOT)	45.14 % (300.91 M ² / 666.59 M ²)

BLDG B (TOWNHOUSE)	PROPOSED
SETBACKS	
NORTH	1.98 M (6.49') (TO BLDG D DECK)
WEST	12.08 M (39.63') (TO BLDG B)
EAST	6.00 M (19.68')
SOUTH	3.28 M (10.76')
TOTAL FLOOR AREA	681.10 M ² (7331.30 FT ²)
FLOOR AREA RATIO	0.20
AVG. GRADE	20.71 M (67.94')
ROOF HEIGHT	11.71 M (38.41')
BUILDING HEIGHT	8.71 M (28.57')
OCCUPABLE HEIGHT	6.25 M (20.50')
SITE COVERAGE	10.08 % (267.84 M ² / 2,655.94 M ²)

BLDG C (TOWNHOUSE)	PROPOSED
SETBACKS	
NORTH	12.48 M (40.94') (TO BLDG A)
WEST	3.00 M (9.84')
EAST	12.90 M (42.32') (TO BLDG C)
SOUTH	3.75 M (12.14')
TOTAL FLOOR AREA	660.36 M ² (7113.00 FT ²)
FLOOR AREA RATIO	0.25
AVG. GRADE	19.96 M (65.48')
ROOF HEIGHT	11.87 M (38.94')
BUILDING HEIGHT	8.87 M (29.10')
OCCUPABLE HEIGHT	6.41 M (21.03')
SITE COVERAGE	12.63 % (335.49 M ² / 2,655.94 M ²)

BLDG D (TOWNHOUSE)	PROPOSED
SETBACKS	
NORTH	6.00 M (19.68')
WEST	3.00 M (9.84')
EAST	6.13 M (20.11') (TO BLDG D)
SOUTH	12.48 M (40.94') (TO BLDG B)
TOTAL FLOOR AREA	1189.88 M ² (12808.90 FT ²)
FLOOR AREA RATIO	0.35
AVG. GRADE	19.91 M (65.32')
ROOF HEIGHT	11.92 M (39.10')
BUILDING HEIGHT	8.92 M (29.26')
OCCUPABLE HEIGHT	6.46 M (21.19')
SITE COVERAGE	17.66 % (468.93 M ² / 2,655.94 M ²)

FLOOR AREA COMBINED	TOWNHOUSES	HERITAGE HOUSE	TOTAL SITE
F.A.R. COMBINED	2,721.43 M ²	609.30 M ²	3,330.73 M ²
	7,655.94 M ²	6,666.59 M ²	13,322.52 M ²
	1.02	0.91	1.00
SITE COVERAGE COMBINED	41.33 % (1373.19 M ² / 14781.00 FT ²)		
CAR PARKING	23		
UNCOVERED	15 (+2 GUEST)		
COVERED	9		
BIKE PARKING	27		
INTERIOR	8 (6 regular + 2 oversized)		
EXTERIOR			

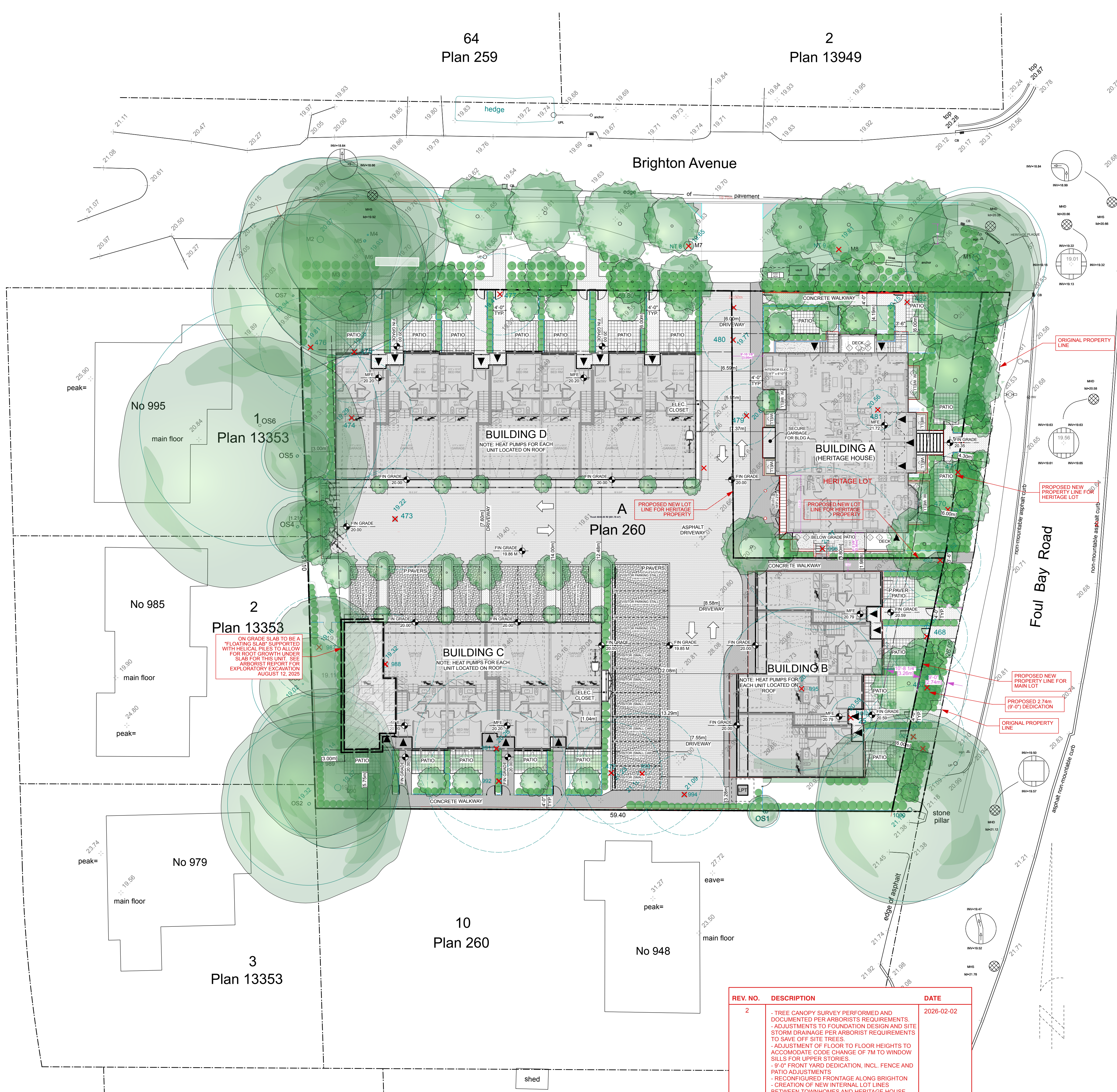
FLOOR AREA BREAKDOWN - BUILDING A (HERITAGE BUILDING)
BASEMENT
UNIT 1 - 1ST FLOOR = 780.30 SF (72.49 M ²) (excluded)
UNIT 2 - 1ST FLOOR = 883.00 SF (82.03 M ²) (excluded)
UNIT 3 - 1ST FLOOR = 868.00 SF (80.63 M ²) (excluded)
1ST FLOOR
UNIT 4 = 390.00 SF (36.17 M ²)
UNIT 4 (DECK) = 87.00 SF (8.08 M ²)
UNIT 5 = 1852.00 SF (172.73 M ²)
UNIT 5 (DECK) = 87.00 SF (8.08 M ²)
COMMON VERANDAH = 130.50 SF (12.12 M ²)
COMMON SPACE = 324.00 SF (30.10 M ²)
2ND FLOOR
UNIT 6 = 902.00 SF (83.79 M ²)
UNIT 7 (DECK) = 100.00 SF (9.29 M ²)
UNIT 7 = 801.00 SF (74.50 M ²)
UNIT 7 (DECK) = 100.00 SF (9.29 M ²)
UNIT 8 (STAIRWELL) = 54.00 SF (5.01 M ²)
COMMON SPACE = 272.00 SF (25.26 M ²)
3RD FLOOR
UNIT 8 = 1480.00 SF (138.42 M ²)
UNIT 8 (DECK) = 69.00 SF (6.41 M ²)
BUILDING TOTAL
BUILDING B COMBINED = 6558.50 SF (609.30 M ²)

Impervious Areas:
Building A: 3,341.93 M ² (35,963.42 FT ²) (Heritage)
Building B: 2,887.77 M ² (31,028.28 M ²)
Building C: 3,376.34 M ² (36,323.33 M ²)
Building D: 5,008.82 M ² (54,043.43 M ²)
Road Lot 1 (Main): 5,571.76 M ² (60,113.33 M ²)
Road Lot 2 (Heritage): 433.31 M ² (4,642.27 M ²)
Road Total: 6,005.07 M ² (65,055.60 M ²)
Paths Lot 1 (Main): 2553.60 M ² (27,523.23 M ²)
Paths Lot 2 (Heritage): 817.34 M ² (8,793.53 M ²)
Paths Total: 3370.94 M ² (36,316.76 M ²)
Curbs Lot 1 (only): 281.07 M ² (3,021.11 M ²)
Total Impervious Area, Lot 1 (Main): 19,883.32 M² (214,847.22 M²)
As percentage of Total Lot Area = 71.43%
Total Impervious Area, Lot 2 (Heritage): 4,592.57 M² (49,626.66 M²)
As percentage of Total Lot Area = 71.0%
Lot Area, Lot 1 (Main): 27,238.91 M ² (292,313.42 M ²) after dedication
Lot Area, Lot 2 (Heritage): 6,396.64 M ² (69,272.27 M ²) after dedication
Area of Live Landscaping Coverage, Lot 1 (Main): 4,789.332 M² (51,644.94 M²)
As percentage of Total Lot Area = 17.2%
Area of Live Landscaping Coverage, Lot 2 (Heritage): 1,527.312 M² (16,489.89 M²)
As percentage of Total Lot Area = 23.0%

FLOOR AREA BREAKDOWN - BUILDING B
1ST FLOOR (BY UNIT)
UNIT 1 - 1ST FLOOR = 386.00 SF (35.62 M ²)
UNIT 1 - COVERED ENTRY = 20.00 SF (1.85 M ²)
UNIT 1 - GARAGE = 427.00 SF (39.66 M ²)
UNIT 2 - 1ST FLOOR = 313.00 SF (29.07 M ²)
UNIT 2 - COVERED ENTRY = 23.00 SF (2.13 M ²)
UNIT 2 - GARAGE = 263.00 SF (24.43 M ²)
UNIT 3 - 1ST FLOOR = 305.00 SF (28.33 M ²)
UNIT 3 - COVERED ENTRY = 20.00 SF (1.85 M ²)
UNIT 3 - GARAGE = 425.00 SF (39.48 M ²)
UNIT 4 - 1ST FLOOR = 315.00 SF (29.26 M ²)
UNIT 4 - COVERED ENTRY = 24.00 SF (2.22 M ²)
UNIT 4 - GARAGE = 264.00 SF (24.57 M ²)
2ND FLOOR (BY UNIT)
UNIT 1 - 2ND FLOOR = 628.00 SF (58.34 M ²)
UNIT 1 - DECK = 100.00 SF (9.29 M ²)
UNIT 2 - 2ND FLOOR = 618.00 SF (57.41 M ²)
UNIT 2 - DECK = 100.00 SF (9.29 M ²)
UNIT 3 - 2ND FLOOR = 625.00 SF (58.06 M ²)
UNIT 3 - DECK = 100.00 SF (9.29 M ²)
UNIT 4 - 2ND FLOOR = 618.00 SF (57.41 M ²)
UNIT 4 - DECK = 100.00 SF (9.29 M ²)
3RD FLOOR (BY UNIT)
UNIT 1 - 3RD FLOOR = 664.00 SF (61.68 M ²)
UNIT 1 - COVERED ENTRY = 20.00 SF (1.85 M ²)
UNIT 1 - GARAGE = 644.00 SF (60.47 M ²)
UNIT 2 - 3RD FLOOR = 654.00 SF (60.85 M ²)
UNIT 2 - COVERED ENTRY = 20.00 SF (1.85 M ²)
UNIT 2 - GARAGE = 634.00 SF (59.00 M ²)
UNIT 3 - 3RD FLOOR = 654.00 SF (60.85 M ²)
UNIT 3 - COVERED ENTRY = 20.00 SF (1.85 M ²)
UNIT 3 - GARAGE = 634.00 SF (59.00 M ²)
UNIT TOTAL (ALL FLOORS)
UNIT 1 - 2174.50 SF (202.61 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
UNIT 2 - 1966.00 SF (182.64 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
UNIT 3 - 2163.00 SF (200.94 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
UNIT 4 - 1975.00 SF (183.48 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
BUILDING TOTAL
BUILDING C COMBINED = 7331.30 SF (681.10 M ²)

FLOOR AREA BREAKDOWN - BUILDING C
1ST FLOOR (BY UNIT)
UNIT 1 - 1ST FLOOR = 315.00 SF (29.26 M ²)
UNIT 1 - COVERED ENTRY = 24.00 SF (2.22 M ²)
UNIT 1 - GARAGE = 264.00 SF (24.57 M ²)
UNIT 2 - 1ST FLOOR = 305.00 SF (28.33 M ²)
UNIT 2 - COVERED ENTRY = 20.00 SF (1.85 M ²)
UNIT 2 - GARAGE = 425.00 SF (39.48 M ²)
UNIT 3 - 1ST FLOOR = 313.00 SF (29.07 M ²)
UNIT 3 - COVERED ENTRY = 23.00 SF (2.13 M ²)
UNIT 3 - GARAGE = 263.00 SF (24.43 M ²)
UNIT 4 - 1ST FLOOR = 305.00 SF (28.33 M ²)
UNIT 4 - COVERED ENTRY = 20.00 SF (1.85 M ²)
UNIT 4 - GARAGE = 425.00 SF (39.48 M ²)
UNIT 5 - 1ST FLOOR = 309.00 SF (28.70 M ²)
UNIT 5 - COVERED ENTRY = 17.00 SF (1.57 M ²)
UNIT 5 - GARAGE = 352.00 SF (32.78 M ²)
2ND FLOOR (BY UNIT)
UNIT 1 - 2ND FLOOR = 618.00 SF (57.41 M ²)
UNIT 1 - DECK = 100.00 SF (9.29 M ²)
UNIT 2 - 2ND FLOOR = 624.00 SF (57.97 M ²)
UNIT 2 - DECK = 100.00 SF (9.29 M ²)
UNIT 3 - 2ND FLOOR = 614.00 SF (57.04 M ²)
UNIT 3 - DECK = 99.00 SF (9.19 M ²)
UNIT 4 - 2ND FLOOR = 624.00 SF (57.97 M ²)
UNIT 4 - DECK = 100.00 SF (9.29 M ²)
UNIT 5 - 2ND FLOOR = 624.00 SF (57.97 M ²)
UNIT 5 - DECK = 100.00 SF (9.29 M ²)
3RD FLOOR (BY UNIT)
UNIT 1 - 3RD FLOOR = 654.00 SF (60.85 M ²)
UNIT 2 - 3RD FLOOR = 644.00 SF (60.47 M ²)
UNIT 3 - 3RD FLOOR = 654.00 SF (60.85 M ²)
UNIT 4 - 3RD FLOOR = 644.00 SF (60.47 M ²)
UNIT 5 - 3RD FLOOR = 654.00 SF (60.85 M ²)
UNIT TOTAL (ALL FLOORS)
UNIT 1 - 1975.00 SF (183.48 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
UNIT 2 - 2161.00 SF (200.76 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
UNIT 3 - 1962.00 SF (182.27 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
UNIT 4 - 2161.00 SF (200.76 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
UNIT 5 - 2077.00 SF (192.95 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
BUILDING TOTAL
BUILDING B COMBINED = 9153.00 SF (850.36 M ²)

FLOOR AREA BREAKDOWN - BUILDING D
1ST FLOOR (BY UNIT)
UNIT 7 - 1ST FLOOR = 315.00 SF (29.26 M ²)
UNIT 7 - COVERED ENTRY = 24.00 SF (2.22 M ²)
UNIT 7 - GARAGE = 264.00 SF (24.57 M ²)
UNIT 8 - 1ST FLOOR = 305.00 SF (28.33 M ²)
UNIT 8 - COVERED ENTRY = 20.00 SF (1.85 M ²)
UNIT 8 - GARAGE = 425.00 SF (39.48 M ²)
UNIT 9 - 1ST FLOOR = 313.00 SF (29.07 M ²)
UNIT 9 - COVERED ENTRY = 23.00 SF (2.13 M ²)
UNIT 9 - GARAGE = 262.00 SF (24.34 M ²)
UNIT 10 - 1ST FLOOR = 305.00 SF (28.33 M ²)
UNIT 10 - COVERED ENTRY = 20.00 SF (1.85 M ²)
UNIT 10 - GARAGE = 425.00 SF (39.48 M ²)
UNIT 11 - 1ST FLOOR = 315.00 SF (29.26 M ²)
UNIT 11 - COVERED ENTRY = 23.00 SF (2.13 M ²)
UNIT 11 - GARAGE = 425.00 SF (39.48 M ²)
UNIT 12 - 1ST FLOOR = 305.00 SF (28.33 M ²)
UNIT 12 - COVERED ENTRY = 20.00 SF (1.85 M ²)
UNIT 12 - GARAGE = 425.00 SF (39.48 M ²)
UNIT 13 - 1ST FLOOR = 309.00 SF (28.70 M ²)
UNIT 13 - COVERED ENTRY = 17.00 SF (1.57 M ²)
UNIT 13 - GARAGE = 352.00 SF (32.78 M ²)
2ND FLOOR (BY UNIT)
UNIT 7 - 2ND FLOOR = 618.00 SF (57.41 M ²)
UNIT 7 - DECK = 100.00 SF (9.29 M ²)
UNIT 8 - 2ND FLOOR = 624.00 SF (57.97 M ²)
UNIT 8 - DECK = 100.00 SF (9.29 M ²)
UNIT 9 - 2ND FLOOR = 614.00 SF (57.04 M ²)
UNIT 9 - DECK = 99.00 SF (9.19 M ²)
UNIT 10 - 2ND FLOOR = 624.00 SF (57.97 M ²)
UNIT 10 - DECK = 100.00 SF (9.29 M ²)
UNIT 11 - 2ND FLOOR = 614.00 SF (57.04 M ²)
UNIT 11 - DECK = 99.00 SF (9.19 M ²)
UNIT 12 - 2ND FLOOR = 624.00 SF (57.97 M ²)
UNIT 12 - DECK = 100.00 SF (9.29 M ²)
UNIT 13 - 2ND FLOOR = 624.00 SF (57.97 M ²)
UNIT 13 - DECK = 100.00 SF (9.29 M ²)
3RD FLOOR (BY UNIT)
UNIT 7 - 3RD FLOOR = 654.00 SF (60.85 M ²)
UNIT 8 - 3RD FLOOR = 644.00 SF (60.47 M ²)
UNIT 9 - 3RD FLOOR = 654.00 SF (60.85 M ²)
UNIT 10 - 3RD FLOOR = 644.00 SF (60.47 M ²)
UNIT 11 - 3RD FLOOR = 654.00 SF (60.85 M ²)
UNIT 12 - 3RD FLOOR = 644.00 SF (60.47 M ²)
UNIT 13 - 3RD FLOOR = 654.00 SF (60.85 M ²)
UNIT TOTAL (ALL FLOORS)
UNIT 7 - 1739.79 SF (161.62 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
UNIT 8 - 1938.38 SF (179.89 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
UNIT 9 - 1725.20 SF (160.27 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
UNIT 10 - 1926.20 SF (178.94 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
UNIT 11 - 1725.20 SF (160.27 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
UNIT 12 - 1926.20 SF (178.94 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
UNIT 13 - 1840.20 SF (170.96 M ²) (22.00 M ² EXCLUDED FROM GARAGE)
BUILDING TOTAL
BUILDING A = 12898.90 SF (1198.98 M ²)



DRAWING LIST:
DP1 SITE PLAN & DATA
DP2 SURVEY
DP3 HOUSE A - WINDOW SCHEDULE
DP4 HOUSE A - ELEVATIONS (WINDOWS)
DP5 HOUSE A - FLOOR PLANS
DP6 HOUSE A - FLOOR PLANS
DP7 HOUSE A - ELEVATIONS
DP8 HOUSE A - ELEVATIONS
DP9 TOWNHOUSE B - FLOOR PLANS
DP10 TOWNHOUSE B - ELEVATIONS
DP11 TOWNHOUSE C - FLOOR PLANS
DP12 TOWNHOUSE C - ELEVATIONS
DP13 TOWNHOUSE D - FLOOR PLANS
DP14 TOWNHOUSE D - ELEVATIONS
DP15 STREETSCAPE

ISSUED FOR DP
2025.01.17

KILO ARCHITECTURE
ZEBRADESIGN

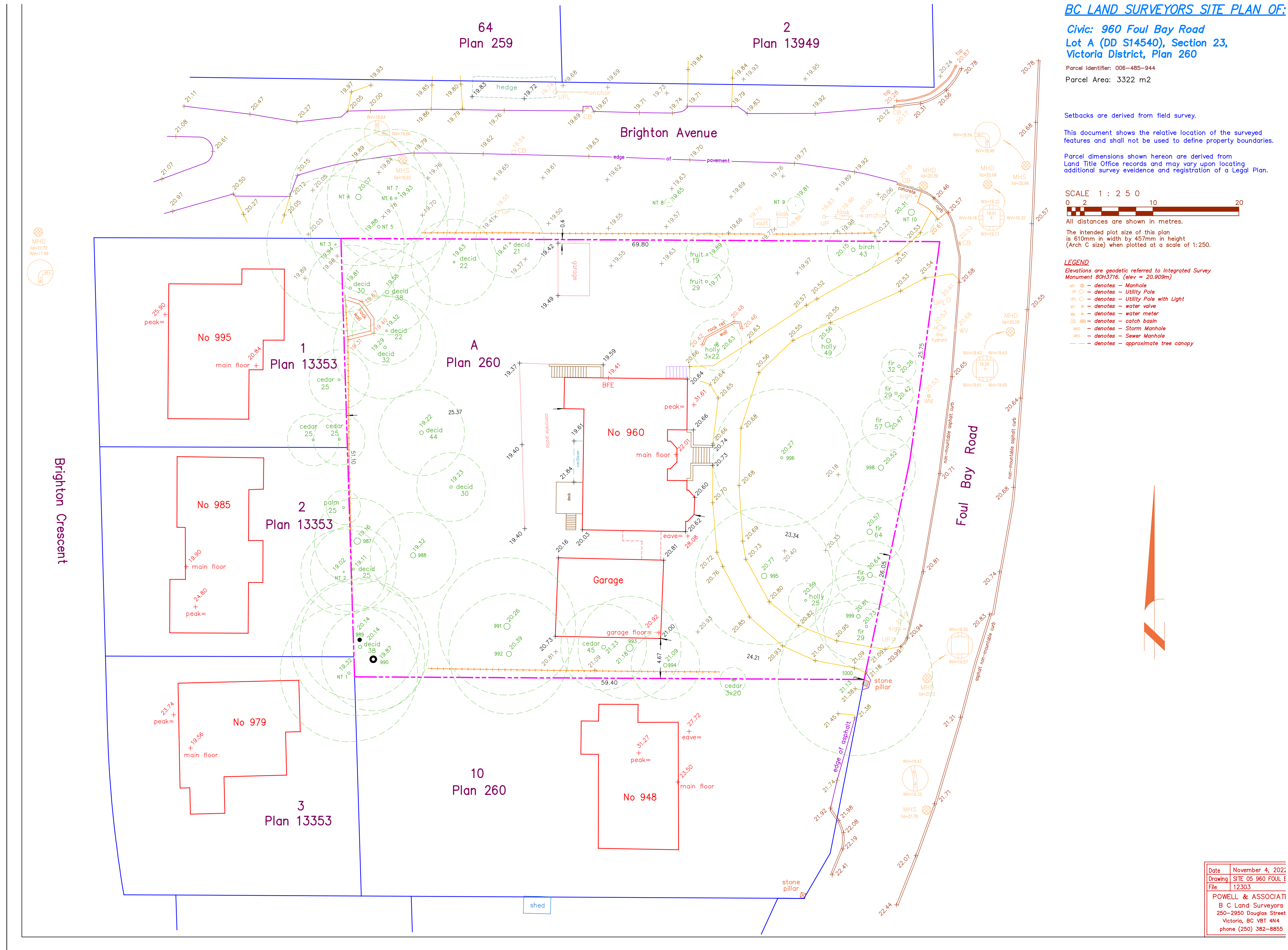
1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: c.c.
Scale: AS NOTED

Project:
960 FOUL BAY ROAD

Title:
SITE PLAN & DATA

Revision:	Sheet:
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BC LAND SURVEYORS SITE PLAN OF:

Civic: 960 Foul Bay Road
Lot A (DD S14540), Section 23,
Victoria District, Plan 260
 Parcel Identifier: 006-485-944
 Parcel Area: 3322 m²

Setbacks are derived from field survey.
 This document shows the relative location of the surveyed features and shall not be used to define property boundaries.
 Parcel dimensions shown hereon are derived from Land Title Office records and may vary upon locating additional survey evidence and registration of a Legal Plan.

SCALE 1 : 2 5 0
 0 2 10 20
 All distances are shown in metres.
 The intended plot size of this plan is 610mm in width by 457mm in height (Arch C size) when plotted at a scale of 1:250.

- LEGEND**
 Elevations are geodetic referred to Integrated Survey Monument 6043716. (lev. = 20,909m)
- denotes - Manhole
 - denotes - Utility Pole
 - denotes - Utility Pole with Light
 - denotes - water valve
 - denotes - water meter
 - denotes - catch basin
 - denotes - Storm Manhole
 - denotes - Sewer Manhole
 - denotes - approximate tree canopy

Date	November 4, 2022
Drawing	SITE 05 960 FOUL E
File	12303
POWELL & ASSOCIATI B C Land Surveyors 250-2950 Douglas Street Victoria, BC V8T 4E4 phone (250) 382-8855	

ISSUED FOR DP
 2025.01.17



1161 NEWPORT AVE
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Drawn By: c.c.

Scale: AS NOTED

Project:
 960 FOUL BAY ROAD

Title:
 SURVEY

Revision: Sheet:

REV. NO.	DESCRIPTION	DATE
1	- NO CHANGES	04.04.25.

DP2
 Proj.No. TBD

KEY	
REMOVED	✗
RELOCATED	⇨
TO REMAIN	✓

EXISTING WINDOW SCHEDULE - BASEMENT					
WB-1	WB-2	WB-3	WB-4	WB-5	WB-6
SIZE: 2'10"2"	SIZE: 2'10"2"	SIZE: 2'10"6"	SIZE: 2'10"6"	SIZE: 1'10"3"	SIZE: 3'0"3"
REMOVED	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED
WB-7	WB-8	WB-9	WB-10	WB-11	WB-12
SIZE: 3'0"3"	SIZE: 3'0"3"	SIZE: 3'0"3"	SIZE: 3'4"6"	SIZE: 2'4"0"	SIZE: 2'4"0"
REMOVED	REMOVED	REMOVED	RELOCATED	REMOVED	REMOVED
WB-13	WB-14				
SIZE: 2'4"0"	SIZE: 3'0"3"				
REMOVED	REMOVED				

EXISTING WINDOW SCHEDULE - 1ST FLOOR					
W1-1	W1-2	W1-3	W1-4	W1-5	W1-6
SIZE: 2'5"6"	SIZE: 2'5"6"	SIZE: 2'5"6"	SIZE: 2'5"6"	SIZE: 1'10"4"	SIZE: 1'10"4"
TO REMAIN	TO REMAIN	TO REMAIN	TO REMAIN	REMOVED	REMOVED
W1-7	W1-8	W1-9	W1-10	W1-11	W1-12
SIZE: 1'10"4"	SIZE: 1'10"4"	SIZE: 1'10"4"	SIZE: 1'10"4"	SIZE: 1'10"4"	SIZE: 1'10"4"
TO REMAIN	RELOCATED	RELOCATED	TO REMAIN	RELOCATED	RELOCATED
W1-13	W1-14	W1-15	W1-16	W1-17	W1-18
SIZE: 2'5"6"	SIZE: 2'5"6"	SIZE: 2'5"6"	SIZE: 2'0"4"	SIZE: 2'0"4"	SIZE: 3'0"4"
TO REMAIN	TO REMAIN	TO REMAIN	RELOCATED	RELOCATED	RELOCATED
W1-19	W1-20	W1-21	W1-22	W1-23	W1-24
SIZE: 3'0"4"	SIZE: 1'0"0"	SIZE: 1'6"10"	SIZE: 1'6"10"	SIZE: 3'0"4"	SIZE: 3'0"4"
RELOCATED	REMOVED	REMOVED	REMOVED	TO REMAIN	RELOCATED
W1-25	W1-26	W1-27	W1-28	W1-29	W1-30
SIZE: 3'0"4"	SIZE: 3'0"4"	SIZE: 2'5"6"	SIZE: 2'5"6"	SIZE: 2'5"6"	SIZE: 1'0"5"
RELOCATED	RELOCATED	RELOCATED	RELOCATED	RELOCATED	RELOCATED
W1-31	W1-32	W1-33	W1-34	W1-35	W1-36
SIZE: 4'8"1"	SIZE: 3'0"5"	SIZE: 3'0"5"	SIZE: 1'0"5"	SIZE: 1'0"5"	SIZE: 3'0"5"
REMOVED	TO REMAIN	TO REMAIN	TO REMAIN	TO REMAIN	TO REMAIN
W1-37	W1-38	W1-39	W1-40	W1-41	W1-42
SIZE: 3'0"5"	SIZE: 1'0"5"	SIZE: 2'5"6"	SIZE: 2'5"6"	SIZE: 2'5"6"	SIZE: 2'5"6"
TO REMAIN	TO REMAIN	RELOCATED	RELOCATED	TO REMAIN	TO REMAIN

EXISTING WINDOW SCHEDULE - 2ND FLOOR					
W2-1	W2-2	W2-3	W2-4	W2-5	
SIZE: 2'5"6"	SIZE: 2'5"6"	SIZE: 4x2'0"4"	SIZE: 1'0"7"	SIZE: 1'0"7"	
TO REMAIN	TO REMAIN	TO REMAIN	REMOVED	REMOVED	
W2-6	W2-7	W2-8	W2-9	W2-10	W2-11
SIZE: 2'0"4"	SIZE: 2'0"4"	SIZE: 2'0"4"	SIZE: 2'0"4"	SIZE: 2'0"4"	SIZE: 1'0"7"
REMOVED	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED
W2-12	W2-13	W2-14	W2-15	W2-16	W2-17
SIZE: 1'0"7"	SIZE: 2'5"6"	SIZE: 2'5"6"	SIZE: 2'0"4"	SIZE: 2'0"4"	SIZE: 2'5"6"
REMOVED	TO REMAIN	TO REMAIN	RELOCATED	RELOCATED	RELOCATED
W2-18	W2-19	W2-20	W2-21	W2-22	W2-23
SIZE: 2'5"6"	SIZE: 2'5"6"	SIZE: 3'4"0"	SIZE: 2'5"6"	SIZE: 2'5"6"	SIZE: 2'5"6"
RELOCATED	RELOCATED	REMOVED	RELOCATED	RELOCATED	RELOCATED
W2-24	W2-25	W2-26	W2-27	W2-28	
SIZE: 2'5"6"	SIZE: 2'5"6"	SIZE: 3'4"0"	SIZE: 2'5"6"	SIZE: 2'5"6"	
RELOCATED	RELOCATED	REMOVED	TO REMAIN	TO REMAIN	

EXISTING WINDOW SCHEDULE - 3RD FLOOR			
W3-1	W3-2	W3-3	W3-4
SIZE: 3'0"4"	SIZE: 3'0"4"	SIZE: 2'10"0"	SIZE: 2'10"0"
TO REMAIN	TO REMAIN	TO REMAIN	TO REMAIN

ISSUED FOR DP
2025.01.17



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

Drawn By: c.c.
Scale: AS NOTED

Project:
960 FOUL BAY ROAD

Title:
HOUSE - WINDOW SCHEDULE

Revision: Sheet:

REV. NO.	DESCRIPTION	DATE
1	- NO CHANGES	04.04.25.

DP3
Proj.No. TBD

KEY	
REMOVED	✗
RELOCATED	➡
TO REMAIN	✓

EXISTING WINDOW SCHEDULE - BASEMENT				
WB-1 SIZE: 2'10"0 REMOVED	WB-2 SIZE: 2'10"0 REMOVED	WB-3 SIZE: 2'10"6 REMOVED	WB-4 SIZE: 2'10"6 REMOVED	WB-5 SIZE: 1'10"6 REMOVED
WB-6 SIZE: 3'0"6 REMOVED	WB-7 SIZE: 3'0"6 REMOVED	WB-8 SIZE: 3'0"6 REMOVED	WB-9 SIZE: 3'0"6 REMOVED	WB-10 SIZE: 3'0"6 RELOCATED
WB-11 SIZE: 2'4"0 REMOVED	WB-12 SIZE: 2'4"0 REMOVED	WB-13 SIZE: 2'4"0 REMOVED	WB-14 SIZE: 3'0"6 REMOVED	

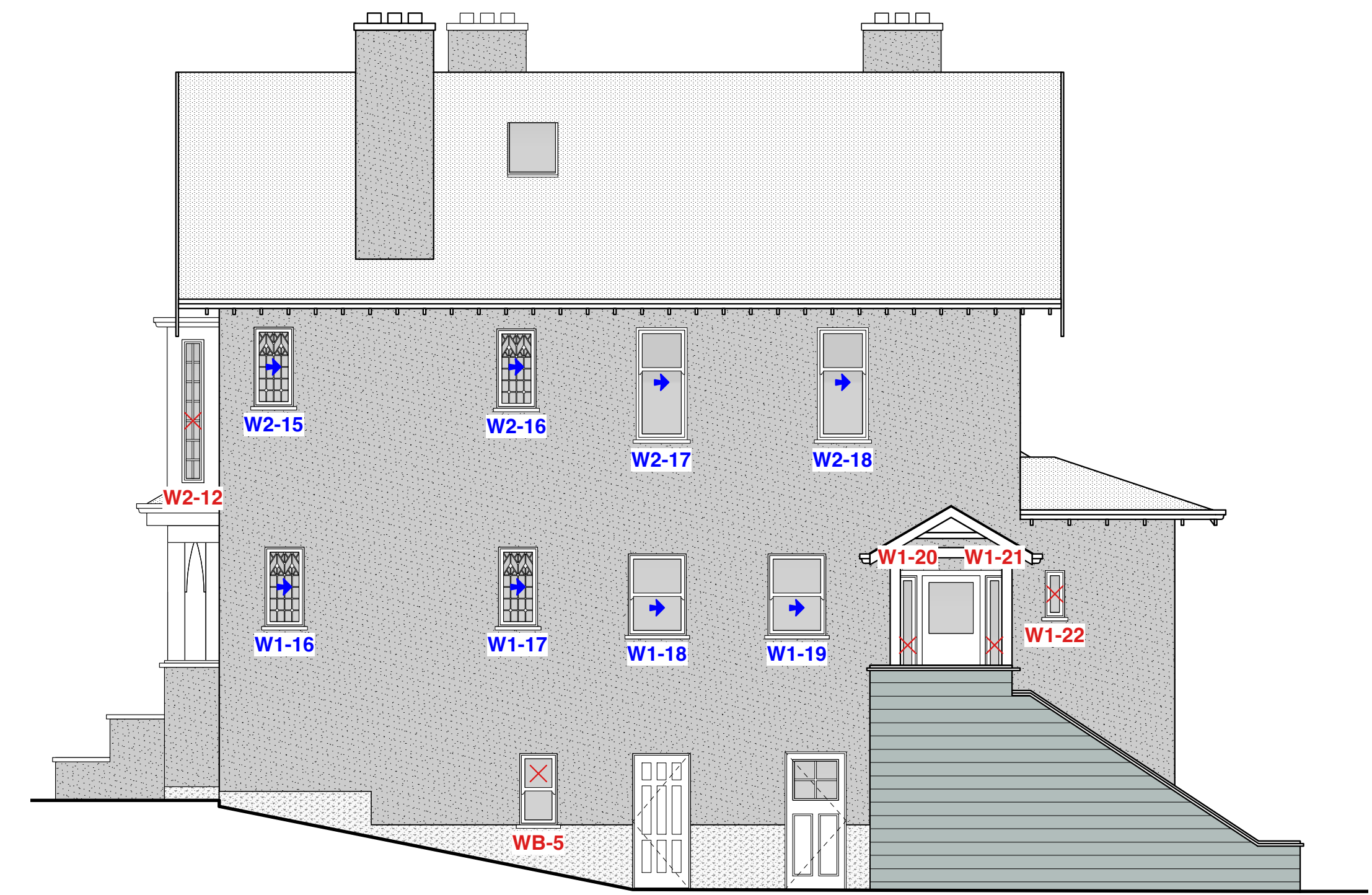
EXISTING WINDOW SCHEDULE - 1ST FLOOR				
W1-1 SIZE: 2'5"6 TO REMAIN	W1-2 SIZE: 2'5"6 TO REMAIN	W1-3 SIZE: 2'5"6 TO REMAIN	W1-4 SIZE: 2'5"6 TO REMAIN	W1-5 SIZE: 1'10"6 REMOVED
W1-6 SIZE: 1'10"6 REMOVED	W1-7 SIZE: 1'10"6 TO REMAIN	W1-8 SIZE: 1'10"6 RELOCATED	W1-9 SIZE: 1'10"6 RELOCATED	W1-10 SIZE: 1'10"6 TO REMAIN
W1-11 SIZE: 1'10"6 RELOCATED	W1-12 SIZE: 1'10"6 RELOCATED	W1-13 SIZE: 2'5"6 TO REMAIN	W1-14 SIZE: 2'5"6 TO REMAIN	W1-15 SIZE: 2'5"6 TO REMAIN
W1-16 SIZE: 2'4"0 RELOCATED	W1-17 SIZE: 2'4"0 RELOCATED	W1-18 SIZE: 3'0"4 RELOCATED	W1-19 SIZE: 3'0"4 RELOCATED	W1-20 SIZE: 1'2"0 REMOVED
W1-21 SIZE: 1'0"6 REMOVED	W1-22 SIZE: 1'0"6 REMOVED	W1-23 SIZE: 3'0"4 TO REMAIN	W1-24 SIZE: 3'0"4 RELOCATED	W1-25 SIZE: 3'0"4 RELOCATED
W1-26 SIZE: 3'0"4 RELOCATED	W1-27 SIZE: 2'5"6 RELOCATED	W1-28 SIZE: 2'5"6 RELOCATED	W1-29 SIZE: 2'5"6 RELOCATED	W1-30 SIZE: 1'5"6 RELOCATED
W1-31 SIZE: 4'5"6 REMOVED	W1-32 SIZE: 3'0"6 TO REMAIN	W1-33 SIZE: 3'0"6 TO REMAIN	W1-34 SIZE: 1'5"6 TO REMAIN	W1-35 SIZE: 1'5"6 TO REMAIN
W1-36 SIZE: 3'0"6 TO REMAIN	W1-37 SIZE: 3'0"6 TO REMAIN	W1-38 SIZE: 1'0"6 TO REMAIN	W1-39 SIZE: 2'5"6 RELOCATED	W1-40 SIZE: 2'5"6 RELOCATED
W1-41 SIZE: 2'5"6 TO REMAIN	W1-42 SIZE: 2'5"6 TO REMAIN			

EXISTING WINDOW SCHEDULE - 2ND FLOOR				
W2-1 SIZE: 2'5"6 TO REMAIN	W2-2 SIZE: 2'5"6 TO REMAIN	W2-3 SIZE: 4x2'0"4 TO REMAIN	W2-4 SIZE: 1'7"0 REMOVED	W2-5 SIZE: 1'7"0 REMOVED
W2-6 SIZE: 2'0"6 REMOVED	W2-7 SIZE: 2'0"6 REMOVED	W2-8 SIZE: 2'0"6 REMOVED	W2-9 SIZE: 2'0"6 REMOVED	W2-10 SIZE: 2'0"6 REMOVED
W2-11 SIZE: 1'0"7 REMOVED	W2-12 SIZE: 1'0"7 TO REMAIN	W2-13 SIZE: 2'5"6 TO REMAIN	W2-14 SIZE: 2'5"6 TO REMAIN	W2-15 SIZE: 2'4"0 RELOCATED
W2-16 SIZE: 2'0"4 RELOCATED	W2-17 SIZE: 2'5"6 RELOCATED	W2-18 SIZE: 2'5"6 RELOCATED	W2-19 SIZE: 2'5"6 RELOCATED	W2-20 SIZE: 3'0"4 REMOVED
W2-21 SIZE: 2'5"6 RELOCATED	W2-22 SIZE: 2'5"6 RELOCATED	W2-23 SIZE: 2'5"6 RELOCATED	W2-24 SIZE: 2'5"6 RELOCATED	W2-25 SIZE: 2'5"6 RELOCATED
W2-26 SIZE: 3'0"4 REMOVED	W2-27 SIZE: 2'5"6 TO REMAIN	W2-28 SIZE: 2'5"6 TO REMAIN		

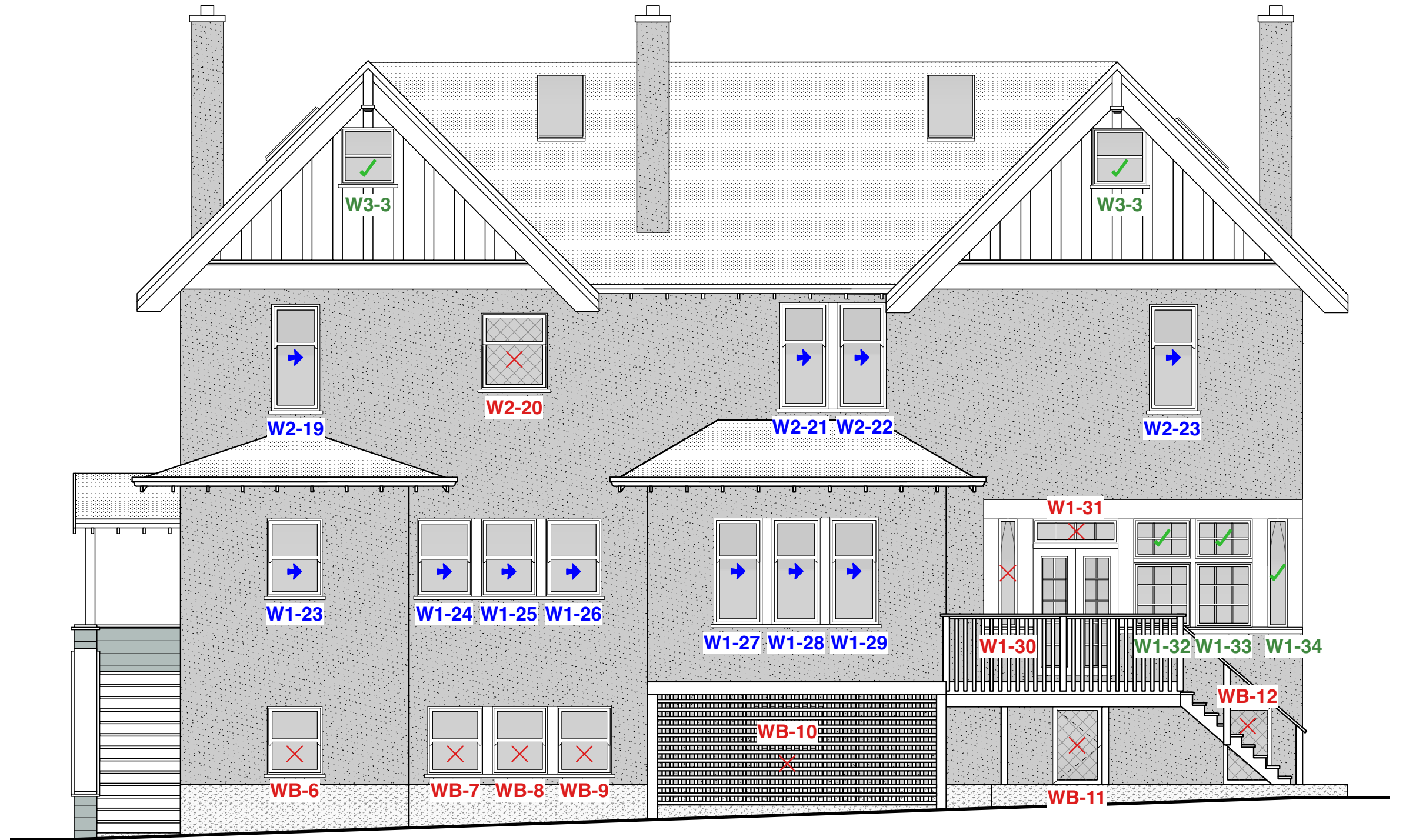
EXISTING WINDOW SCHEDULE - 3RD FLOOR			
W3-1 SIZE: 3'0"4 TO REMAIN	W3-2 SIZE: 3'0"4 TO REMAIN	W3-3 SIZE: 2'10"0 TO REMAIN	W3-4 SIZE: 2'10"0 TO REMAIN



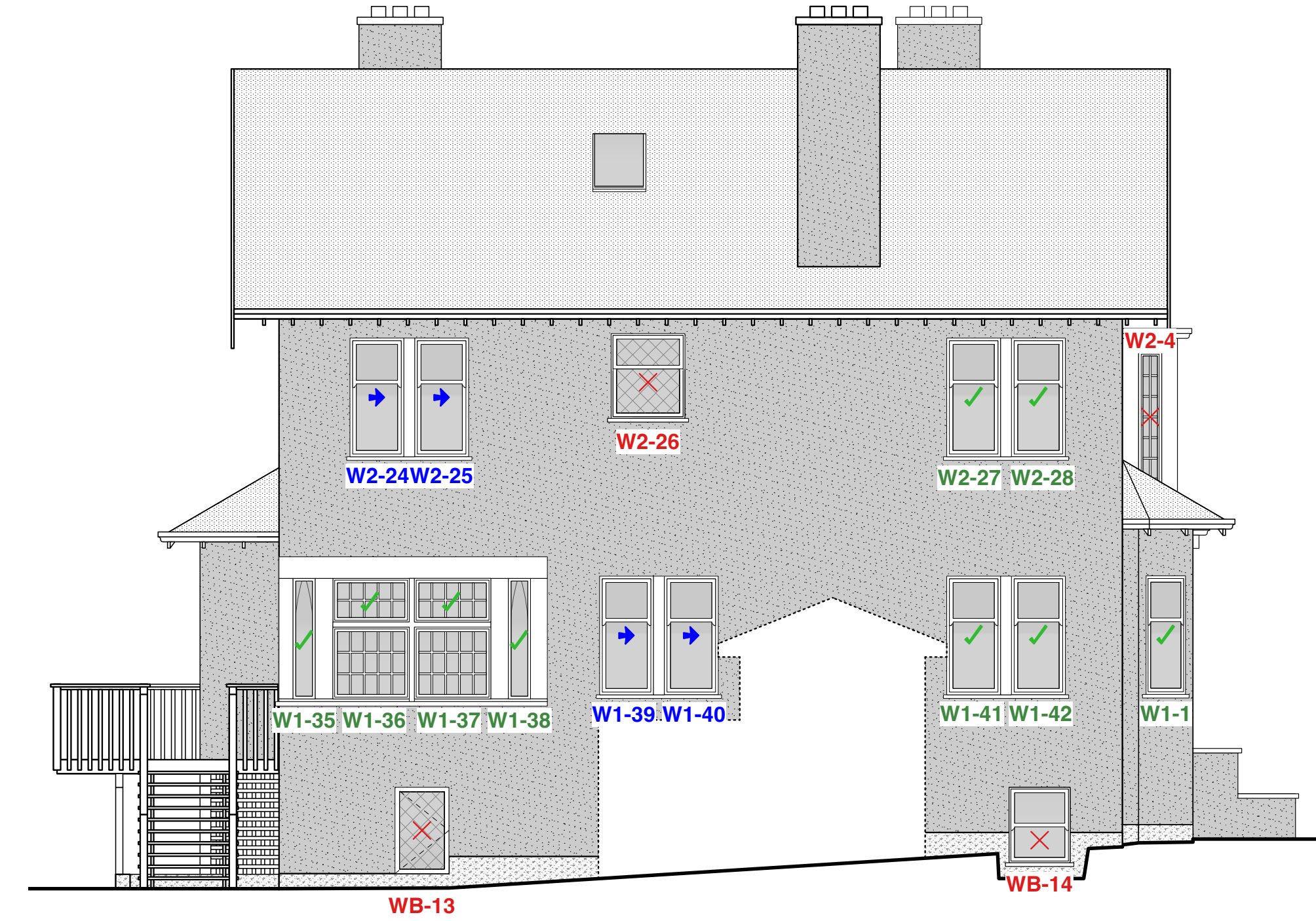
1 FRONT (E) ELEVATION - EXISTING
Scale: NTS



2 SIDE (N) ELEVATION - EXISTING
Scale: NTS



3 REAR (W) ELEVATION - EXISTING
Scale: NTS



4 SIDE (S) ELEVATION - EXISTING
Scale: NTS

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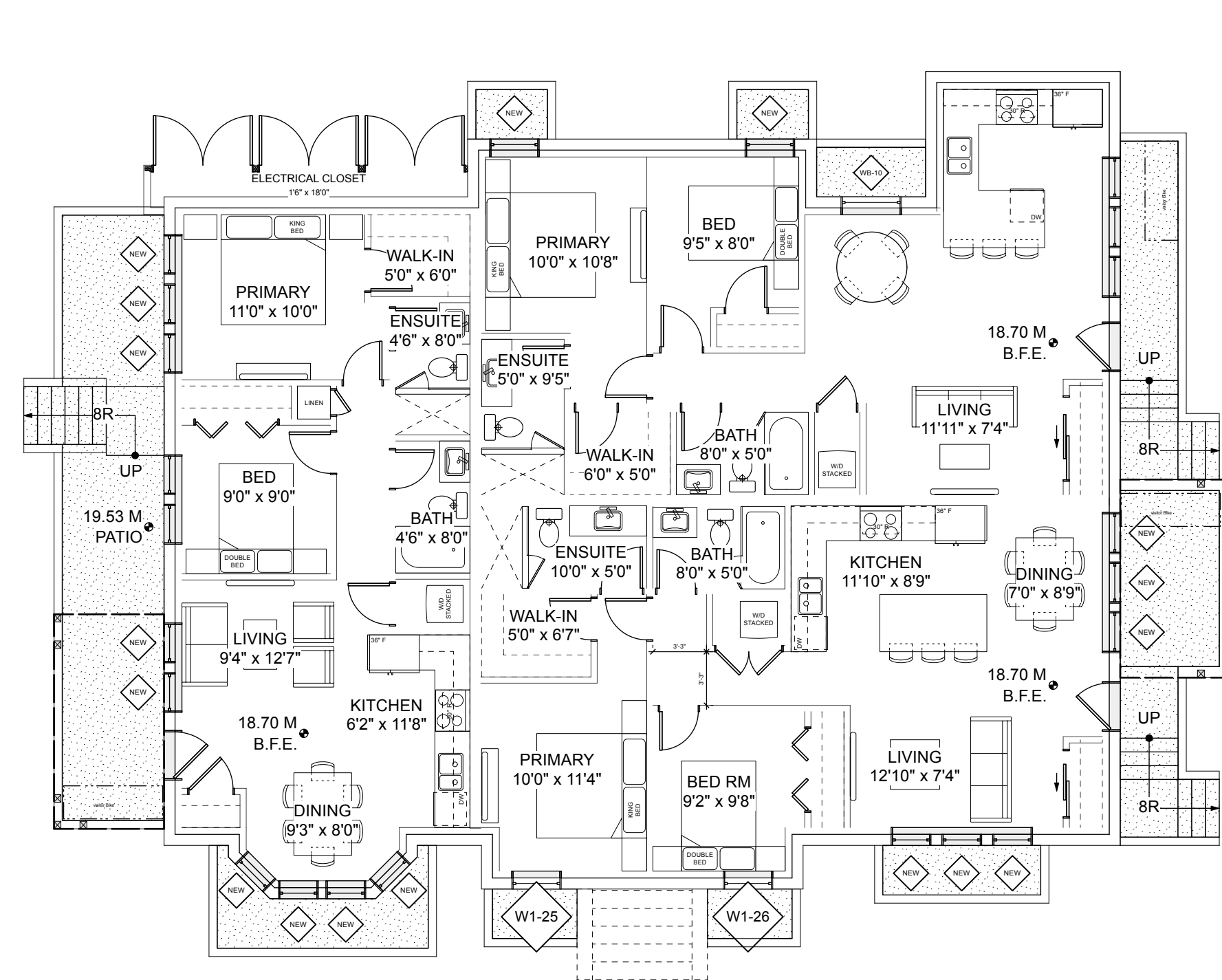
Project:
960 FOUL BAY ROAD

Title:
HOUSE - ELEVATIONS
- WINDOWS

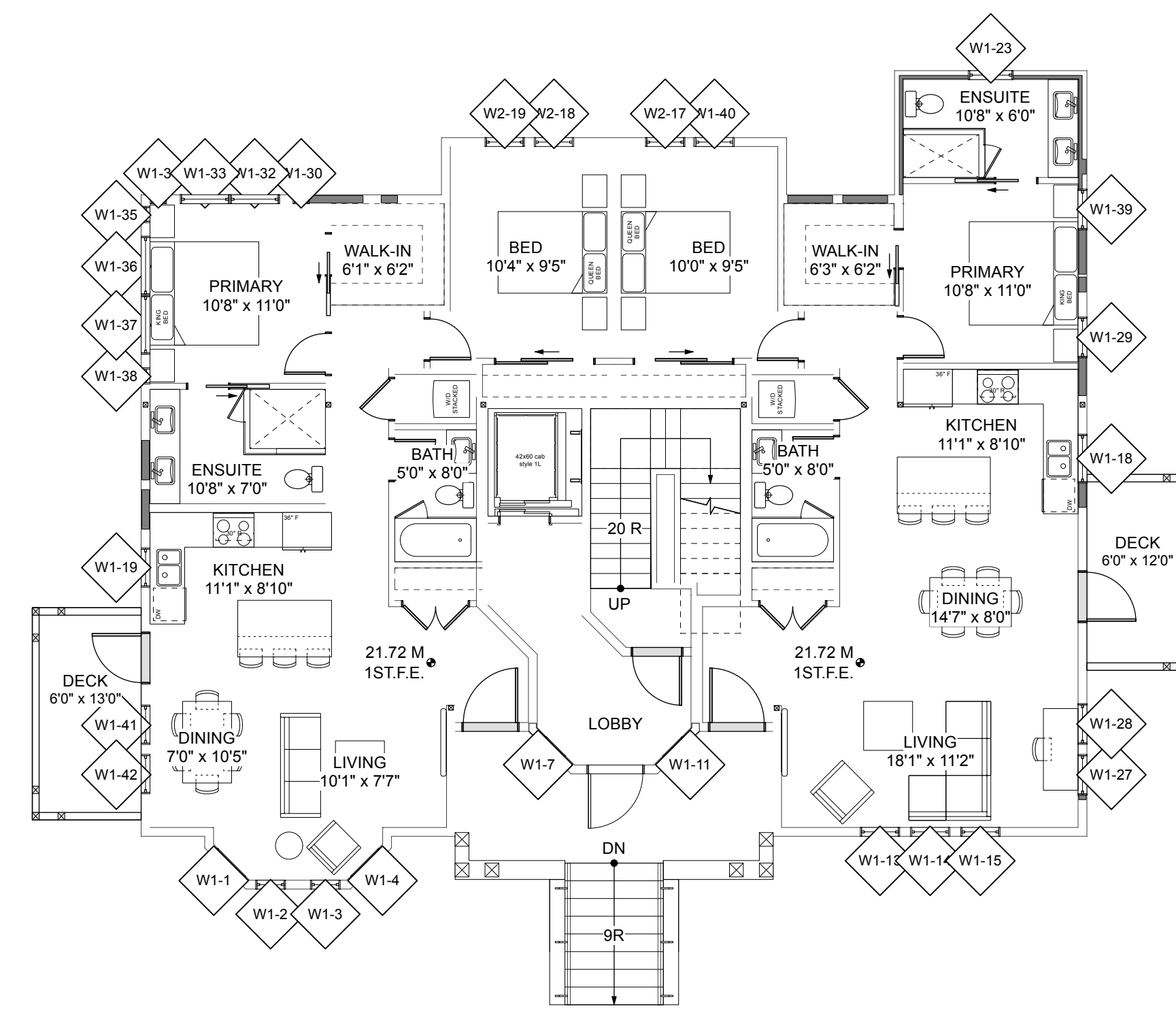
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1	- NO CHANGES	04.04.25.

DP4
Proj.No. TBD

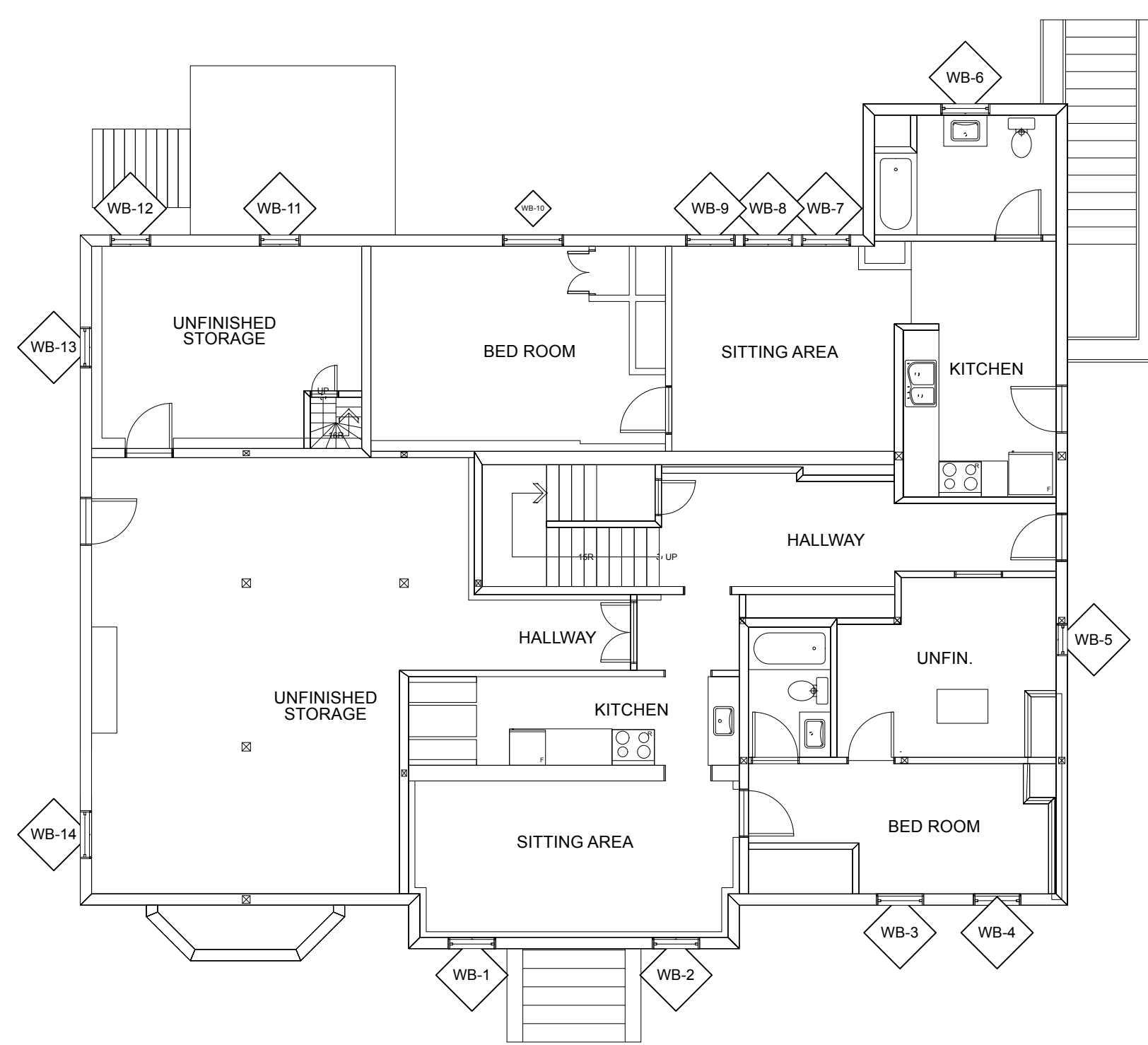


1 BASEMENT - PROPOSED
Scale: 1/8" = 1'-0"

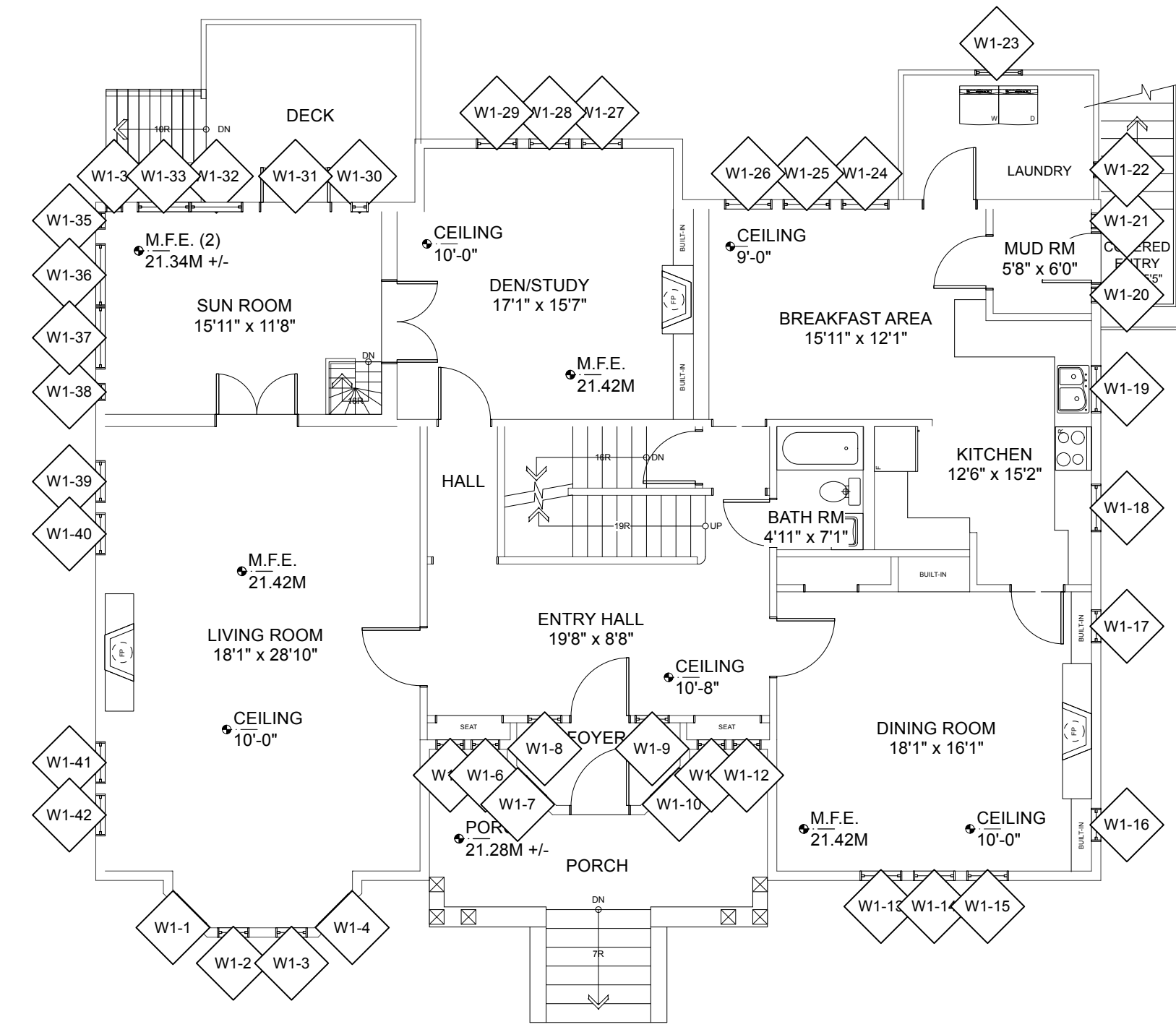


2 1ST FLOOR - PROPOSED
Scale: 1/8" = 1'-0"

PROPOSED
EXISTING



3 BASEMENT - EXISTING
Scale: 1/8" = 1'-0"



4 1ST FLOOR - EXISTING
Scale: 1/8" = 1'-0"

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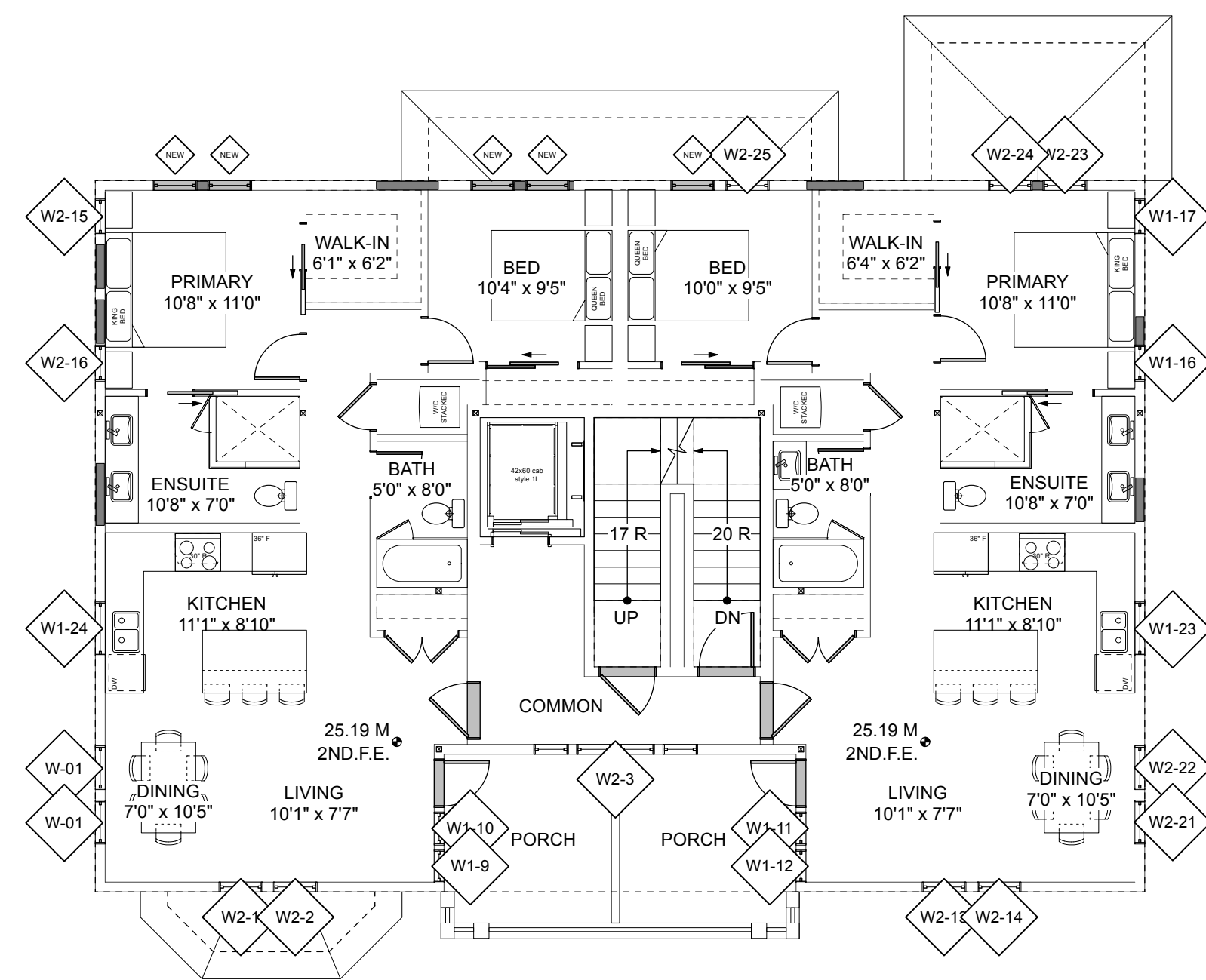
Project:
960 FOUL BAY ROAD

Title:
HOUSE - FLOOR
PLANS

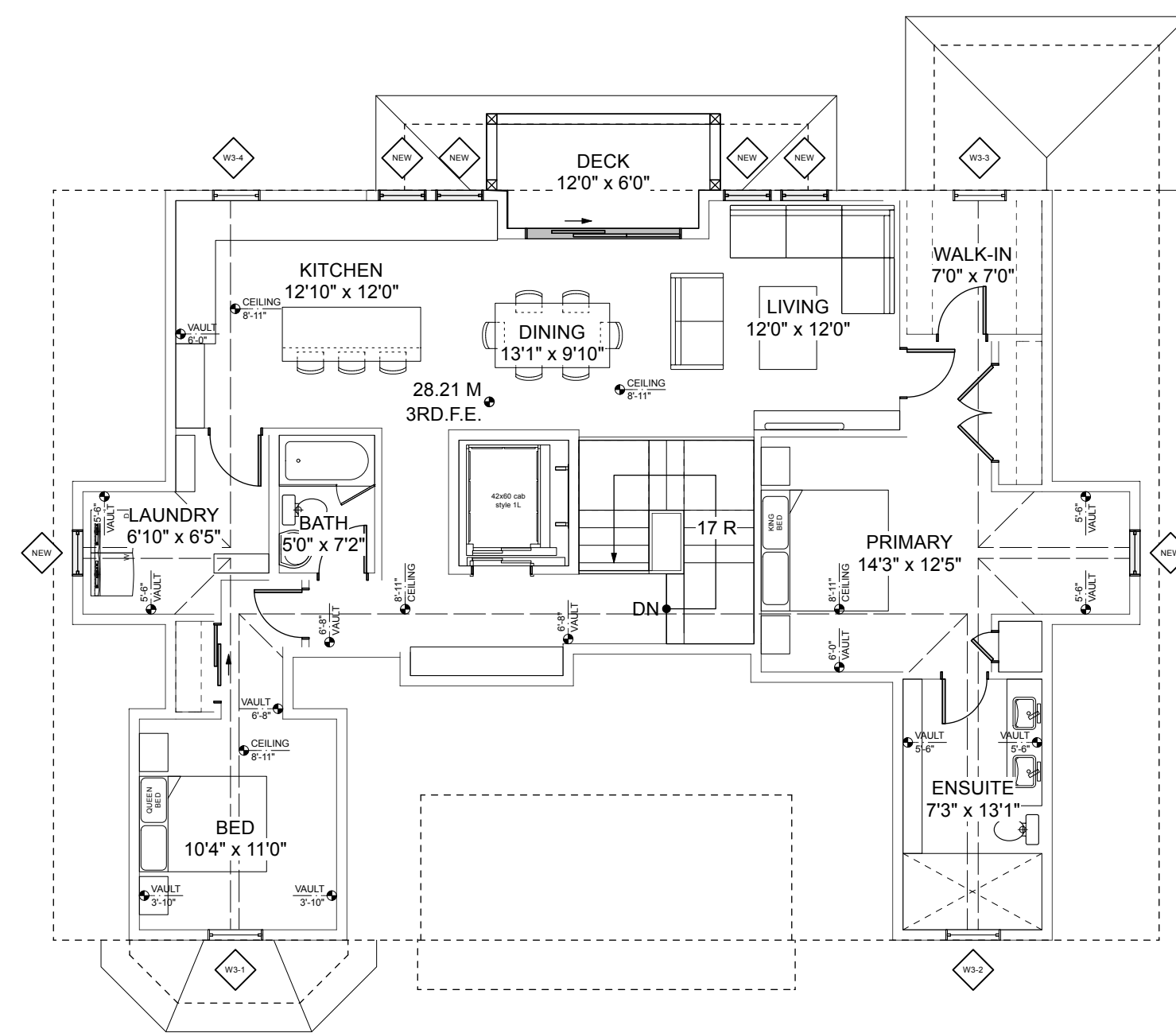
Revision: Sheet:

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1	- NO CHANGES	04.04.25.

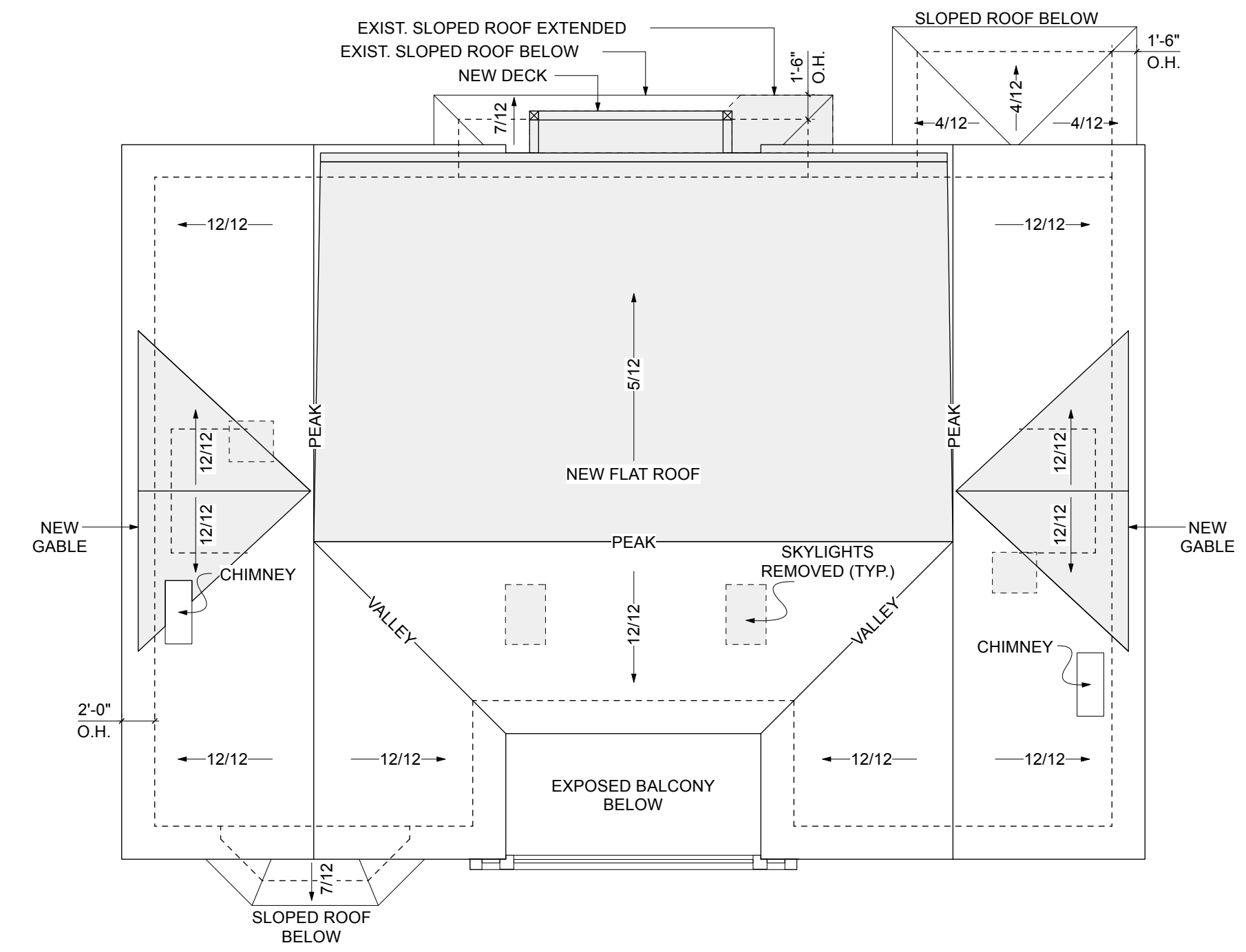
DP5
Proj.No. TBD



1 2ND FLOOR - PROPOSED
Scale: 1/8" = 1'-0"

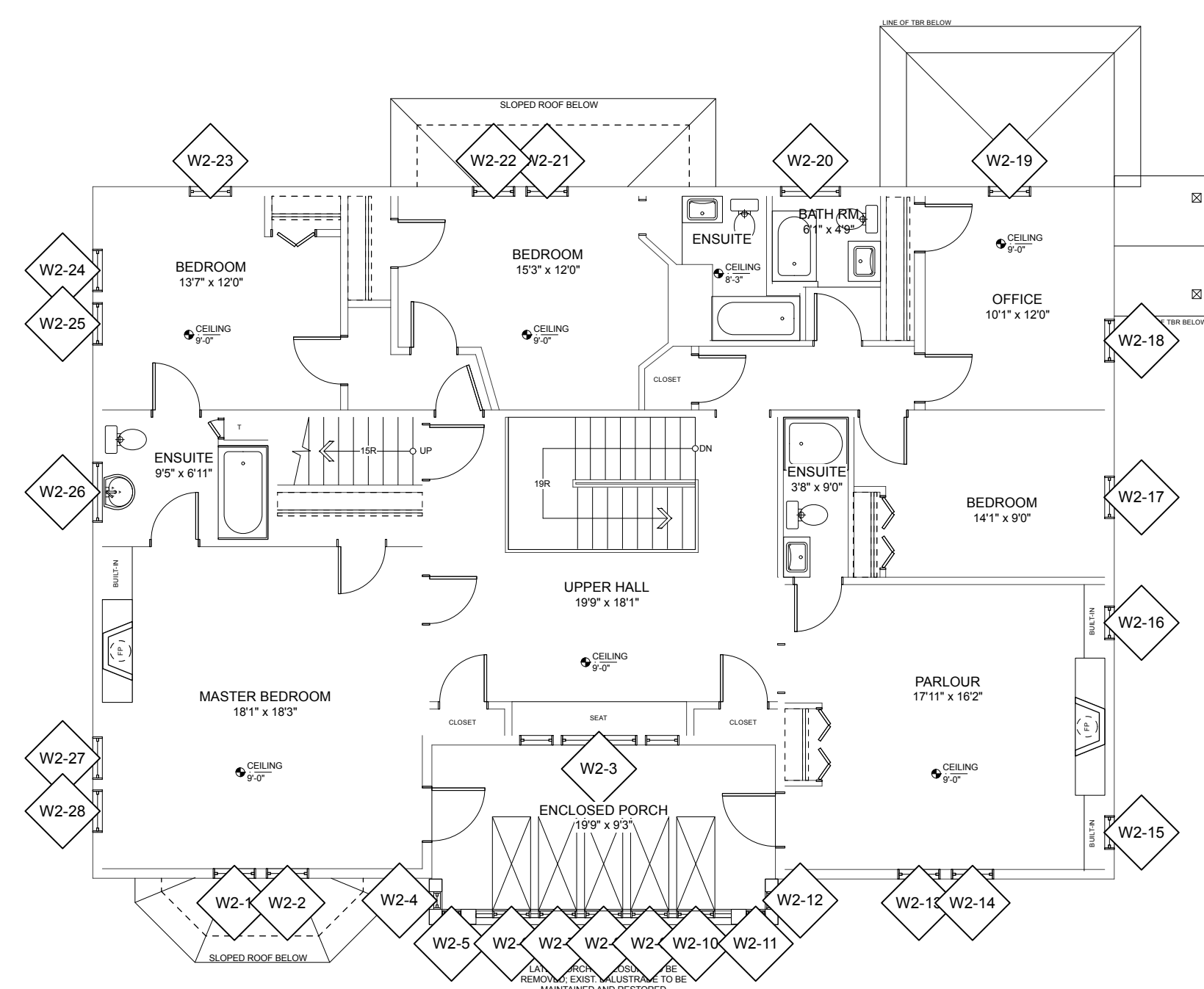


2 3RD FLOOR - PROPOSED
Scale: 1/8" = 1'-0"

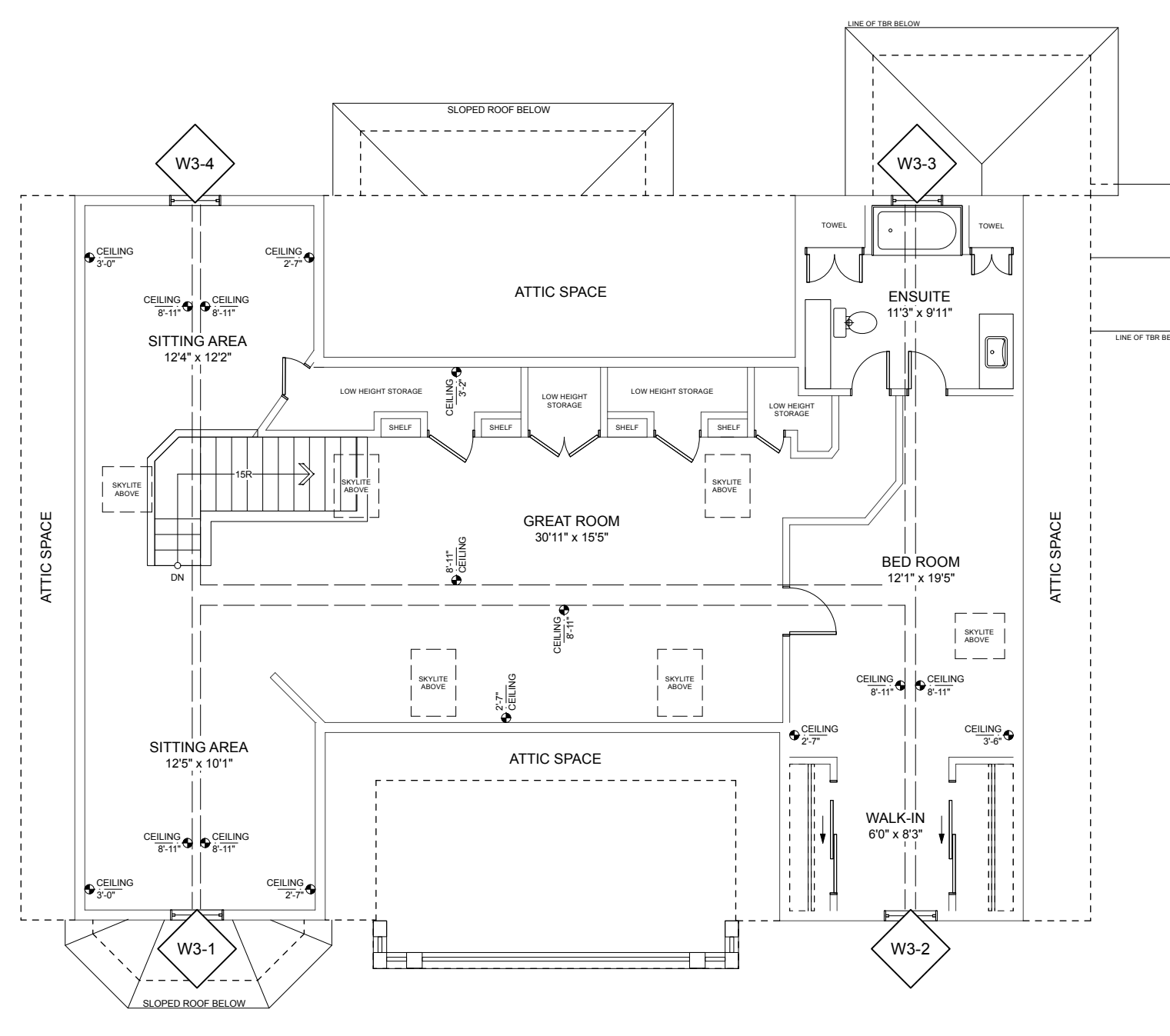


3 ROOF PLAN - PROPOSED
Scale: 1/8" = 1'-0"

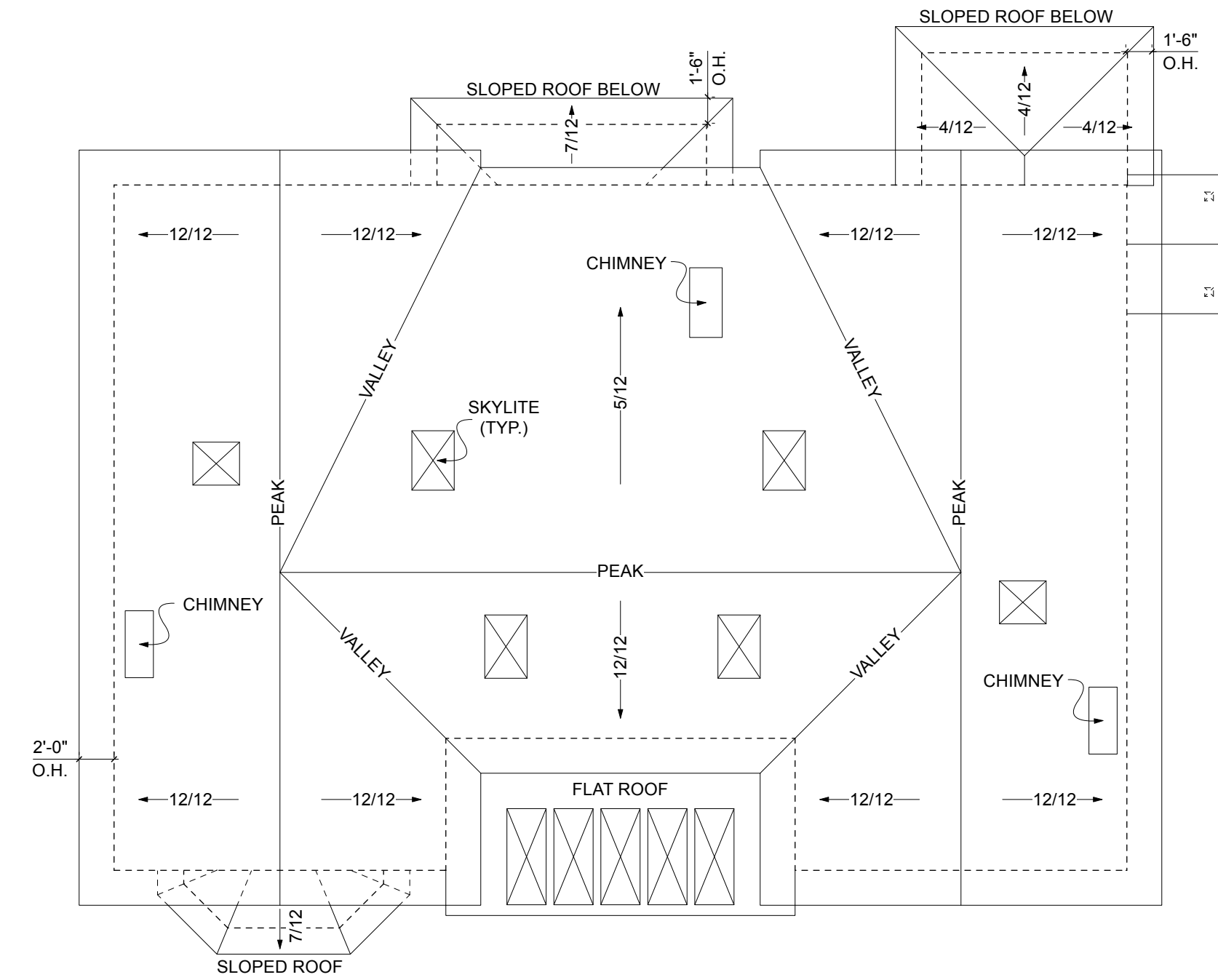
PROPOSED
EXISTING



4 2ND FLOOR - EXISTING
Scale: 1/8" = 1'-0"



5 3RD FLOOR - EXISTING
Scale: 1/8" = 1'-0"



6 ROOF PLAN - EXISTING
Scale: 1/8" = 1'-0"

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Scale: AS NOTED

Project:
960 FOUL BAY ROAD

Title:
HOUSE - FLOOR
PLANS

Revision: Sheet:

REV. NO.	DESCRIPTION	DATE
1	- NO CHANGES	04.04.25.

DP6

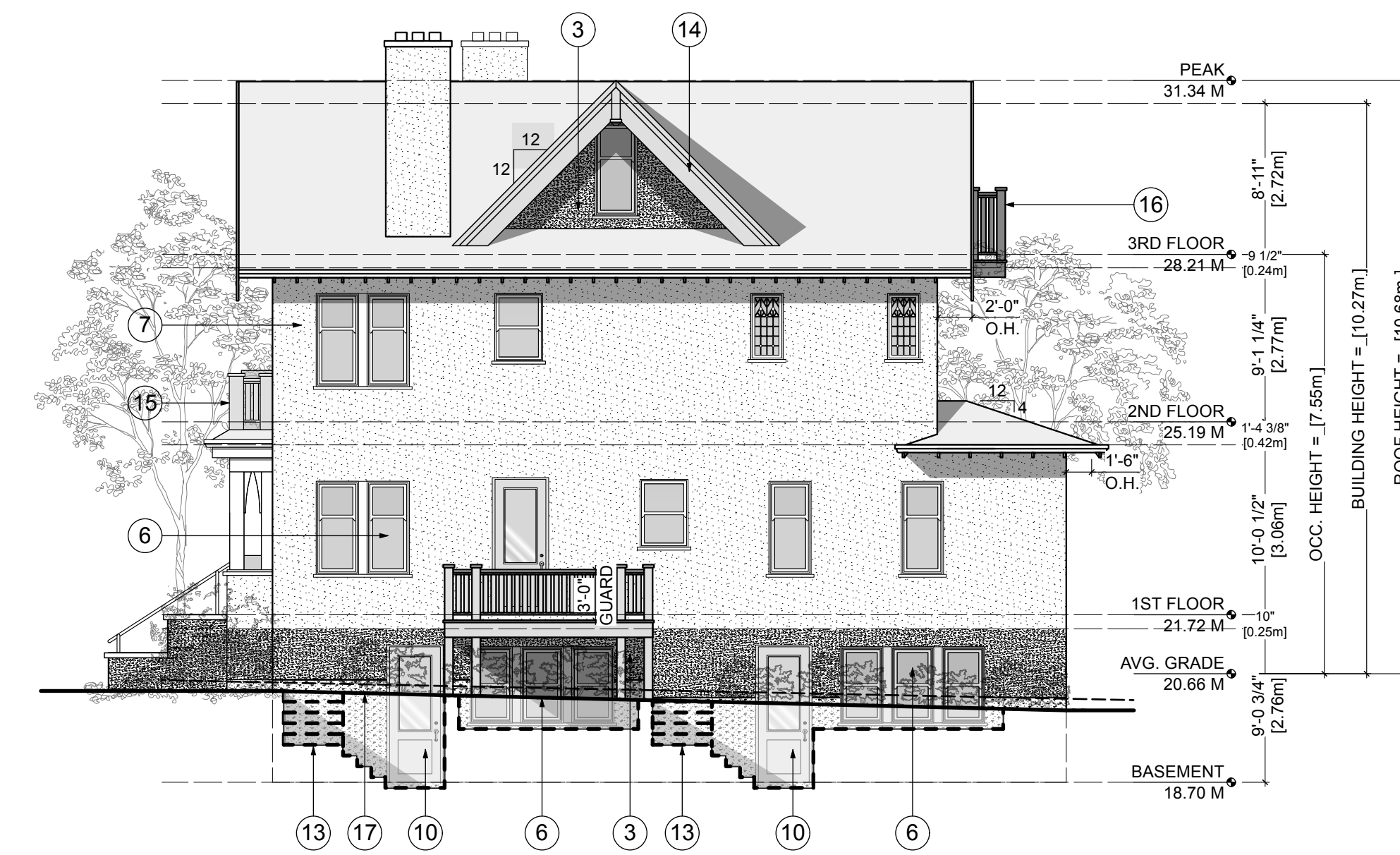
Proj.No. TBD

FINISH SCHEDULE KEY

- ① NEW ROOF SHINGLES TO MATCH EXISTING
- ② NEW SBS-MEMBRANE ROOFING
- ③ NEW STUCCO FINISH TO MATCH EXISTING
- ④ NEW BOARD & BATON TO MATCH ORIGINAL 1914 PLANS (PAINTED)
- ⑤ NEW WINDOW TRIM TO MATCH ORIGINAL 1914 PLANS (PAINTED)
- ⑥ NEW WINDOWS, STYLED TO MATCH ORIGINAL
- ⑦ EXISTING WINDOW TO BE REMOVED; PATCH AND MAKE GOOD EXISTING STUCCO
- ⑧ EXISTING WINDOWS & POSTS TO BE REPAIRED, RESTORED & MODIFIED AS SHOWN
- ⑨ EXISTING WINDOW TO REMAIN
- ⑩ NEW WOOD DOOR WITH GLAZING
- ⑪ EXISTING DOOR TO REMAIN
- ⑫ NEW STAIRS STYLED TO MATCH EXISTING
- ⑬ NEW CONCRETE STAIRS
- ⑭ NEW WOOD FASCIA, STYLED TO MATCH ORIGINAL
- ⑮ EXISTING GUARD TO BE REPAIRED AS RESTORED PER 1914 PLANS; C/W NEW TEMPERED OR LAMINATED SAFETY GLASS (HEIGHT AS NOTED)
- ⑯ NEW WOOD GUARD STYLED TO MATCH ORIGINAL (HEIGHT AS NOTED)
- ⑰ NEW EXPOSED CONCRETE (MIN 8" ABOVE GRADE)
- ⑱ NEW GUTTER & TRIM STYLED TO MATCH ORIGINAL



1 FRONT (E) ELEVATION - PROPOSED
Scale: 1/8" = 1'-0"



2 SIDE (N) ELEVATION - PROPOSED
Scale: 1/8" = 1'-0"

PROPOSED

EXISTING



3 FRONT (E) ELEVATION - EXISTING
Scale: 1/8" = 1'-0"



4 SIDE (E) ELEVATION - EXISTING
Scale: 1/8" = 1'-0"

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Project:
960 FOUL BAY ROAD

Title:
HOUSE - ELEVATIONS

Revision: Sheet:

DP7

Proj.No. TBD

FINISH SCHEDULE KEY

- ① NEW ROOF SHINGLES TO MATCH EXISTING
- ② NEW SBS-MEMBRANE ROOFING
- ③ NEW STUCCO FINISH TO MATCH EXISTING
- ④ NEW BOARD & BATON TO MATCH ORIGINAL 1914 PLANS (PAINTED)
- ⑤ NEW WINDOW TRIM TO MATCH ORIGINAL 1914 PLANS (PAINTED)
- ⑥ NEW WINDOWS, STYLED TO MATCH ORIGINAL
- ⑦ EXISTING WINDOW TO BE REMOVED; PATCH AND MAKE GOOD EXISTING STUCCO
- ⑧ EXISTING WINDOWS & POSTS TO BE REPAIRED, RESTORED & MODIFIED AS SHOWN
- ⑨ EXISTING WINDOW TO REMAIN
- ⑩ NEW WOOD DOOR WITH GLAZING
- ⑪ EXISTING DOOR TO REMAIN
- ⑫ NEW STAIRS STYLED TO MATCH EXISTING
- ⑬ NEW CONCRETE STAIRS
- ⑭ NEW WOOD FASCIA, STYLED TO MATCH ORIGINAL
- ⑮ EXISTING GUARD TO BE REPAIRED AS RESTORED PER 1914 PLANS; C/W NEW TEMPERED OR LAMINATED SAFETY GLASS (HEIGHT AS NOTED)
- ⑯ NEW WOOD GUARD STYLED TO MATCH ORIGINAL (HEIGHT AS NOTED)
- ⑰ NEW EXPOSED CONCRETE (MIN 8" ABOVE GRADE)
- ⑱ NEW GUTTER & TRIM STYLED TO MATCH ORIGINAL



① REAR (W) ELEVATION - PROPOSED
Scale: 1/8" = 1'-0"



② SIDE (S) ELEVATION - PROPOSED
Scale: 1/8" = 1'-0"

PROPOSED

EXISTING



③ REAR (W) ELEVATION - EXISTING
Scale: 1/8" = 1'-0"



④ SIDE (S) ELEVATION - EXISTING
Scale: 1/8" = 1'-0"

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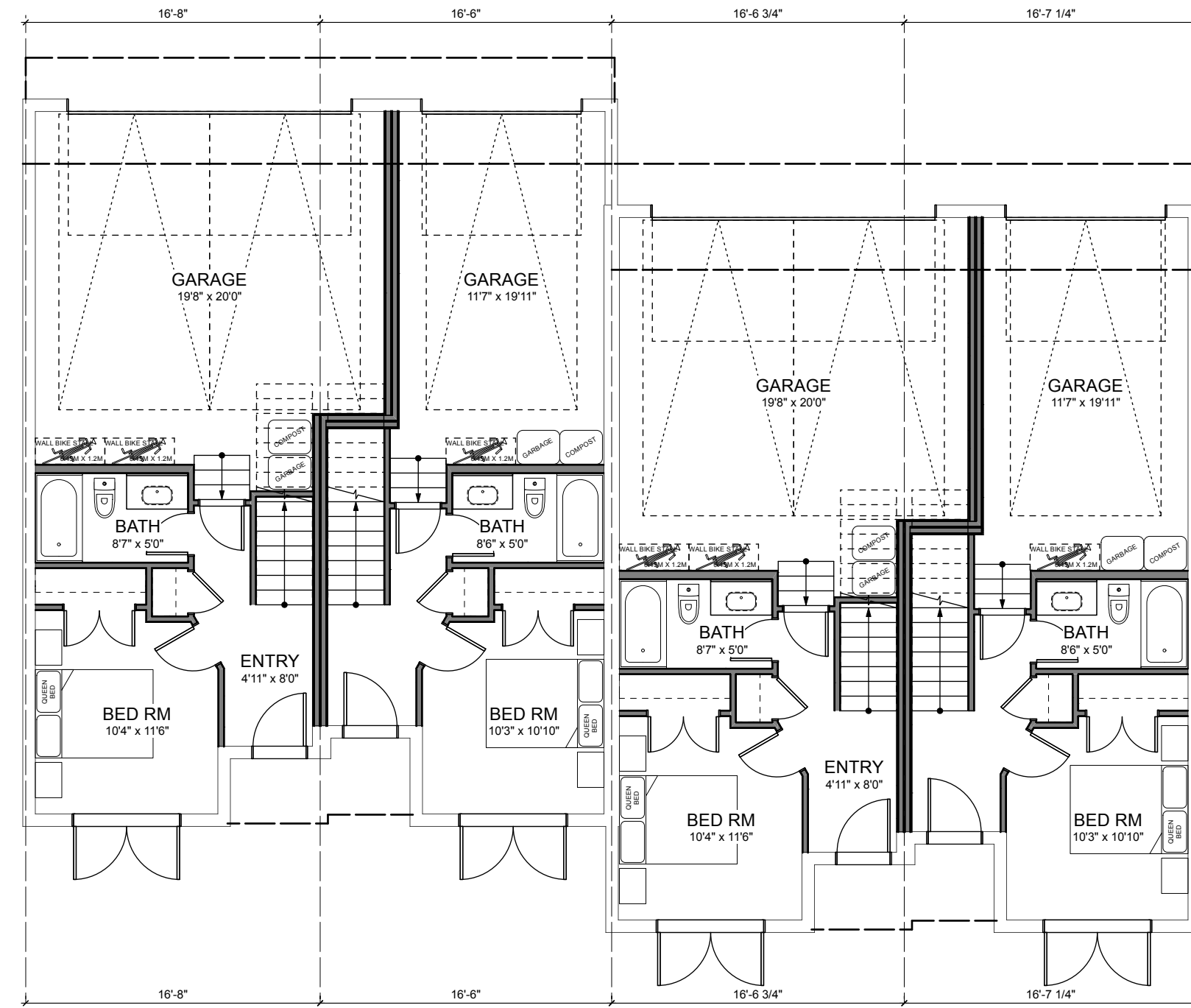
Project:
960 FOUL BAY ROAD

Title:
HOUSE - ELEVATIONS

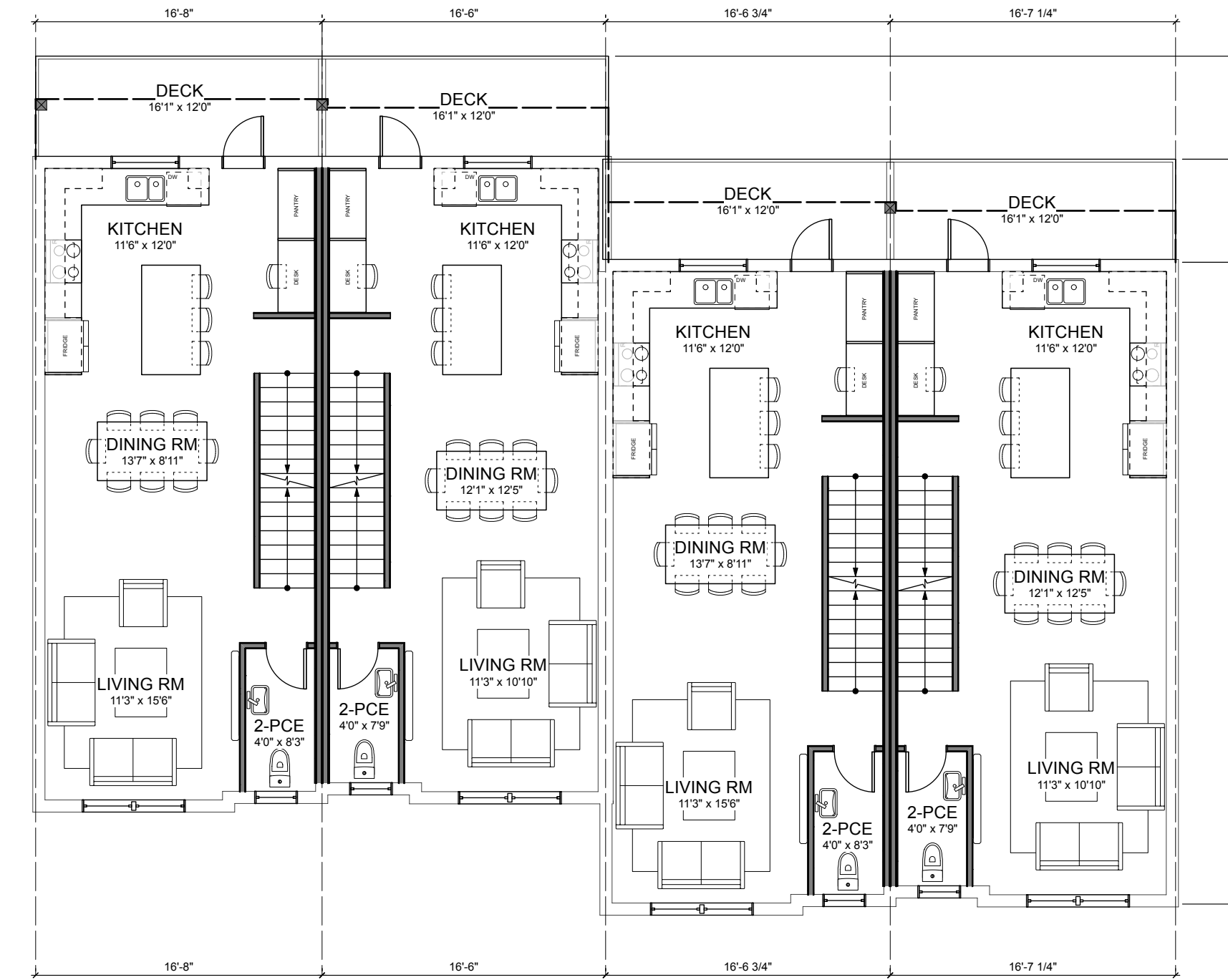
Revision: Sheet:

DP8

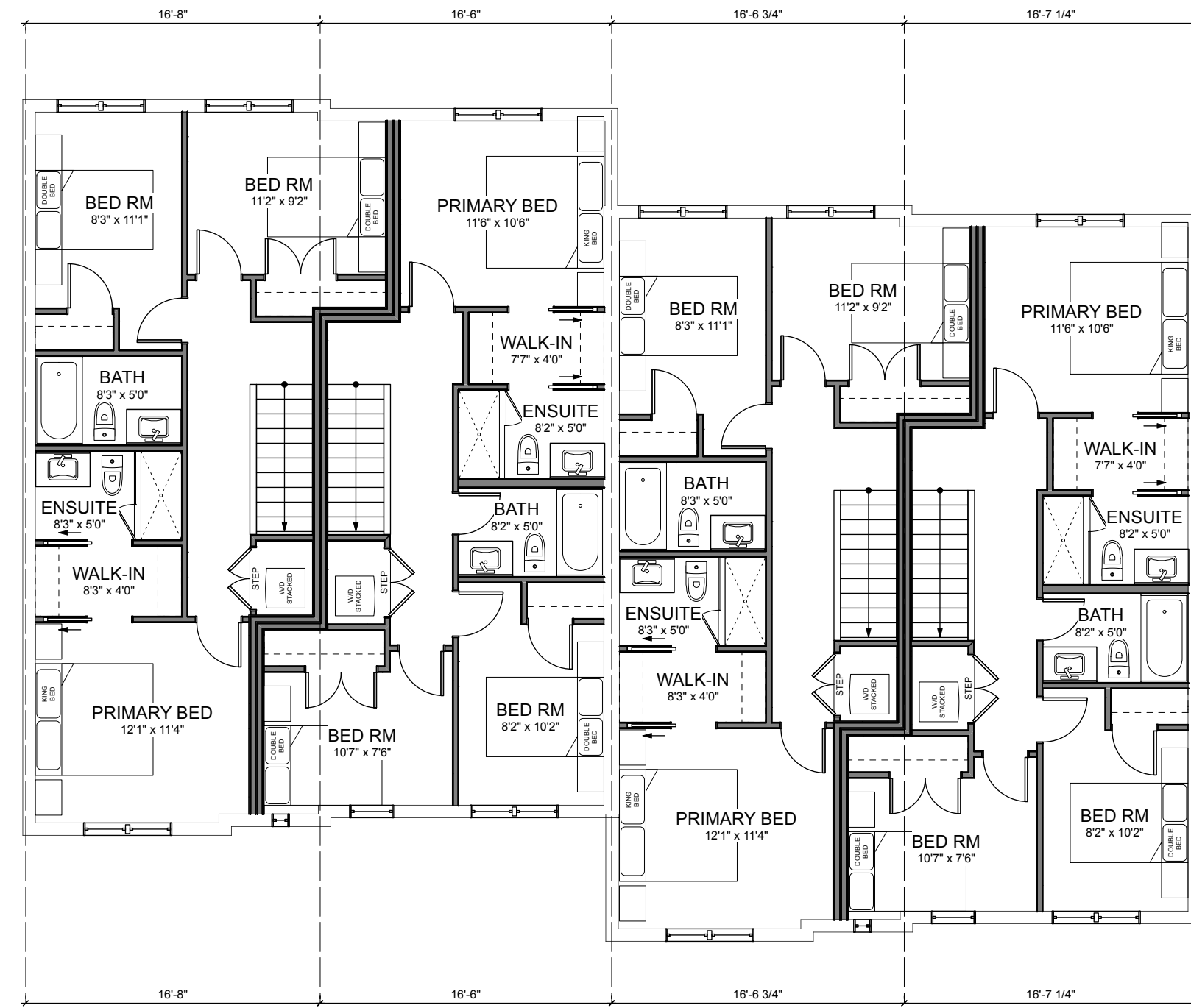
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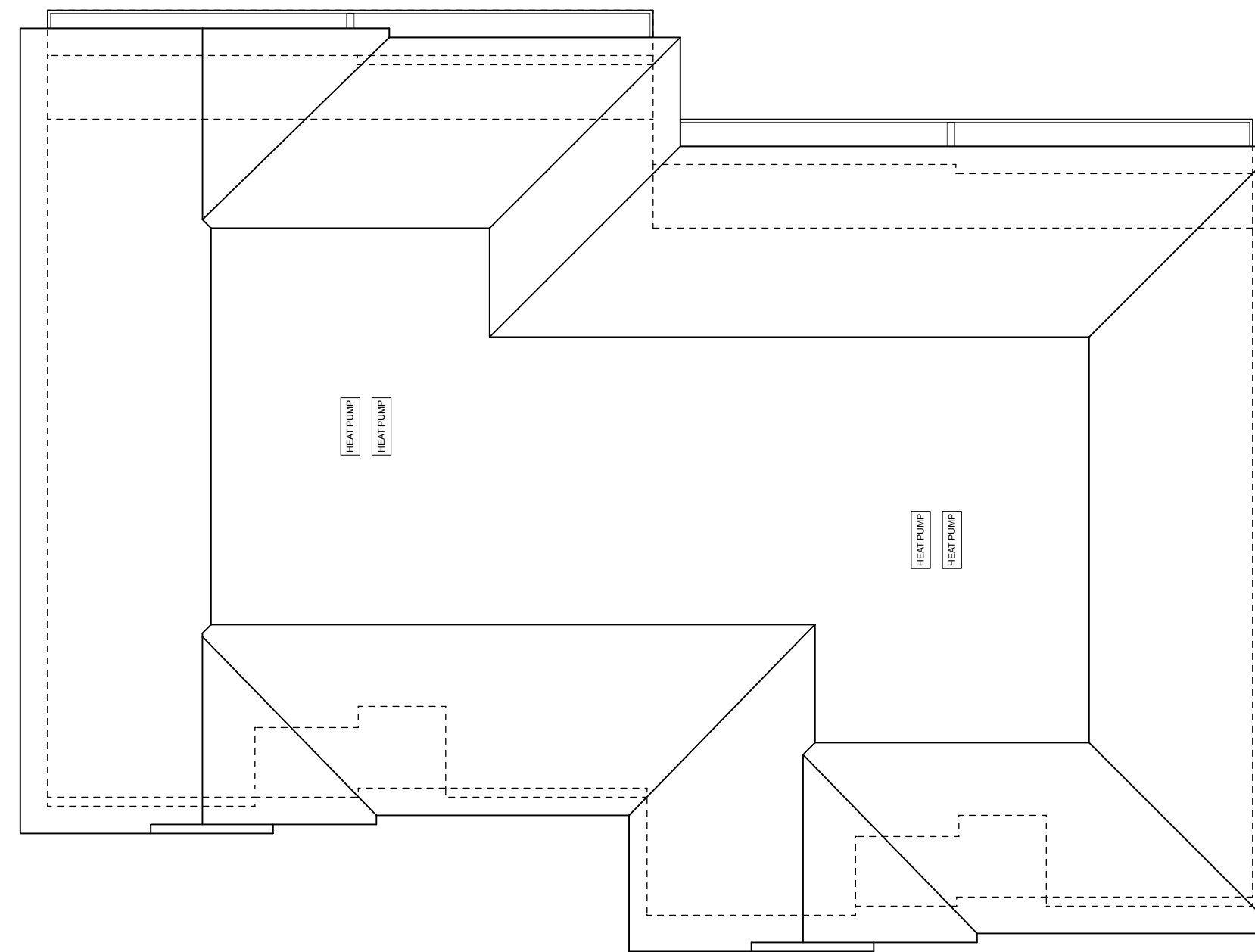
1 BUILDING B - 1ST FLOOR PLAN
Scale: 1/8" = 1'-0"



2 BUILDING B - 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"



3 BUILDING B - 3RD FLOOR PLAN
Scale: 1/8" = 1'-0"



4 BUILDING B - ROOF PLAN
Scale: 1/8" = 1'-0"

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Scale: AS NOTED

Project:
960 FOUL BAY ROAD

Title:
TOWNHOUSE B -
FLOOR PLANS

Revision: Sheet:

REV. NO.	DESCRIPTION	DATE
1	- NO CHANGES	04.04.25.

DP9
Proj.No. TBD