



CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250-294-8153
planning@colwood.ca | www.colwood.ca

File: DP-23-001A

DEVELOPMENT PERMIT DP-23-001A

THIS PERMIT, issued June 1 2023 is,

ISSUED BY: **CITY OF COLWOOD**, a municipality incorporated under the *Local Government Act*,
3300 Wishart Road, Victoria, BC, V9C 1R1

(the "City")

PURSUANT TO: Section 490 of the *Local Government Act*, RSBC 2015, Chapter 1

ISSUED TO: Verity Construction Ltd
106-1039 Langford Parkway
Victoria, BC V9B 0A6

(the "Permittee")

-
1. This Form and Character Development Permits applies to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

Lots 49 – 54 PLAN EPP117070 SECTION 38 ESQUIMALT
3471, 3473, 3475, 3477, 3479 and 3481 Trumpeter Street

(the "Lands")

2. This Development Permit regulates the development and alterations of the Land, and supplements the "*Colwood Land Use Bylaw, 1989*" (Bylaw No. 151), to ensure the form & character considerations for 6 single family homes with secondary suites and associated site improvements are consistent with the guidelines for areas designated as "Neighbourhood – Intensive Residential" in the City of Colwood Official Community Plan (Bylaw No. 1700).
3. This Development Permit is **NOT** a Building Permit or a subdivision approval.
4. This Development Permit is issued subject to compliance with all of the bylaws of the City of Colwood that apply to the development of the Lands, except as specifically varied by Council or supplemented by this Permit, including DP-21-008.
5. The Director of Development Services or their delegate may approve minor variations to the schedules attached to and forming part of this Development Permit, provided that such minor

variations are consistent with the overall intent of the original plans and do not alter the form and character of the development authorized by those plans.

6. If the Permittee does not substantially start the construction permitted by this Permit within 24 months of the date of this Permit, the Permit shall lapse and be of no further force and effect.
7. The development is to be constructed in accordance with the following plans and specifications, which are attached to and form as part of this permit:
 - Schedule 1 Geotechnical Report prepared by MGE Services Inc. revised May 5, 2023.
 - Schedule 2 Site Plan, Architectural Drawings, Elevation Drawings, Landscape Plan, and Grading Plan for 3471 Trumpeter Street dated December 22, 2022.
 - Schedule 3 Site Plan, Architectural Drawings, Elevation Drawings, Landscape Plan, and Grading Plan for 3473 Trumpeter Street dated December 22, 2022.
 - Schedule 4 Site Plan, Architectural Drawings, Elevation Drawings, Landscape Plan, and Grading Plan for 3475 Trumpeter Street dated April 27, 2023.
 - Schedule 5 Site Plan, Architectural Drawings, Elevation Drawings, Landscape Plan, and Grading Plan for 3477 Trumpeter Street dated May 2, 2023
 - Schedule 6 Site Plan, Architectural Drawings, Elevation Drawings, Landscape Plan, and Grading Plan for 3479 Trumpeter Street dated April 21, 2023.
 - Schedule 7 Site Plan, Architectural Drawings, Elevation Drawings, Landscape Plan, and Grading Plan for 3481 Trumpeter Street dated March 15, 2023
8. This Development Permit authorizes land alterations for the construction of 6 single family homes with secondary suites along with any associated site works. The Land shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

FORM AND CHARACTER CONDITIONS

Building Features

- 8.1. The form and character of the buildings to be constructed on the Lands shall conform to the Site Plan, Architectural Drawings and Elevation Drawings prepared by Victoria Design Group (Schedules 2-7).
- 8.2. Within any group of three adjacent homes on the lands, no two houses shall have the same dwelling unit design.
- 8.3. Any future additions of telecommunications antennas or equipment to the exterior of the buildings and/or structures included in this Permit shall be architecturally integrated into the buildings and/or structures they are mounted on or screened from views so as not to be visually obtrusive, to the satisfaction of the Director of Development Services.
- 8.4. No future construction/installation of unenclosed or enclosed outdoor storage areas, and recycling/refuse collection and storage areas shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.
- 8.5. All mechanical roof elements, including mechanical equipment, elevator housings, and vents shall be visually screened with sloped roofs or parapets, or other forms of solid screening to the satisfaction of the Director of Development Services.

Landscaping

8.6. The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape Plan prepared by Verity Construction (Schedules 2-7).

Grading

8.7. As required by Covenant CA9828107 registered on title, a geotechnical report was prepared to assess the Lands, and the recommendations from this report must be followed (Schedule 1).

8.8. Lot preparations shall be in compliance with the site-specific grading plan by Gablecraft Homes as part of Schedules 2-7.

8.9. All cut and fill expectations must be in substantial compliance with the Site Sections by Victoria Design Group as part of Schedules 2-7.

8.10. Retaining walls are not to connect with neighbouring properties and be a maximum height of 1.2m.

ISSUED ON THIS 1st DAY OF JUNE, 2023.



YAZMIN HERNANDEZ

DIRECTOR OF DEVELOPMENT SERVICES



MGE Services Inc.

EGBC Permit to Practice No. 1003085

740 Cowper Street, Victoria, BC V9A 2E9
250-661-8335

MGEservices@shaw.ca

Revised May 5, 2023

April 3, 2023

File: 23V-003

Schedule 1

Verity Construction Ltd.
106-1039 Langford Parkway
Victoria, BC V9B 0A5
Attention: Ms. Patricia Gomes

**RE: Proposed House Construction
Lots 49 to 54, Trumpeter Street (Sector 7, Royal Bay), Colwood
Geotechnical Assessment Report**

INTRODUCTION

As requested by Verity Construction Ltd. (the Client), MGE Services Inc. (MGE) has carried out a geotechnical assessment for six lots within the residential subdivision at the above-referenced site. The site was developed as part of the Royal Bay subdivision in Colwood, BC. Review of the Geotechnical Assessment Report for the Sector 7 Subdivision where the subject lots are located (prepared by Thurber Engineering Ltd. (Thurber) dated February 4, 2022) was carried out as part of our site review. This geotechnical report has been prepared as part of the development permit application specifically for Lots 49 to 54 within Sector 7 at the Royal Bay subdivision in Colwood.

The Royal Bay subdivision is located within a former gravel pit within the Colwood Outwash deposit. The subgrade within the subject sites consist of well-graded, pit run sand and gravel that was placed as part of the gravel pit reclamation following closure in 2008. MGE conducted site walkover of the subject lots in March 2023, at which time the lots were prepared to the approximate footing grade, with slopes extending up at the rear of the site. Grading of the existing slopes was prepared by the developer of the Royal Bay subdivision, which is proposed to be altered by the Client to achieve the house designs prepared for Lots 49 to 54.

MGE has conducted visual review of the subject lots, as documented in the attached Table 1 – Site Photos. The lot layout is shown in the attached Comprehensive Site Plan provided by the Client, with cross sections of the final grading on Lots 52, 53 and 54 (where existing retaining walls are located or new retaining walls are proposed) also attached to this report. This geotechnical assessment has been prepared in support of the development permit application prepared by the Client for single family houses to be constructed on the six subject lots.

PROJECT / SITE CONDITIONS

The proposed development includes six detached, single family homes that will be constructed with slab-on-grade foundations and with either full or partial step up backyards. Due to the grading, which slopes down from west to east, the houses are to be constructed with foundation walls increased to provide support for backyards that will be approx. 1m above the front yard elevations at the Lot 49 end of these



MGE Services Inc.

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740 Cowper Street, Victoria, BC V9A 2E9
250-661-8335

MGEservices@shaw.ca

Revised May 5, 2023

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File: 23V-003

subject lots, grading up to approx. 3m above the front yard at Lot 54. It is understood that there will be retaining walls required between the house foundations to accommodate the grade changes between the front and rear yards of the subject lots. These walls are proposed to be stacked boulder walls constructed in tiers to a maximum height of 1.2m, as per City of Colwood requirements. Backfilling of the walls will be carried out with site-excavated pit run sand and gravel that is free-draining and suitable for positive drainage. A cross section schematic of the boulder wall is provided as Drawing 1.

Our review of open excavations onsite indicate that the lots are underlain by dense, native sand and gravel, which is consistent with the local geology mapping that shows the site to be within the Colwood Outwash deposit. The surface of the pit run sand and gravel has been disturbed since initial subdivision development and will require further site preparation, as per recommendations provided herein.

GEOTECHNICAL RECOMMENDATIONS

Based on our review of the subsurface conditions, the development of six single family houses is considered geotechnically appropriate. The native sand and gravel is considered suitable for providing bearing of the house foundations and associated retaining walls. It is recommended that building foundation design be based on a 100 kPa allowable bearing capacity, as determined by independent calculations. The sand and gravel subgrade is expected to require re-compaction, which is recommended to be carried out with a 10 tonne, steel drum, vibratory roller. MGE should be contacted to carry out review of the sand and gravel subgrade prior to foundation construction or structural filling, as needed by final grading.

If structural filling is required, the excavated sand and gravel material from the site is considered suitable for re-use based on past experience with the Colwood Outwash deposit. It is recommended that the sand and gravel is placed in maximum 300mm thickness lifts and thoroughly compacted with the vibratory roller. The extent of structural filling should be outside the building footprint or road alignment by at least the thickness of the fill, ie. a 1H:1V splay. As per the BC Building Code, MGE needs to carry out continuous monitoring of structural fill placement procedures to provide subgrade approval for the building foundations.

As discussed above, re-grading at the rear of the lots, specifically Lots 52 to 54 will be carried out following foundation construction and is shown in the Cross Sections attached to this report. New retaining wall construction will be necessary and is proposed to be limited to a maximum height of 1.2m to meet City of Colwood bylaw requirements. It is proposed to construct the retaining walls proposed on the site with stacked boulders, which are recommended to be sloped back at ½H:1V and oriented such that the long axis of the boulder extends back into the slope. Backfilling should be carried out with free-draining material, such as the sand and gravel observed onsite. MGE can provide further detail on retaining wall review as necessary. The attached Drawing 1 provides details on stacked boulder wall construction.



MGE Services Inc.

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740 Cowper Street, Victoria, BC V9A 2E9
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Revised May 5, 2023

April 3, 2023
File: 23V-003

CLOSURE

Our geotechnical assessment of the project site and the proposed development indicates that the lands are considered safe and suitable for the use intended. MGE to carry out field reviews during site preparation to confirm the intent of our geotechnical recommendations is met.

This letter has been prepared exclusively for Verity Construction Ltd. in accordance with the January 3, 2023 contract between MGE and Verity Construction Ltd. No third party can rely on this report, except for the City of Colwood, which is considered to be an authorized user, subject to the terms and conditions under which the work was completed.

We trust this meets your current requirements and ask that you contact the undersigned if there are any questions or concerns.

Yours truly,

MGE Services Inc.

Per: Alec Morse, P.Eng.

Attach: Table 1 – Site Photos
Comprehensive Site Plan
Cross Sections – Lots 52, 53 & 54
Drawing 1 – Boulder Wall Schematic





Table 1 – Site Photos
Project: Lots 49 – 54, Trumpeter Street, Royal Bay

Verity Construction Ltd.
File: 23V-003



Apr. 1, 2023: Current condition of Lot 49, with pit run sand and gravel exposed as subgrade.



Apr. 1, 2023: Current condition of Lot 50, with pit run sand and gravel exposed as subgrade.



Apr. 1, 2023: Current condition of Lot 51, with pit run sand and gravel exposed as subgrade.



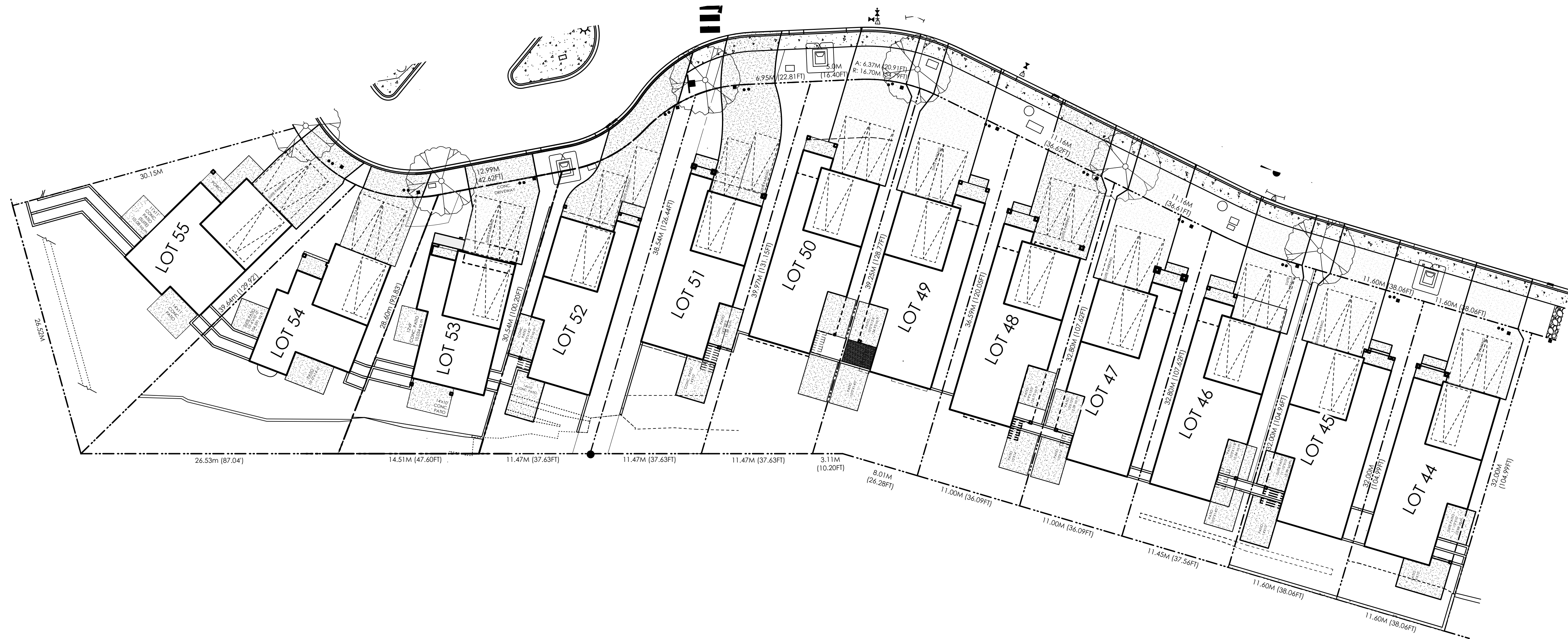
Apr. 1, 2023: Current condition of Lot 52, with pit run sand and gravel exposed as subgrade.



Apr. 1, 2023: Current condition of Lot 53, with pit run sand and gravel exposed as subgrade.



Apr. 1, 2023: Current condition of Lot 54, with pit run sand and gravel exposed as subgrade.



Date

May 2, 2023

Project Address

Royal Bay Sector 7
Colwood, B.C.

Prepared for

Verity Construction

Project #

8298-Sector 7

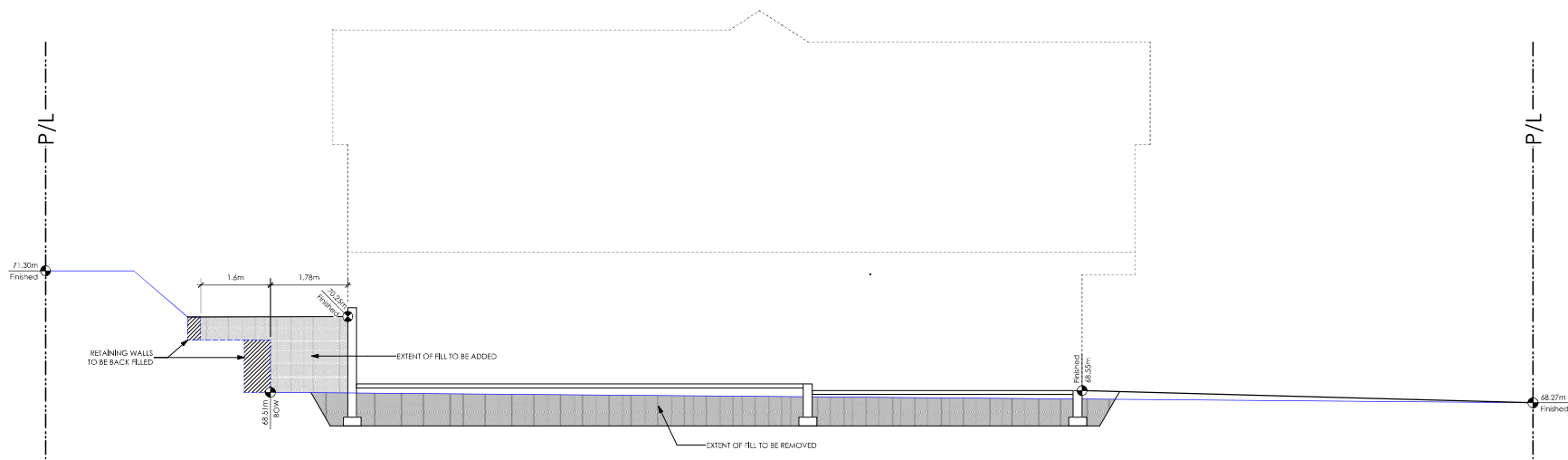
Scale

1:250

Drawn By

MDK/MRB

Comprehensive Site Plan



1 Lot 52 Site Section
Scale: 1/4" = 1'-0"

Helm Westcoast

Date
May 2, 2023

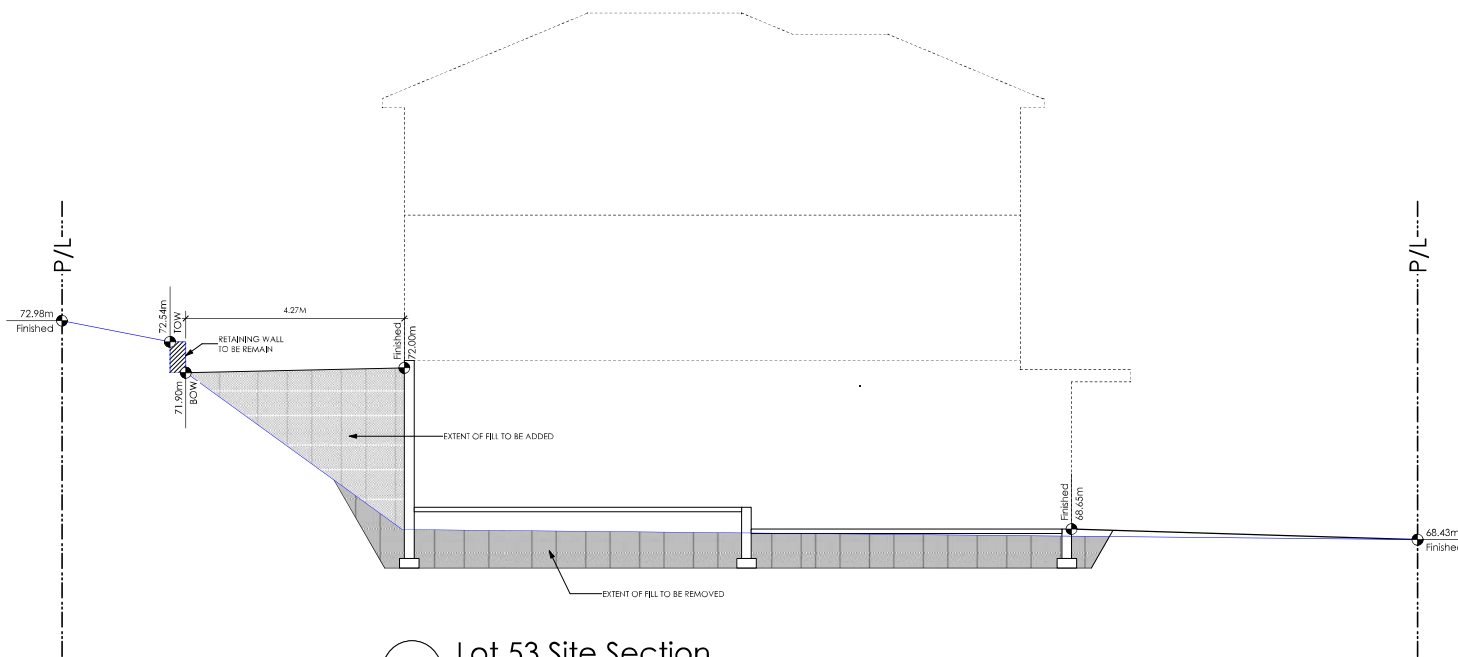
Project Address
3477 Trumpeter Street
Royal Bay - Sector 7
Colwood, B.C.
Prepared for
Verity Construction

Project #
8298

Scale
As Noted

Drawn By
MRB

Development Permit Presentation



1 Lot 53 Site Section
Scale: 1/4" = 1'-0"

Leeward Traditional

Date

Apr. 21, 2023

Project Address

3479 Trumpeter Street

Royal Bay - Sector 7

Colwood, B.C.

Prepared for

Verity Construction

Project #

8298

Scale

As Noted

Drawn By

MRB

Development Permit Presentation

GENOA WESTCOAST

Date

March 15, 2023

Project Address

3481 Trumpeter Street
Royal Bay - Sector 7
Colwood, B.C.

Prepared for

Verity Construction

Project #

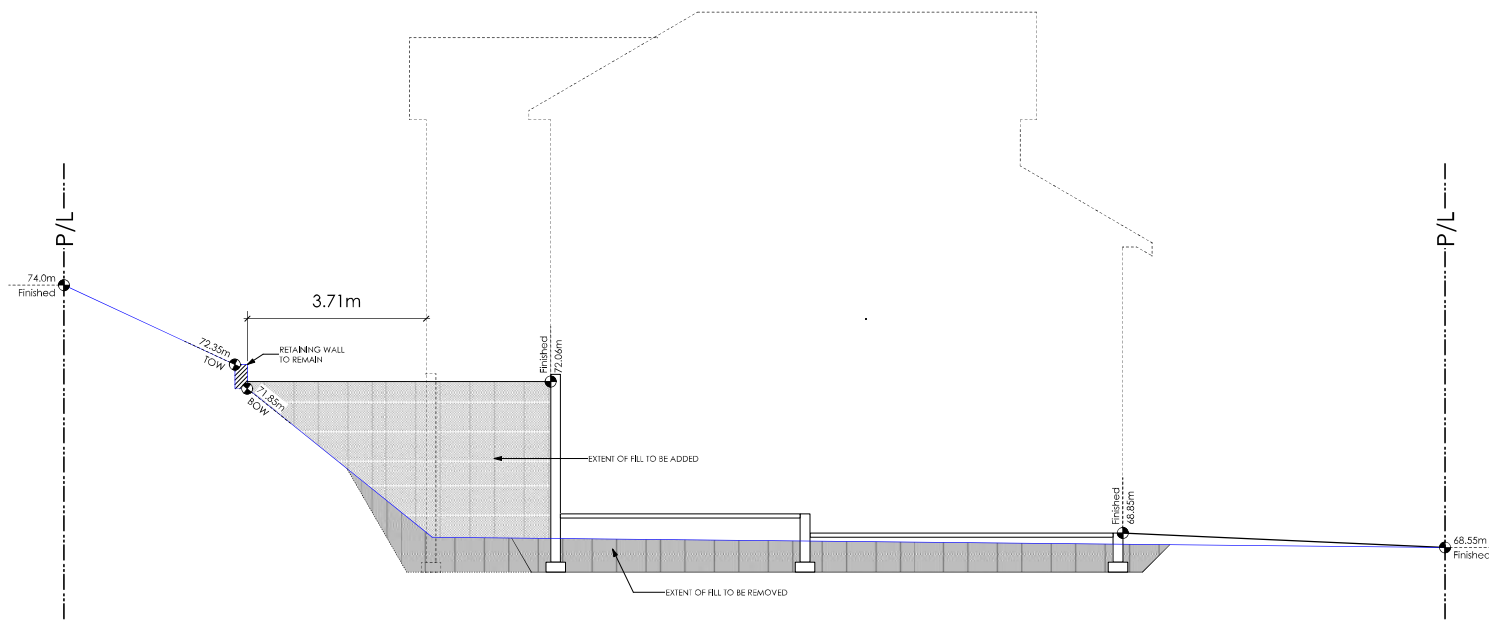
8298-54

Scale

As Noted

Drawn By

MDK



1 Lot 54 Site Section
Scale: 1/4" = 1'-0"

Development Permit Presentation



MGE Services Inc.

740 Cowper Street
Victoria, BC V9A 2E9

Ph: 250-661-8335
MGEservices@shaw.ca

Project:
Royal Bay House
Construction

Site Address:
Trumpeter Street,
Colwood

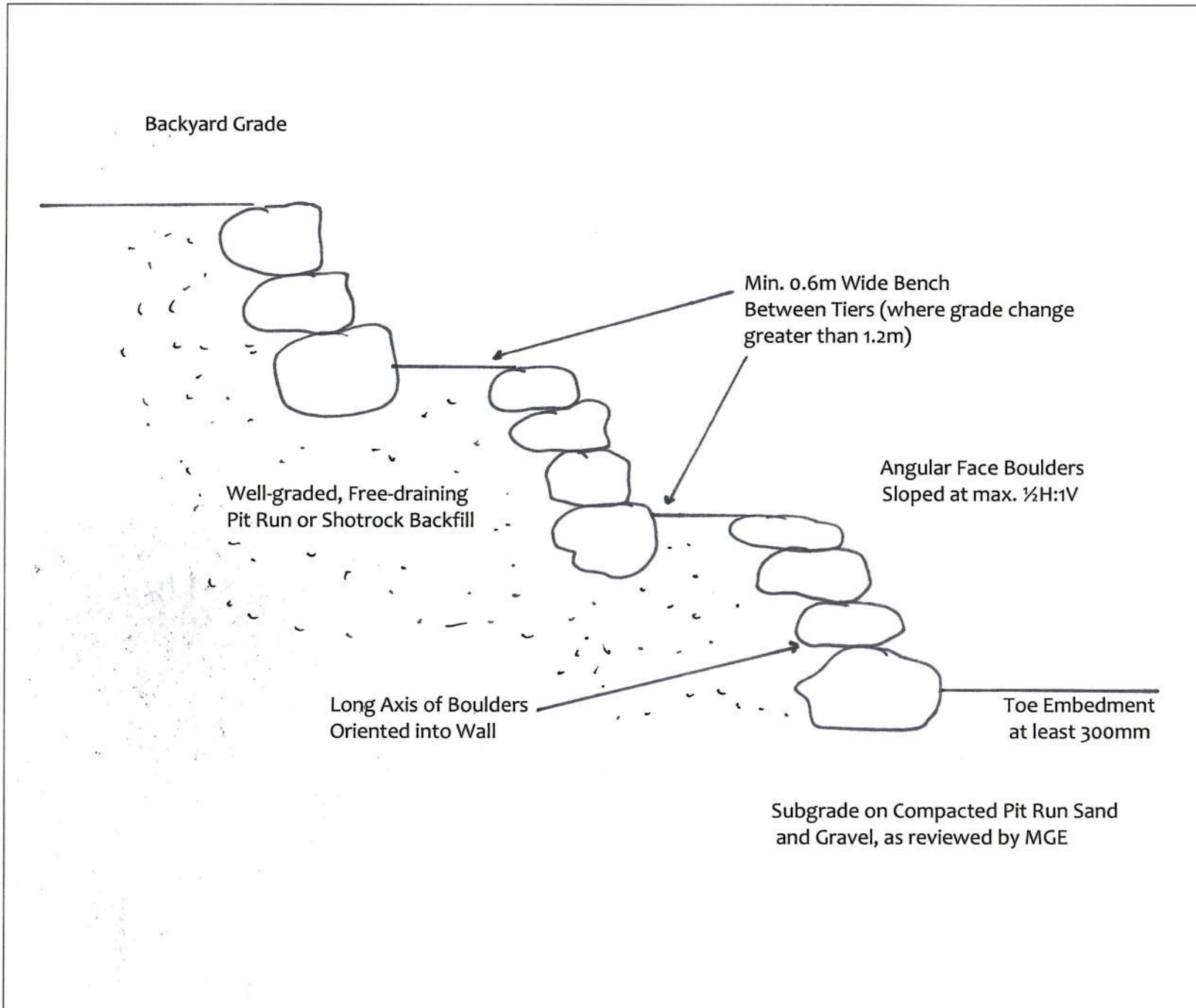
Client:
Verity Construction
Ltd.

MGE Job#
23V-003

Drawing Title:
Stacked Boulder Wall
Schematic

Drawing 1

Date:
April 13, 2023

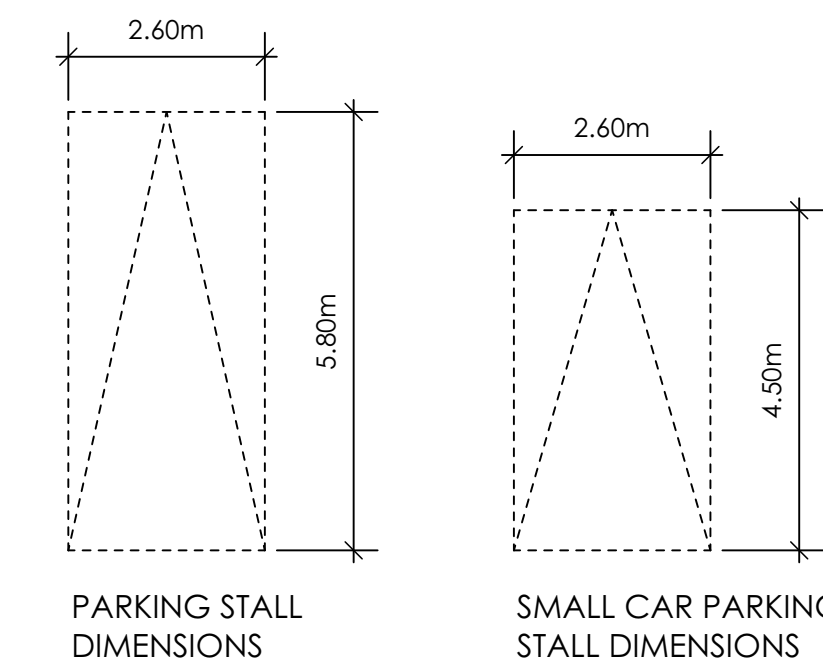


SITE DATA	RBCD5	LOT 49
ITEMS	PERMITTED	PROPOSED
LOT AREA	368 sq.m.	414.19 sq.m.
LOT COVERAGE	50.00 %	37.87 %
BUILDING HEIGHT	9.50 m.	6.99 m.
LOT WIDTH	10.97 m.	11.00 m.
SETBACKS		
- FRONT	3.00 m.	6.40 m.
- FRONT (GARAGE)	6.00 m.	9.55 m.
- REAR	6.00 m.	8.61 m.
- RIGHT SIDE	1.20 m.	1.25 m.
- LEFT SIDE	1.20 m.	1.20 m.
PROPOSED FLOOR AREA		
- MAIN		138.41 sq.m.
- LOWER		108.80 sq.m.
- GARAGE		41.90 sq.m.
SUB-TOTAL G.F.A.		289.11 sq.m.
GARAGE ALLOWANCE	50.00 sq.m.	-41.90 sq.m.
GROSS FLOOR AREA		247.21 sq.m.
F.A.R.		
		0.60 TO 1.0
SECONDARY SUITE		
FLOOR AREA (%)	40.00 %	32.37 %
FLOOR AREA (SQ.M.)	90.00 sq.m.	80.01 sq.m.

AVERAGE NATURAL GRADE CALCULATION:
 $69.23M + 68.20M + 68.00M + 69.34M = 274.77M/4 = 68.69M$

SEE LANDSCAPING PLAN FOR TREE SCHEDULE

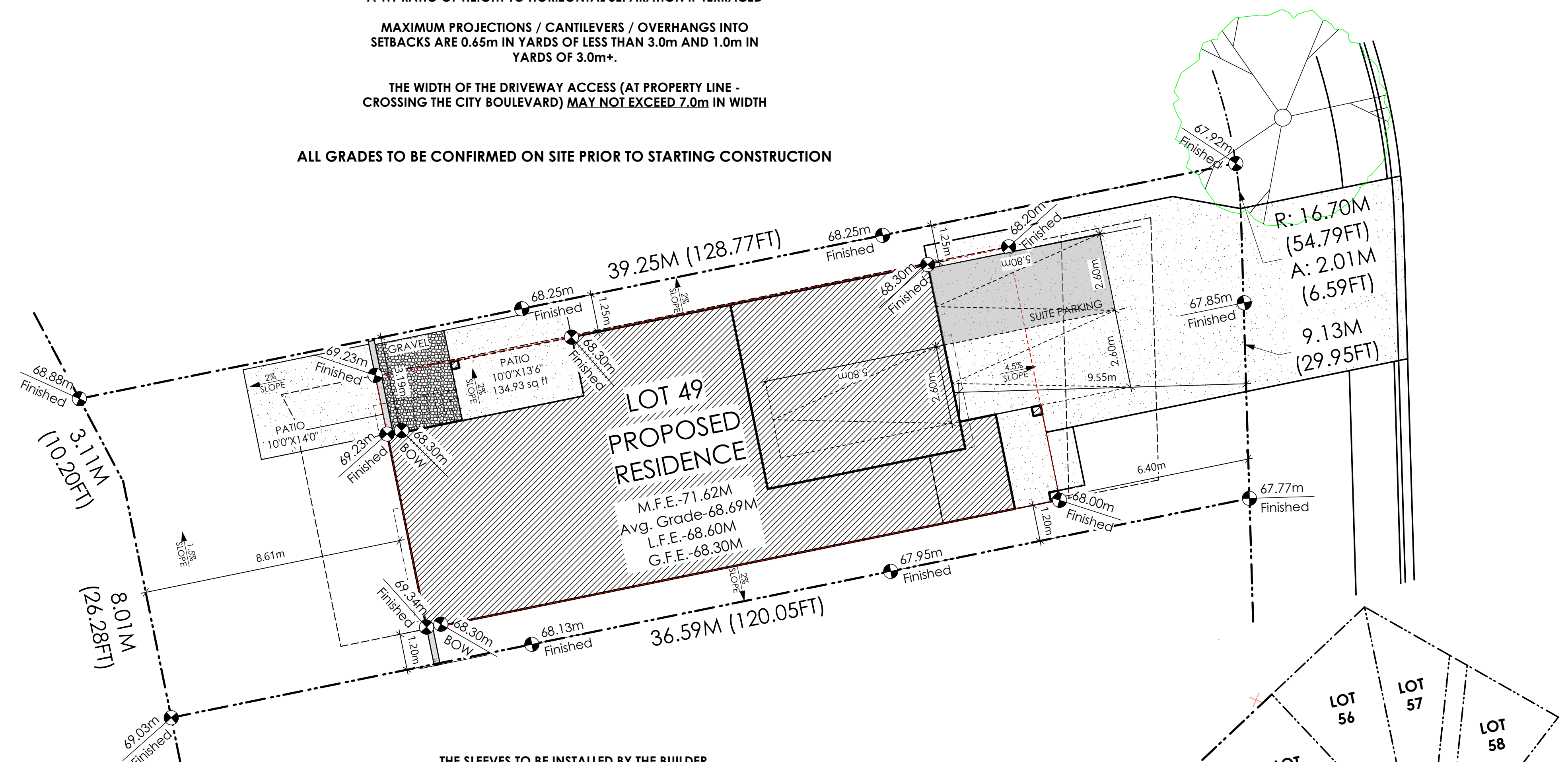
RETAINING WALLS
 XX.Xm = DESIGNER APPROXIMATE HEIGHT MEASUREMENT. VERIFY ON SITE
 - TO BE CERTIFIED BY AN ENGINEER AND MEET BCBC REQUIREMENTS FOR EARTHQUAKE DESIGN (REFER TO STRUCTURAL DRAWINGS)
 - ALL LANDSCAPE RETAINING WALLS TO HAVE A 1.2m MAX. EXPOSED HT OR A MAX. 1:1 RATIO OF HEIGHT TO HORIZONTAL SEPARATION IF TERRACED



1 Site Plan
Scale: 1:100

STOP & READ
 RETAINING WALLS MAY NOT EXCEED 1.2m IN HEIGHT, OR A 1:1 RATIO OF HEIGHT TO HORIZONTAL SEPARATION IF TERRACED
 MAXIMUM PROJECTIONS / CANTILEVERS / OVERHANGS INTO SETBACKS ARE 0.65m IN YARDS OF LESS THAN 3.0m AND 1.0m IN YARDS OF 3.0m+.
 THE WIDTH OF THE DRIVEWAY ACCESS (AT PROPERTY LINE - CROSSING THE CITY BOULEVARD) MAY NOT EXCEED 7.0m IN WIDTH

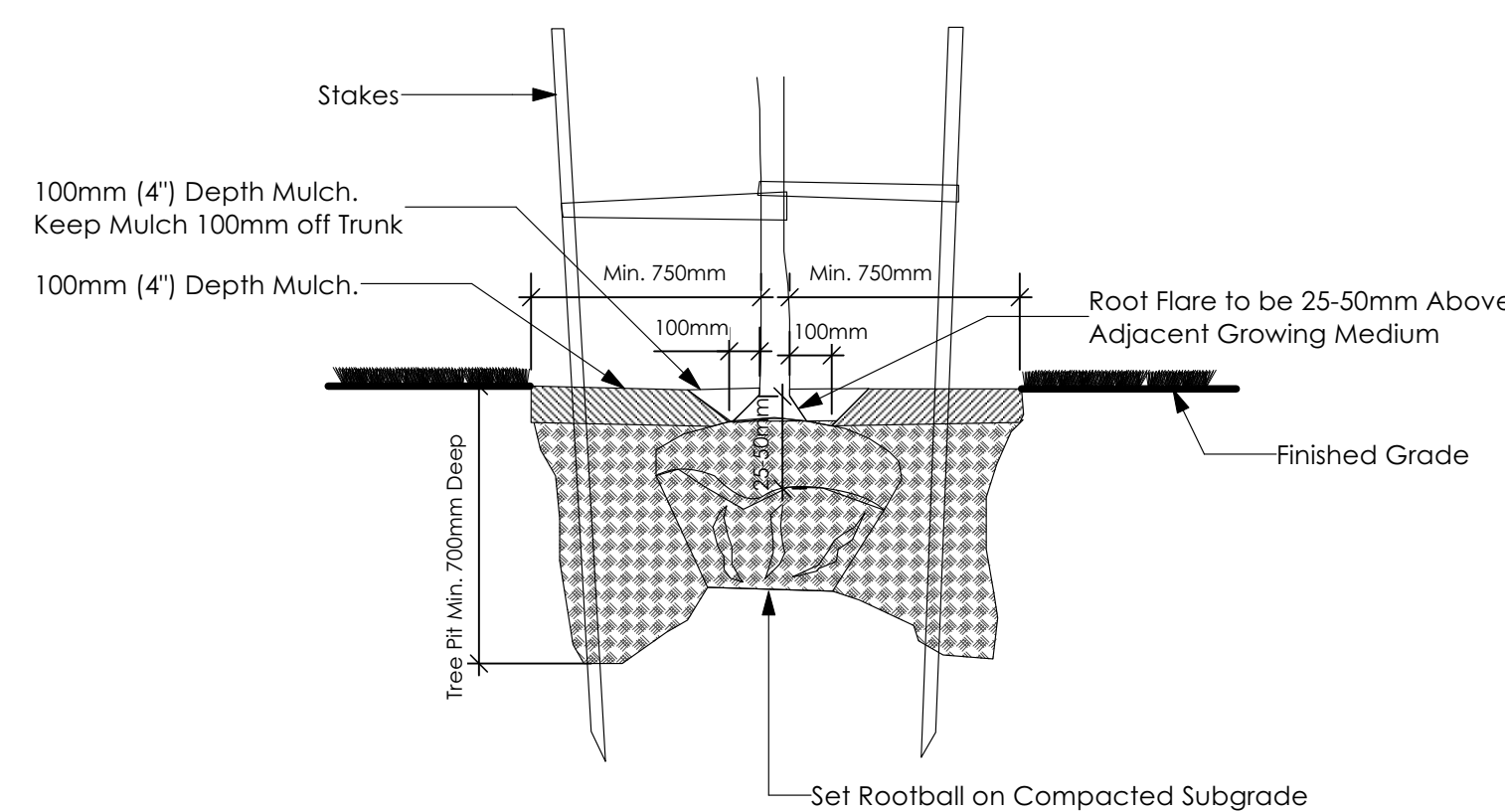
ALL GRADES TO BE CONFIRMED ON SITE PRIOR TO STARTING CONSTRUCTION



2 Key Plan
1: 650

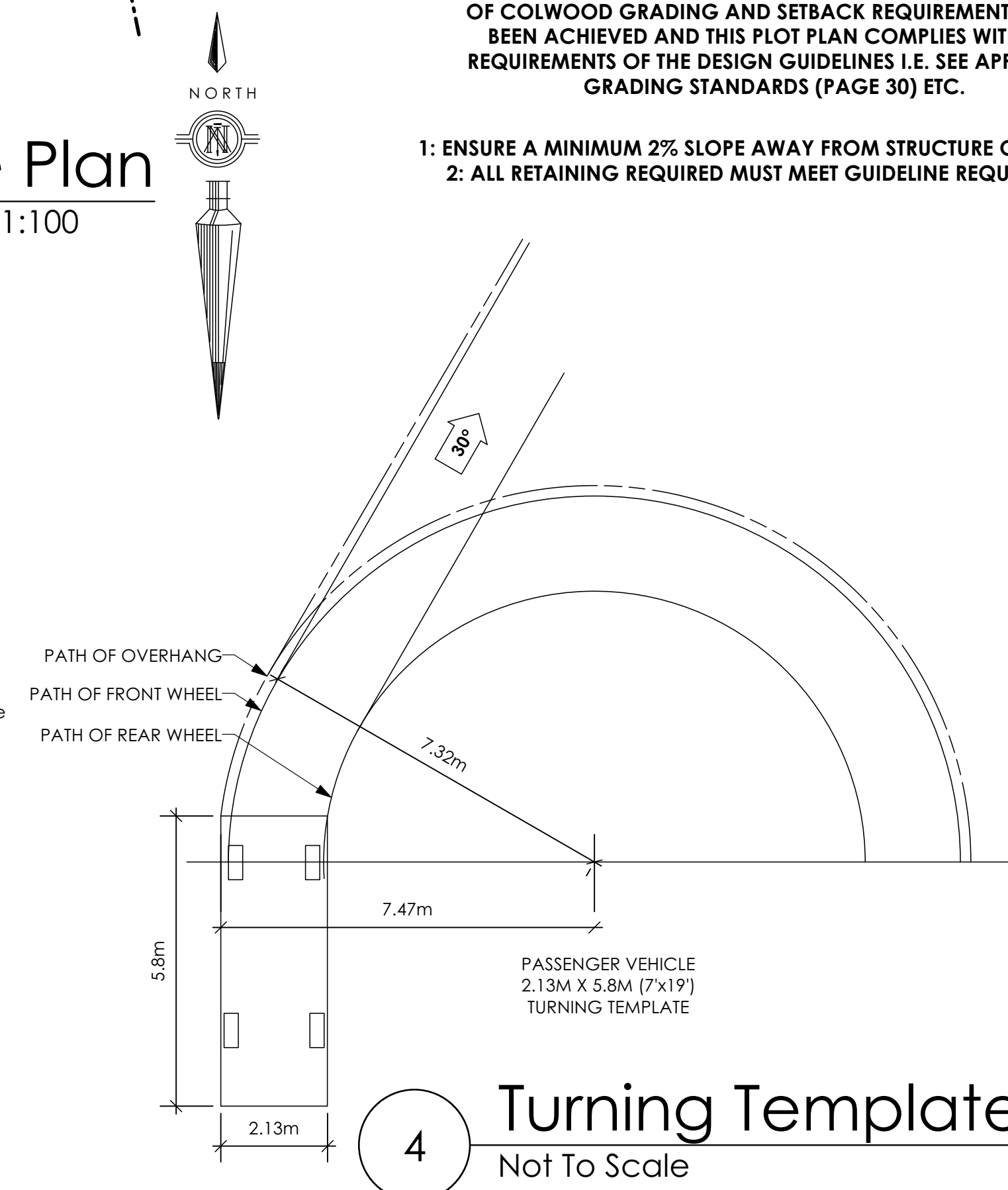
THE SLEEVES TO BE INSTALLED BY THE BUILDER
 BUILDER IS RESPONSIBLE FOR ALL COSTS TO ENSURE ALL CITY OF COLWOOD GRADING AND SETBACK REQUIREMENTS HAVE BEEN ACHIEVED AND THIS PLOT PLAN COMPLIES WITH ALL REQUIREMENTS OF THE DESIGN GUIDELINES I.E. SEE APPENDIX: GRADING STANDARDS (PAGE 30) ETC.

- 1: ENSURE A MINIMUM 2% SLOPE AWAY FROM STRUCTURE ON ALL SIDES
- 2: ALL RETAINING REQUIRED MUST MEET GUIDELINE REQUIREMENTS

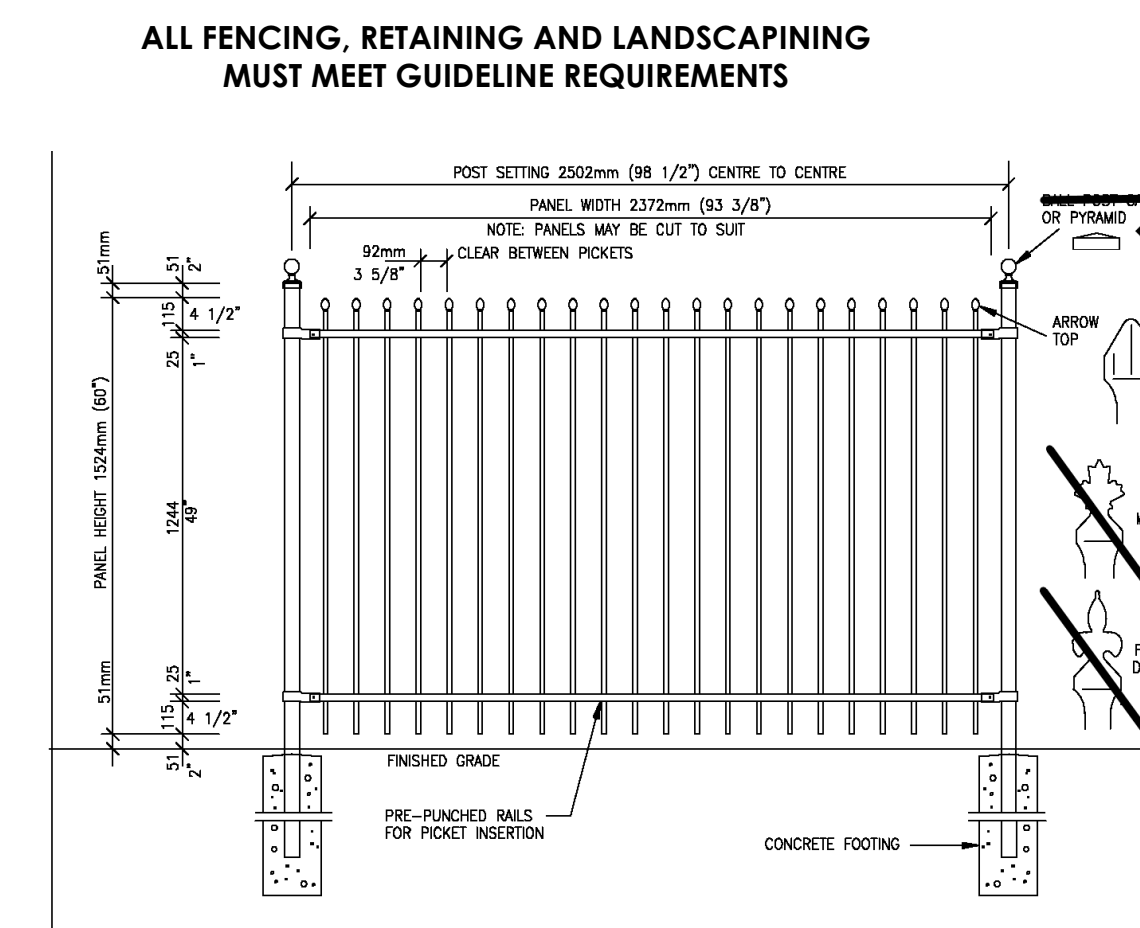


3 Tree Planting Detail
Not To Scale

All trees and plants by the home owner to be planted in minimum 10m³ of fertile topsoil, 700mm Deep



4 Turning Template
Not To Scale



5 Fence Treatment
Not To Scale
(SEE LANDSCAPE PLAN FOR FENCE LOCATION)

'PORT' - CRAFTSMAN

Date

Dec 22 2022

Project Address

3471 Trumpeter Street
Royal Bay - Sector 7
Colwood, B.C.

Prepared for

Verity Construction

Project #

8298

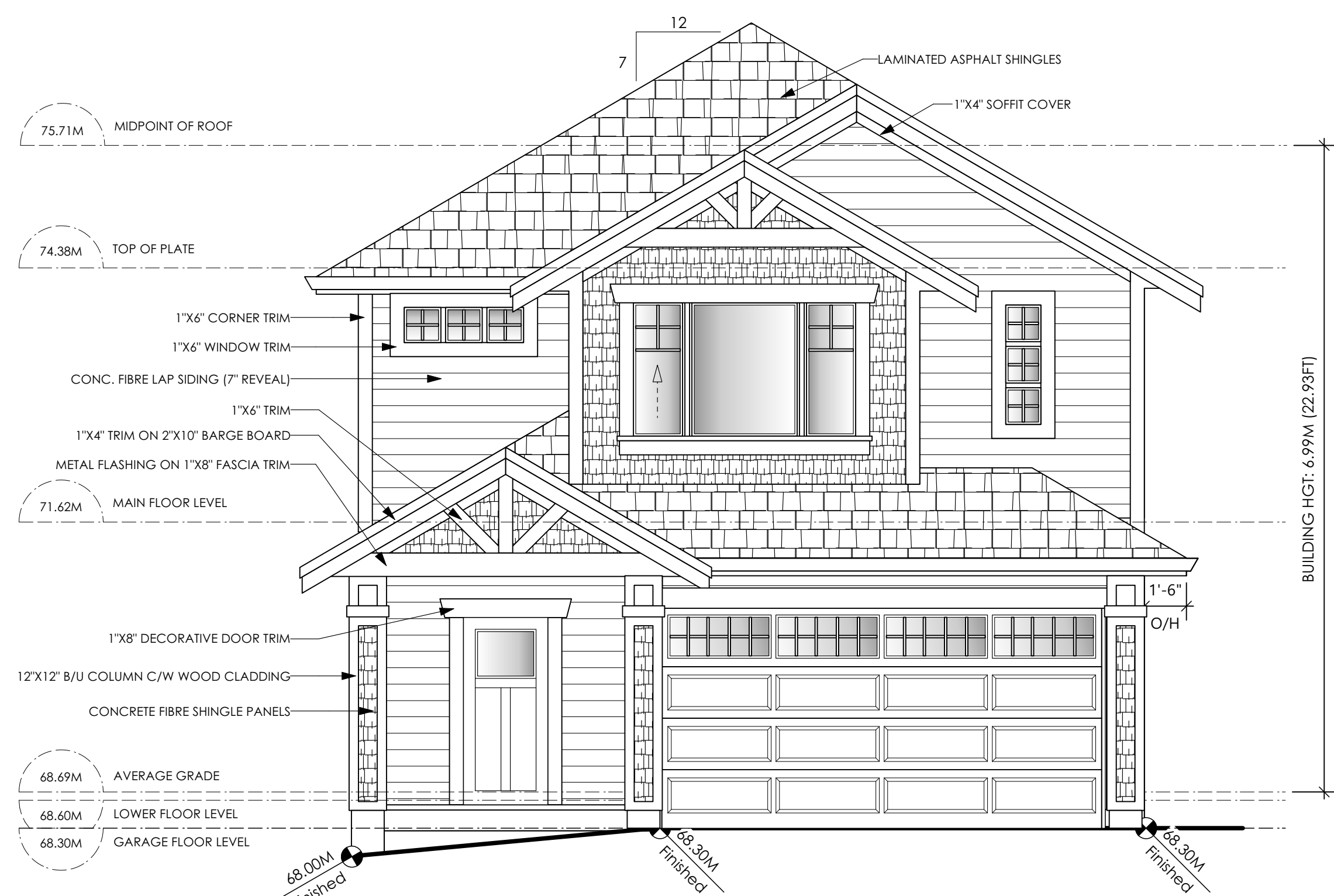
Scale

As Noted

Drawn By

MIS

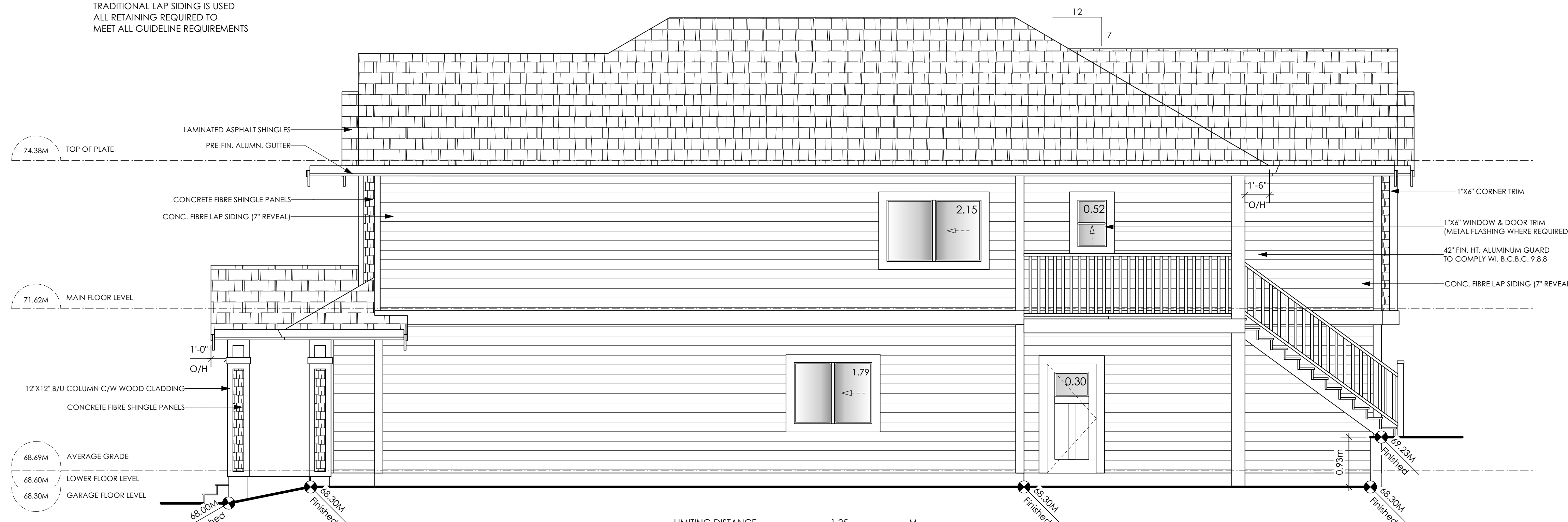
Design Draft



1 **Front Elevation**

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

CONTRACTOR TO ENSURE:
ALL REQUIRED FLASHING ARE NON-GALVANISED
ALL PRESSURE TREATED WOOD PRODUCTS MEETS ALL GUIDELINES
TRADITIONAL LAP SIDING IS USED
ALL RETAINING REQUIRED TO
MEET ALL GUIDELINE REQUIREMENTS



2 **Right Side Elevation**

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

CONTRACTOR TO ENSURE:
ALL REQUIRED FLASHING ARE NON-GALVANISED
ALL PRESSURE TREATED WOOD PRODUCTS MEETS ALL GUIDELINES
TRADITIONAL LAP SIDING IS USED
ALL RETAINING REQUIRED TO
MEET ALL GUIDELINE REQUIREMENTS

LIMITING DISTANCE	1.25	M.
EXPOSED BUILDING FACE	116.24	SQ.M.
ALLOWABLE OPENINGS	7.00	%
ALLOWABLE OPENING AREA	8.14	SQ.M.
PROPOSED OPENINGS	4.76	SQ.M.

'PORT' - CRAFTSMAN

Date

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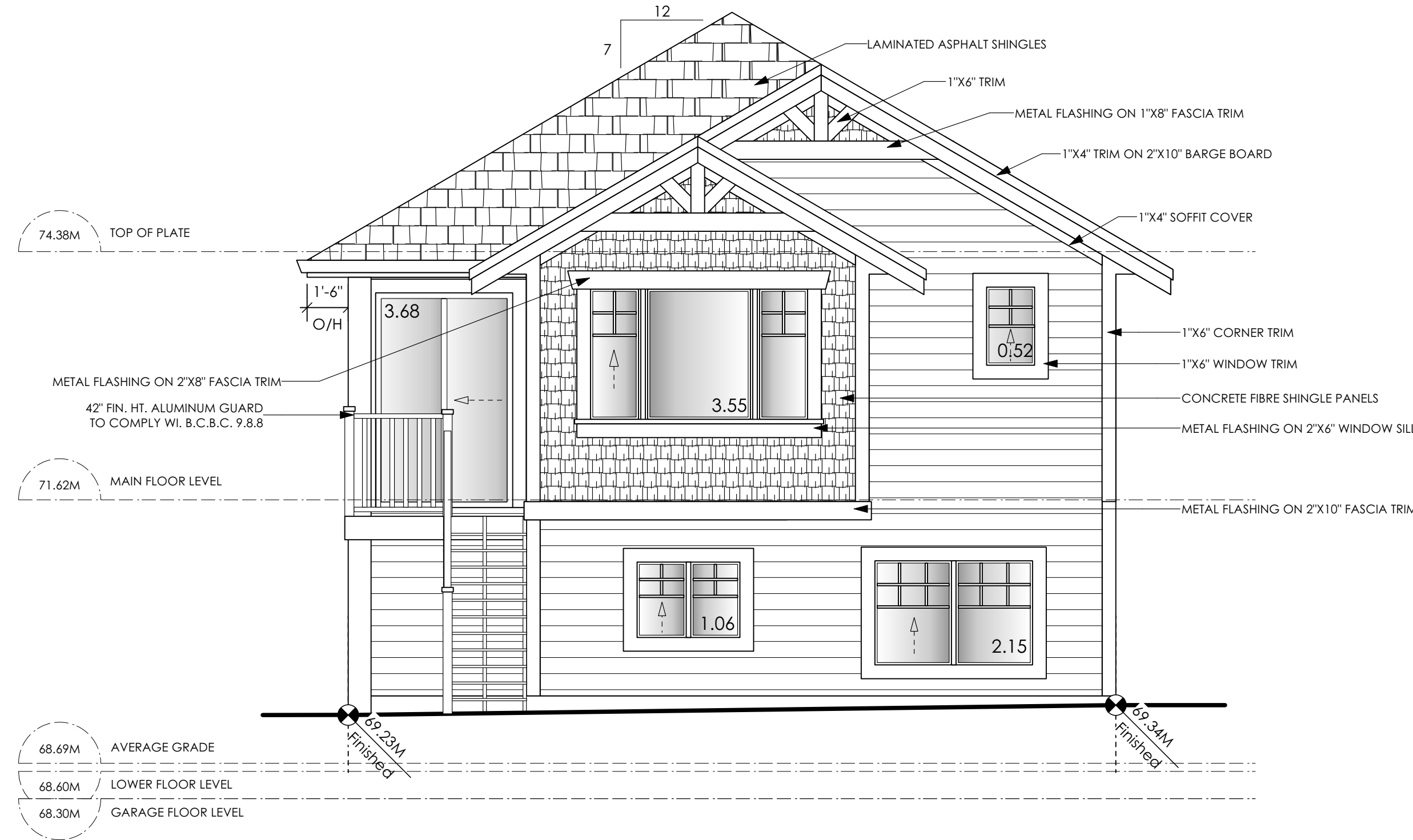
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As Noted

Drawn By

MIS

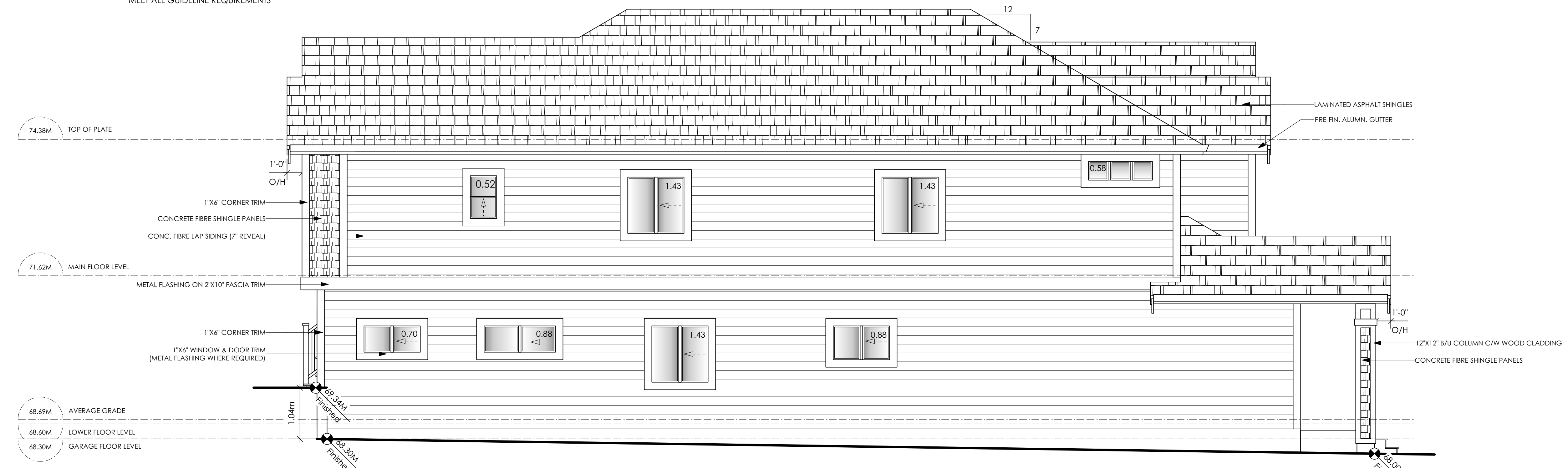
Design Draft



1 **Rear Elevation**
Scale: 1/4" = 1'-0"

CONTRACTOR TO ENSURE:
ALL REQUIRED FLASHING ARE NON-GALVANISED
ALL PRESSURE TREATED WOOD PRODUCTS MEETS ALL GUIDELINES
TRADITIONAL LAP SIDING IS USED
ALL RETAINING REQUIREMENTS TO MEET ALL GUIDELINE REQUIREMENTS
MEET ALL GUIDELINE REQUIREMENTS

LIMITING DISTANCE	8.61	M.
EXPOSED BUILDING FACE	43.50	SQ.M.
ALLOWABLE OPENINGS	100.00	%
ALLOWABLE OPENING AREA	43.50	SQ.M.
PROPOSED OPENINGS	10.96	SQ.M.



2 **Left Side Elevation**
Scale: 1/4" = 1'-0"

CONTRACTOR TO ENSURE:
ALL REQUIRED FLASHING ARE NON-GALVANISED
ALL PRESSURE TREATED WOOD PRODUCTS MEETS ALL GUIDELINES
TRADITIONAL LAP SIDING IS USED
ALL RETAINING REQUIREMENTS TO MEET ALL GUIDELINE REQUIREMENTS
MEET ALL GUIDELINE REQUIREMENTS

LIMITING DISTANCE	1.20	M.
EXPOSED BUILDING FACE	122.64	SQ.M.
ALLOWABLE OPENINGS	7.0	%
ALLOWABLE OPENING AREA	8.58	SQ.M.
PROPOSED OPENINGS	7.85	SQ.M.

'PORT' - CRAFTSMAN

Date

Dec 22 2022

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Project #

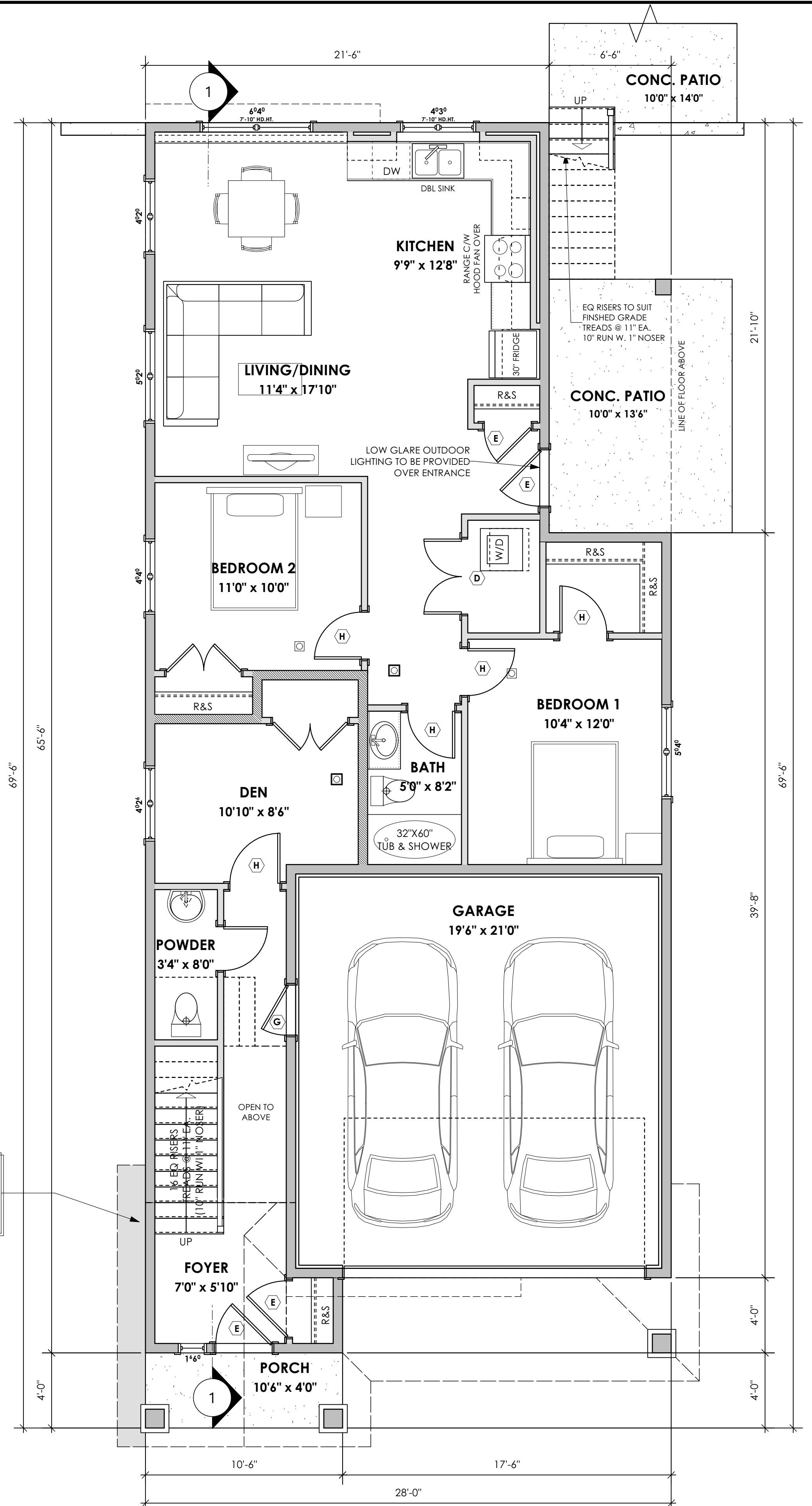
8298

Scale

As Noted

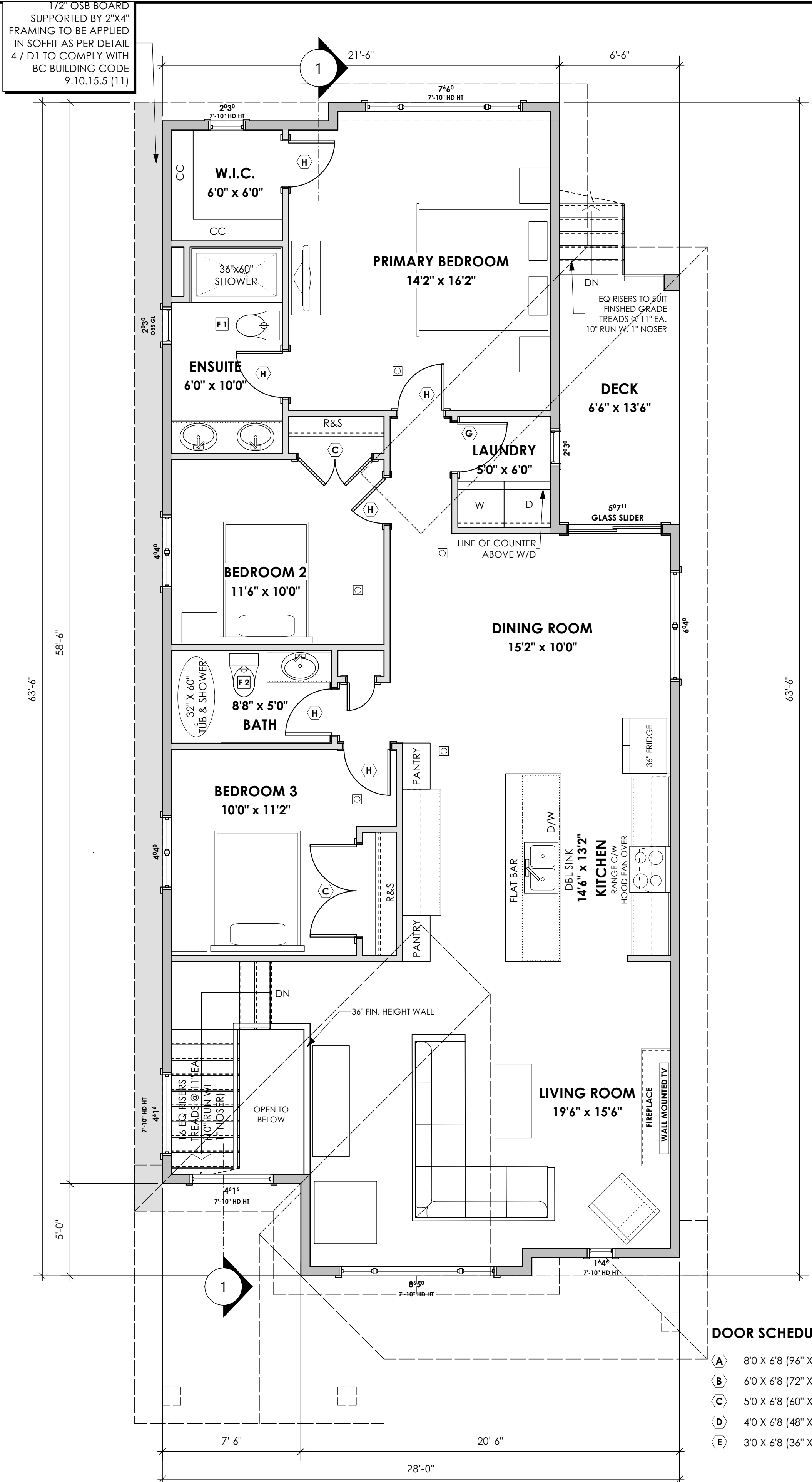
Drawn By

MIS



1 Lower Floor Plan
 Scale: 1/4" = 1'-0"

PRIMARY: 309.90 FT² (28.79 M²)
 SUITE: 861.19 FT² (80.01 M²)
 TOTAL: 1171.09 FT² (108.80 M²)
 GARAGE: 451.00 FT² (41.90 M²)



2 Main Floor Plan
 Scale: 1/4" = 1'-0"

PRIMARY: 1489.81 FT² (138.41 M²)

DOOR SCHEDULE

F	2'10" X 6'8" (34" X 80")
A	8'0" X 6'8" (96" X 80")
G	2'8" X 6'8" (32" X 80")
B	6'0" X 6'8" (72" X 80")
H	2'6" X 6'8" (30" X 80")
C	5'0" X 6'8" (60" X 80")
J	2'4" X 6'8" (28" X 80")
D	4'0" X 6'8" (48" X 80")
K	2'0" X 6'8" (24" X 80")
E	3'0" X 6'8" (36" X 80")
L	1'6" X 6'8" (18" X 80")

'PORT' - CRAFTSMAN

Date

Dec 22 2022

Project Address

3471 Trumpeter Street
 Royal Bay - Sector 7
 Colwood, B.C.

Prepared for

Verity Construction

Project #

8298

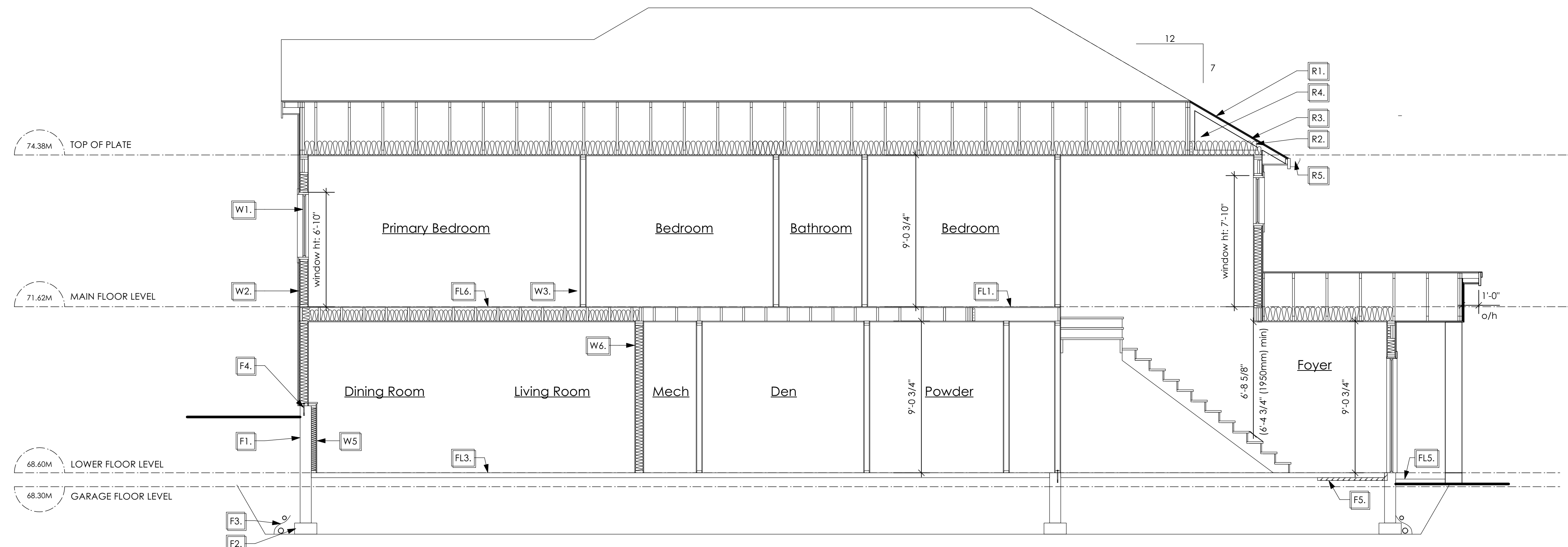
Scale

As Noted

Drawn By

MIS

Design Draft



1 Section A-A
Scale: 1/4" = 1'-0"
SECTION NOTES

STRUCTURAL WOOD ELEMENTS WITHIN 150MM (6") FROM FINISHED GROUND LEVEL SHALL BE PRESERVATIVE TREATED WITH A PRESERVATIVE FOR TERMITE AND DECAY PROTECTION B.C.B.C. 2012 9.3.2.9.(3)

Roofs

- R1. LAMINATED ASPHALT SHINGLES ON 7/16" ORIENTED STRAND BOARD C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) 14 1/2" FIBRE GLASS LOOSE FILL INSULATION (ALLOW FOR SETTLING) OR R-40 FIBRE GLASS BATT INSULATION 6 MIL POLYN V.B. 5/8" GYPSUM BOARD
- R2. PROVIDE 2 1/2" (63mm) CLEAR BETWEEN R-20 INSULATION AND SHEATHING. (min. R-20 @ roof-wall connection for 4'-0" (1.2m) around perimeter of building, air ventilation baffles to be installed where required in as per BCBC 9.19.)
- R3. EAVE PROTECTION CONT. UP ROOF SLOPE FOR 12" PAST EXTERIOR WALL.
- R4. PROVIDE 1 SQ.FT. ATTIC VENT PER 300 SQ.FT. OF INSULATED AREA MIN. 25% OF REQUIRED TO BE @ TOP AND BOTTOM (to comply w/ B.C. bldg. code 9.19.1)
- R5. PRE-FN. FASCIA GUTTER 2x8 FASCIA BD. 2x4 SUB. FASCIA BD. VENTED SOFFIT (see contractor)

- R6. PRE MANUF SOFFIT 1/2" OSB BOARD SUPPORTED BY 2"x4" FRAMING REFER TO DETAIL 4 / D1 (to be applied in any soffit that has less than 1.20m clearance to any proverty line. To comply with BC BUILDING CODE 9.10.15.5 (11)) (AS REQUIRED, VERIFY ON SITE) (NOT SHOWN IN SECTION)

Floors

- FL1. FINISHED FLOORING ON 19/32" ORIENTED STRAND BOARD OR EQUAL (NAILED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7'0" O/C (MAX) 1/2" GYPSUM BOARD
- FL2. FINISHED FLOORING ON 19/32" ORIENTED STRAND BOARD OR EQUAL (NAILED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7'0" O/C (MAX) R-31 FIBRE GLASS BATT INSULATION 5/8" X-TYPE GYPSUM BOARD (BETWEEN GARAGE AND LIVING SPACE) (NOT SHOWN IN SECTION)
- FL3. 3 1/2" CONCRETE SLAB 6 MIL. POLYN V.B. 6" COMPACTED GRAVEL OR SAND
- FL4. 3 1/2" CONCRETE SLAB 6 MIL. POLYN V.B. 6" COMPACTED GRAVEL OR SAND SLOPE TO DOORS 1" (NOT SHOWN IN SECTION)
- FL5. 3 1/2" CONCRETE SLAB (CONTRACTOR TO VERIFY EXTENT OF EXTERIOR SLABS AND FINISHES) 1/2" GYPSUM BOARD (SLOPE AWAY FROM BUILDING @ 2% MIN.) 6" COMPACTED GRAVEL OR SAND
- FL6. F8d RATED CEILING ASSEMBLY (BC BUILDING CODE TABLE 9.10.3.1.B) FINISHED FLOORING ON 19/32" ORIENTED STRAND BOARD OR EQ. (FASTENED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7'0" O/C (MAX) R-31 INSULATION RESILIENT METAL CHANNELS @ 24" O/C 1 LAYERS 5/8" X-TYPE GYPSUM BOARD 30 MINUTE F.R.R., 50 S.T.C.

Walls

- W1. DOUBLE GLAZING ENERGY STAR LOW "E" RATING IN THERMAL BREAK FRAMES 2 1/2"x10" LINTEL OVER @ BEARING WALLS ONLY (TYPICAL, WI. 2 1/2" XPS INSULATION) FLASHING OVER @ EXTERIOR (GLAZING IN ALL EXTERIOR DOORS & WITHIN 3 FT. OF EXTERIOR DOORS TO BE SHATTERPROOF (SPJ)) WINDOW REQUIREMENTS DERIVED FROM BCBC TABLE C-5 AS PER BCBC 9.7.4.3. AND ARE TO BE USED TO SATISFY THE REQUIREMENTS OF AAMA/WDMA/CSA 101/1.S.2/A440, "NAFS": COLWOOD, CLASS R, DP 1440, PG 30, WATER RESIST. 220, A2. RATINGS MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
- W2. CONC. FIBRE BOARD ON 9.5MM (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 7/16" ORIENTED STRAND BOARD SHEATHING 2x6 STUDS (SEE SPACING BELOW) R-20 INSULATION 6 MIL. POLYETHYLENE VAPOUR BARRIER 1/2" GYPSUM BOARD (REFER TO DETAILS ON D1)
- W3. INTERIOR PARTITION 1/2" GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS (SEE SPACING BELOW) OR 2x6 STUDS (SEE SPACING BELOW) (IF NOTED)

- W4. 5/8" X-TYPE GYPSUM BOARD ON 2x6 STUDS (SEE SPACING BELOW) R-20 INSULATION 6 MIL. POLYN V.B. 1/2" GYPSUM BOARD (BETWEEN GARAGE & LIVING) (NOT SHOWN IN SECTION)
- W5. 1/2" GYPSUM BOARD ON 2x4 STUDS (SEE SPACING BELOW) OR 2x6 STUDS (SEE SPACING BELOW) (IF NOTED) R-12 BATT INSULATION HOUSE WRAP (A.B.) (TYVEK OR EQ.) OR 12.7MM (1/2") AIR SPACE (PROVIDE REQUIRED FIRE STOPS IN WALL ASSEMBLIES TO COMPLY WITH B.C. BLDG. CODE 9.10.16.)
- W6. B.C. BUILDING CODE (TABLE 9.10.3.1.A) RATED WALL ASSEMBLY W3c 1 LAYER 1/2" X-TYPE GYPSUM BOARD RESILIENT METAL CHANNELS @ 24" O/C 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (IF NOTED) C/W 3 1/2" FIBRE GLASS SOUND BATTS 1 LAYER 1/2" X-TYPE GYPSUM BOARD 45 MIN. F.R.R 43 S.T.C (BETWEEN PRIMARY LIVING & SECONDARY SUITE)
- W7. STUD SPACING
 - UPPER FLOOR: 2'x6" @ 24" O/C
 - MAIN FLOOR: 2'x6" @ 24" O/C
 - LOWER FLOOR: 2'x6" @ 16" O/C (if applicable)
 - INTERIOR PARTITION: 2'x4" @ 24" O/C
 - LOAD BEARING: 2'x4" @ 16" O/C
 - PARTY WALL: 2'x4" @ 24" O/C (if applicable)

Foundation Walls

- F1. DAMPROOFING (where required) ON 8" THK. CONC. FOUNDATION WALL C/W 15 M BARS @ 24" o/c B/W
- F2. 16"x8" CONC. FOOTINGS C/W 2 (TWO) 15m BARS CONT. 3 IN. FROM BOT. ON UNDISTURBED SOIL (SOLID BEARING)
- F3. 4" PERIMETER DRAIN 3" TIGHT PIPE FOR RWL DRAIN ROCK
- F4. ANCHOR BOLTS @ 4.0 FT. o/c MAX c/w SILL GASKETS
- F5. UNDER SLAB INSULATION 2 1/2" (RSI 2.15) EXTRUDED POLYSTYRENE RIGID INSULATION 4'-0" (1.2M) CONT. AROUND PERIMETER UNDER SLAB INSTALLED HORIZONTALLY (VERIFY WITH MUNICIPALITY DEPTH OF FROST LINE)

'PORT' - CRAFTSMAN

Date

Dec 22 2022

Project Address

3471 Trumpeter Street
Royal Bay - Sector 7
Colwood, B.C.

Prepared for

Verity Construction

Project #

8298

Scale

As Noted

Drawn By

MIS

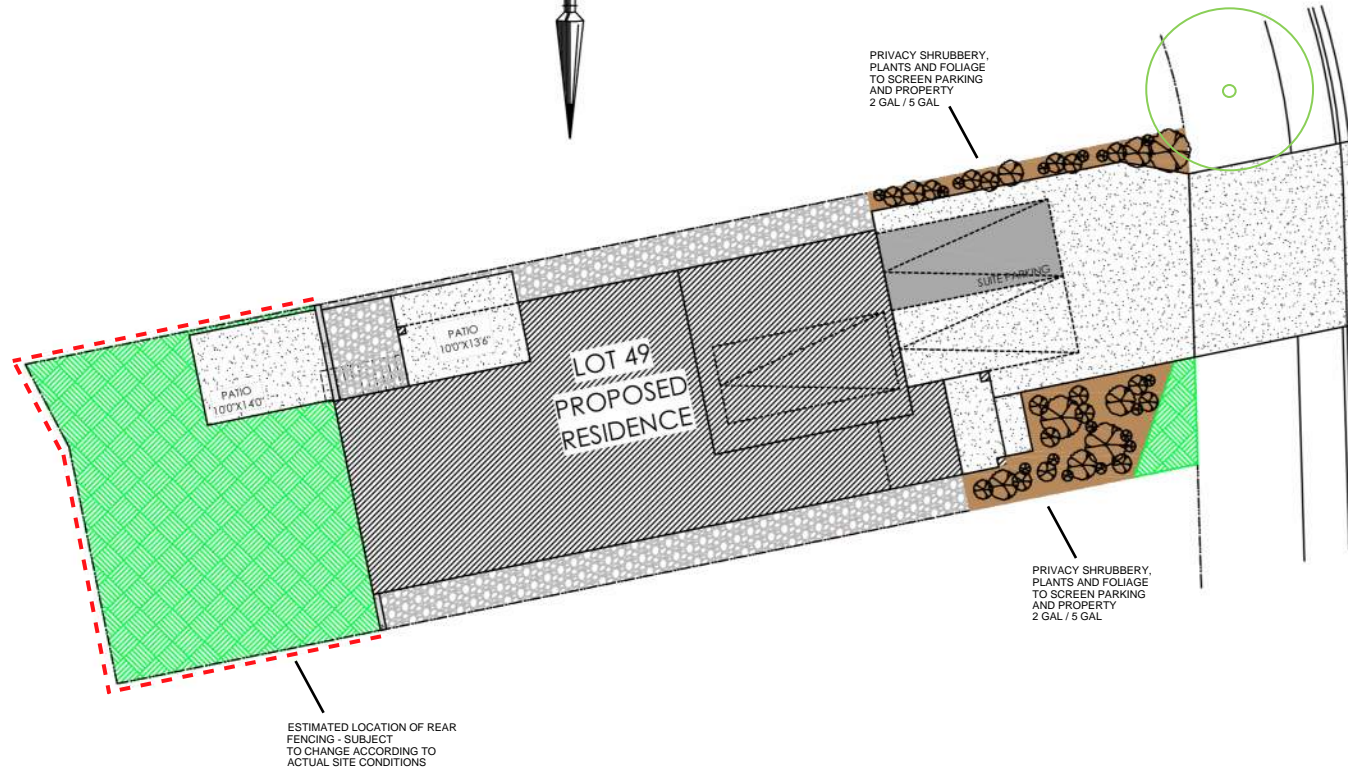
Design Draft

ALL FENCING, RETAINING AND LANDSCAPING MUST MEET THE GUIDELINE REQUIREMENTS

ALL RETAINING WALLS ARE TO BE STAND ALONE STRUCTURES (THEY MUST TERMINATE AT PROPERTY LINE) AND MUST NOT CONNECT TO RETAINING WALLS LOCATED ON ADJACENT PRIVATE PROPERTIES

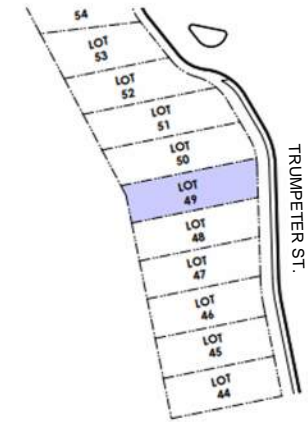
*NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only. Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change pending municipal approval. Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice. Furniture as shown on plans are for layout purposes only and are not included in the sale.

KEY PLAN
NOT TO SCALE

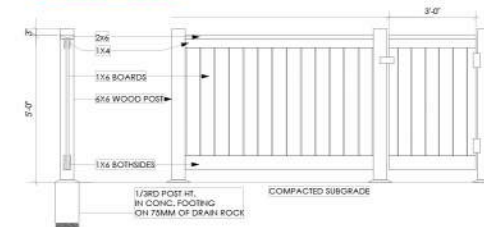


ITEM	AREA (sf)	%
GARDEN BED	276	10%
GRAVEL	510	18%
CONCRETE	1,056	37%
SOD	983	35%
TOTAL	2,825	100%

LEGEND	
	PRIVACY SHRUBBERY
	PRIVACY SHRUBBERY
	UPGRADE SHRUBBERY, PLANTS AND FOLIAGE
	- 2 GAL
	- 5 GAL

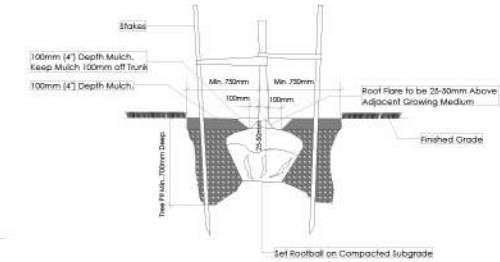


LOCATION INDICATED BY



Typical Fence Detail
Not To Scale

*TYPICAL FENCE DETAIL BASED OFF FENCE DETAIL 1/13 FROM ROYAL BAY DESIGN GUIDELINES PAGE 21



Tree Planting Detail
Not To Scale

All trees and plants by the home owner to be planted in minimum 10m² of fertile topsoil, 700mm Deep

ADDITIONAL NOTES:
PROPERTY TO BE IRRIGATED
6" PIPE FOR DRIVEWAY SLEEVES TO BE INSTALLED FOR CITY IRRIGATION LINES

LANDSCAPE PLAN
NOT TO SCALE

MM/DD/YY	ISSUED/REVISED	DATE
01	10/17/22 FOR APPROVAL	PROJECT
02	01/12/23 SITE PLAN REVISION	LANDSCAPING PLAN LOT 49, 3471 TRUMPETER ST. ROYAL BAY, SECTOR 7 CITY OF COLWOOD



QUALITY CONSTRUCTION. TRUSTED SERVICE.

106 - 1039 Langford Parkway
Victoria, B.C. V9B 0A6

P: 250.474.1039
www.verityconstruction.ca

MUNICIPAL ADDRESS 3471 Trumpeter Street	P.I.D.
LOT 49	PLAN
BUILDER VERITY HOMES	SUBDIVISION ROYAL BAY SECTOR 7
ADDRESS	DEVELOPER MEADOWS DEVELOPMENT LP
REPRESENTATIVE	PH.
	CONSULTANT WSP CANADA INC

PROPOSED BUILDING GRADES

ALL ELEVATIONS ARE METRIC GEODETIC + _____

MAIN FLOOR ELEVATION (TOP OF JOISTS) 71.62

FRONT ELEV. 68.00 REAR ELEV. 69.34/69.23
(FINISHED GRADE) (FINISHED GRADE)

FINISHED GRADE AT GARAGE 68.30

ACTUAL TOP OF FOOTING ELEVATION (ATF) n/a

LOWEST PERMITTED TOP OF FOOTING ELEVATION (LTF) (BOTTOM OF BASEMENT SLAB FROST WALLS ARE REQUIRED.) not provided

PLAN

LOT: 49 PLAN: _____

SERVICES	FRONT	REAR	CENTER	REFER TO PLAN	SIZE (mm)
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19
SANITARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100
STORM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100

COMMENTS	YES	NO
DRAIN TO SUMP PUMP LIKELY REQUIRED (FOR BASEMENT IF INSTALLED)	<input type="checkbox"/>	<input type="checkbox"/>
SEWER TO SUMP PUMP LIKELY REQUIRED (FOR BASEMENT IF INSTALLED)	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES INSTALLED TO _____ m INSIDE PROPERTY	<input type="checkbox"/>	<input type="checkbox"/>
FOUNDATION SOIL BEARING INVESTIGATION CERTIFICATION REQUIRED	<input type="checkbox"/>	<input type="checkbox"/>
GEOTECHNICAL RESTRICTIONS APPLY (SEE GEOTECHNICAL REPORT)	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL RESTRICTIONS APPLY (SEE ENVIRONMENTAL REPORT)	<input type="checkbox"/>	<input type="checkbox"/>
UTILITY EASEMENTS AFFECT THIS LOT	<input type="checkbox"/>	<input type="checkbox"/>

NOTES

- IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THE FOOTINGS ARE PLACED ON A PROPER BASE THAT IS FREE FROM FROST, EXCESSIVE MOISTURE AND DELETERIOUS MATERIALS AND HAVE APPROPRIATE FROST PROTECTION WHEN COMPLETED.
- THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED LOT GRADING PLAN FOR THIS SUBDIVISION. UN-AUTHORIZED DEVIATIONS WILL BE THE RESPONSIBILITY OF THE BUILDER TO ENSURE COMPLIANCE WITH ALL LOCAL BYLAWS.
- OTHER NOTES: _____

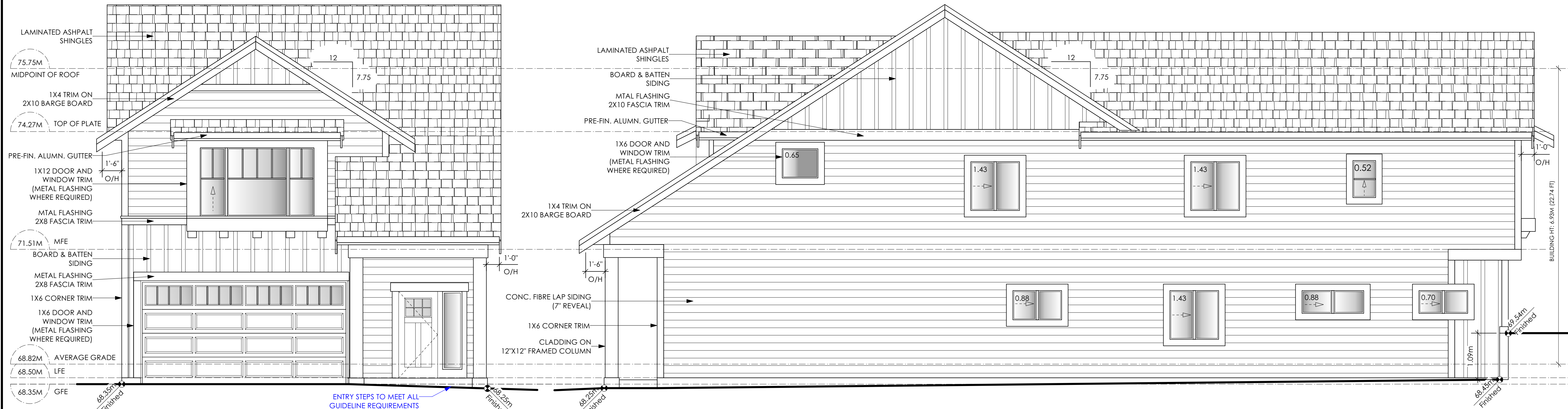
LEGEND

I, THE BUILDER'S REPRESENTATIVE, _____, CERTIFY THAT THE FINAL HOUSE PLANS PROVIDED IN THE BUILDING PERMIT APPLICATION ARE THE SAME AS PROCESSED UNDER THIS GRADE SLIP AND THAT I UNDERSTAND THE INFORMATION AND THE REQUIREMENTS CONTAINED HEREIN AND WILL BUILD ACCORDINGLY.

AUTHORIZED BUILDER'S REPRESENTATIVE DATE

THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED LOT GRADING PLAN FOR THIS SUBDIVISION, DATED _____

C. Hume - Nov. 10/22
ISSUED BY DEVELOPER'S AUTHORIZED REPRESENTATIVE DATE

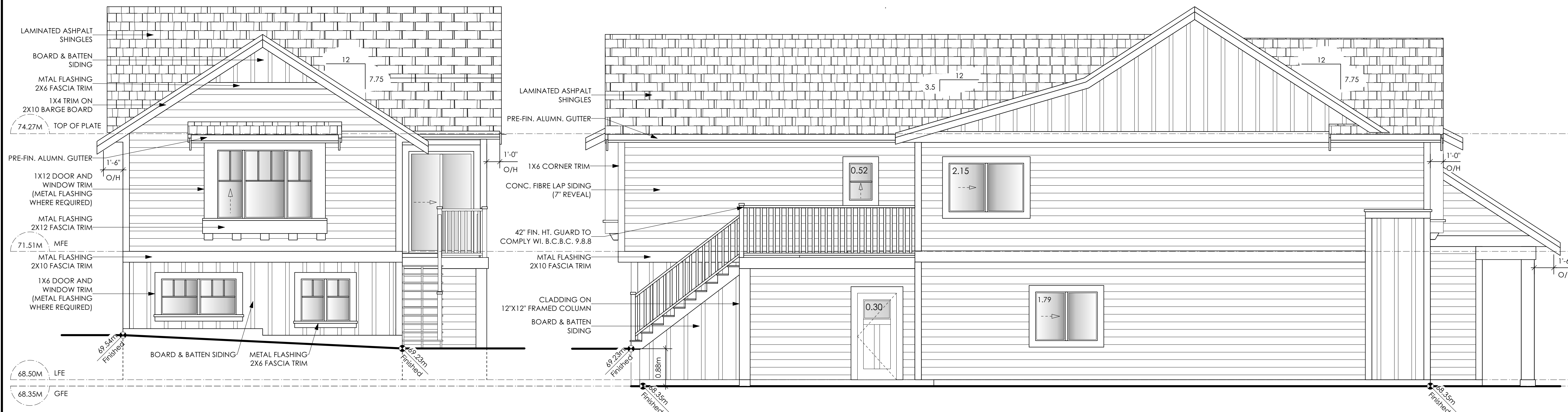


1 **Front Elevation**
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

2 **Right Side Elevation**
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

LIMITING DISTANCE	1.27	M.
EXPOSED BUILDING FACE	115.71	SQ.M.
ALLOWABLE OPENINGS	7.00	%
ALLOWABLE OPENING AREA	8.10	SQ.M.
PROPOSED OPENINGS	7.92	SQ.M.

ALL RETAINING REQUIRED TO MEET ALL GUIDELINE REQUIREMENTS
CONTRACTOR TO ENSURE ALL REQUIRED FLASHING ARE NON-GALVANISED
CONTRACTOR TO ENSURE ALL PRESSURE TREATED WOOD PRODUCTS MEETS ALL GUIDELINES



3 **Rear Elevation**
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

4 **Left Side Elevation**
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

LIMITING DISTANCE	1.20	M.
EXPOSED BUILDING FACE	117.41	SQ.M.
ALLOWABLE OPENINGS	7.0	%
ALLOWABLE OPENING AREA	8.22	SQ.M.
PROPOSED OPENINGS	4.76	SQ.M.

NOTE: BUILDER IS RESPONSIBLE FOR ALL COSTS TO ENSURE SIDE WINDOW LOCATIONS ARE COMPATIBLE WITH THE ADJACENT NEIGHBOURS SIDE ELEVATION WINDOW

'PORT' - COASTAL II

Date

Dec 22 2022

Project Address

3473 Trumpeter Street
Royal Bay - Sector 7
Colwood, B.C.

Prepared for

Verity Construction

Project #

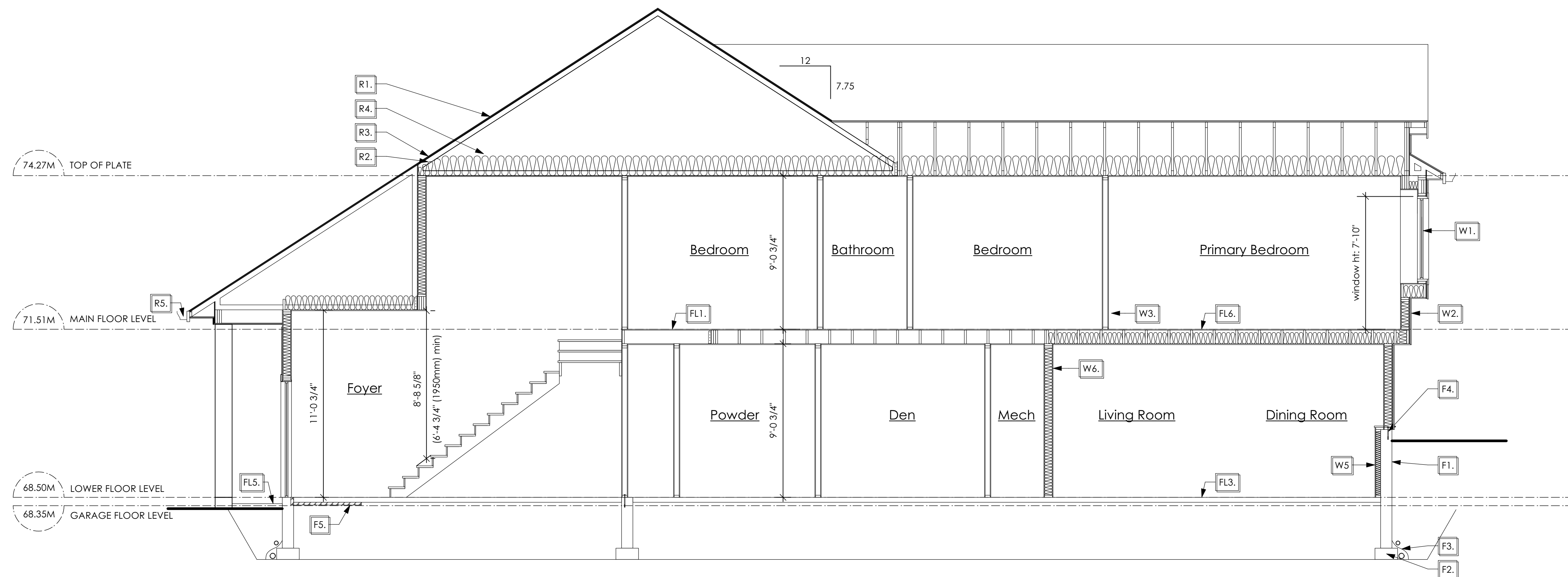
8298

Scale

As Noted

Drawn By

MRB



1 Section A-A
A7 Scale: 1/4" = 1'-0"

STRUCTURAL WOOD ELEMENTS WITHIN 150MM (6") FROM FINISHED GROUND LEVEL SHALL BE PRESSURE TREATED WITH A PRESERVATIVE FOR TERMITE AND DECAY PROTECTION B.C.B.C. 2012 9.3.2.9.(3)

SECTION NOTES

Roofs

- R1. LAMINATED ASPHALT SHINGLES ON 7/16" ORIENTED STRAND BOARD C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) 14 1/2" FIBRE GLASS LOOSE FILL INSULATION (ALLOW FOR SETTLING) OR R-40 FIBRE GLASS BATT INSULATION 6 MIL POLYN V.B. 5/8" GYPSUM BOARD
- R2. PROVIDE 2 1/2" (63mm) CLEAR BETWEEN R-20 INSULATION AND SHEATHING. (Min. R-20 @ roof-wall connection for 4'-0" (1.2m) around perimeter of building; air ventilation baffles to be installed where required in as per BCBC 9.19.)
- R3. EAVE PROTECTION CONT. UP ROOF SLOPE FOR 12" PAST EXTERIOR WALL.
- R4. PROVIDE 1 SQ.FT. ATTIC VENT PER 300 SQ.FT. OF INSULATED AREA MIN. 25% OF REQUIRED TO BE @ TOP AND BOTTOM (to comply w/ B.C. bldg. code 9.19.1)
- R5. PRE-FN. FASCIA GUTTER 2x8 FASCIA BD. 2x4 SUB. FASCIA BD. VENTED SOFFIT (see contractor)
- R6. PRE MANUF SOFFIT 1/2" OSB BOARD SUPPORTED BY 2X4" FRAMING REFER TO DETAIL 4 / D1 (to be applied in any soffit that has less than 1.20m clearance to any property line. To comply with BC BUILDING CODE 9.10.15.5 (11)) (AS REQUIRED, VERIFY ON SITE) (NOT SHOWN IN SECTION)

Floors

- FL1. FINISHED FLOORING ON 19/32" ORIENTED STRAND BOARD OR EQUAL (NAILED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) 1/2" GYPSUM BOARD
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- FL3. 3 1/2" CONCRETE SLAB 6 MIL POLYN V.B. 6" COMPACTED GRAVEL OR SAND
- FL4. 3 1/2" CONCRETE SLAB 6 MIL POLYN V.B. 6" COMPACTED GRAVEL OR SAND SLOPE TO DOORS 1" (NOT SHOWN IN SECTION)
- FL5. 3 1/2" CONCRETE SLAB (CONTRACTOR TO VERIFY EXTENT OF EXTERIOR SLABS AND FINISHES) (SLOPE AWAY FROM BUILDING @ 2% MIN.) 6" COMPACTED GRAVEL OR SAND
- FL6. F8-d RATED CEILING ASSEMBLY (BC BUILDING CODE TABLE 9.10.3.1.8) FINISHED FLOORING ON 19/32" ORIENTED STRAND BOARD OR EQ. (FASTENED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) R-31 INSULATION RESILIENT METAL CHANNELS @ 24" O/C 1 LAYERS 5/8" X-TYPE GYPSUM BOARD 30 MINUTE F.R.R., 50 S.T.C.

Walls

- W1. DOUBLE GLAZING ENERGY STAR LOW "E" RATING IN THERMAL BREAK FRAMES 2/2"x10" LINTEL OVER (@ BEARING WALLS ONLY) (TYPICAL. WL 2 1/2" XPS INSULATION) FLASHING OVER @ EXTERIOR (GLAZING IN ALL EXTERIOR DOORS & WITHIN 3 FT. OF EXTERIOR DOORS TO BE SHATTERPROOF (SP1) WINDOW REQUIREMENTS DERIVED FROM BCBC TABLE C-5 AS PER BCBC 9.7.4.3. AND ARE TO BE USED TO SATISFY THE REQUIREMENTS OF A.A.M.A./W.D.M./C.S.A. 101/J.S.2/A440. "NAFS": COLWOOD, CLASS R, DP 1440, PG 30, WATER RESIST. 220, A2. RATINGS MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
- W2. CONC. FIBRE BOARD ON 9.5MM (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 7/16" ORIENTED STRAND BOARD SHEATHING 2x6 STUDS (SEE SPACING BELOW) R-20 INSULATION 6 MIL POLYETHYLENE VAPOUR BARRIER 1/2" GYPSUM BOARD (REFER TO DETAILS ON D1)
- W3. INTERIOR PARTITION 1/2" GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS (SEE SPACING BELOW) OR 2x6 STUDS (SEE SPACING BELOW) (IF NOTED)
- W4. 5/8" X-TYPE GYPSUM BOARD ON 2x4 STUDS (SEE SPACING BELOW) R-20 INSULATION 6 MIL POLYN V.B. 1/2" GYPSUM BOARD (BETWEEN GARAGE & LIVING) (NOT SHOWN IN SECTION)
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- W6. B.C. BUILDING CODE (TABLE 9.10.3.1.A) RATED WALL ASSEMBLY W3C 1 LAYER 1/2" X-TYPE GYPSUM BOARD RESILIENT METAL CHANNELS @ 24" O/C 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (IF NOTED) C/W 3 1/2" FIBRE GLASS SOUND BATT 1 LAYER 1/2" X-TYPE GYPSUM BOARD 45 MIN. F.R.R. 43 S.T.C. (BETWEEN PRIMARY LIVING & SECONDARY SUITE)
- W7. STUD SPACING
- UPPER FLOOR: 2'x6" @ 24" O/C
- MAIN FLOOR: 2'x6" @ 24" O/C
- LOWER FLOOR: 2'x6" @ 16" O/C
(if applicable)
- INTERIOR PARTITION: 2'x4" @ 24" O/C
- LOAD BEARING: 2'x4" @ 16" O/C
- PARTY WALL: 2'x4" @ 24" O/C
(if applicable)

Foundation Walls

- F1. DAMPROOFING (where required) ON 8" THK. CONC. FOUNDATION WALL C/W 15 M BARS @ 24" o/c B/W
- F2. 16"x 8" CONC. FOOTINGS C/W 2 (TWO) 15m BARS CONT. 3 IN. FROM BOTT. ON UNDISTURBED SOIL (SOLID BEARING)
- F3. 4" PERIMETER DRAIN 3" TIGHT PIPE FOR RWL DRAIN ROCK
- F4. ANCHOR BOLTS @ 4.0 FT. o/c MAX c/w SILL GASKETS
- F5. UNDER SLAB INSULATION 2 1/2" (RSI 2.15) EXTRUDED POLYSTYRENE RIGID INSULATION 4'-0" (1.2M) CONT. AROUND PERIMETER UNDER SLAB INSTALLED HORIZONTALLY (VERIFY WITH MUNICIPALITY DEPTH OF FROST LINE)

'PORT' - COASTAL II

Date

Dec 22 2022

Project Address

3473 Trumpeter Street
Royal Bay - Sector 7
Colwood, B.C.

Prepared for

Verity Construction

Project #

8298

Scale

As Noted

Drawn By

MRB

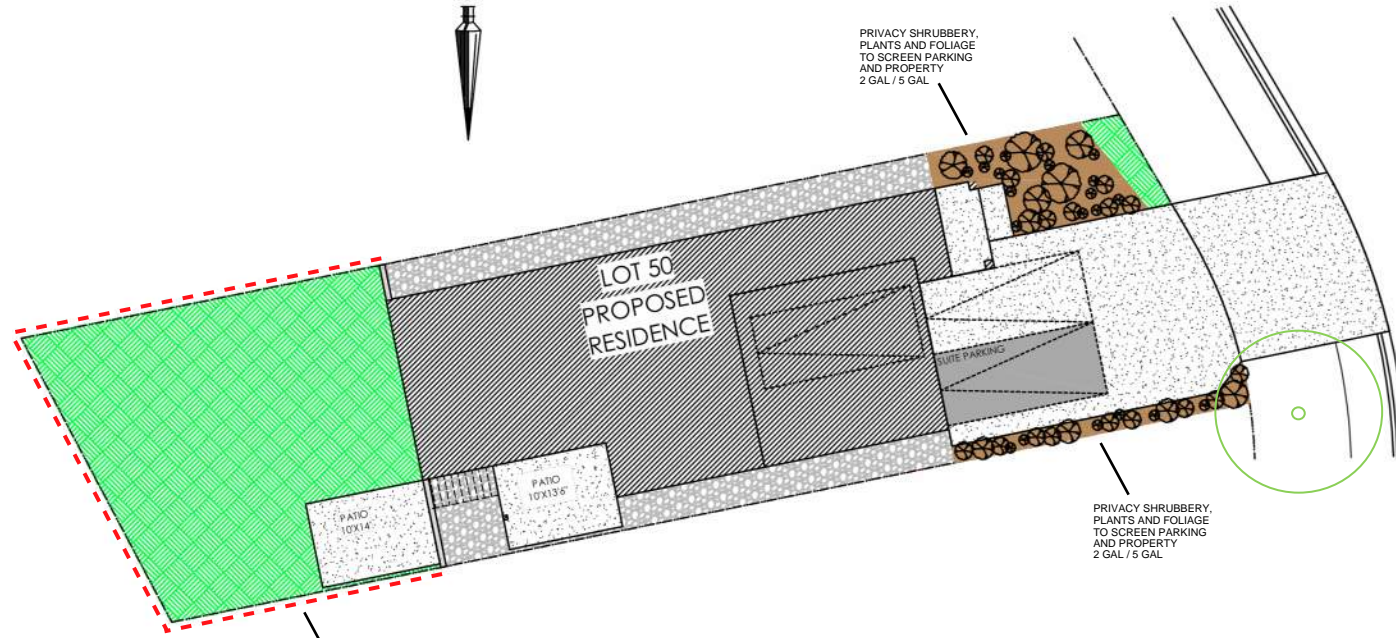
Development Permit Presentation

ALL FENCING, RETAINING AND LANDSCAPING MUST MEET THE GUIDELINE REQUIREMENTS

ALL RETAINING WALLS ARE TO BE STAND ALONE STRUCTURES (THEY MUST TERMINATE AT PROPERTY LINE) AND MUST NOT CONNECT TO RETAINING WALLS LOCATED ON ADJACENT PRIVATE PROPERTIES

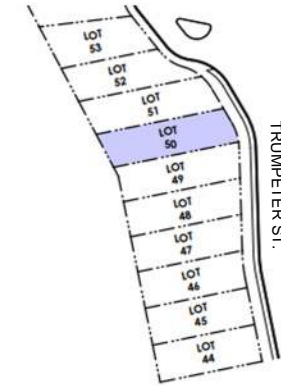
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KEY PLAN
NOT TO SCALE



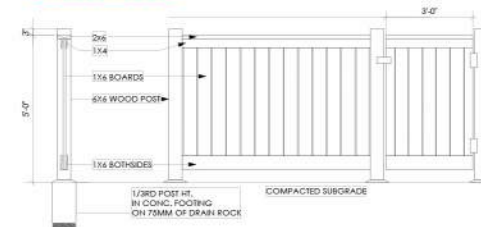
ITEM	AREA (sf)	%
GARDEN BED	260	8%
GRAVEL	511	16%
CONCRETE	1,077	35%
SOD	1,255	41%
TOTAL	3,103	100%

LEGEND	
	PRIVACY SHRUBBERY
	PRIVACY SHRUBBERY
	UPGRADE SHRUBBERY, PLANTS AND FOLIAGE
	- 2 GAL
	- 5 GAL



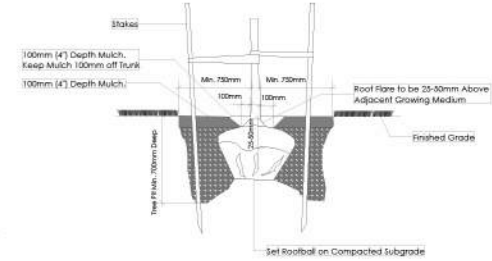
ESTIMATED LOCATION OF REAR FENCING - SUBJECT TO CHANGE ACCORDING TO ACTUAL SITE CONDITIONS

LOCATION INDICATED BY



Typical Fence Detail
Not To Scale

*TYPICAL FENCE DETAIL BASED OFF FENCE DETAIL 1/1 FROM ROYAL BAY DESIGN GUIDELINES PAGE 21



Tree Planting Detail
Not To Scale

All trees and plants by the home owner to be planted in minimum 10m² of fertile topsoil, 700mm Deep

ADDITIONAL NOTES:
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6" PIPE FOR DRIVEWAY SLEEVES TO BE INSTALLED FOR CITY IRRIGATION LINES

LANDSCAPE PLAN
NOT TO SCALE

MM/DD/YY	ISSUED/REVISED	DATE
01	10/12/22	FOR APPROVAL
02	01/12/23	SITE PLAN REVISION

PROJECT

LANDSCAPING PLAN
LOT 50, 3473 TRUMPETER ST.
ROYAL BAY, SECTOR 7
CITY OF COLWOOD



QUALITY CONSTRUCTION. TRUSTED SERVICE.

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	CONSULTANT WSP CANADA INC

PROPOSED BUILDING GRADES

ALL ELEVATIONS ARE METRIC GEODETIC + _____

MAIN FLOOR ELEVATION (TOP OF JOISTS) **71.51**

FRONT ELEV. **68.25** REAR ELEV. **69.23/69.54**
(FINISHED GRADE) (FINISHED GRADE)

FINISHED GRADE AT GARAGE **68.35**

ACTUAL TOP OF FOOTING ELEVATION (ATF) **not provided**

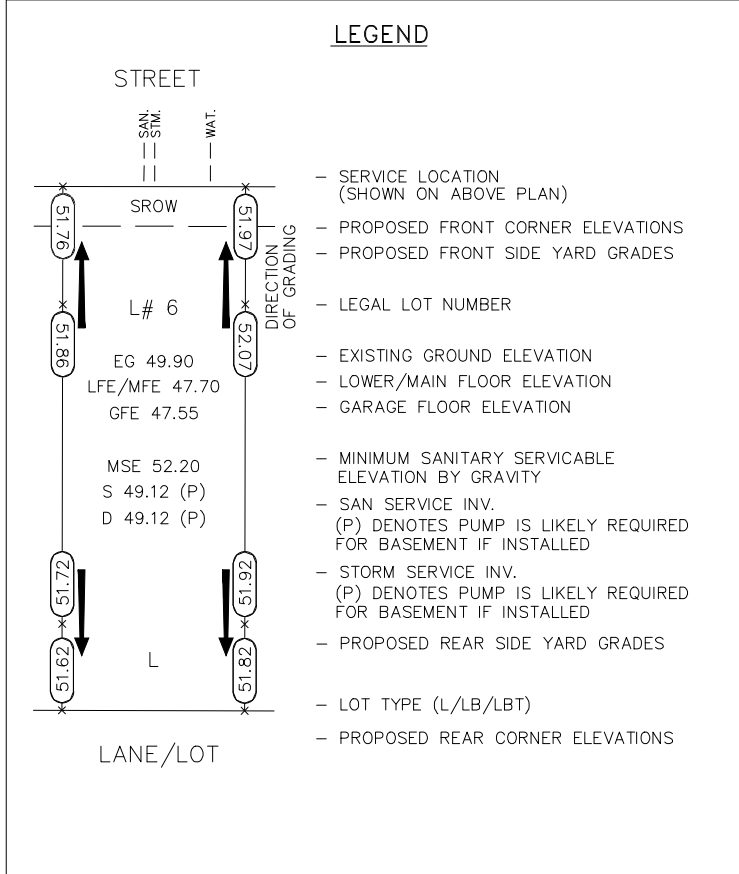
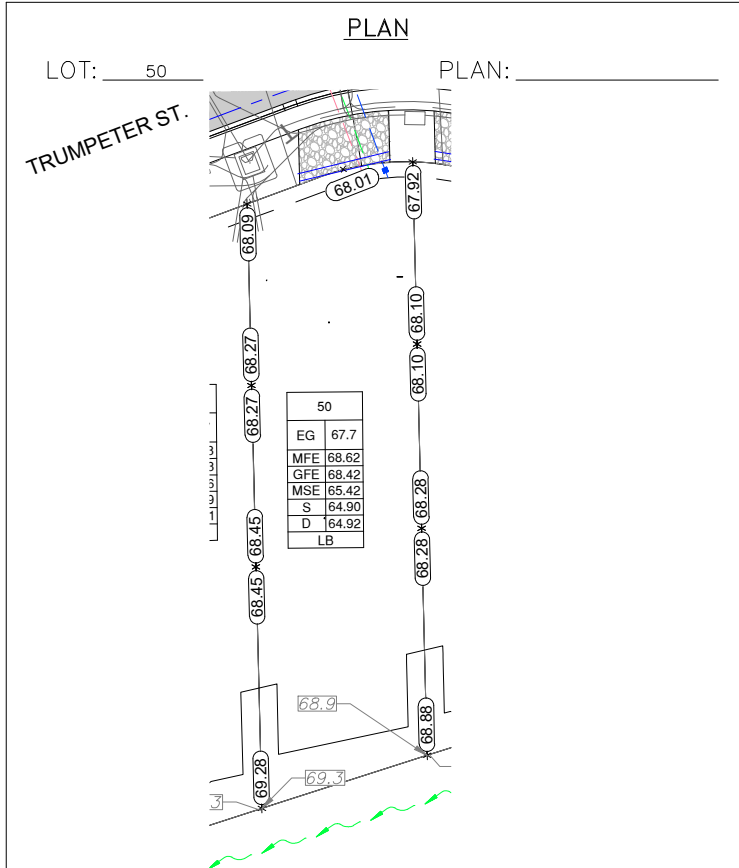
LOWEST PERMITTED TOP OF FOOTING ELEVATION (LTF) (BOTTOM OF BASEMENT SLAB FROST WALLS ARE REQUIRED.) **not provided**

SERVICES	FRONT	REAR	CENTER	REFER TO PLAN	SIZE (mm)
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19
SANITARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100
STORM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100

COMMENTS	YES	NO
DRAIN TO SUMP PUMP LIKELY REQUIRED (FOR BASEMENT IF INSTALLED)	<input type="checkbox"/>	<input type="checkbox"/>
SEWER TO SUMP PUMP LIKELY REQUIRED (FOR BASEMENT IF INSTALLED)	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES INSTALLED TO _____ m INSIDE PROPERTY	<input type="checkbox"/>	<input type="checkbox"/>
FOUNDATION SOIL BEARING INVESTIGATION CERTIFICATION REQUIRED	<input type="checkbox"/>	<input type="checkbox"/>
GEOTECHNICAL RESTRICTIONS APPLY (SEE GEOTECHNICAL REPORT)	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL RESTRICTIONS APPLY (SEE ENVIRONMENTAL REPORT)	<input type="checkbox"/>	<input type="checkbox"/>
UTILITY EASEMENTS AFFECT THIS LOT	<input type="checkbox"/>	<input type="checkbox"/>

NOTES

- IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THE FOOTINGS ARE PLACED ON A PROPER BASE THAT IS FREE FROM FROST, EXCESSIVE MOISTURE AND DELETERIOUS MATERIALS AND HAVE APPROPRIATE FROST PROTECTION WHEN COMPLETED.
- THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED LOT GRADING PLAN FOR THIS SUBDIVISION. UN-AUTHORIZED DEVIATIONS WILL BE THE RESPONSIBILITY OF THE BUILDER TO ENSURE COMPLIANCE WITH ALL LOCAL BYLAWS.
- OTHER NOTES: _____



I, THE BUILDER'S REPRESENTATIVE, _____, CERTIFY THAT THE FINAL HOUSE PLANS PROVIDED IN THE BUILDING PERMIT APPLICATION ARE THE SAME AS PROCESSED UNDER THIS GRADE SLIP AND THAT I UNDERSTAND THE INFORMATION AND THE REQUIREMENTS CONTAINED HEREIN AND WILL BUILD ACCORDINGLY.

AUTHORIZED BUILDER'S REPRESENTATIVE DATE

THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED LOT GRADING PLAN FOR THIS SUBDIVISION, DATED _____

ISSUED BY DEVELOPER'S AUTHORIZED REPRESENTATIVE DATE

C. Hume - Oct. 26/22

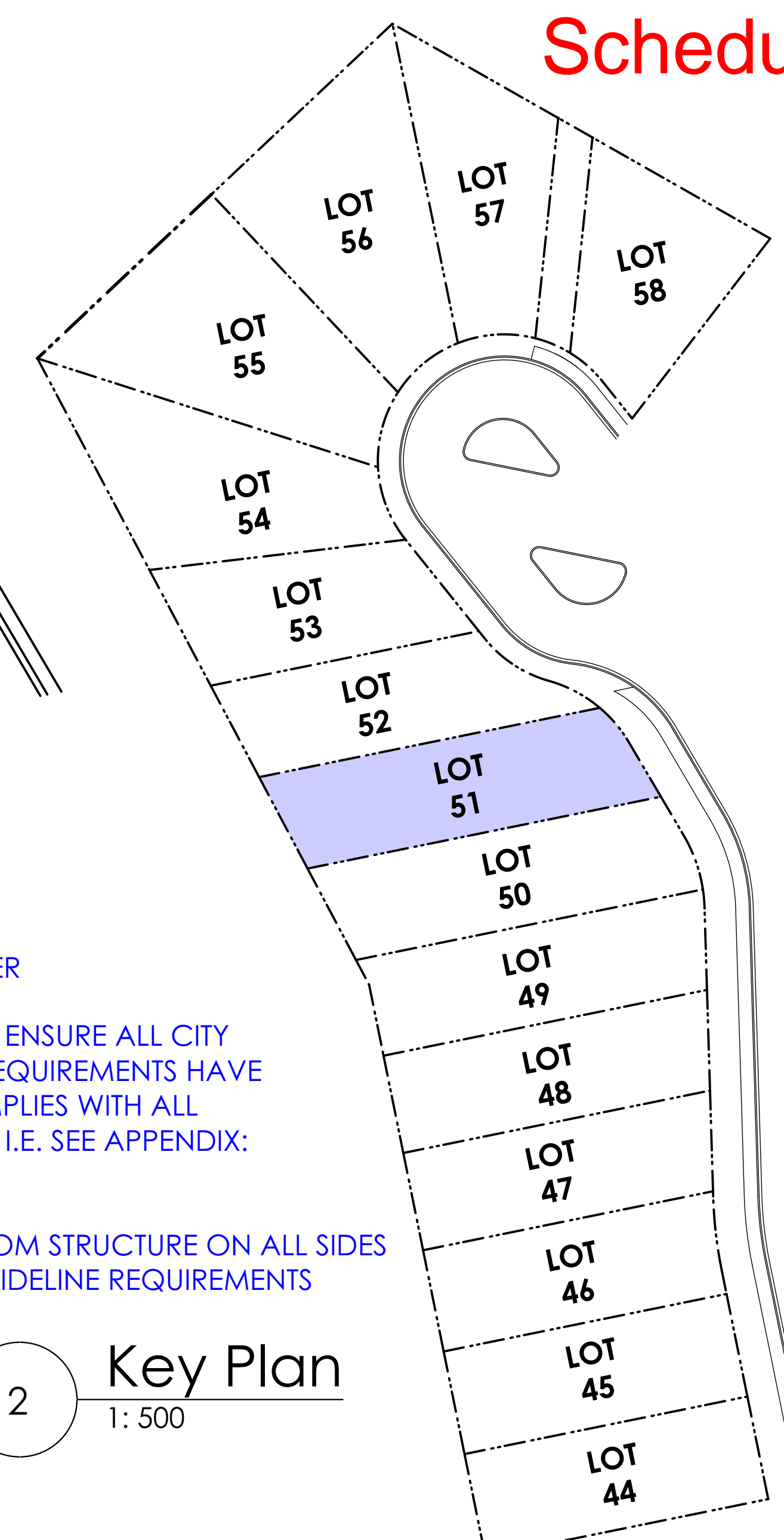
Schedule 4

APPROVED BY VERITY
CONSTRUCTION

DATE

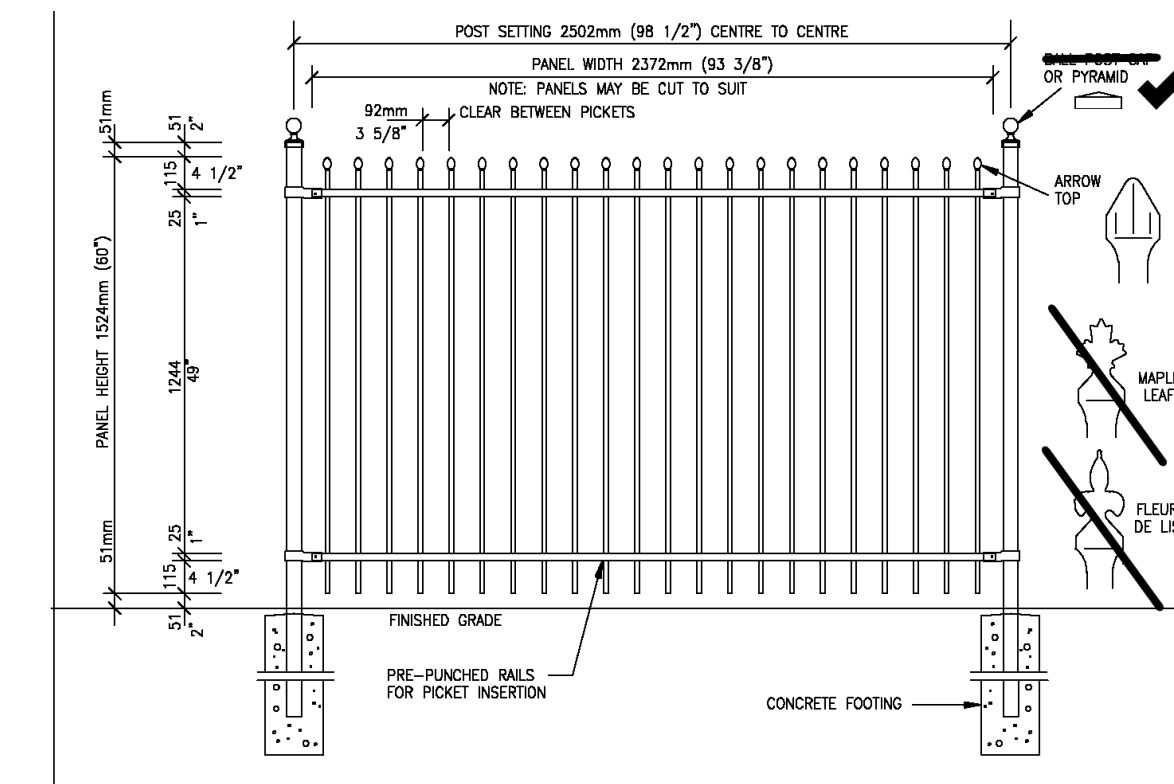
APPROVED BY REALTOR

DATE

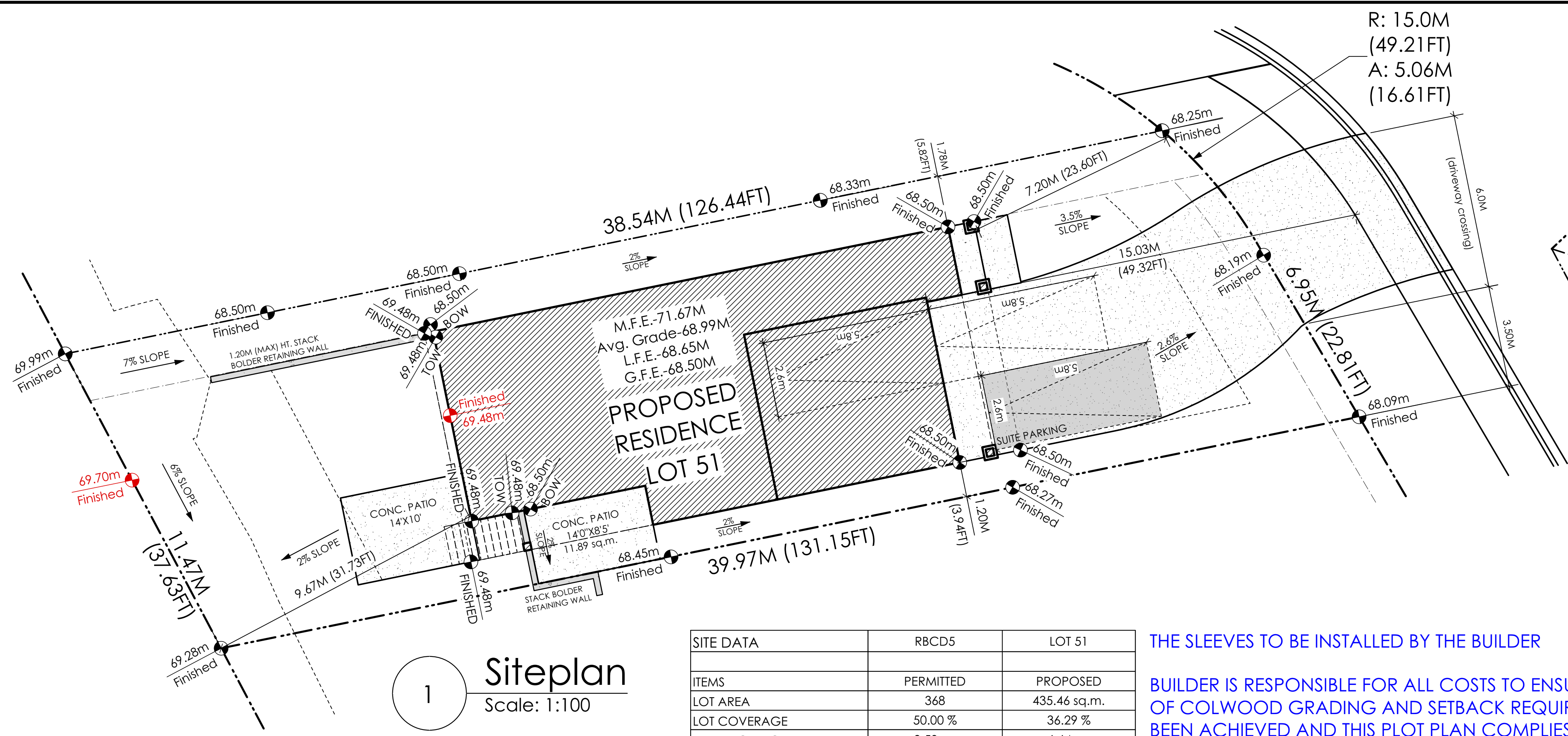


2 Key Plan
1: 500

ALL FENCING, RETAINING AND LANDSCAPING
MUST MEET GUIDELINE REQUIREMENTS



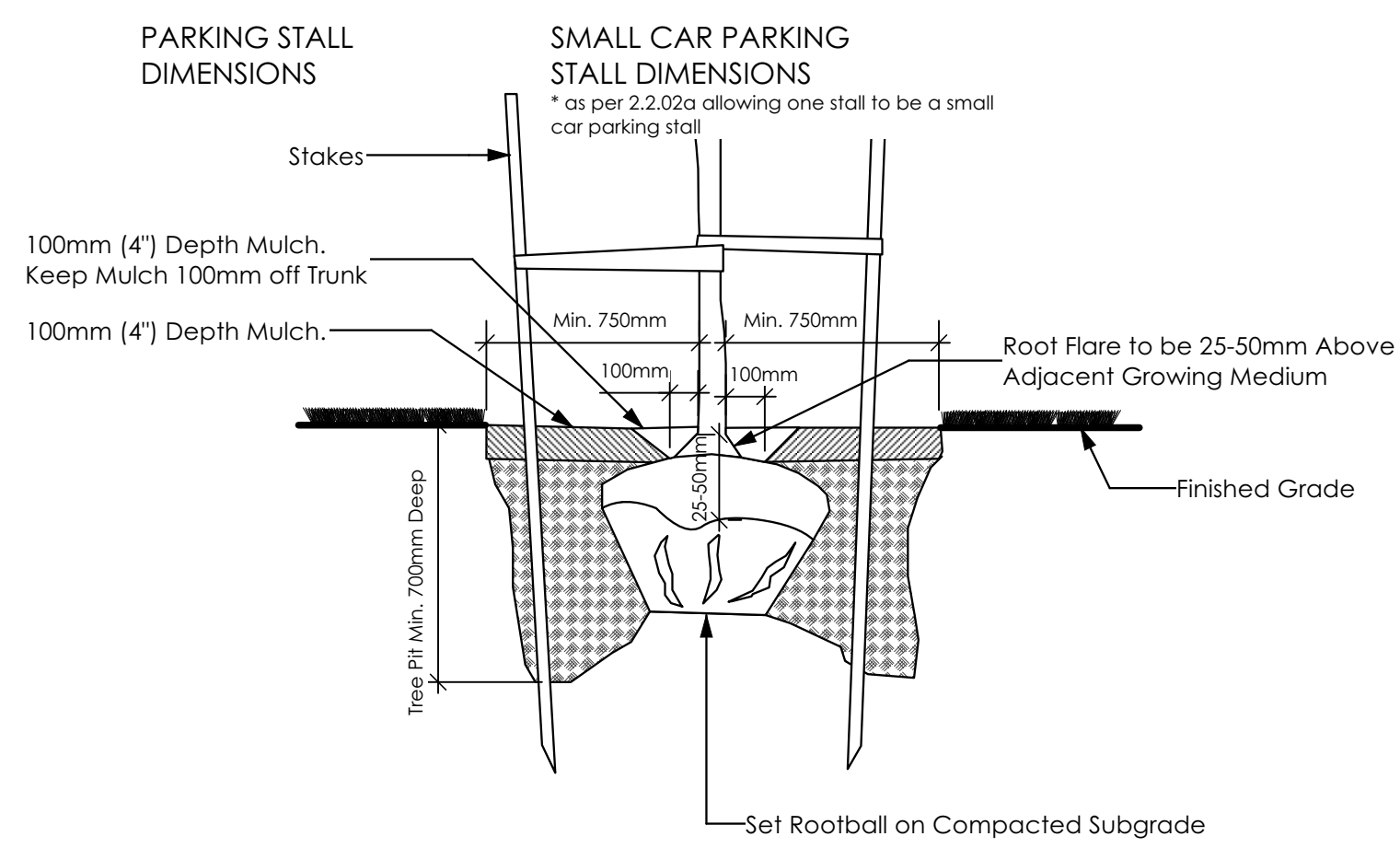
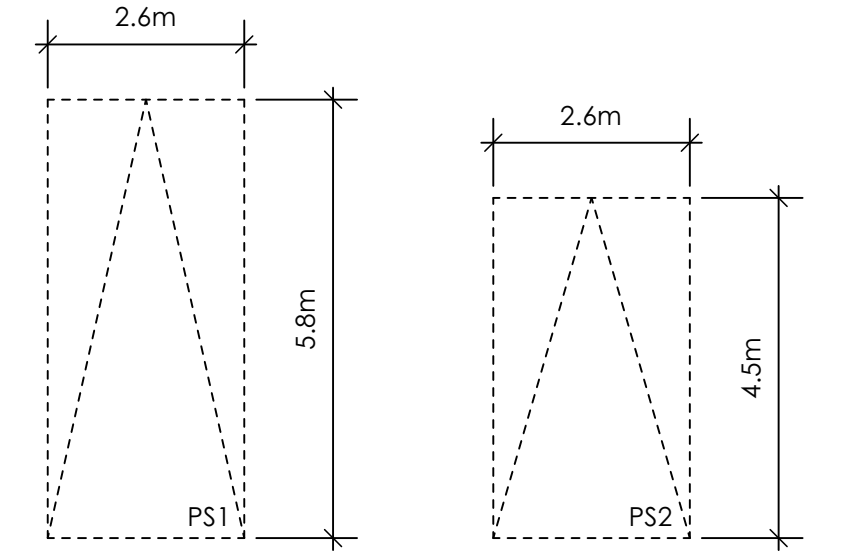
5 Fence Treatment
Not To Scale
(SEE LANDSCAPE PLAN FOR FENCE LOCATION)



1 Siteplan
Scale: 1:100

AVERAGE NATURAL GRADE CALCULATION
68.50 m. + 68.50 m. + 69.48 m. + 69.98 m. = 275.98 m.
DIVIDED BY 4 = AVG. GRADE 68.99 m.

RETAINING WALLS
XX.Xm = DESIGNER APPROXIMATE HEIGHT MEASUREMENT. VERIFY ON SITE
TO BE CERTIFIED BY AN ENGINEER AND MEET BCBC REQUIREMENTS FOR
EARTHQUAKE DESIGN (REFER TO STRUCTURAL DRAWINGS)
- ALL LANDSCAPE RETAINING WALLS TO HAVE A 1.2m MAX. EXPOSED HT
OR A MAX. 1:1 RATIO OF HEIGHT TO HORIZONTAL SEPARATION IF TERRACED



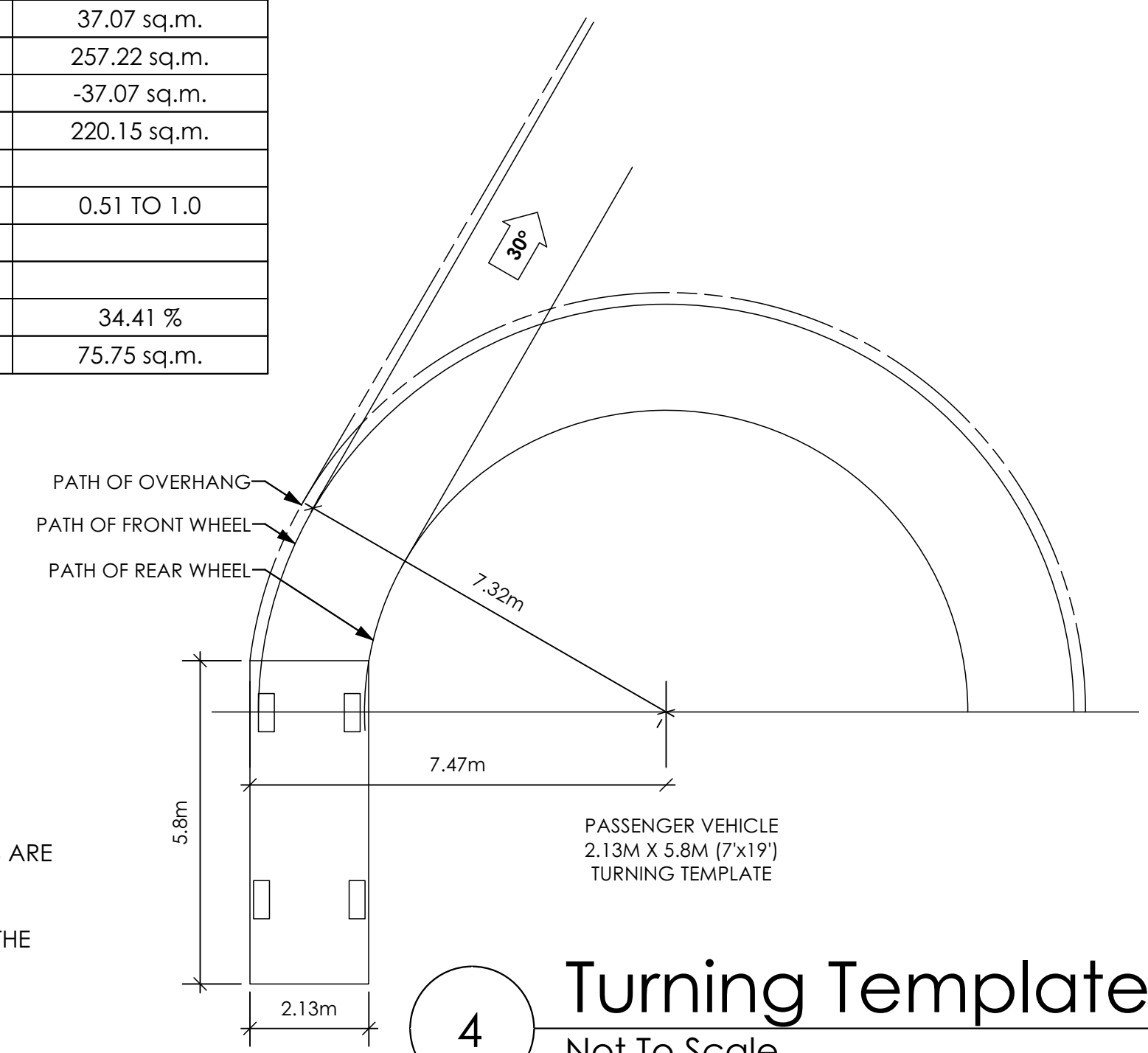
3 Tree Planting Detail
Not To Scale
All trees and plants by the home owner to be
planted in minimum 10m³ of fertile topsoil, 700mm Deep

SITE DATA	RBCD5	LOT 51
ITEMS	PERMITTED	PROPOSED
LOT AREA	368	435.46 sq.m.
LOT COVERAGE	50.00 %	36.29 %
BUILDING HEIGHT	9.50 m.	6.64 m.
LOT WIDTH	10.97 m.	11.00 m.
SETBACKS		
- FRONT	3.00 m.	7.20 m.
- FRONT (GARAGE)	6.00 m.	15.03 m.
- REAR	6.00 m.	9.67 m.
- SIDE	1.20 m.	1.20 m.
- SIDE	1.20 m.	1.78 m.
PROPOSED FLOOR AREA		
- MAIN		127.30 sq.m.
- LOWER		92.85 sq.m.
- GARAGE		37.07 sq.m.
SUB-TOTAL G.F.A.		257.22 sq.m.
GARAGE ALLOWANCE	50.00 sq.m.	-37.07 sq.m.
GROSS FLOOR AREA		220.15 sq.m.
F.A.R.		0.51 TO 1.0
SECONDARY SUITE		
FLOOR AREA (%)	40.00 %	34.41 %
FLOOR AREA (SQ.M.)	90.00 sq.m.	75.75 sq.m.

THE SLEEVES TO BE INSTALLED BY THE BUILDER

BUILDER IS RESPONSIBLE FOR ALL COSTS TO ENSURE ALL CITY
OF COLWOOD GRADING AND SETBACK REQUIREMENTS HAVE
BEEN ACHIEVED AND THIS PLOT PLAN COMPLIES WITH ALL
REQUIREMENTS OF THE DESIGN GUIDELINES I.E. SEE APPENDIX:
GRADING STANDARDS (PAGE 30) ETC.

- 1: ENSURE A MINIMUM 2% SLOPE AWAY FROM STRUCTURE ON ALL SIDES
- 2: ALL RETAINING REQUIRED MUST MEET GUIDELINE REQUIREMENTS



4 Turning Template
Not To Scale

STOP & READ
RETAINING WALLS MAY NOT EXCEED 1.2m IN HEIGHT OR
A 1:1 RATIO OF HEIGHT TO HORIZONTAL SEPARATION IF TERRACED
ALL FENCING, RETAINING AND LANDSCAPING MUST
MEET THE GUIDELINE REQUIREMENTS
MAXIMUM PROJECTIONS / CANTILEVERS / OVERHANGS INTO SETBACKS ARE
0.65m IN YARDS OF LESS THAN 3.0m AND 1.0m IN YARDS OF 3.0m+.
THE WIDTH OF THE DRIVEWAY ACCESS (AT PROPERTY LINE - CROSSING THE
CITY BOULEVARD) MAY NOT EXCEED 7.0m IN WIDTH
CONTRACTOR TO ENSURE A MINIMUM 2% SLOPE
SIDE YARD SWALING (BOTH SIDES) MAY BE REQUIRED

Helm TL
Date
Apr. 27, 2023

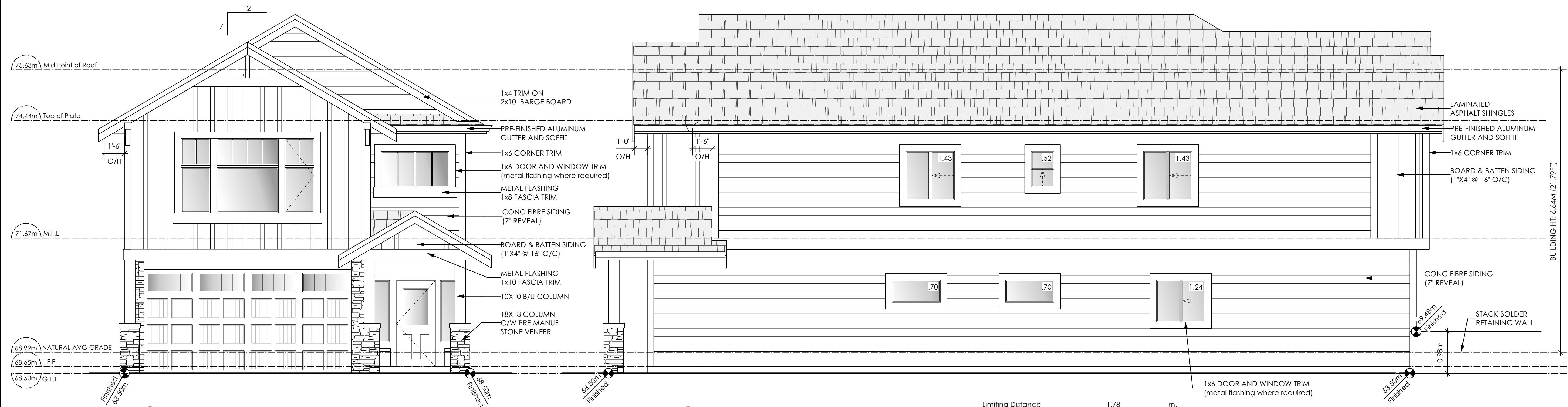
Project Address
3475 Trumpeter Street
Royal Bay - Sector 7
Colwood, B.C.
Prepared for
Verity Construction

Project #
8298

Scale
As Noted

Drawn By
MRB

Development Permit Presentation

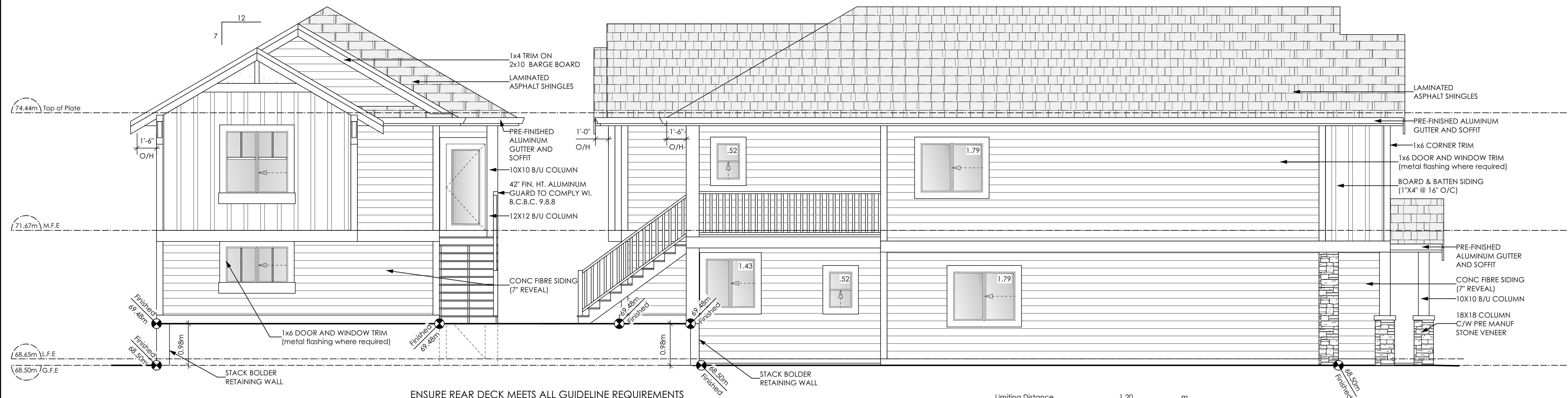


1 Front Elevation
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

CONTRACTOR TO ENSURE ALL REQUIRED FLASHING ARE NON-GALVANISED
CONTRACTOR TO ENSURE ALL PRESSURE TREATED WOOD PRODUCTS MEETS ALL GUIDELINES

2 Right Side Elevation
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

Limiting Distance	1.78	m.
Exposed Building Face	103.80	sq.m.
Allowable Openings	7.5	%
Allowable Opening Area	7.79	sq.m.
Proposed Openings	6.02	sq.m.



3 Rear Elevation
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

ENSURE REAR DECK MEETS ALL GUIDELINE REQUIREMENTS
VERITY IS RESPONSIBLE FOR ALL COSTS TO ENSURE THE DRIVE UNDER PROPOSED MEETS ALL BUILDING CODE/BYLAWS & CITY OF COLWOOD REQUIREMENTS

4 Left Side Elevation
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

Limiting Distance	1.20	m.
Exposed Building Face	102.09	sq.m.
Allowable Openings	7.0	%
Allowable Opening Area	7.15	sq.m.
Proposed Openings	6.05	sq.m.

ALL RETAINING REQUIRED TO MEET ALL GUIDELINE REQUIREMENTS

Helm TL
Date
Apr. 27, 2023

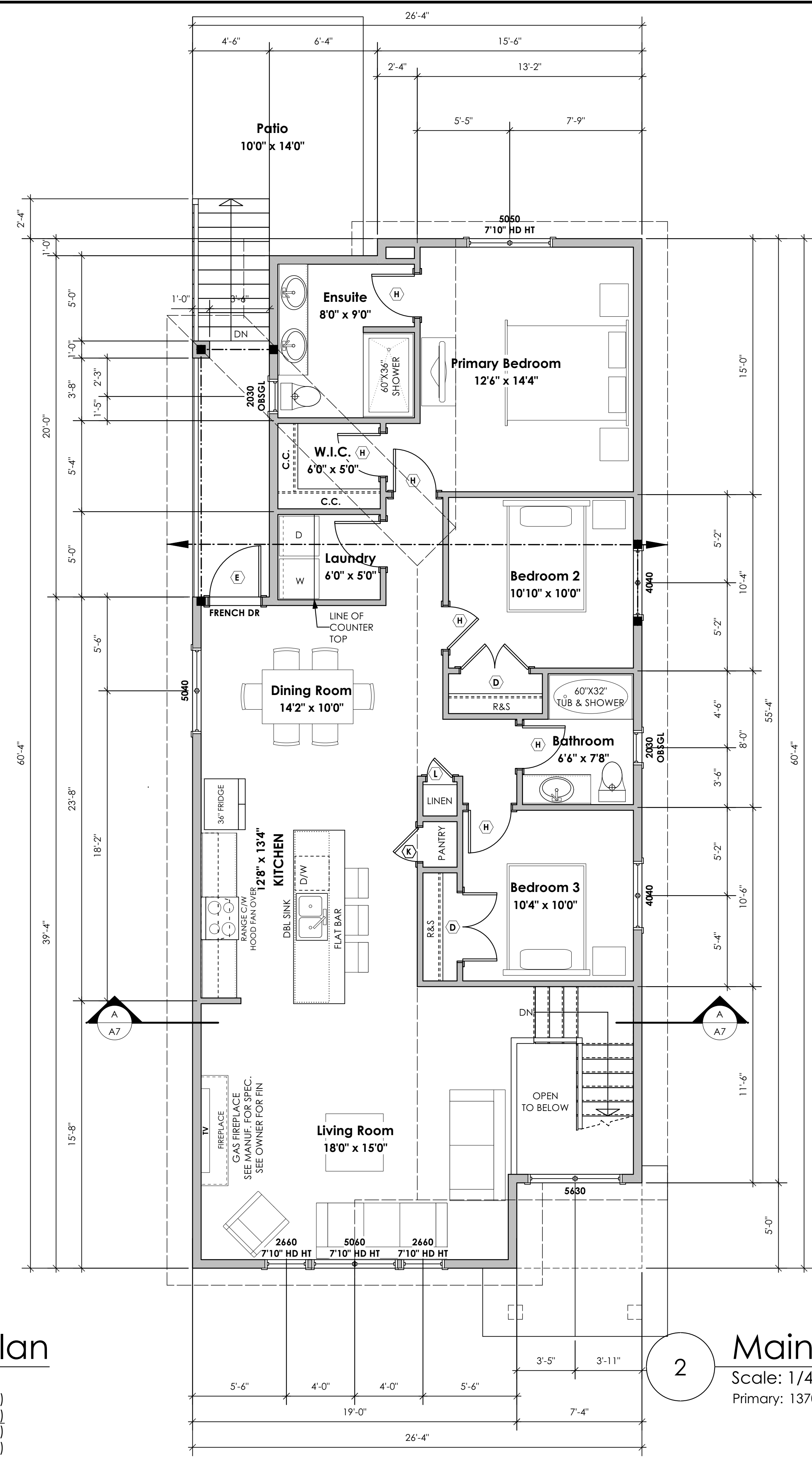
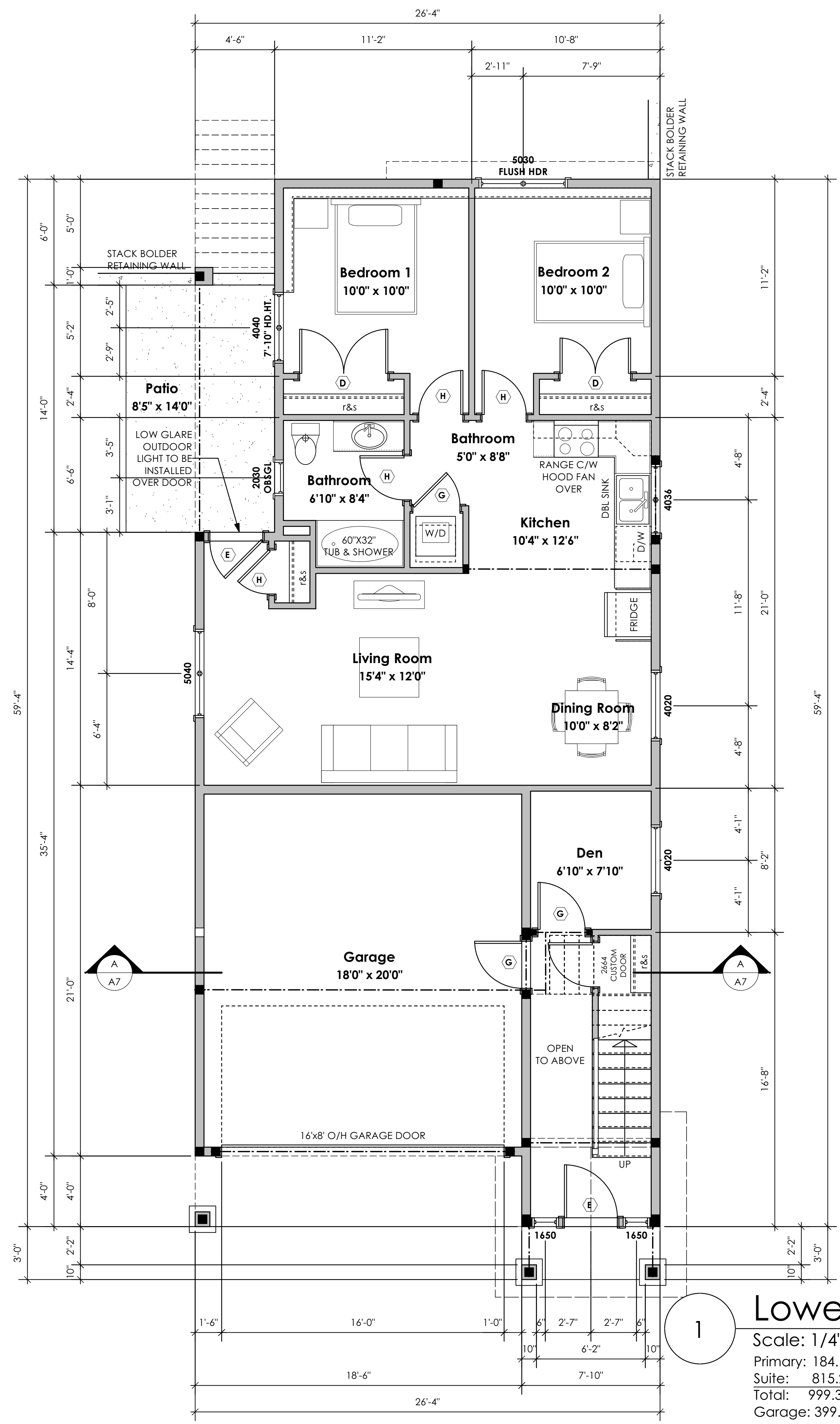
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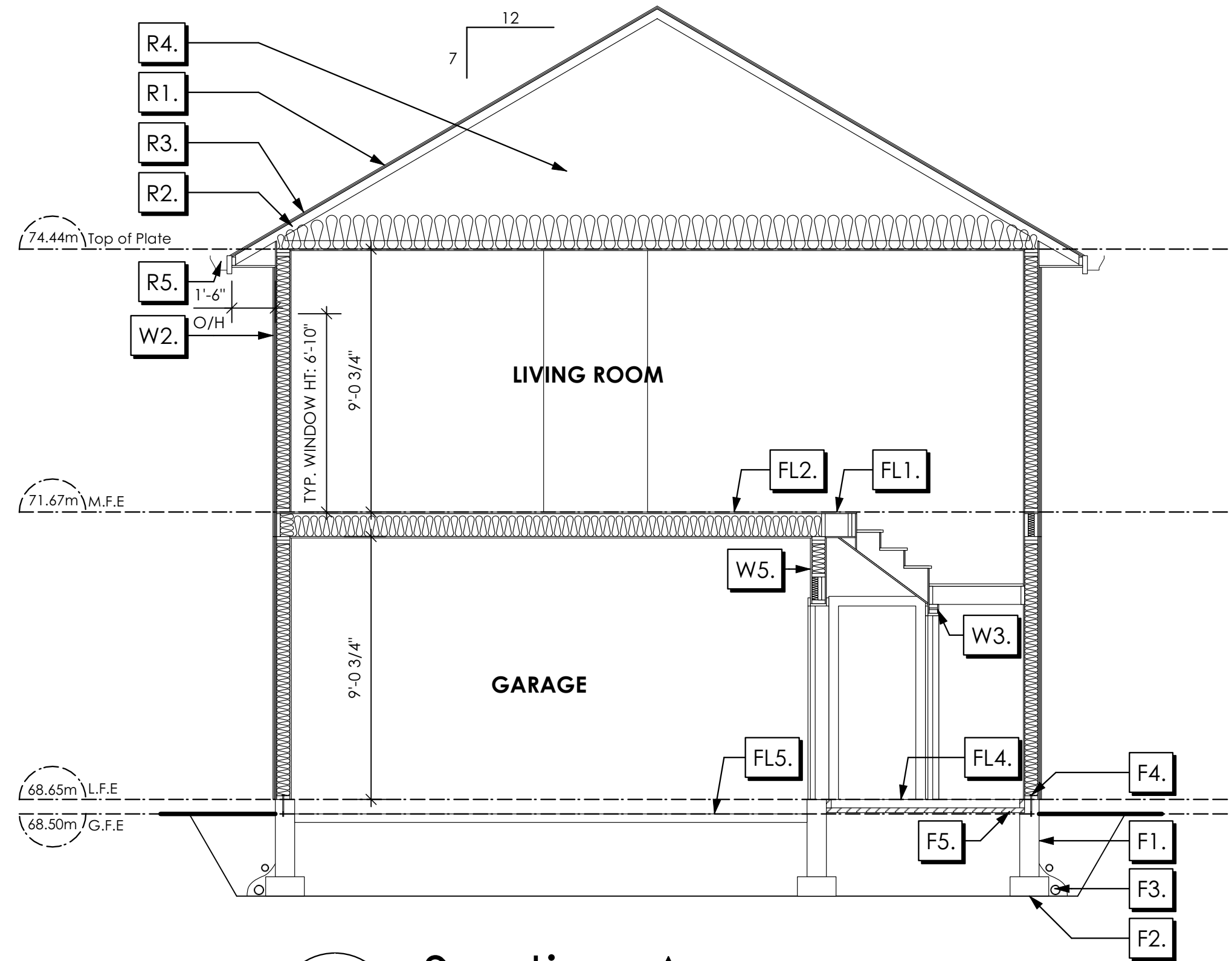
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Development Permit Presentation

Section Notes



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

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER.
STRUCTURAL ENGINEER TO LOCATE AND DESIGN WALLS TO RESIST LATERAL LOADS.

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER.
STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR
AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE
WITH B.C. BUILDING CODE 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED

FOUNDATION WALLS

- F1. DAMP PROOFING (WHERE REQUIRED) ON 8" THK. CONC. FOUNDATION WALL C/W 15 M BARS @ 24" O/C 8/W
- F2. 16"X 8" CONC. FOOTINGS C/W 2 (TWO) 15M BARS CONT. 3 IN. FROM BOT. ON UNDISTURBED SOIL (SOLID BEARING)
- F3. 4" PERIMETER DRAIN 3" TIGHT PIPE FOR RWL DRAIN ROCK
- F4. ANCHOR BOLTS @ 4.0 FT. O/C MAX C/W SILL GASKETS
- F5. UNDER SLAB INSULATION 2 1/2" (RSI 2.15) EXTRUDED POLYSTYRENE RIGID INSULATION 4'-0" (1.2M) CONT. AROUND PERIMETER UNDER SLAB INSTALLED HORIZONTALLY (VERIFY WITH MUNICIPALITY DEPTH OF FROST LINE) (NOT IN SECTION)

ROOFS

- R1. LAMINATED ASPHALT SHINGLES ON 7/16" ORIENTED STRAND BOARD C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) 14 1/2" FIBRE GLASS LOOSE FILL INSULATION (ALLOW FOR SETTLING) 6 MIL POLYN V.B. 5/8" GYPSUM BOARD
- R2. PROVIDE 2 1/2" (63MM) CLEAR BETWEEN R-20 INSULATION AND SHEATHING. (MIN. R-20 @ ROOF-WALL CONNECTION FOR 4'-0" (1.2M) AROUND PERIMETER OF BUILDING. AIR VENTILATION BAFFLES TO BE INSTALLED WHERE REQUIRED IN AS PER BCBC 9.19.)
- R3. EAVE PROTECTION CONT. UP ROOF SLOPE FOR 12" PAST EXTERIOR WALL.
- R4. PROVIDE 1 SQ.FT. ATTIC VENT PER 300 SQ.FT. OF INSULATED AREA MIN. 25% OF REQUIRED TO BE @ TOP AND BOTTOM (TO COMPLY W/ B.C. BLDG. CODE 9.19.1)
- R5. PRE-FIN. FASCIA GUTTER 2x8 FASCIA BD. 2x4 SUB. FASCIA BD. VENTED SOFFIT (SEE CONTRACTOR)

FLOORS

- FL1. FINISHED FLOORING ON 11/16" ORIENTED STRAND BOARD (NAILED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) 1/2" GYPSUM BOARD
- FL2. FINISHED FLOORING ON 11/16" ORIENTED STRAND BOARD (NAILED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) R-31 INSULATION 5/8" X-TYPE GYPSUM BOARD (BETWEEN GARAGE AND LIVING SPACE)
- FL3. FINISHED FLOORING ON 19/32" ORIENTED STRAND BOARD (FASTENED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) PROVIDE R-31 F/G BATT INSULATION IN JOIST CAVITY C/W BUILDING WRAP VENTED SOFFIT (TO OWNERS SPEC'S) TO ALL SUSPENDED FLOOR AREAS (NOT SHOWN IN SECTION)
- FL4. 3 1/2" CONCRETE SLAB 6 MIL. POLYN V.B. 6" COMPACTED GRAVEL OR SAND
- FL5. 3 1/2" CONCRETE SLAB 6 MIL. POLYN V.B. 6" COMPACTED GRAVEL OR SAND SLOPE TO DOORS 1"
- FL6. F8d RATED FLOOR ASSEMBLY (BC BUILDING CODE TABLE 9.10.3.1.B) FINISHED FLOORING ON 19/32" ORIENTED STRAND BOARD OR EQ. (FASTENED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) R-31 INSULATION RESILIENT METAL CHANNELS @ 24" O/C 1 LAYERS 5/8" X-TYPE GYPSUM BOARD 30 MINUTE F.R.R., 50 S.T.C. (NOT SHOWN IN SECTION)
- FL7. DECKING MEMBRANE (TO COMPLY WITH CAN/CSG 37.54) ON 19/32" ORIENTED STRAND BOARD OR EQ. C/W "H" CLIPS ON 2x10 DECK JOISTS @ 16" O/C C/W (PROVIDE ADEQUATE MEMBRANE "UPSTAND" @ EXT. WALL.) (SLOPE JOISTS OR SLOPED WOOD TAPERS TO PROVIDE MIN. 1:50 SLOPE) (NOT SHOWN IN SECTION)

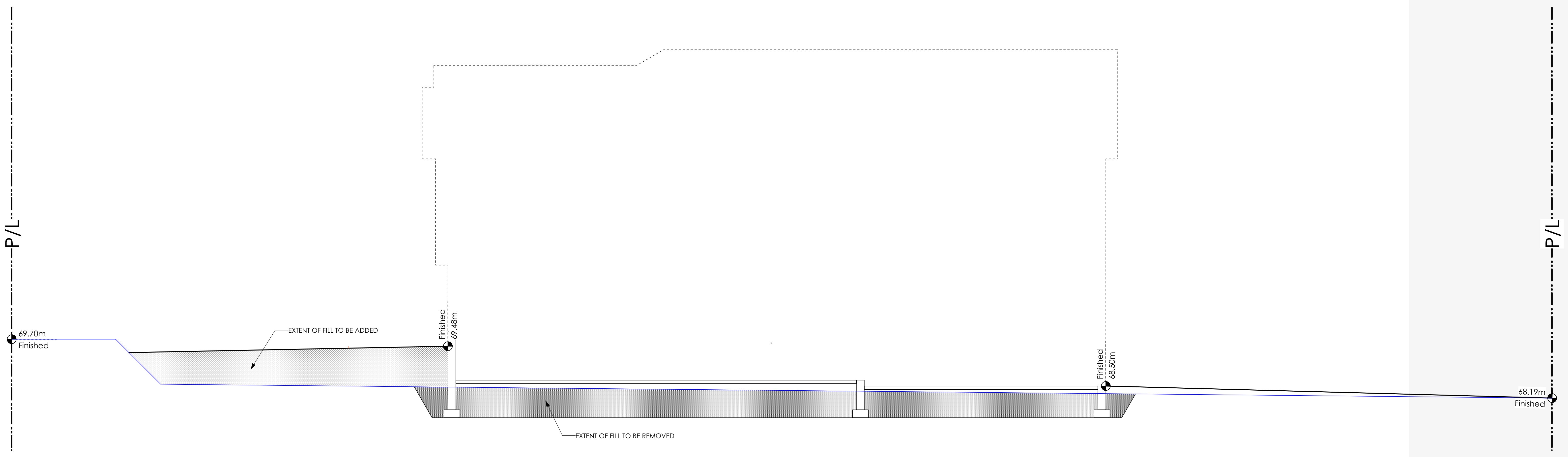
WALLS

- W1. DOUBLE GLAZING ENERGY STAR LOW "E" RATING IN THERMAL BREAK FRAMES 2/2"x10" LINTEL OVER (@ BEARING WALLS ONLY) (TYPICAL, WI. 2 1/2" XPS INSULATION) FLASHING OVER @ EXTERIOR (GLAZING IN ALL EXTERIOR DOORS & WITHIN 3 FT. OF EXTERIOR DOORS TO BE SHATTERPROOF (SP)) WINDOW REQUIREMENTS DERIVED FROM BCBC TABLE C-4 AS PER BCBC 9.7.4.3. AND ARE TO BE USED TO SATISFY THE REQUIREMENTS OF AAMA/WDMA/CSA 101/11.5.2/A440, "NAFS": LANGFORD, CLASS R, DP 960, PG 20, WATER RESIST. 220, A2. RATINGS MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION. (NOT SHOWN IN SECTION)
- W2. CONC. FIBRE BOARD ON 9.5MM (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 7/16" ORIENTED STRAND BOARD SHEATHING 2x6 STUDS @ 16" O/C R-20 INSULATION 6 MIL. POLYETHYLENE VAPOUR BARRIER 1/2" GYPSUM BOARD (REFER TO DETAILS ON D1)
- W3. INTERIOR PARTITION 1/2" GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (IF NOTED)
- W4. PRE-MANUFACTURED STONE VENEER (INSTALLED TO MANUF. SPEC) LIME BASED MORTAR SETTING BED ON LIME BASED MORTAR SCRATCH COAST ON METAL LATHE INSTALLED HORIZONTALLY OVERLAP HORIZONTAL AND VERTICAL SEAMS 1" SEMI-RIGID BACK BOARD (HAL-TEX RAINBOARD OR EQ.) 9.5MM (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 7/16" ORIENTED STRAND BOARD SHEATHING 2x6 STUDS @ 16" (AS REQUIRED) (NOT SHOWN IN SECTION)
- W5. 5/8" X-TYPE GYPSUM BOARD ON 2x6 STUDS @ 16" O/C C/W R-20 INSULATION 6 MIL. POLYN V.B. 1/2" GYPSUM BOARD (BETWEEN GARAGE & LIVING)
- W6. 1/2" GYPSUM BOARD ON 6 MIL. POLYN V.B. 2x4 STUDS @ 24" O/C C/W R-12 BATT INSULATION 2 PLY 30 MINUTE BUILDING PAPER OR 12.7MM (1/2") AIR SPACE (PROVIDE REQUIRED FIRE STOPS IN WALL ASSEMBLIES TO COMPLY WITH B.C. BLDG. CODE 9.10.1.6.) (NOT SHOWN IN SECTION)
- W7. B.C. BUILDING CODE (TABLE 9.10.3.1.A) RATED WALL ASSEMBLY W3c 1 LAYER 1/2" X-TYPE GYPSUM BOARD RESILIENT METAL CHANNELS @ 24" O/C 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (IF NOTED) C/W 3 1/2" FIBRE GLASS SOUND BATTS 1 LAYER 1/2" X-TYPE GYPSUM BOARD 45 MIN. F.R.R. 43 S.T.C. (BETWEEN PRIMARY LIVING / GARAGE & SECONDARY SUITE) (NOT SHOWN IN SECTION)

Helm TL
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1 Lot 51 Site Section
Scale: 1/4" = 1'-0"

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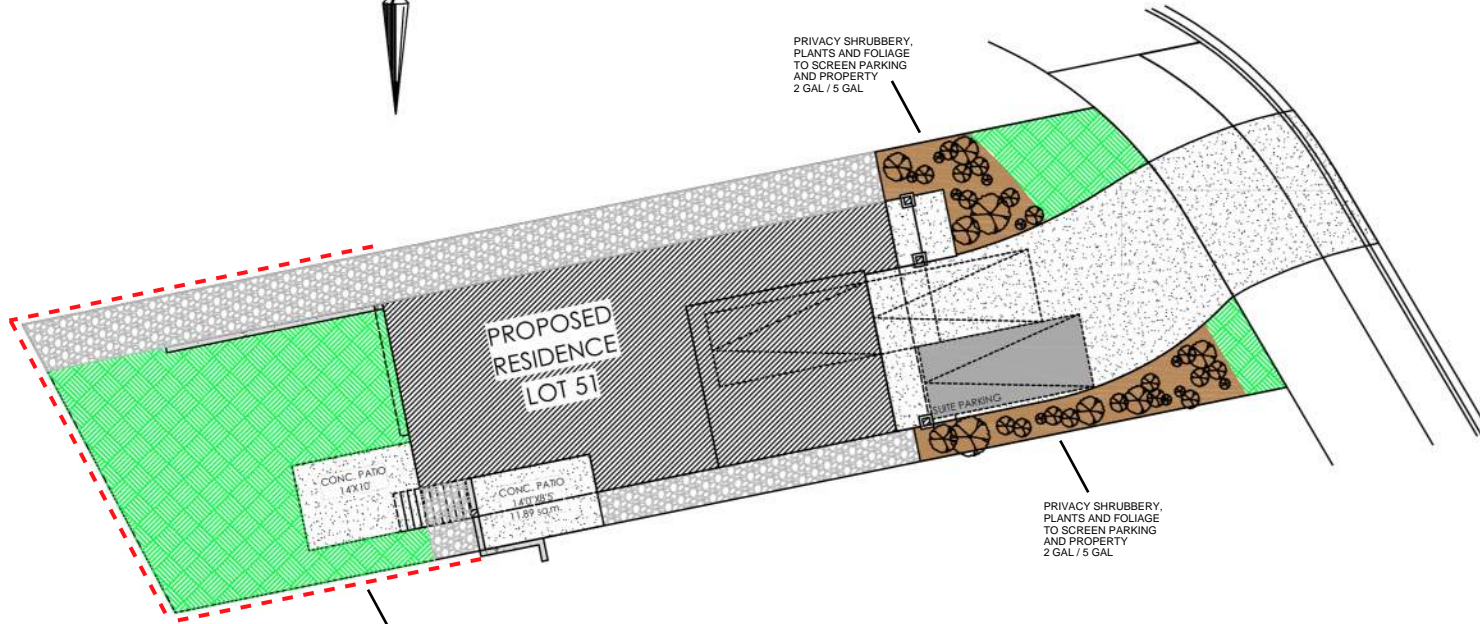
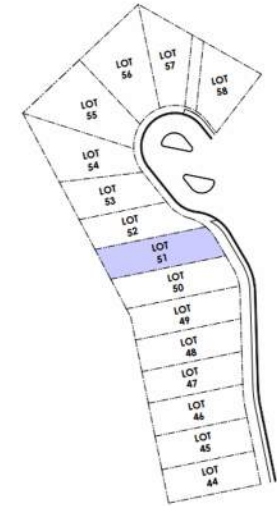
Development Permit Presentation

ALL FENCING, RETAINING AND LANDSCAPING MUST MEET THE GUIDELINE REQUIREMENTS

ALL RETAINING WALLS ARE TO BE STAND ALONE STRUCTURES (THEY MUST TERMINATE AT PROPERTY LINE) AND MUST NOT CONNECT TO RETAINING WALLS LOCATED ON ADJACENT PRIVATE PROPERTIES

*NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only. Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change pending municipal approval. Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice. Furniture as shown on plans are for layout purposes only and are not included in the sale.

KEY PLAN
NOT TO SCALE

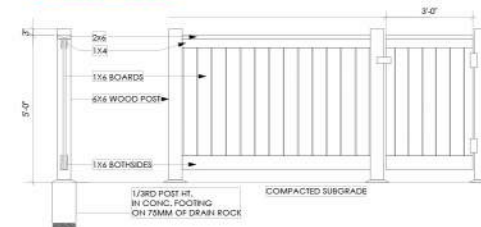


ESTIMATED LOCATION OF REAR FENCING - SUBJECT TO CHANGE ACCORDING TO ACTUAL SITE CONDITIONS

ITEM	AREA (sf)	%
GARDEN BED	328	10%
GRAVEL	772	24%
CONCRETE	1,064	32%
SOD	1,099	34%
TOTAL	3,263	100%

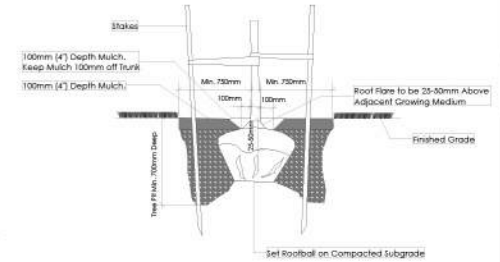
LEGEND	
	UPGRADE SHRUBBERY, PLANTS AND FOLIAGE
	- 2 GAL
	- 5 GAL
	PRIVACY SHRUBBERY

LOCATION INDICATED BY



Typical Fence Detail

Not To Scale
*TYPICAL FENCE DETAIL BASED OFF FENCE DETAIL 1/13 FROM ROYAL BAY DESIGN GUIDELINES PAGE 21



Tree Planting Detail

Not To Scale
All trees and plants by the home owner to be planted in minimum 10m² of fertile topsoil, 700mm Deep

ADDITIONAL NOTES:
PROPERTY TO BE IRRIGATED
6" PIPE FOR DRIVEWAY SLEEVES TO BE INSTALLED FOR CITY IRRIGATION LINES

LANDSCAPE PLAN
NOT TO SCALE

MM/DD/YY	ISSUED/REVISED	DATE
03	10/26/22	GARDEN BED PLANTING
04	01/13/23	SITE PLAN REVISION
05	03/28/23	COMMENTS FROM THE CITY
06	04/13/23	COMMENTS FROM THE CITY
07	05/02/23	COMMENTS FROM THE CITY

PROJECT
LANDSCAPING PLAN
LOT 51, 3475 TRUMPETER ST.
ROYAL BAY, SECTOR 7
CITY OF COLWOOD



QUALITY CONSTRUCTION. TRUSTED SERVICE.

106 - 1039 Langford Parkway
Victoria, B.C. V9B 0A6

P: 250.474.1039
www.verityconstruction.ca

MUNICIPAL ADDRESS 3475 Trumpeter Street	P.I.D.
LOT 51	PLAN
BUILDER VERITY HOMES	SUBDIVISION ROYAL BAY SECTOR 7
ADDRESS	DEVELOPER MEADOWS DEVELOPMENT LP
REPRESENTATIVE	PH.
	CONSULTANT WSP CANADA INC

PROPOSED BUILDING GRADES

ALL ELEVATIONS ARE METRIC GEODETIC + _____

MAIN FLOOR ELEVATION (TOP OF JOISTS) **71.67**

FRONT ELEV. (FINISHED GRADE) **68.30** REAR ELEV. (FINISHED GRADE) **69.54/70.25**

FINISHED GRADE AT GARAGE **68.50**

ACTUAL TOP OF FOOTING ELEVATION (ATF) **n/a**

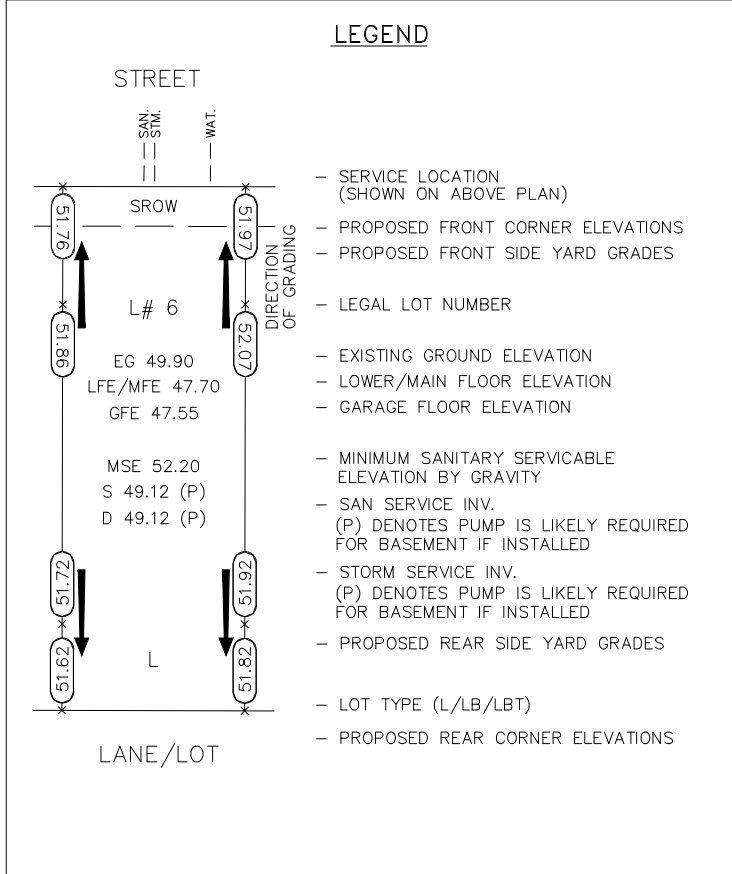
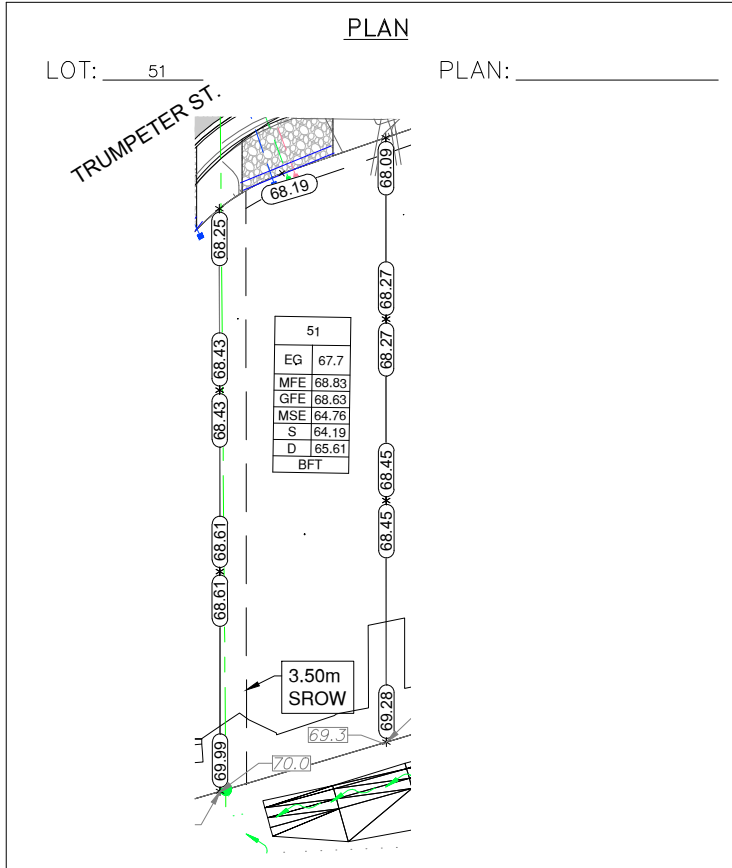
LOWEST PERMITTED TOP OF FOOTING ELEVATION (LTF) (BOTTOM OF BASEMENT SLAB FROST WALLS ARE REQUIRED.) **not provided**

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SANITARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100
STORM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100

COMMENTS	YES	NO
DRAIN TO SUMP PUMP LIKELY REQUIRED (FOR BASEMENT IF INSTALLED)	<input type="checkbox"/>	<input type="checkbox"/>
SEWER TO SUMP PUMP LIKELY REQUIRED (FOR BASEMENT IF INSTALLED)	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES INSTALLED TO _____ m INSIDE PROPERTY	<input type="checkbox"/>	<input type="checkbox"/>
FOUNDATION SOIL BEARING INVESTIGATION CERTIFICATION REQUIRED	<input type="checkbox"/>	<input type="checkbox"/>
GEOTECHNICAL RESTRICTIONS APPLY (SEE GEOTECHNICAL REPORT)	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL RESTRICTIONS APPLY (SEE ENVIRONMENTAL REPORT)	<input type="checkbox"/>	<input type="checkbox"/>
UTILITY EASEMENTS AFFECT THIS LOT	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOTES

- IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THE FOOTINGS ARE PLACED ON A PROPER BASE THAT IS FREE FROM FROST, EXCESSIVE MOISTURE AND DELETERIOUS MATERIALS AND HAVE APPROPRIATE FROST PROTECTION WHEN COMPLETED.
- THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED LOT GRADING PLAN FOR THIS SUBDIVISION. UN-AUTHORIZED DEVIATIONS WILL BE THE RESPONSIBILITY OF THE BUILDER TO ENSURE COMPLIANCE WITH ALL LOCAL BYLAWS.
- OTHER NOTES: _____

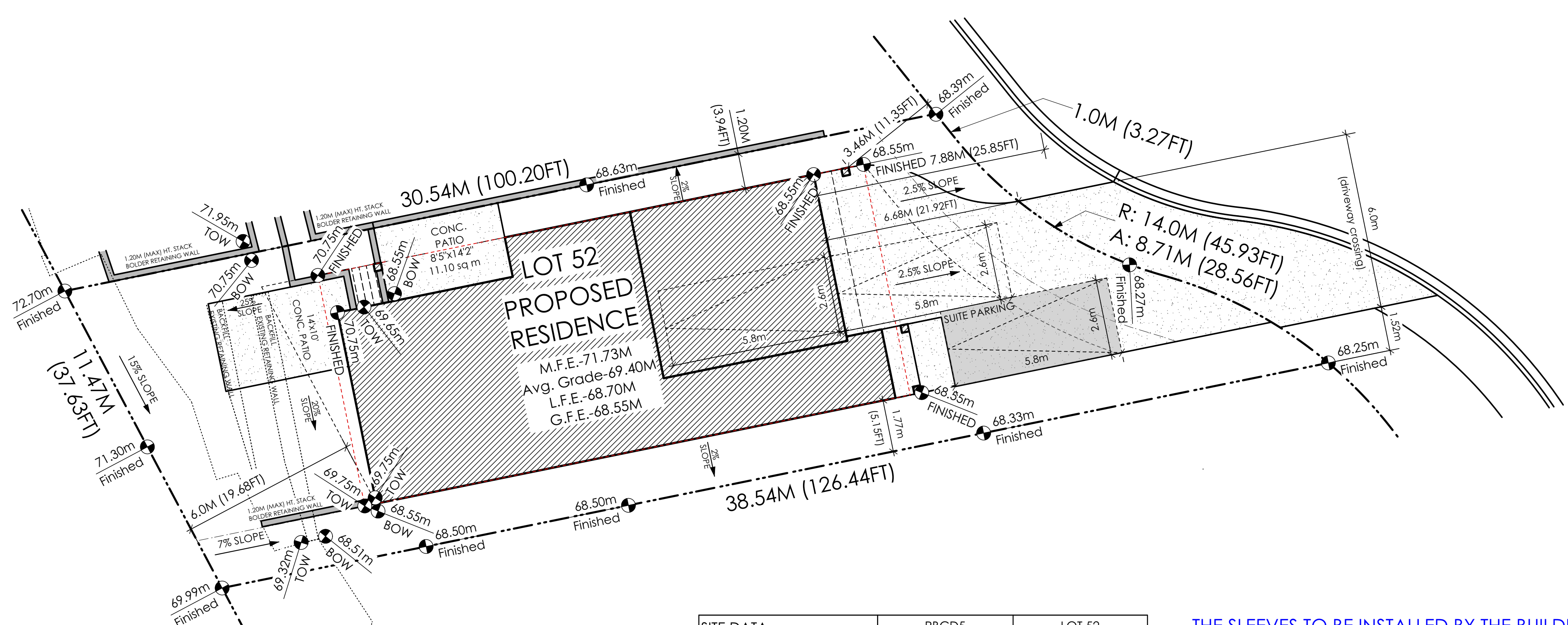


I, THE BUILDER'S REPRESENTATIVE, _____, CERTIFY THAT THE FINAL HOUSE PLANS PROVIDED IN THE BUILDING PERMIT APPLICATION ARE THE SAME AS PROCESSED UNDER THIS GRADE SLIP AND THAT I UNDERSTAND THE INFORMATION AND THE REQUIREMENTS CONTAINED HEREIN AND WILL BUILD ACCORDINGLY.

AUTHORIZED BUILDER'S REPRESENTATIVE DATE

THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED LOT GRADING PLAN FOR THIS SUBDIVISION, DATED _____

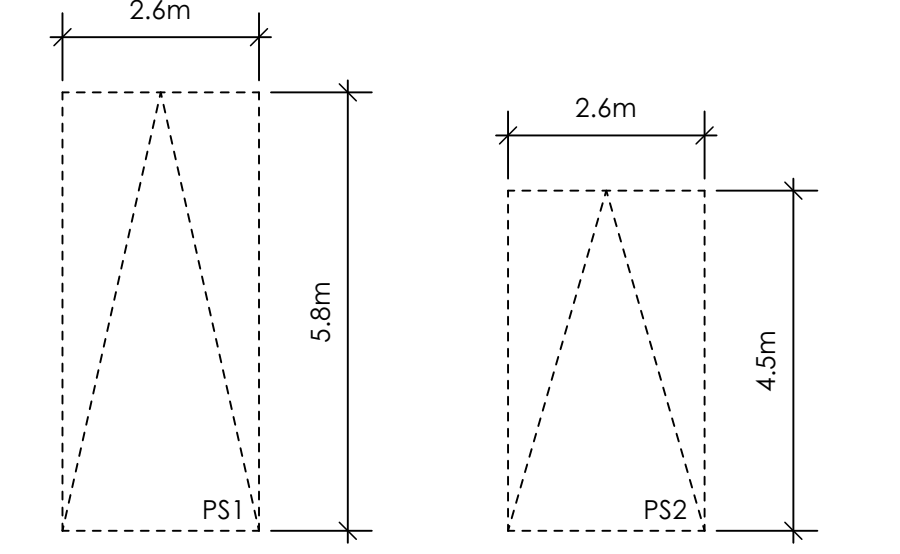
C. Hume - Nov. 9/22
ISSUED BY DEVELOPER'S AUTHORIZED REPRESENTATIVE DATE



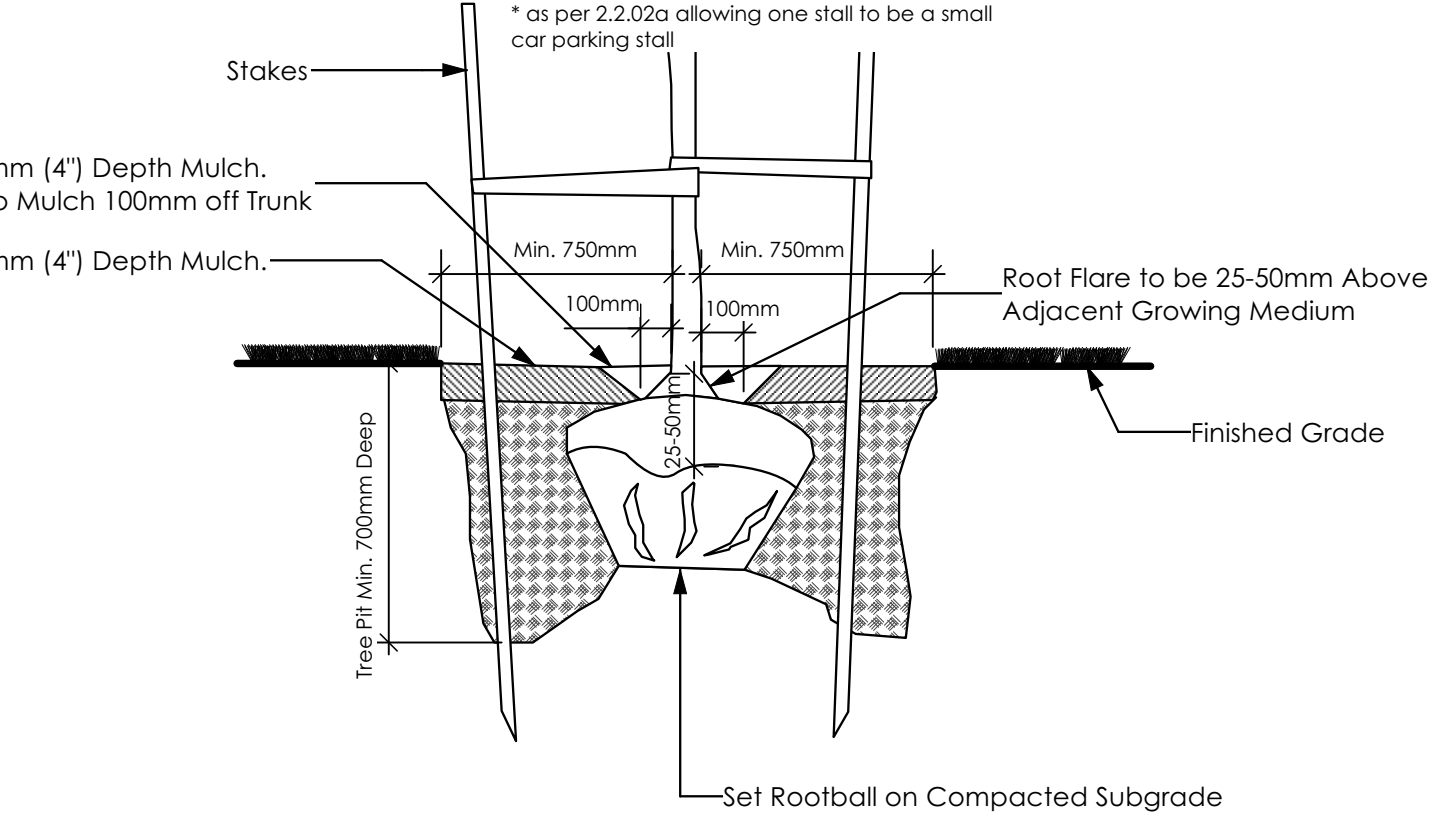
1 Siteplan
Scale: 1:100

AVERAGE NATURAL GRADE CALCULATION
68.55 m. + 68.55 m. + 70.75 m. + 69.75 m. = 277.60 m.
DIVIDED BY 4 = AVG. GRADE 69.40 m.

RETAINING WALLS
XX.Xm = DESIGNER APPROXIMATE HEIGHT MEASUREMENT. VERIFY ON SITE
- TO BE CERTIFIED BY AN ENGINEER AND MEET BCBC REQUIREMENTS FOR EARTHQUAKE DESIGN (REFER TO STRUCTURAL DRAWINGS)
- ALL LANDSCAPE RETAINING WALLS TO HAVE A 1.2m MAX. EXPOSED HT OR A MAX. 1:1 RATIO OF HEIGHT TO HORIZONTAL SEPARATION IF TERRACED



PARKING STALL DIMENSIONS
SMALL CAR PARKING STALL DIMENSIONS
*as per 2.2.02a allowing one stall to be a small car parking stall



3 Tree Planting Detail
Not To Scale
All trees and plants by the home owner to be planted in minimum 10m³ of fertile topsoil, 700mm Deep

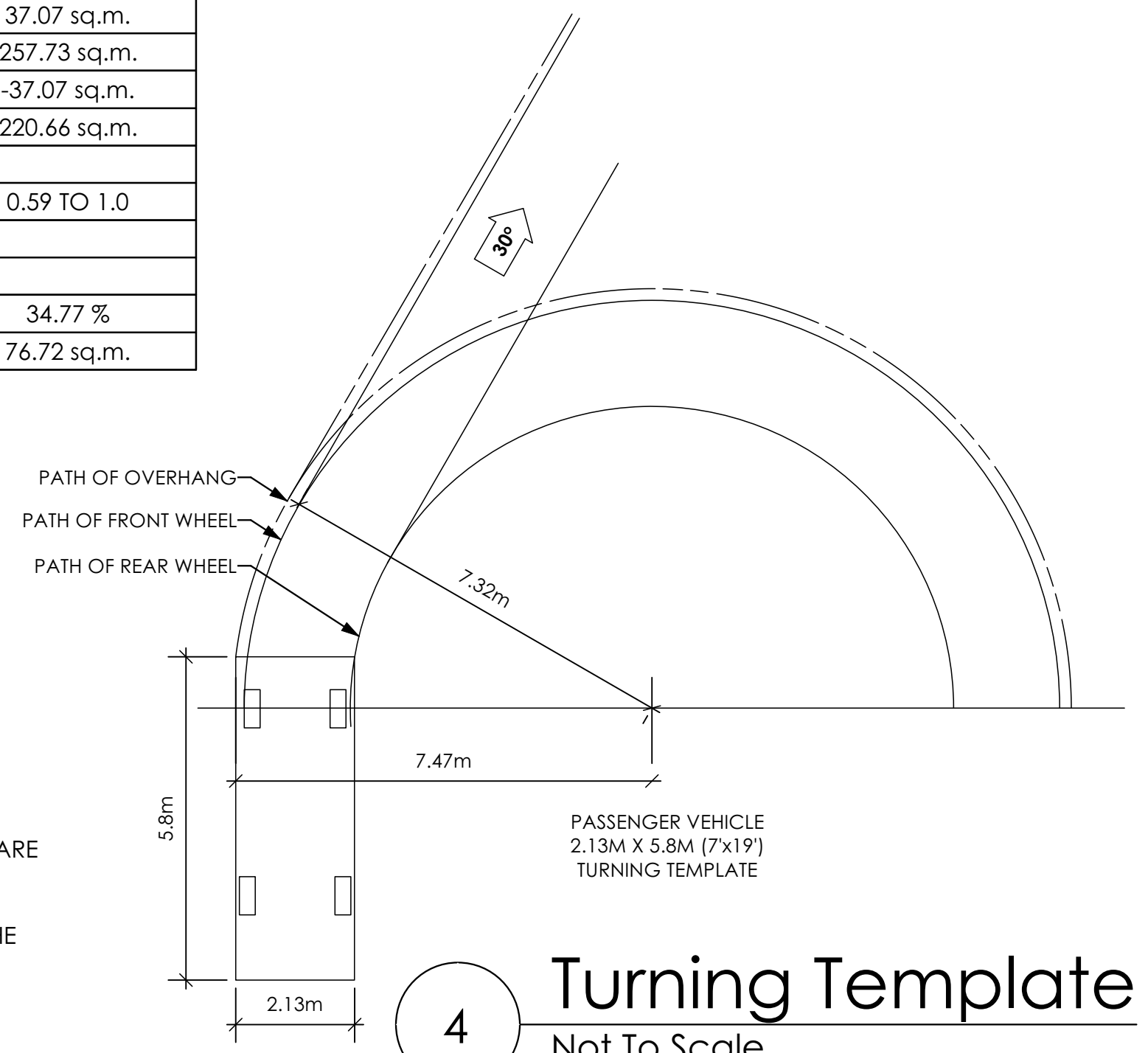
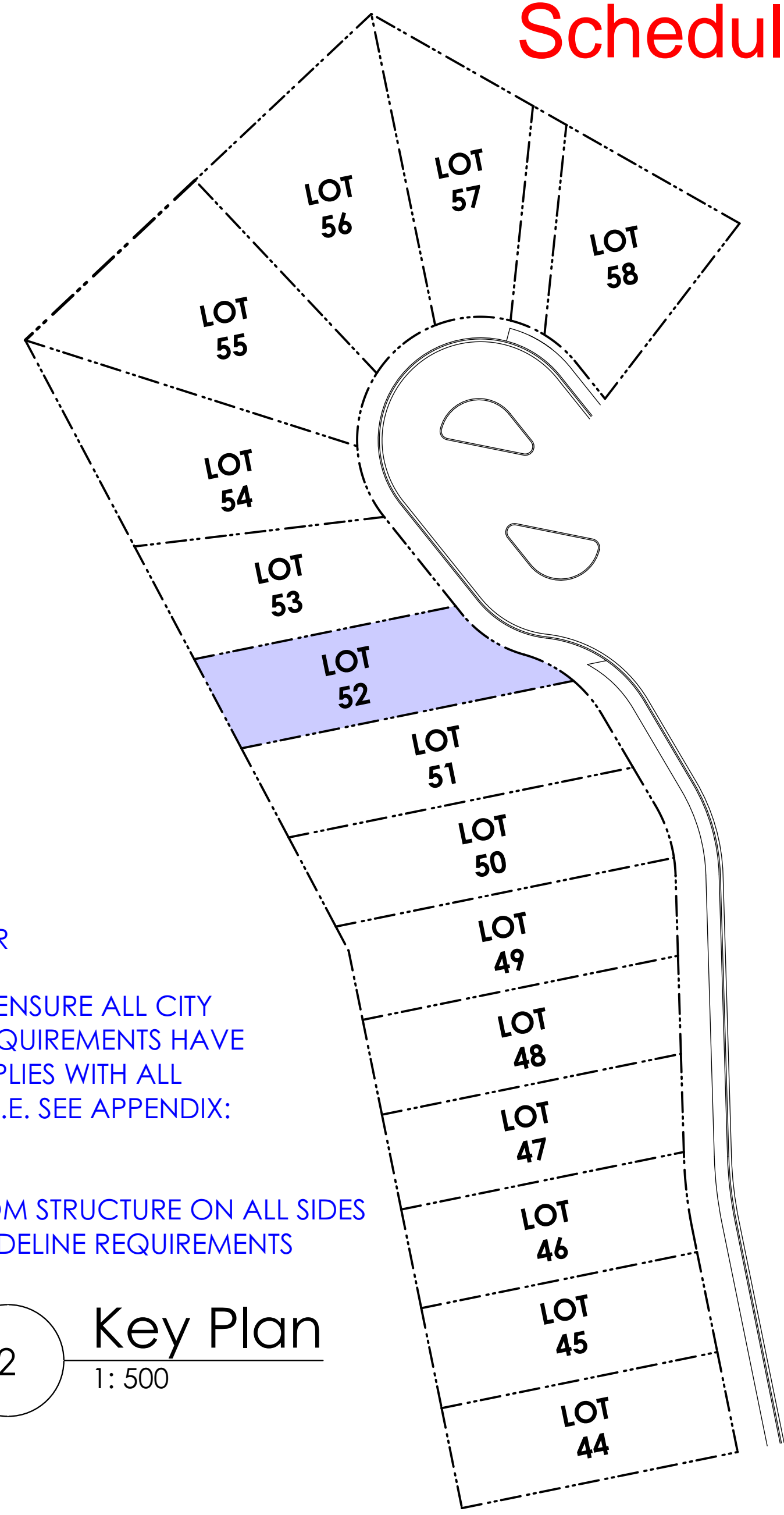
SITE DATA	RBCD5	LOT 52
ITEMS	PERMITTED	PROPOSED
LOT AREA	368	370.90 sq.m.
LOT COVERAGE	50.00 %	39.16 %
BUILDING HEIGHT	9.50 m.	6.50 m.
LOT WIDTH	10.97 m.	11.00 m.
SETBACKS		
- FRONT	3.00 m.	3.46 m.
- FRONT (GARAGE)	6.00 m.	7.88 m.
- REAR	6.00 m.	6.00 m.
- SIDE	1.20 m.	1.20 m.
- SIDE	1.20 m.	1.77 m.
PROPOSED FLOOR AREA		
- MAIN		126.84 sq.m.
- LOWER		93.82 sq.m.
- GARAGE		37.07 sq.m.
SUB-TOTAL G.F.A.		257.73 sq.m.
GARAGE ALLOWANCE	50.00 sq.m.	-37.07 sq.m.
GROSS FLOOR AREA		220.66 sq.m.
F.A.R.		0.59 TO 1.0
SECONDARY SUITE		
FLOOR AREA (%)	40.00 %	34.77 %
FLOOR AREA (SQ.M.)	90.00 sq.m.	76.72 sq.m.

THE SLEEVES TO BE INSTALLED BY THE BUILDER

BUILDER IS RESPONSIBLE FOR ALL COSTS TO ENSURE ALL CITY OF COLWOOD GRADING AND SETBACK REQUIREMENTS HAVE BEEN ACHIEVED AND THIS PLOT PLAN COMPLIES WITH ALL REQUIREMENTS OF THE DESIGN GUIDELINES I.E. SEE APPENDIX: GRADING STANDARDS (PAGE 30) ETC.

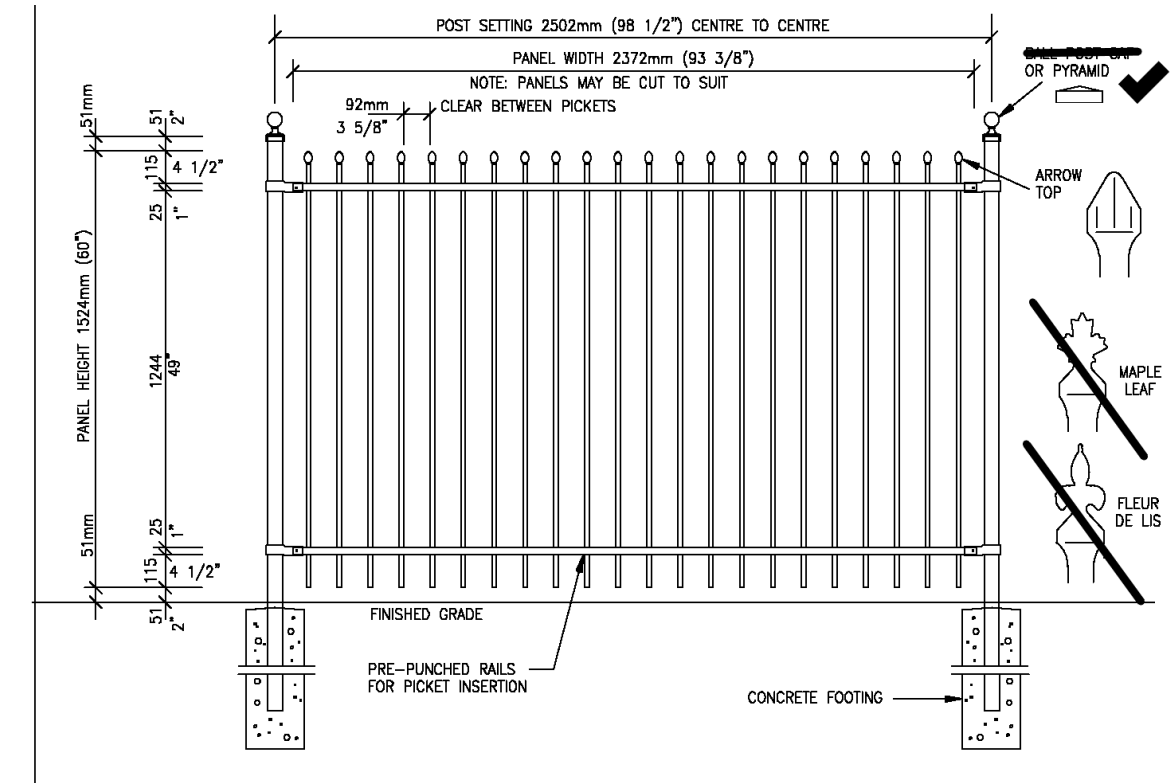
- 1: ENSURE A MINIMUM 2% SLOPE AWAY FROM STRUCTURE ON ALL SIDES
- 2: ALL RETAINING REQUIRED MUST MEET GUIDELINE REQUIREMENTS

2 Key Plan
1: 500



4 Turning Template
Not To Scale

ALL FENCING, RETAINING AND LANDSCAPING MUST MEET GUIDELINE REQUIREMENTS



5 Fence Treatment
Not To Scale
(SEE LANDSCAPE PLAN FOR FENCE LOCATION)

Helm Westcoast

Date

May 2, 2023

Project Address

3477 Trumpeter Street
Royal Bay - Sector 7
Colwood, B.C.

Prepared for

Verity Construction

Project #

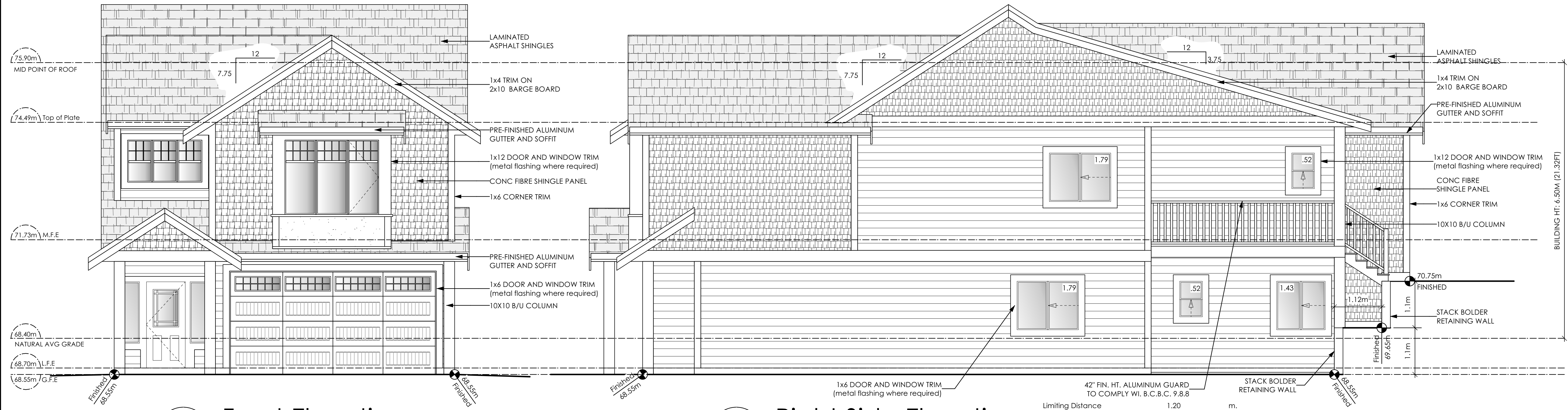
8298

Scale

As Noted

Drawn By

MRB

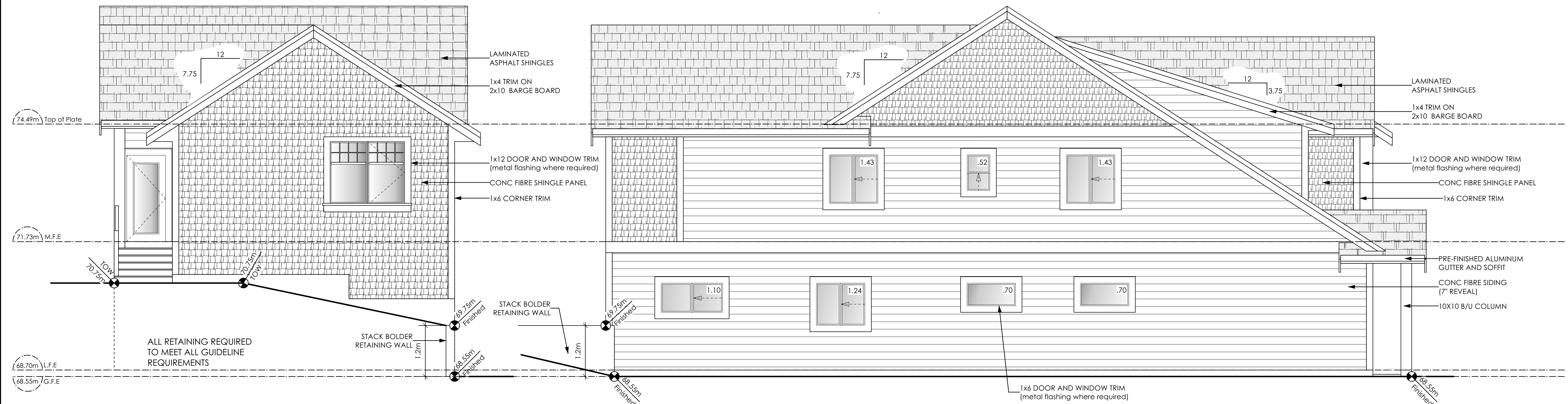


1 Front Elevation
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

CONTRACTOR TO ENSURE ALL REQUIRED FLASHING ARE NON-GALVANISED
CONTRACTOR TO ENSURE ALL PRESSURE TREATED WOOD PRODUCTS MEETS ALL GUIDELINES

2 Right Side Elevation
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

42" FIN. HT. ALUMINUM GUARD TO COMPLY W/ B.C.B.C. 9.8.8		
Limiting Distance	1.20	m.
Exposed Building Face	104.81	sq.m.
Allowable Openings	7.0	%
Allowable Opening Area	7.34	sq.m.
Proposed Openings	6.05	sq.m.



3 Rear Elevation
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

ENSURE REAR DECK MEETS ALL GUIDELINE REQUIREMENTS
VERITY IS RESPONSIBLE FOR ALL COSTS TO ENSURE THE DRIVE UNDER PROPOSED MEETS ALL BUILDING CODE/BYLAWS & CITY OF CALLWOOD REQUIREMENTS

4 Left Side Elevation
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

Limiting Distance	1.77	m.
Exposed Building Face	102.09	sq.m.
Allowable Openings	7.0	%
Allowable Opening Area	7.15	sq.m.
Proposed Openings	7.12	sq.m.

Helm Westcoast

Date
May 2, 2023

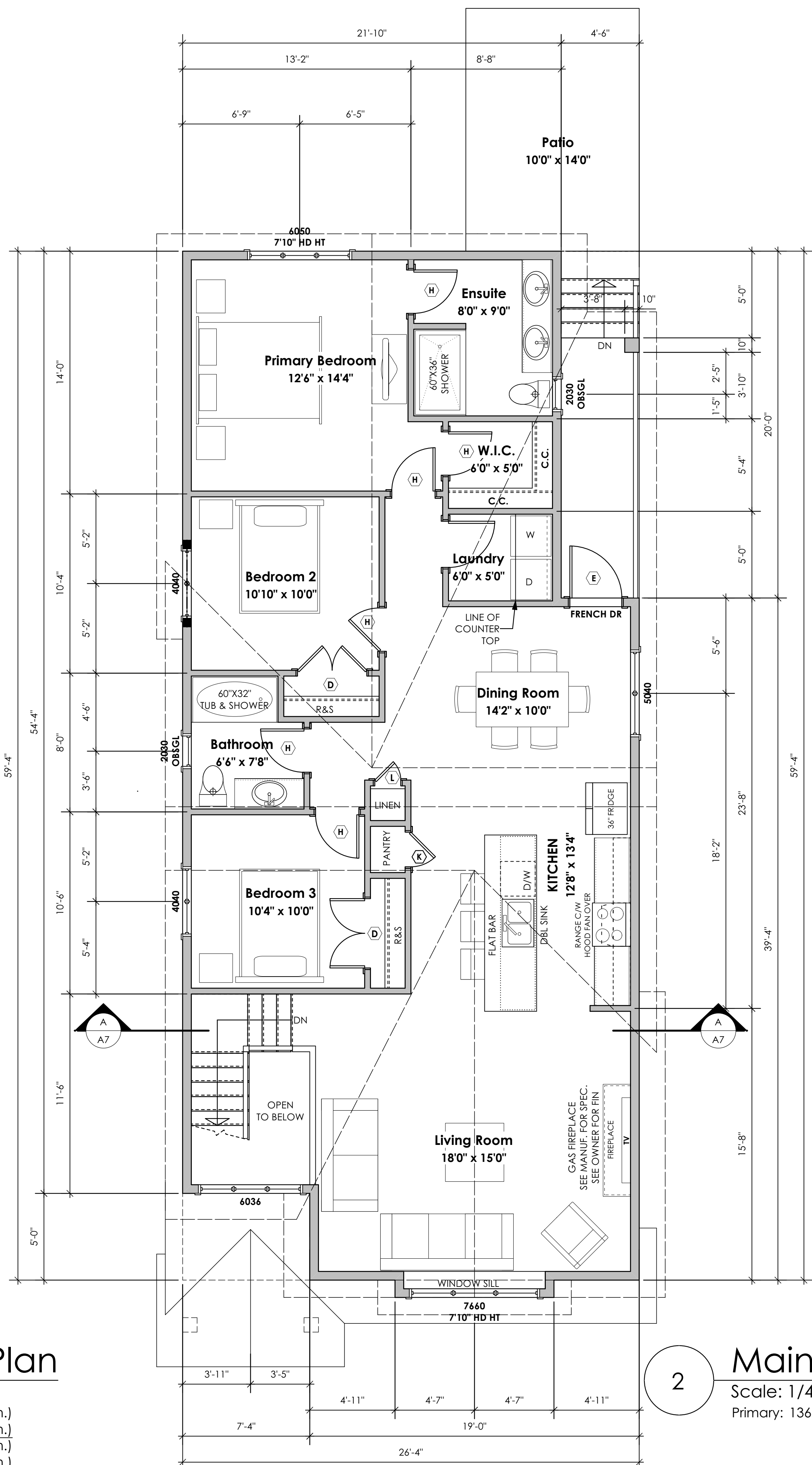
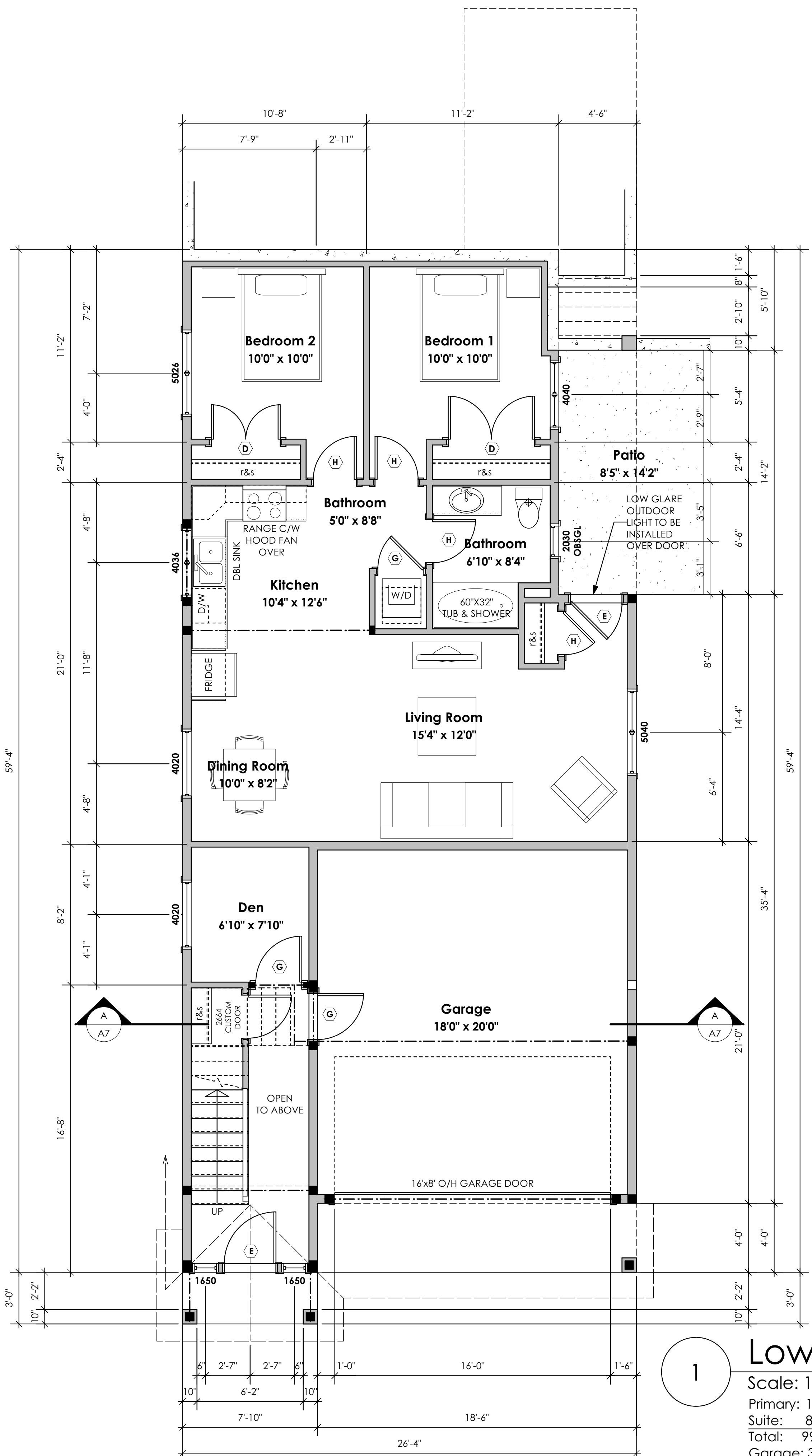
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3477 Trumpeter Street
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Colwood, B.C.
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Verity Construction

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8298

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MRB

Development Permit Presentation



Helm Westcoast

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Colwood, B.C.
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Verity Construction

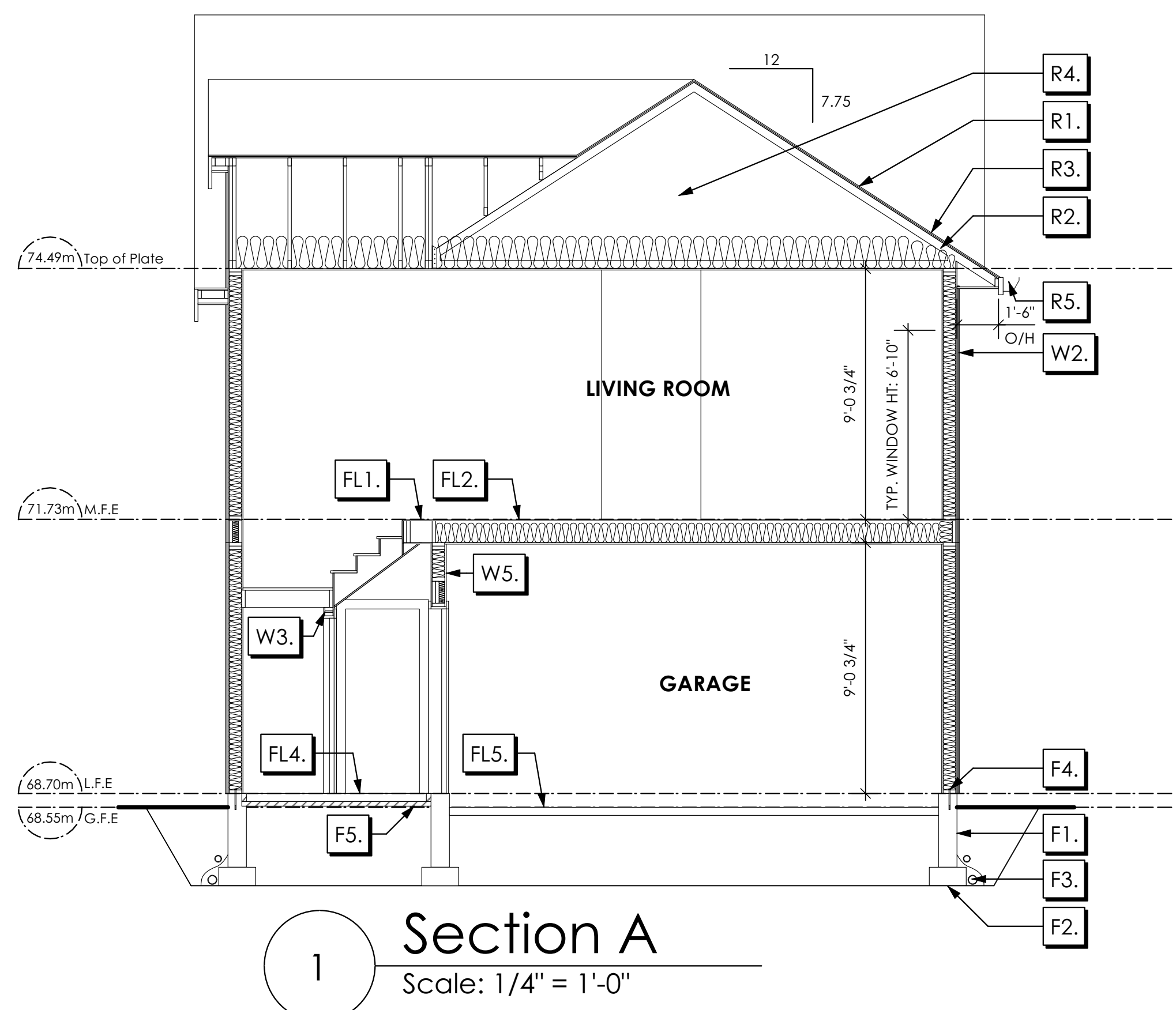
Project #
8298

Scale
As Noted

Drawn By
MRB

Development Permit Presentation

Section Notes



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

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER.
STRUCTURAL ENGINEER TO LOCATE AND DESIGN WALLS TO RESIST LATERAL LOADS.

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER.
STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR
AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE
WITH B.C. BUILDING CODE 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED

FOUNDATION WALLS

- F1. DAMP PROOFING (WHERE REQUIRED) ON 8" THK. CONC. FOUNDATION WALL C/W 15 M BARS @ 24" O/C B/W
- F2. 16" X 8" CONC. FOOTINGS C/W 2 (TWO) 15M BARS CONT. 3 IN. FROM BOT. ON UNDISTURBED SOIL (SOLID BEARING)
- F3. 4" PERIMETER DRAIN 3" TIGHT PIPE FOR RWL DRAIN ROCK
- F4. ANCHOR BOLTS @ 4.0 FT. O/C MAX C/W SILL GASKETS
- F5. UNDER SLAB INSULATION 2 1/2" (RSI 2.15) EXTRUDED POLYSTYRENE RIGID INSULATION 4'-0" (1.2M) CONT. AROUND PERIMETER UNDER SLAB INSTALLED HORIZONTALLY (VERIFY WITH MUNICIPALITY DEPTH OF FROST LINE) (NOT IN SECTION)

ROOFS

- R1. LAMINATED ASPHALT SHINGLES ON 7/16" ORIENTED STRAND BOARD C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) 14 1/2" FIBRE GLASS LOOSE FILL INSULATION (ALLOW FOR SETTLING) 6 MIL POLYN V.B. 5/8" GYPSUM BOARD
- R2. PROVIDE 2 1/2" (63MM) CLEAR BETWEEN R-20 INSULATION AND SHEATHING. (MIN. R-20 @ ROOF-WALL CONNECTION FOR 4'-0" (1.2M) AROUND PERIMETER OF BUILDING. AIR VENTILATION BAFFLES TO BE INSTALLED WHERE REQUIRED IN AS PER BCBC 9.19.)
- R3. EAVE PROTECTION CONT. UP ROOF SLOPE FOR 12" PAST EXTERIOR WALL.
- R4. PROVIDE 1 SQ.FT. ATTIC VENT PER 300 SQ.FT. OF INSULATED AREA MIN. 25% OF REQUIRED TO BE @ TOP AND BOTTOM (TO COMPLY W/ B.C. BLDG. CODE 9.19.1)
- R5. PRE-FIN. FASCIA GUTTER 2x8 FASCIA BD. 2x4 SUB. FASCIA BD. VENTED SOFFIT (SEE CONTRACTOR)

FLOORS

- FL1. FINISHED FLOORING ON 11/16" ORIENTED STRAND BOARD (NAILED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) 1/2" GYPSUM BOARD
- FL2. FINISHED FLOORING ON 11/16" ORIENTED STRAND BOARD (NAILED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) R-31 INSULATION 5/8" X-TYPE GYPSUM BOARD (BETWEEN GARAGE AND LIVING SPACE)
- FL3. FINISHED FLOORING ON 19/32" ORIENTED STRAND BOARD (FASTENED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) PROVIDE R-31 F/G BATT INSULATION IN JOIST CAVITY C/W BUILDING WRAP VENTED SOFFIT (TO OWNERS SPEC'S) TO ALL SUSPENDED FLOOR AREAS (NOT SHOWN IN SECTION)
- FL4. 3 1/2" CONCRETE SLAB 6 MIL. POLYN V.B. 6" COMPACTED GRAVEL OR SAND
- FL5. 3 1/2" CONCRETE SLAB 6 MIL. POLYN V.B. 6" COMPACTED GRAVEL OR SAND SLOPE TO DOORS 1"
- FL6. F84 RATED FLOOR ASSEMBLY (BC BUILDING CODE TABLE 9.10.3.1.B) FINISHED FLOORING ON 19/32" ORIENTED STRAND BOARD OR EQ. (FASTENED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) R-31 INSULATION RESILIENT METAL CHANNELS @ 24" O/C 1 LAYERS 5/8" X-TYPE GYPSUM BOARD 30 MINUTE F.R.R., 50 S.T.C. (NOT SHOWN IN SECTION)
- FL7. DECKING MEMBRANE (TO COMPLY WITH CAN/CGSB 37.54) ON 19/32" ORIENTED STRAND BOARD OR EQ. C/W "H" CLIPS ON 2x10 DECK JOISTS @ 16" O/C C/W (PROVIDE ADEQUATE MEMBRANE "UPSTAND" @ EXT. WALL.) (SLOPE JOISTS OR SLOPED WOOD TAPERS TO PROVIDE MIN.1:50 SLOPE) (NOT SHOWN IN SECTION)

WALLS

- W1. DOUBLE GLAZING ENERGY STAR LOW "E" RATING IN THERMAL BREAK FRAMES 2 1/2" X 10" LINTEL OVER @ BEARING WALLS ONLY (TYPICAL. WL 2 1/2" X 5" INSULATION) FLASHING OVER @ EXTERIOR (GLAZING IN ALL EXTERIOR DOORS & WITHIN 3 FT. OF EXTERIOR DOORS TO BE SHATTERPROOF (SP)) WINDOW REQUIREMENTS DERIVED FROM BCBC TABLE C-4 AS PER BCBC 9.7.4.3. AND ARE TO BE USED TO SATISFY THE REQUIREMENTS OF AAMA/WDMA/CSA 101/13.5/2/A440, "NAFS" LANGFORD, CLASS R, DP 960, PG 20, WATER RESIST. 220, A2. RATINGS MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION. (NOT SHOWN IN SECTION)
- W2. CONC. FIBRE BOARD ON 9.5MM (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 7/16" ORIENTED STRAND BOARD SHEATHING 2x6 STUDS @ 16" O/C R-20 INSULATION 6 MIL. POLYETHYLENE VAPOUR BARRIER 1/2" GYPSUM BOARD (REFER TO DETAILS ON D1)
- W3. INTERIOR PARTITION 1/2" GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (IF NOTED)
- W4. PRE-MANUFACTURED STONE VENEER (INSTALLED TO MANUF. SPEC) LIME BASED MORTAR SETTING BED ON LIME BASED MORTAR SCRATCH COAST ON METAL LATHE INSTALLED HORIZONTALLY OVERLAP HORIZONTAL AND VERTICAL SEAMS 1" SEMI-RIGID BACK BOARD (HAL-TEX RAINBOARD OR EQ.) 9.5MM (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 7/16" ORIENTED STRAND BOARD SHEATHING 2x6 STUDS @ 16" (AS REQUIRED) (NOT SHOWN IN SECTION)
- W5. 5/8" X-TYPE GYPSUM BOARD ON 2x6 STUDS @ 16" O/C C/W R-20 INSULATION 6 MIL. POLYN V.B. 1/2" GYPSUM BOARD (BETWEEN GARAGE & LIVING)
- W6. 1/2" GYPSUM BOARD ON 6 MIL. POLYN V.B. 2x4 STUDS @ 24" O/C C/W R-12 BATT INSULATION 2 PLY 30 MINUTE BUILDING PAPER OR 12.7MM (1/2") AIR SPACE (PROVIDE REQUIRED FIRE STOPS IN WALL ASSEMBLIES TO COMPLY WITH B.C. BLDG. CODE 9.10.16.) (NOT SHOWN IN SECTION)
- W7. B.C. BUILDING CODE (TABLE 9.10.3.1.A) RATED WALL ASSEMBLY W3c 1 LAYER 1/2" X-TYPE GYPSUM BOARD RESILIENT METAL CHANNELS @ 24" O/C 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (IF NOTED) C/W 3 1/2" FIBRE GLASS SOUND BATTS 1 LAYER 1/2" X-TYPE GYPSUM BOARD 45 MIN. F.R.R. 43 S.T.C. (BETWEEN PRIMARY LIVING / GARAGE & SECONDARY SUITE) (NOT SHOWN IN SECTION)

Helm Westcoast

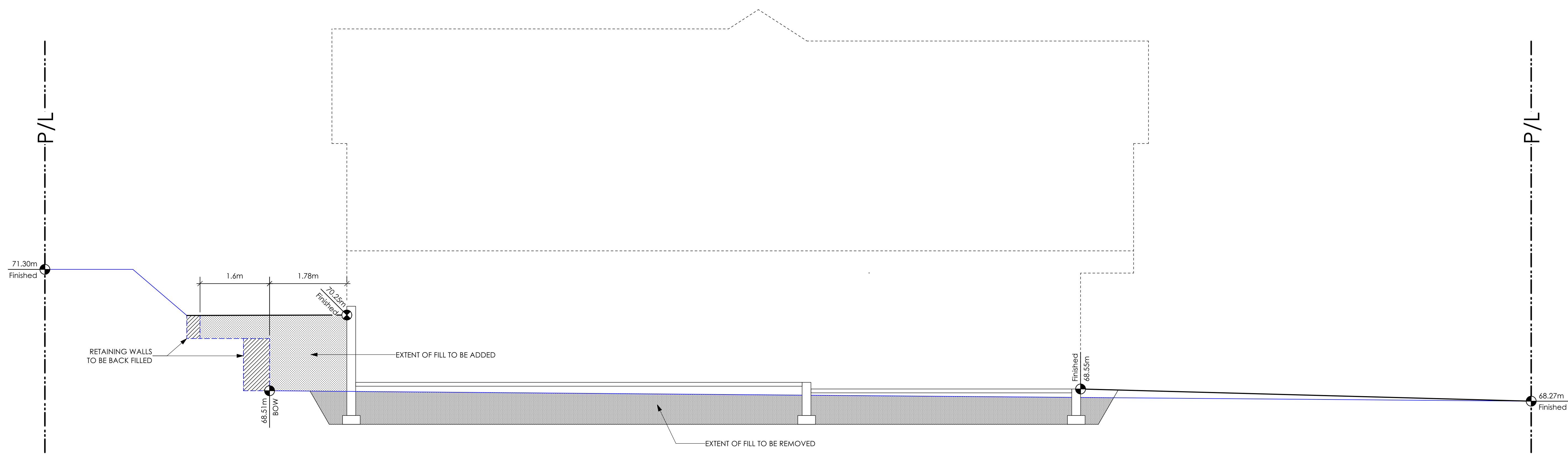
Date
May 2, 2023

Project Address
3477 Trumpeter Street
Royal Bay - Sector 7
Colwood, B.C.
Prepared for
Verity Construction

Project #
8298

Scale
As Noted

Drawn By
MRB



1 Lot 52 Site Section
Scale: 1/4" = 1'-0"

Helm Westcoast

Date
May 2, 2023

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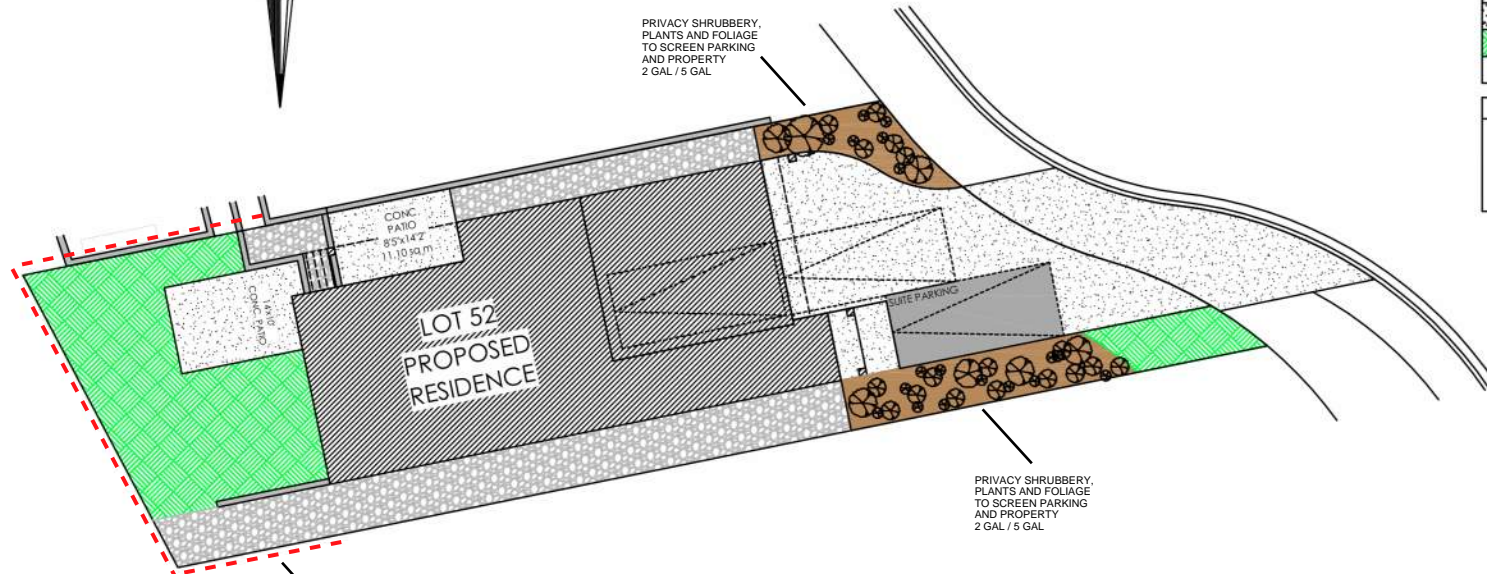
Development Permit Presentation

ALL FENCING, RETAINING AND LANDSCAPING MUST MEET THE GUIDELINE REQUIREMENTS

ALL RETAINING WALLS ARE TO BE STAND ALONE STRUCTURES (THEY MUST TERMINATE AT PROPERTY LINE) AND MUST NOT CONNECT TO RETAINING WALLS LOCATED ON ADJACENT PRIVATE PROPERTIES

*NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only. Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change pending municipal approval. Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice. Furniture as shown on plans are for layout purposes only and are not included in the sale.

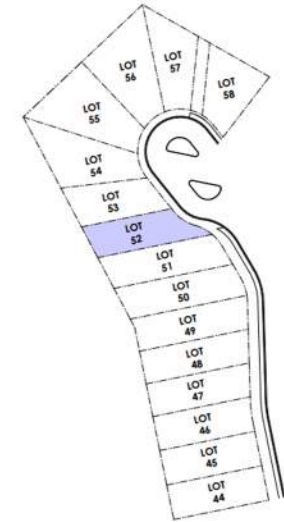
KEY PLAN
NOT TO SCALE



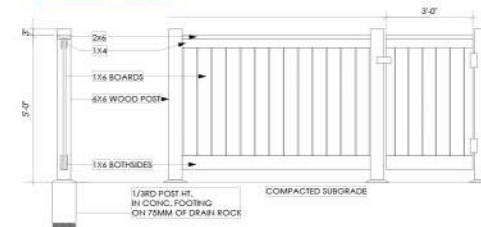
ESTIMATED LOCATION OF REAR FENCING - SUBJECT TO CHANGE ACCORDING TO ACTUAL SITE CONDITIONS

ITEM	AREA (sf)	%
GARDEN BED	285	11%
GRAVEL	648	25%
CONCRETE	964	38%
SOD	673	26%
TOTAL	2,570	100%

LEGEND	
	PRIVACY SHRUBBERY
	UPGRADE SHRUBBERY, PLANTS AND FOLIAGE
	- 2 GAL
	- 5 GAL

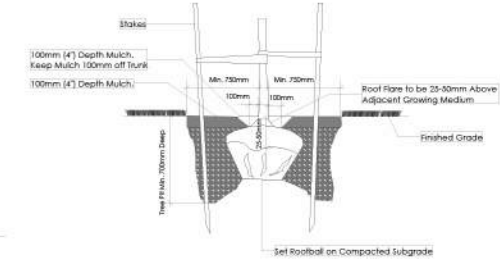


LOCATION INDICATED BY



Typical Fence Detail
Not To Scale

TYPICAL FENCE DETAIL BASED OFF FENCE DETAIL 1/13 FROM ROYAL BAY DESIGN GUIDELINES PAGE 21



Tree Planting Detail
Not To Scale

All trees and plants by the home owner to be planted in minimum 10m² of fertile topsoil, 700mm Deep

ADDITIONAL NOTES:
PROPERTY TO BE IRRIGATED
6" PIPE FOR DRIVEWAY SLEEVES TO BE INSTALLED FOR CITY IRRIGATION LINES

LANDSCAPE PLAN
NOT TO SCALE

MM/DD/YY	ISSUED/REVISED	DATE
03	10/26/22	GARDEN BED PLANTING
04	01/13/23	SITE PLAN REVISION
05	03/28/23	COMMENTS FROM THE CITY
06	05/02/23	COMMENTS FROM THE CITY

PROJECT

LANDSCAPING PLAN
LOT 52, 3477 TRUMPETER ST.
ROYAL BAY, SECTOR 7
CITY OF COLWOOD



QUALITY CONSTRUCTION. TRUSTED SERVICE.

106 - 1039 Langford Parkway
Victoria, B.C. V9B 0A6

P: 250.474.1039

www.verityconstruction.ca

MUNICIPAL ADDRESS 3477 Trumpeter Street	P.I.D.
LOT 52	PLAN
BUILDER VERITY HOMES	SUBDIVISION ROYAL BAY SECTOR 7
ADDRESS	DEVELOPER MEADOWS DEVELOPMENT LP
REPRESENTATIVE	PH.
	CONSULTANT WSP CANADA INC

PROPOSED BUILDING GRADES

ALL ELEVATIONS ARE METRIC GEODETIC + _____

MAIN FLOOR ELEVATION (TOP OF JOISTS) **71.73**

FRONT ELEV. **68.50** REAR ELEV. **70.30/71.51/70.50**
(FINISHED GRADE) (FINISHED GRADE)

FINISHED GRADE AT GARAGE **68.55**

ACTUAL TOP OF FOOTING ELEVATION (ATF) **n/a**

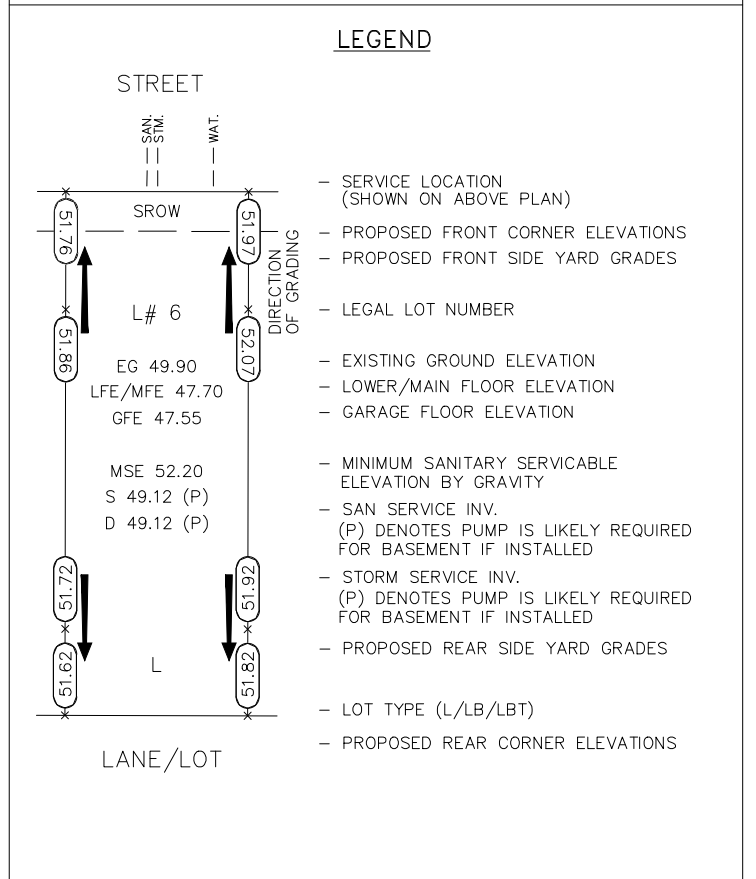
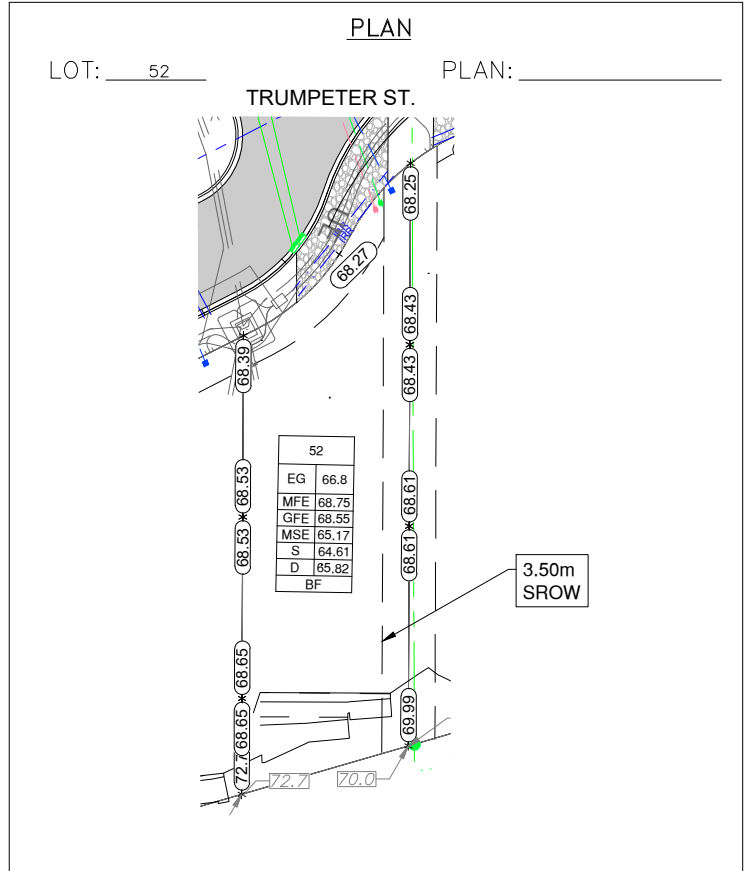
LOWEST PERMITTED TOP OF FOOTING ELEVATION (LTF) (BOTTOM OF BASEMENT SLAB FROST WALLS ARE REQUIRED.) **not provided**

SERVICES	FRONT	REAR	CENTER	REFER TO PLAN	SIZE (mm)
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19
SANITARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100
STORM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100

COMMENTS	YES	NO
DRAIN TO SUMP PUMP LIKELY REQUIRED (FOR BASEMENT IF INSTALLED)	<input type="checkbox"/>	<input type="checkbox"/>
SEWER TO SUMP PUMP LIKELY REQUIRED (FOR BASEMENT IF INSTALLED)	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES INSTALLED TO _____ m INSIDE PROPERTY	<input type="checkbox"/>	<input type="checkbox"/>
FOUNDATION SOIL BEARING INVESTIGATION CERTIFICATION REQUIRED	<input type="checkbox"/>	<input type="checkbox"/>
GEOTECHNICAL RESTRICTIONS APPLY (SEE GEOTECHNICAL REPORT)	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL RESTRICTIONS APPLY (SEE ENVIRONMENTAL REPORT)	<input type="checkbox"/>	<input type="checkbox"/>
UTILITY EASEMENTS AFFECT THIS LOT	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOTES

- IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THE FOOTINGS ARE PLACED ON A PROPER BASE THAT IS FREE FROM FROST, EXCESSIVE MOISTURE AND DELETERIOUS MATERIALS AND HAVE APPROPRIATE FROST PROTECTION WHEN COMPLETED.
- THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED LOT GRADING PLAN FOR THIS SUBDIVISION. UN-AUTHORIZED DEVIATIONS WILL BE THE RESPONSIBILITY OF THE BUILDER TO ENSURE COMPLIANCE WITH ALL LOCAL BYLAWS.
- OTHER NOTES: _____



I, THE BUILDER'S REPRESENTATIVE, _____, CERTIFY THAT THE FINAL HOUSE PLANS PROVIDED IN THE BUILDING PERMIT APPLICATION ARE THE SAME AS PROCESSED UNDER THIS GRADE SLIP AND THAT I UNDERSTAND THE INFORMATION AND THE REQUIREMENTS CONTAINED HEREIN AND WILL BUILD ACCORDINGLY.

AUTHORIZED BUILDER'S REPRESENTATIVE DATE

THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED LOT GRADING PLAN FOR THIS SUBDIVISION, DATED _____

ISSUED BY DEVELOPER'S AUTHORIZED REPRESENTATIVE DATE

C. Hume - Nov. 9/22

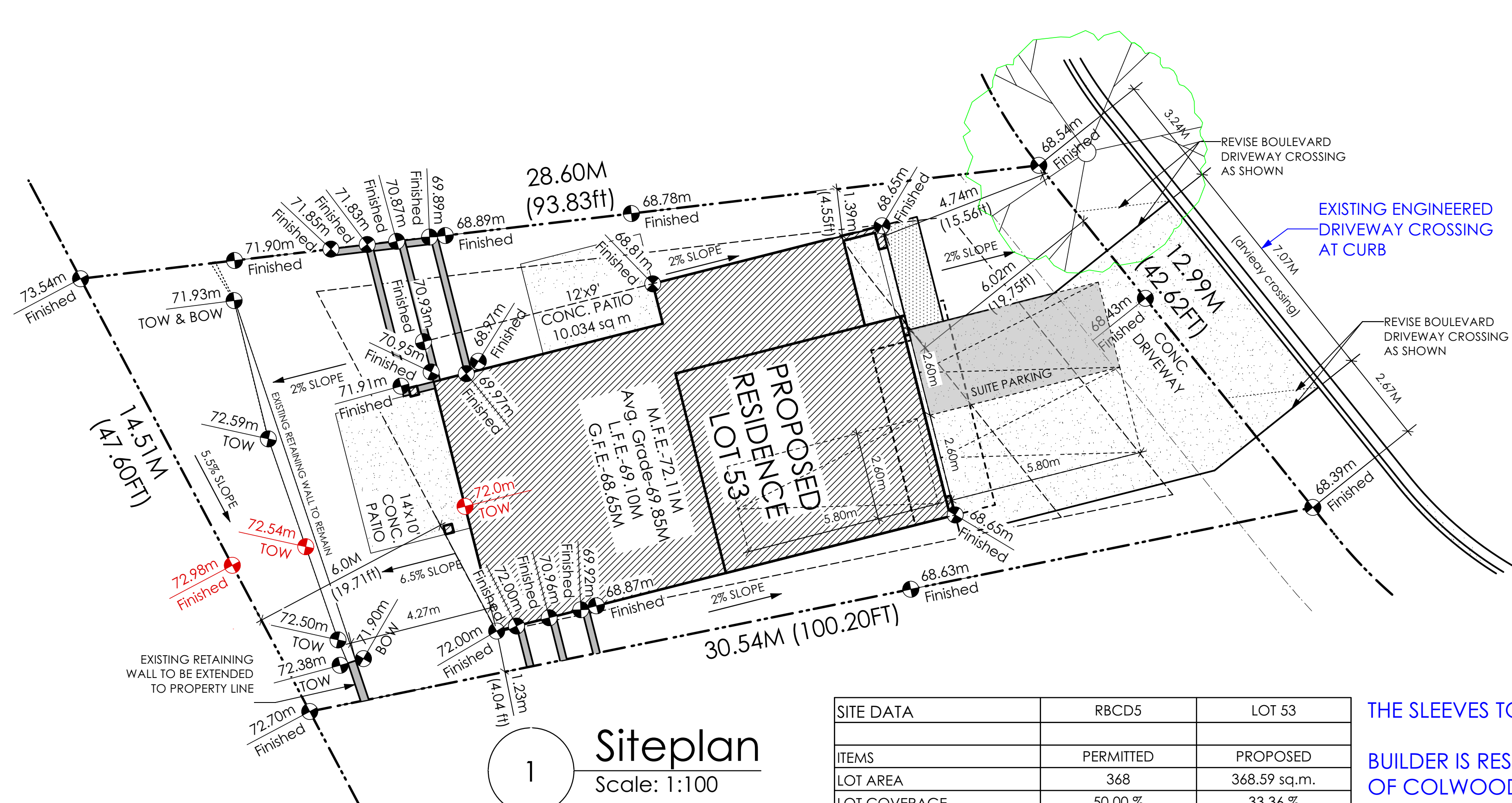
Schedule 6

APPROVED BY VERITY
CONSTRUCTION

DATE

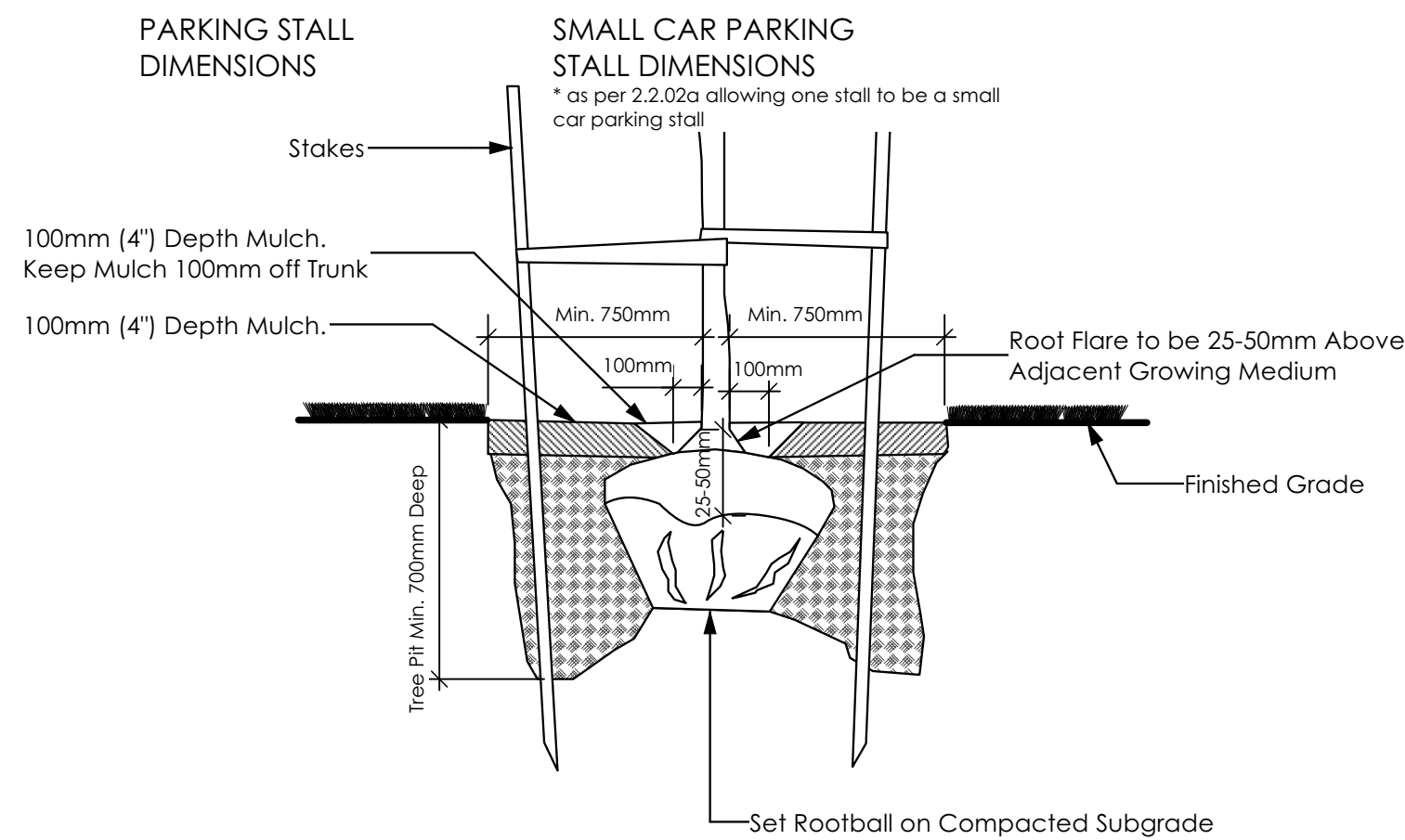
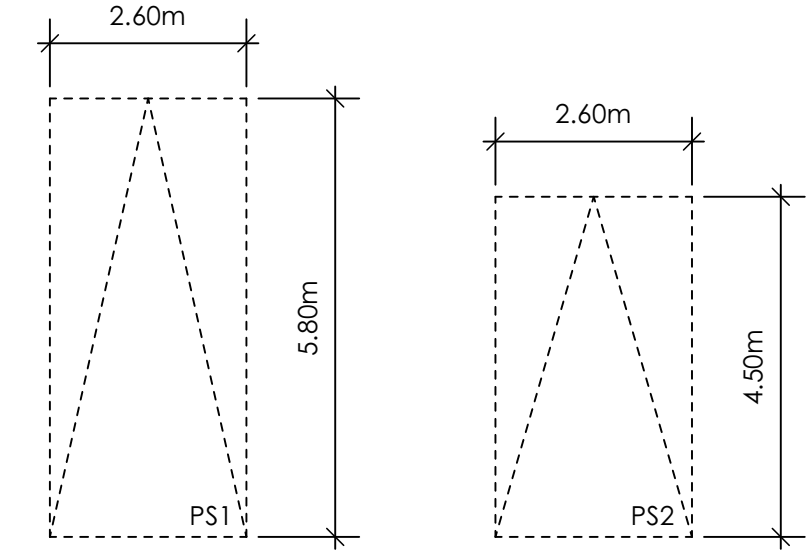
APPROVED BY REALTOR

DATE



AVERAGE NATURAL GRADE CALCULATION
68.65 m. + 68.65 m. + 70.93 m. + 71.15 m. = 279.38 m.
DIVIDED BY 4 = AVG. GRADE 69.85m.

RETAINING WALLS
XX.Xm = DESIGNER APPROXIMATE HEIGHT MEASUREMENT, VERIFY ON SITE
- TO BE CERTIFIED BY AN ENGINEER AND MEET BCBC REQUIREMENTS FOR EARTHQUAKE DESIGN (REFER TO STRUCTURAL DRAWINGS)
- ALL LANDSCAPE RETAINING WALLS TO HAVE A 1.2m MAX. EXPOSED HT OR A MAX. 1:1 RATIO OF HEIGHT TO HORIZONTAL SEPARATION IF TERRACED



STOP & READ

RETAINING WALLS MAY NOT EXCEED 1.2m IN HEIGHT OR A 1:1 RATIO OF HEIGHT TO HORIZONTAL SEPARATION IF TERRACED

ALL FENCING, RETAINING AND LANDSCAPING MUST MEET THE GUIDELINE REQUIREMENTS

MAXIMUM PROJECTIONS / CANTILEVERS / OVERHANGS INTO SETBACKS ARE 0.65m IN YARDS OF LESS THAN 3.0m AND 1.0m IN YARDS OF 3.0m+.

THE WIDTH OF THE DRIVEWAY ACCESS (AT PROPERTY LINE - CROSSING THE CITY BOULEVARD) MAY NOT EXCEED 7.0m IN WIDTH

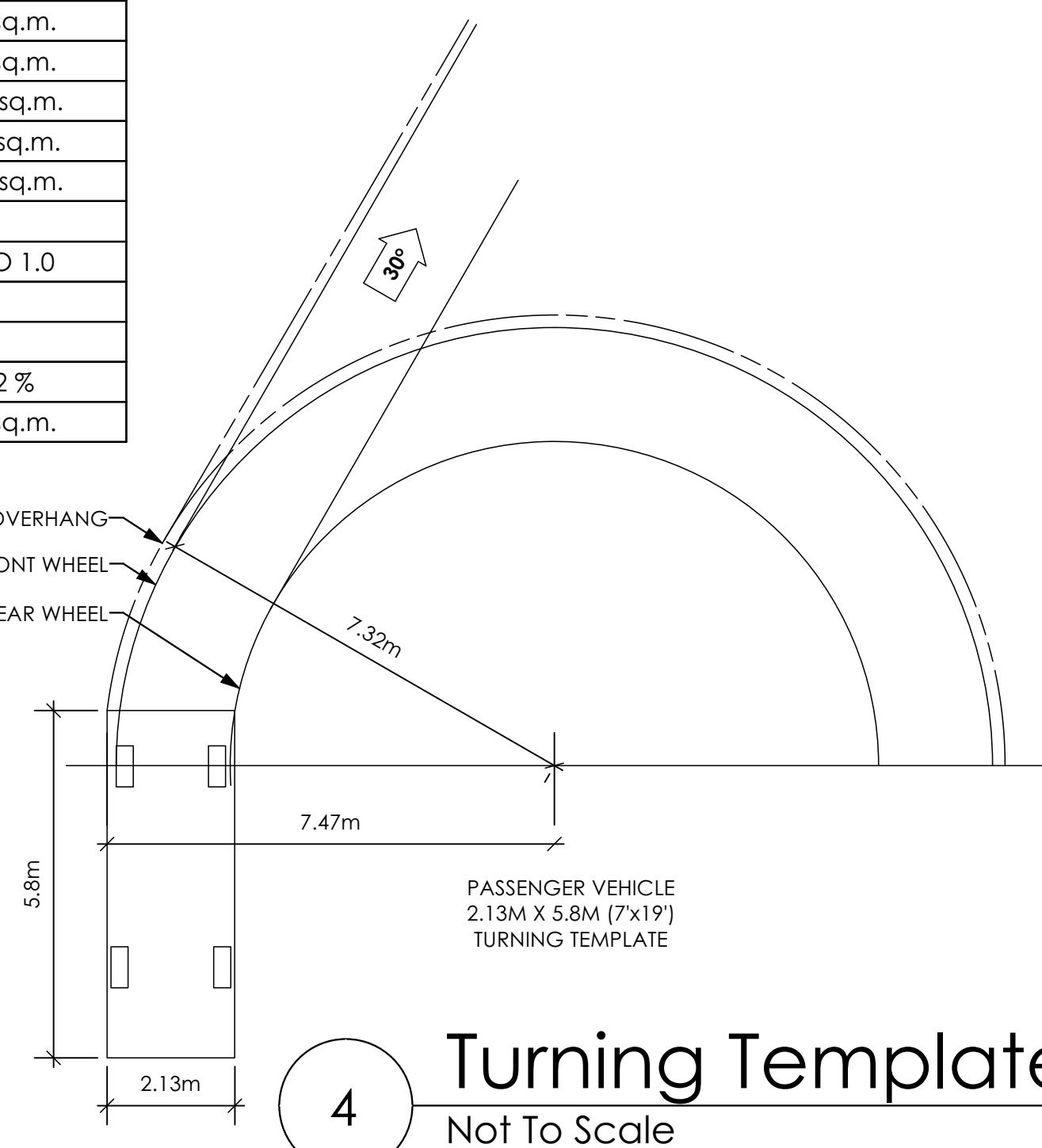
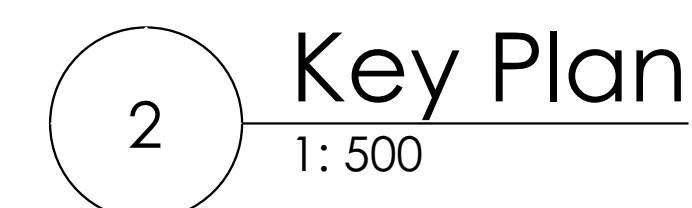
CONTRACTOR TO ENSURE A MINIMUM 2% SLOPE SIDE YARD SWALING (BOTH SIDES) MAY BE REQUIRED

SITE DATA		RBCD5	LOT 53
ITEMS	PERMITTED		PROPOSED
LOT AREA	368		368.59 sq.m.
LOT COVERAGE	50.00 %		33.36 %
BUILDING HEIGHT	9.50 m.		8.85 m.
LOT WIDTH	10.97 m.		12.99 m.
SETBACKS			
- FRONT	3.00 m.		4.74 m.
- FRONT (GARAGE)	6.00 m.		6.02 m.
- REAR	6.00 m.		6.00 m.
- SIDE	1.20 m.		1.23 m.
- SIDE	1.20 m.		1.39 m.
PROPOSED FLOOR AREA			
- UPPER			86.82 sq.m.
- MAIN			101.04 sq.m.
- LOWER			69.31 sq.m.
- GARAGE			41.81 sq.m.
SUB-TOTAL G.F.A.			298.98 sq.m.
GARAGE ALLOWANCE	50.00 sq.m.		-41.81 sq.m.
GROSS FLOOR AREA			257.17 sq.m.
F.A.R.			0.70 TO 1.0
SECONDARY SUITE			
FLOOR AREA (%)	40.00 %		20.82 %
FLOOR AREA (SQ.M.)	90.00 sq.m.		53.54 sq.m.

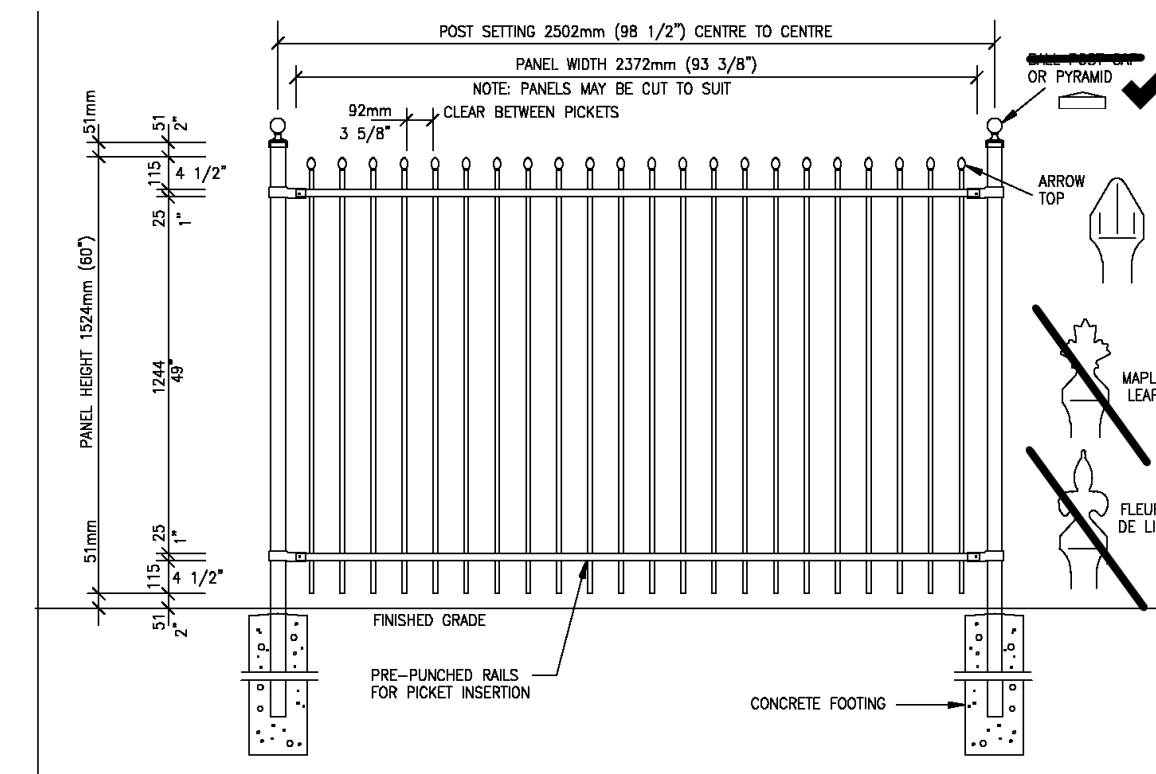
THE SLEEVES TO BE INSTALLED BY THE BUILDER

BUILDER IS RESPONSIBLE FOR ALL COSTS TO ENSURE ALL CITY OF COLWOOD GRADING AND SETBACK REQUIREMENTS HAVE BEEN ACHIEVED AND THIS PLOT PLAN COMPLIES WITH ALL REQUIREMENTS OF THE DESIGN GUIDELINES I.E. SEE APPENDIX: GRADING STANDARDS (PAGE 30) ETC.

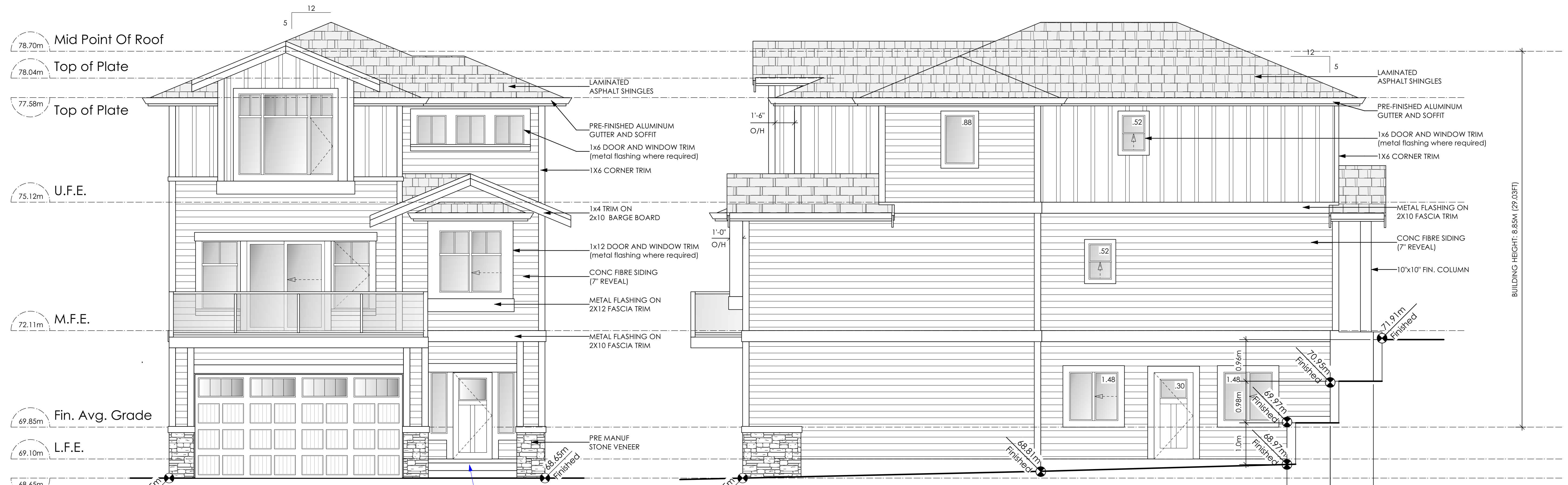
- 1: ENSURE A MINIMUM 2% SLOPE AWAY FROM STRUCTURE ON ALL SIDES
- 2: ALL RETAINING REQUIRED MUST MEET GUIDELINE REQUIREMENTS



ALL FENCING, RETAINING AND LANDSCAPING MUST MEET GUIDELINE REQUIREMENTS



Development Permit Presentation

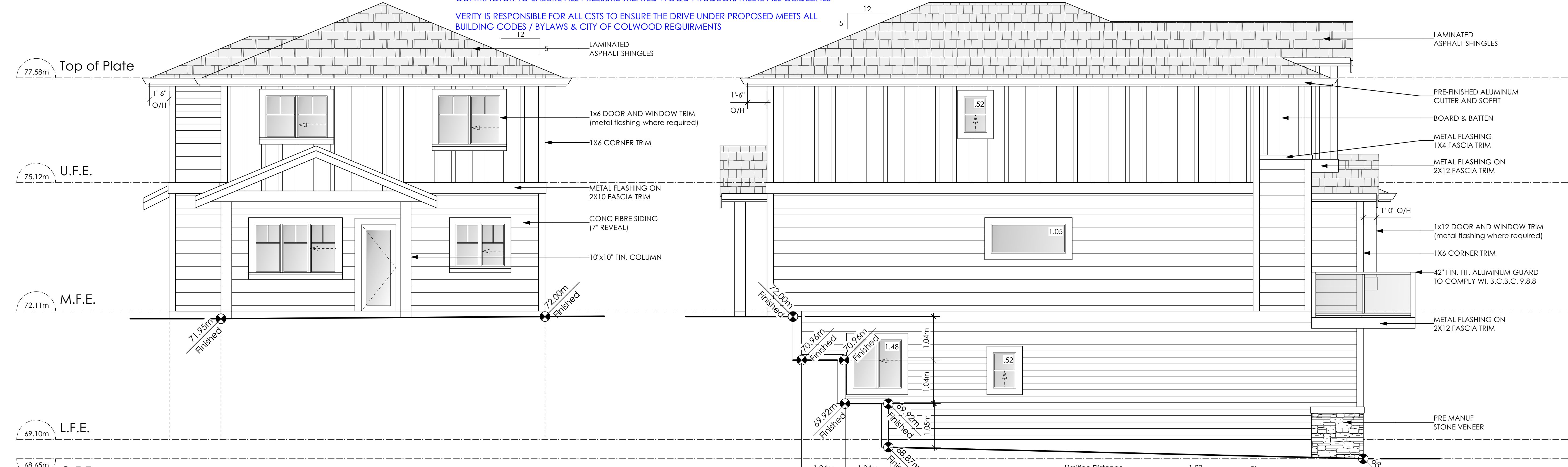


1 Front Elevation
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

2 Right Side Elevation
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

Limiting Distance	1.39	m.	1.02m	1.02m
Exposed Building Face	109.82	sq.m.		
Allowable Openings	7.00	%		
Allowable Opening Area	7.69	sq.m.		
Proposed Openings	5.18	sq.m.		

ENTRY STEPS TO MEET ALL GUIDELINE REQUIREMENTS
MAXIMUM 2 STAIRS / PAINTED, ETC.
CONTRACTOR TO ENSURE ALL REQUIRED FLASHING ARE NON-GALVANISED
CONTRACTOR TO ENSURE ALL PRESSURE TREATED WOOD PRODUCTS MEETS ALL GUIDELINES
VERITY IS RESPONSIBLE FOR ALL CSTS TO ENSURE THE DRIVE UNDER PROPOSED MEETS ALL BUILDING CODES / BYLAWS & CITY OF COLWOOD REQUIREMENTS



3 Rear Elevation
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

4 Left Side Elevation
Scale: 1/4" = 1'-0"
CONTRACTOR TO ENSURE TRADITIONAL LAP SIDING IS USED

Limiting Distance	1.23	m.		
Exposed Building Face	118.56	sq.m.		
Allowable Openings	7.00	%		
Allowable Opening Area	8.30	sq.m.		
Proposed Openings	3.57	sq.m.		

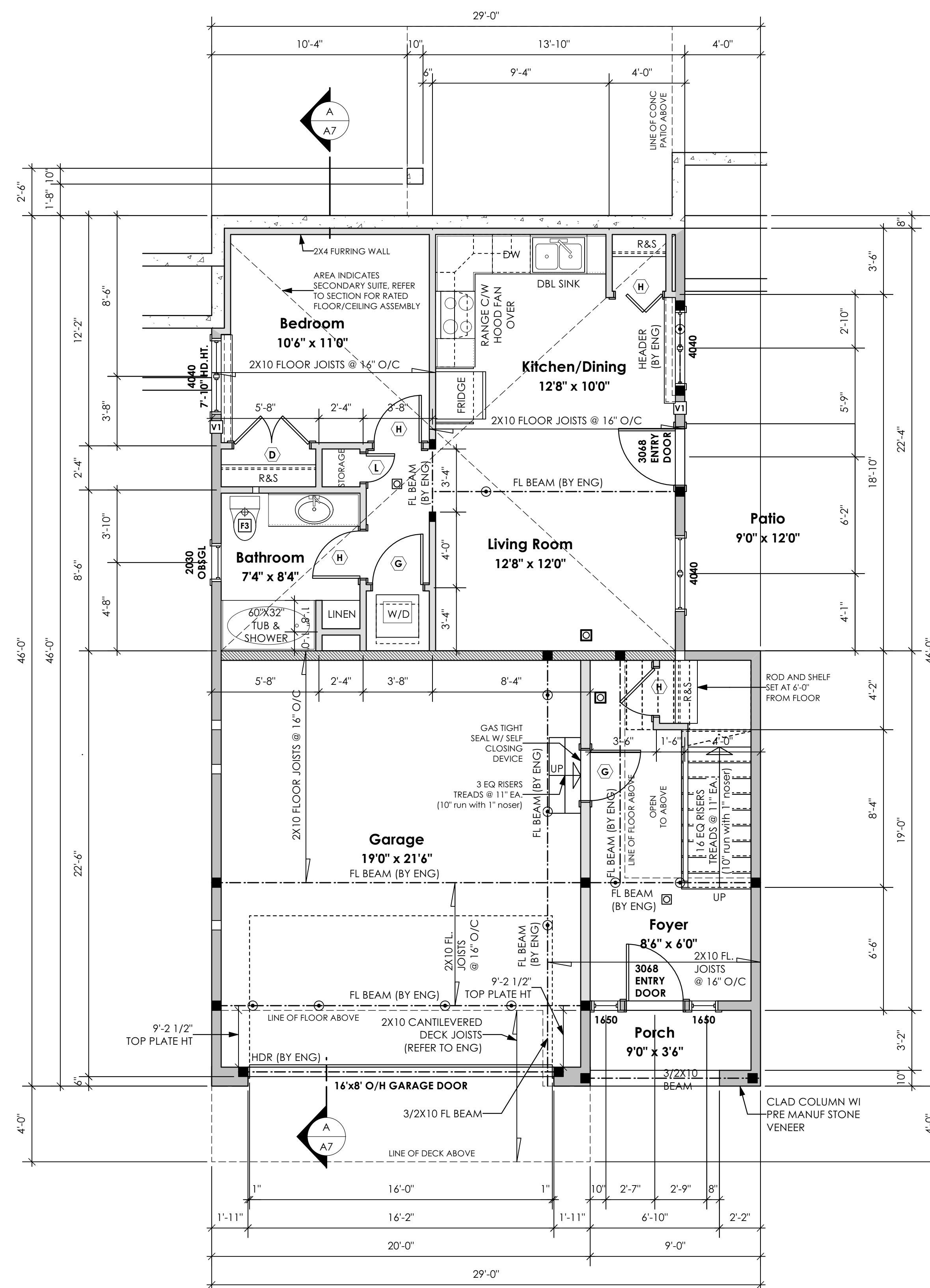
Leeward Traditional
Date
Apr. 21, 2023
Project Address
3479 Trumpeter Street
Royal Bay - Sector 7
Colwood, B.C.
Prepared for
Verity Construction

Project #
8298

Scale
As Noted

Drawn By
MRB

Development Permit Presentation



1 Lower Floor Plan
Scale: 1/4" = 1'-0"
PRIMARY: 169.75 sq.ft. (15.77 sq.m.)
SUITE: 576.25 sq.ft. (53.54 sq.m.)
TOTAL: 746.00 sq.ft. (69.31 sq.m.)
GARAGE: 450.00 sq.ft. (41.81 sq.m.)

Leeward Traditional
Date
Apr. 21, 2023

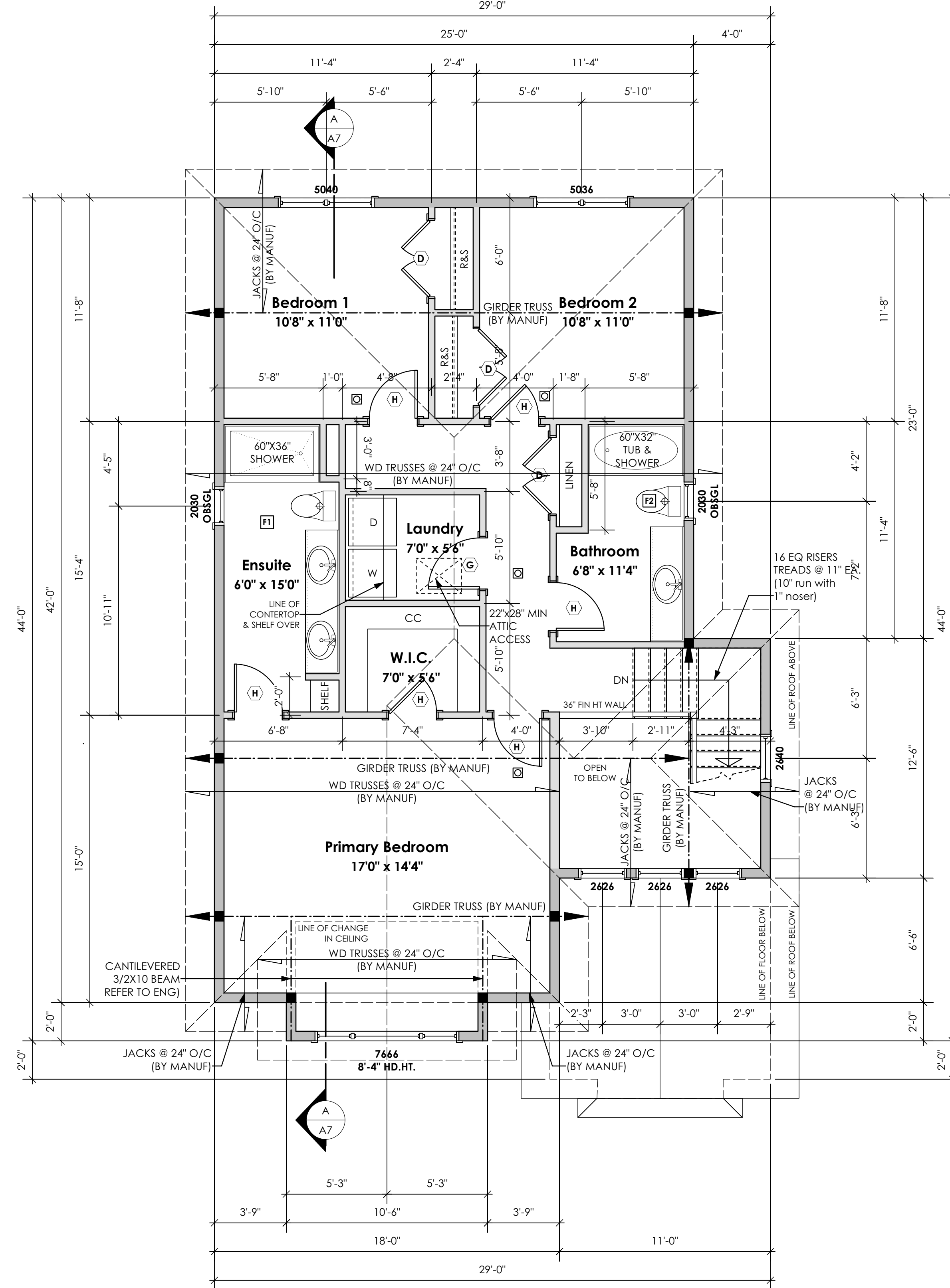
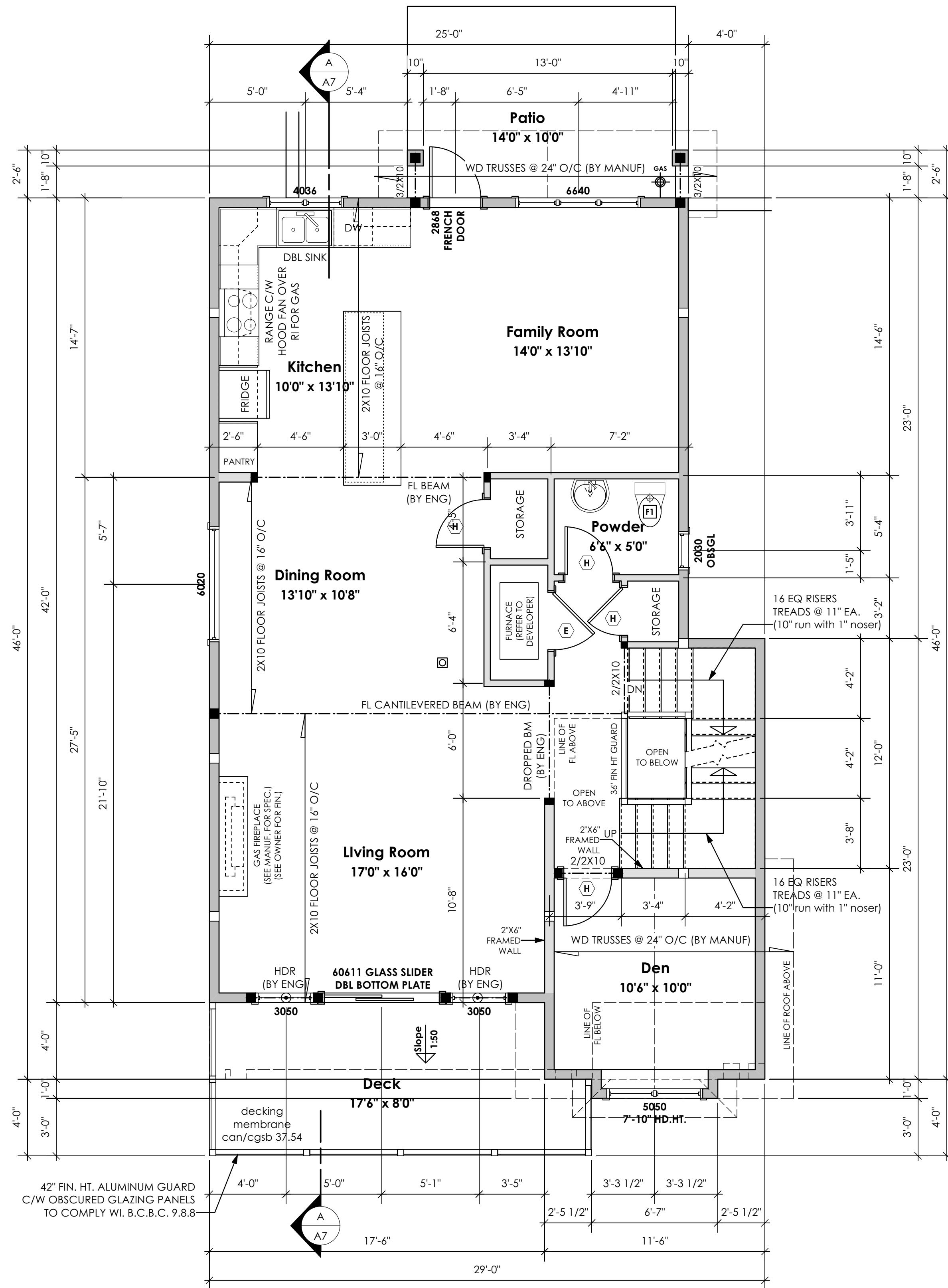
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MRB

Development Permit Presentation



NOTE:
STRUCTURAL ENGINEER TO REVIEW PLAN (WHERE REQUIRED)
AND SPECIFY STRUCTURE AS DEEMED NECESSARY. IT IS
THE RESPONSIBILITY OF THE OWNER, OR CONTRACTOR TO
VERIFY ALL ENGINEERING REQUIREMENTS WITH MUNICIPAL
BUILDING DEPARTMENTS PRIOR TO STARTING WORK.

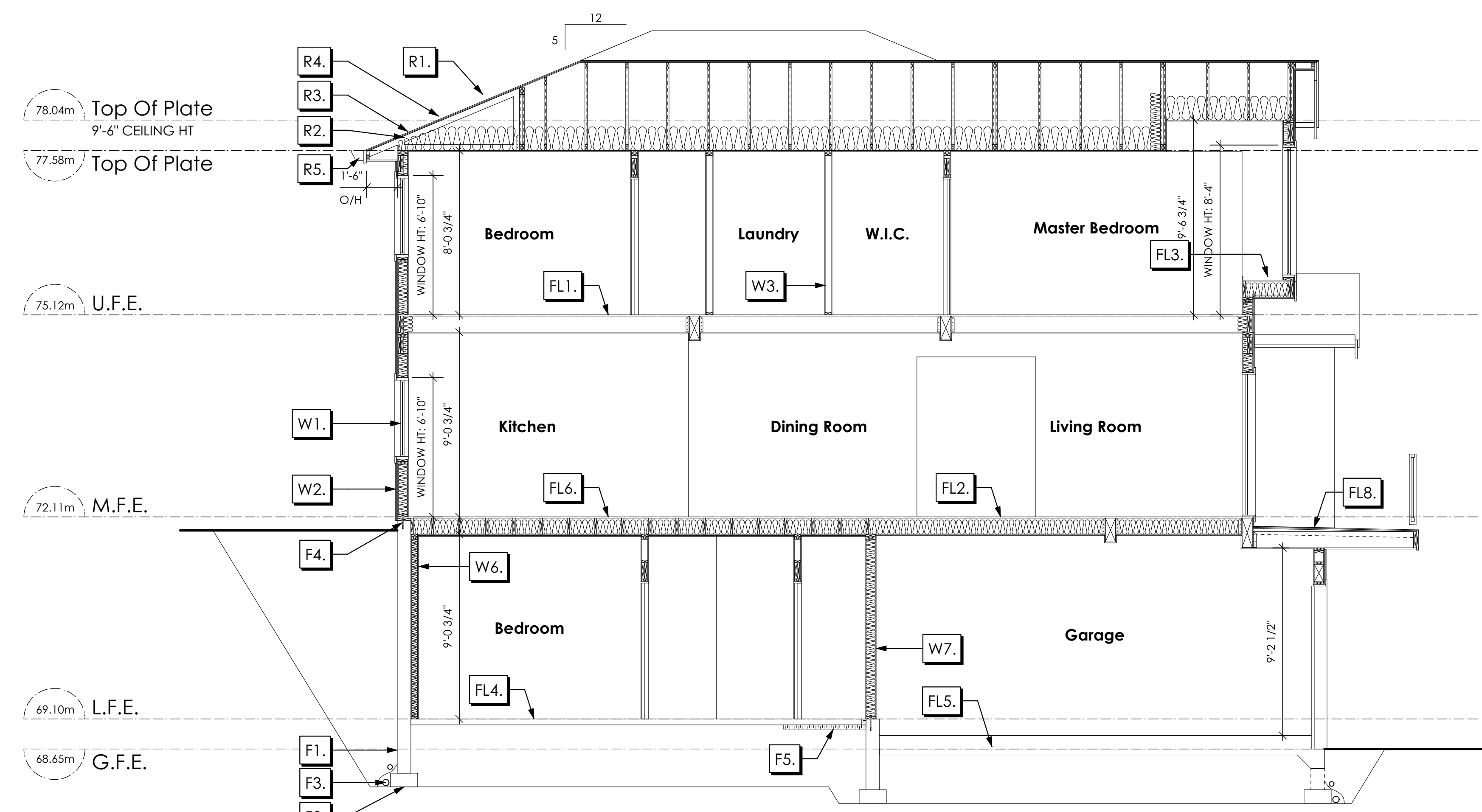
STRUCTURAL WOOD ELEMENTS WITHIN 150MM (6") FROM FINISHED GROUND
LEVEL SHALL BE PRESSURE TREATED WITH A PRESERVATIVE
FOR TERMITE AND DECAY PROTECTION B.C.B.C. 2012 9.3.2.9.(3)

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MRB

Development Permit Presentation



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

Section Notes

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER.
STRUCTURAL ENGINEER TO LOCATE AND DESIGN WALLS TO RESIST LATERAL LOADS.

ALL STRUCTURE TO BE VERIFIED OR DESIGNED BY A STRUCTURAL ENGINEER.
STRUCTURAL ENGINEER TO LOCATE AND DESIGN REQUIRED EXTERIOR
AND INTERIOR BRACED WALL PANELS TO RESIST LATERAL LOADS IN COMPLIANCE
WITH B.C. BUILDING CODE 2012 9.23.13.2 AND SUPPLY DETAILS IF REQUIRED

ROOFS

- R1. LAMINATED ASPHALT SHINGLES ON 7/16" ORIENTED STRAND BOARD C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) 14 1/2" FIBRE GLASS LOOSE FILL INSULATION (ALLOW FOR SETTLING) 6 MIL POLYN V.B. 5/8" GYPSUM BOARD
- R2. PROVIDE 2 1/2" (63MM) CLEAR BETWEEN R-20 INSULATION AND SHEATHING. (MIN. R-20 @ ROOF-WALL CONNECTION FOR 4'-0" (1.2M) AROUND PERIMETER OF BUILDING. AIR VENTILATION BAFFLES TO BE INSTALLED WHERE REQUIRED IN AS PER BCBC 9.19.)
- R3. EAVE PROTECTION CONT. UP ROOF SLOPE FOR 12" PAST EXTERIOR WALL.
- R4. PROVIDE 1 SQ.FT. ATTIC VENT PER 300 SQ.FT. OF INSULATED AREA MIN. 25% OF REQUIRED TO BE @ TOP AND BOTTOM (TO COMPLY W/ B.C. BLDG. CODE 9.19.1)
- R5. PRE-FIN. FASCIA GUTTER 2x8 FASCIA BD. 2x4 SUB. FASCIA BD. VENTED SOFFIT (SEE CONTRACTOR)

FLOORS

- FL1. FINISHED FLOORING ON 11/16" ORIENTED STRAND BOARD (NAILED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) 1/2" GYPSUM BOARD
- FL2. FINISHED FLOORING ON 11/16" ORIENTED STRAND BOARD (NAILED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) R-31 INSULATION 5/8" X-TYPE GYPSUM BOARD (BETWEEN GARAGE AND LIVING SPACE)
- FL3. FINISHED FLOORING ON 19/32" ORIENTED STRAND BOARD (FASTENED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) PROVIDE R-31 F/G BATT INSULATION IN JOIST CAVITY C/W BUILDING WRAP VENTED SOFFIT (TO OWNERS SPEC'S) TO ALL SUSPENDED FLOOR AREAS
- FL4. 3 1/2" CONCRETE SLAB 6 MIL. POLYN V.B. 6" COMPACTED GRAVEL OR SAND
- FL5. 3 1/2" CONCRETE SLAB 6 MIL. POLYN V.B. 6" COMPACTED GRAVEL OR SAND SLOPE TO DOORS 1"
- FL6. F&d RATED FLOOR ASSEMBLY (BC BUILDING CODE TABLE 9.10.3.1.B) FINISHED FLOORING ON 19/32" ORIENTED STRAND BOARD OR EQ. (FASTENED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) R-31 INSULATION RESILIENT METAL CHANNELS @ 24" O/C 1 LAYER 5/8" X-TYPE GYPSUM BOARD 30 MINUTE F.R.R., 50 S.T.C.

WALLS

- FL7. DECKING MEMBRANE (TO COMPLY WITH CAN/CGSB 37.54) ON 19/32" ORIENTED STRAND BOARD 2x10 DECK JOISTS @ 16" O/C C/W (PROVIDE ADEQUATE MEMBRANE "UPSTAND" @ EXT. WALL.) (SLOPE JOISTS TO PROVIDE MIN. 1:50 SLOPE) (NOT IN SECTION)
- FL8. DECKING MEMBRANE (TO COMPLY WITH CAN/CGSB 37.54) ON 19/32" ORIENTED STRAND BOARD C/W "H" CLIPS TAPERS TO PROVIDE MIN. 1:50 SLOPE ON 2x10 DECK JOISTS @ 16" O/C C/W (PROVIDE ADEQUATE MEMBRANE "UPSTAND" @ EXT. WALL.)
- W1. DOUBLE GLAZING ENERGY STAR LOW "E" RATING IN THERMAL BREAK FRAMES 2/2"x10" LINTEL OVER @ BEARING WALLS ONLY) (TYPICAL. WL. 2 1/2" XPS INSULATION) FLASHING OVER @ EXTERIOR (GLAZING IN ALL EXTERIOR DOORS & WITHIN 3 FT. OF EXTERIOR DOORS TO BE SHATTERPROOF (SP)) WINDOW REQUIREMENTS DERIVED FROM BCBC TABLE C-4 AS PER BCBC 9.7.4.3. AND ARE TO BE USED TO SATISFY THE REQUIREMENTS OF AAMA/WDMA/CSA 1011/1.5.2/A440. "NAFES": LANGFORD CLASS R. DP 960, PG 20. WATER RESIST. 220, A2. RATINGS MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION.
- W2. CONC. FIBRE BOARD ON 9.5MM (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 7/16" ORIENTED STRAND BOARD SHEATHING 2x6 STUDS @ 16" O/C R-20 INSULATION 6 MIL. POLYETHYLENE VAPOUR BARRIER 1/2" GYPSUM BOARD (REFER TO DETAILS ON D1)
- W3. INTERIOR PARTITION 1/2" GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (IF NOTED)
- W4. PRE-MANUFACTURED STONE VENEER (INSTALLED TO MANUF. SPEC) LIME BASED MORTAR SETTING BED ON LIME BASED MORTAR SCRATCH COAST ON METAL LATHE INSTALLED HORIZONTALLY OVERLAP HORIZONTAL AND VERTICAL SEAMS 1" SEMI-RIGID BACK BOARD (HAL-TEX RAINBOARD OR EQ.) 9.5MM (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 7/16" ORIENTED STRAND BOARD SHEATHING 2x6 STUDS @ 16" (AS REQUIRED) (NOT SHOWN IN SECTION)

FOUNDATION WALLS

- W5. 5/8" X-TYPE GYPSUM BOARD ON 2x4 STUDS @ 16" O/C C/W R-20 INSULATION 6 MIL. POLYN V.B. 1/2" GYPSUM BOARD (BETWEEN GARAGE & LIVING) (NOT SHOWN IN SECTION)
- W6. 1/2" GYPSUM BOARD ON 6 MIL. POLYN V.B. 2x4 STUDS @ 24" O/C C/W R-12 BATT INSULATION 2 PLY 30 MINUTE BUILDING PAPER OR 12.7MM (1/2") AIR SPACE (PROVIDE REQUIRED FIRE STOPS IN WALL ASSEMBLIES TO COMPLY WITH B.C. BLDG. CODE 9.10.16.)
- W7. B.C. BUILDING CODE (TABLE 9.10.3.1.A) RATED WALL ASSEMBLY W3c 1 LAYER 1/2" X-TYPE GYPSUM BOARD RESILIENT METAL CHANNELS @ 24" O/C 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (IF NOTED) C/W 3 1/2" FIBRE GLASS SOUND BATTS 1 LAYER 1/2" X-TYPE GYPSUM BOARD 45 MIN. F.R.R. 43 S.T.C (BETWEEN PRIMARY LIVING / GARAGE & SECONDARY SUITE)
- F1. DAMP PROOFING (WHERE REQUIRED) ON 8" THK. CONC. FOUNDATION WALL C/W 15 M BARS @ 24" O/C B/W
- F2. 16"x8" CONC. FOOTINGS C/W 2 (TWO) 15M BARS CONT. 3 IN. FROM BOT. ON UNDISTURBED SOIL (SOLID BEARING)
- F3. 4" PERIMETER DRAIN 3" TIGHT PIPE FOR RWL DRAIN ROCK
- F4. ANCHOR BOLTS @ 4.0 FT. O/C MAX C/W SILL GASKETS
- F5. UNDER SLAB INSULATION 2 1/2" (RSI 2.15) EXTRUDED POLYSTYRENE RIGID INSULATION 4'-0" (1.2M) CONT. AROUND PERIMETER UNDER SLAB INSTALLED HORIZONTALLY (VERIFY WITH MUNICIPALITY DEPTH OF FROST LINE) (NOT IN SECTION)

Leeward Traditional
Date
Apr. 21, 2023

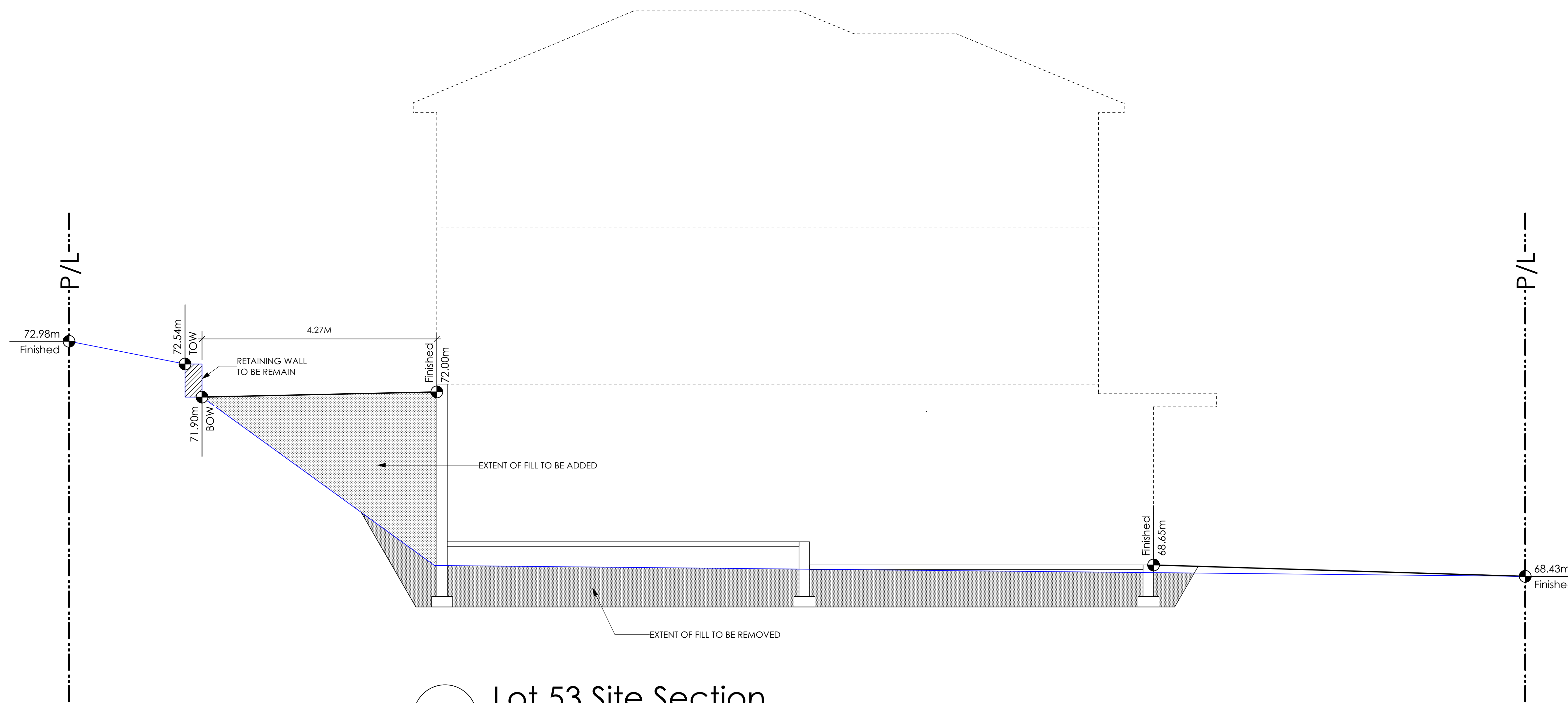
Project Address
3479 Trumpeter Street
Royal Bay - Sector 7
Colwood, B.C.
Prepared for
Verity Construction

Project #
8298

Scale
As Noted

Drawn By
MRB

Development Permit Presentation



1 Lot 53 Site Section
Scale: 1/4" = 1'-0"

Leeward Traditional
Date
Apr. 21, 2023

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Colwood, B.C.
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MRB

Development Permit Presentation

MUNICIPAL ADDRESS 3479 Trumpeter Street		P.I.D.
LOT 53		PLAN
BUILDER VERITY HOMES		SUBDIVISION ROYAL BAY SECTOR 7
ADDRESS		DEVELOPER MEADOWS DEVELOPMENT LP
REPRESENTATIVE	PH.	CONSULTANT WSP CANADA INC

PROPOSED BUILDING GRADES

ALL ELEVATIONS ARE METRIC GEODETIC + _____

MAIN FLOOR ELEVATION (TOP OF JOISTS) n/a

FRONT ELEV. 68.65 REAR ELEV. 70.00/71.15/72.00/71.91/70.95
(FINISHED GRADE) (FINISHED GRADE)

FINISHED GRADE AT GARAGE 68.65

ACTUAL TOP OF FOOTING ELEVATION (ATF) n/a

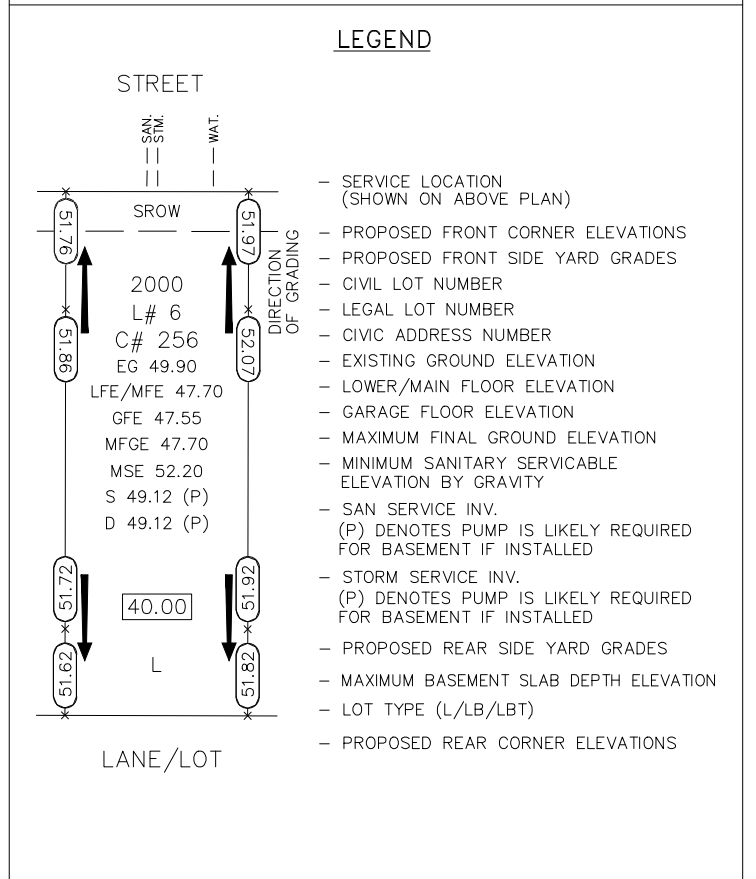
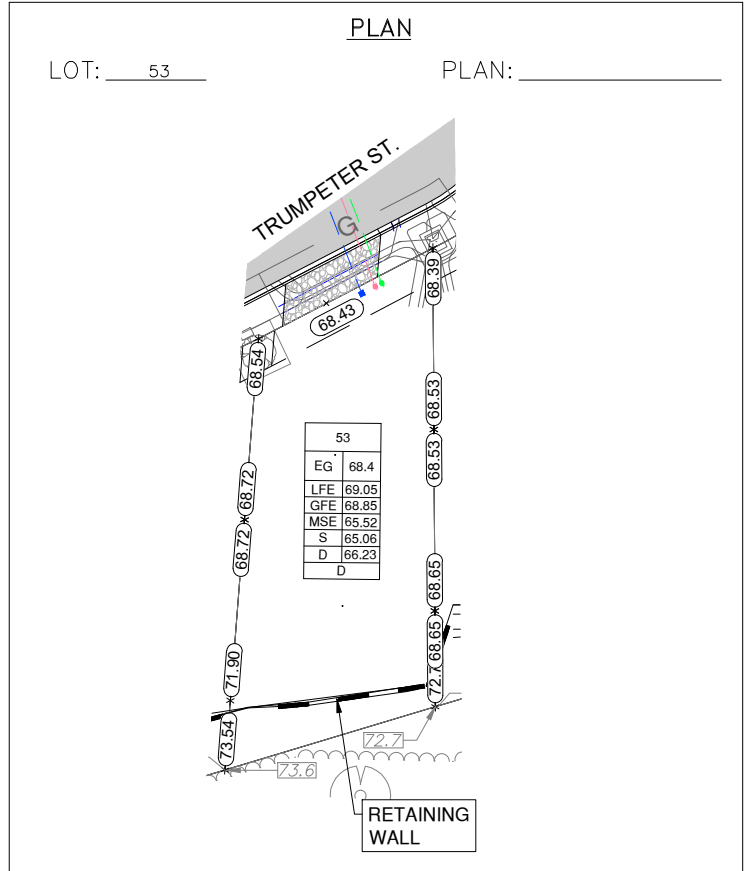
LOWEST PERMITTED TOP OF FOOTING ELEVATION (LTF) (BOTTOM OF BASEMENT SLAB FROST WALLS ARE REQUIRED.) not provided

SERVICES	FRONT	REAR	CENTER	REFER TO PLAN	SIZE (mm)
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19
SANITARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100
STORM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100

COMMENTS	YES	NO
DRAIN TO SUMP PUMP LIKELY REQUIRED (FOR BASEMENT IF INSTALLED)	<input type="checkbox"/>	<input type="checkbox"/>
SEWER TO SUMP PUMP LIKELY REQUIRED (FOR BASEMENT IF INSTALLED)	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES INSTALLED TO _____ m INSIDE PROPERTY	<input type="checkbox"/>	<input type="checkbox"/>
FOUNDATION SOIL BEARING INVESTIGATION CERTIFICATION REQUIRED	<input type="checkbox"/>	<input type="checkbox"/>
GEOTECHNICAL RESTRICTIONS APPLY (SEE GEOTECHNICAL REPORT)	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL RESTRICTIONS APPLY (SEE ENVIRONMENTAL REPORT)	<input type="checkbox"/>	<input type="checkbox"/>
UTILITY EASEMENTS AFFECT THIS LOT	<input type="checkbox"/>	<input type="checkbox"/>

NOTES

- IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THE FOOTINGS ARE PLACED ON A PROPER BASE THAT IS FREE FROM FROST, EXCESSIVE MOISTURE AND DELETERIOUS MATERIALS AND HAVE APPROPRIATE FROST PROTECTION WHEN COMPLETED.
- THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED LOT GRADING PLAN FOR THIS SUBDIVISION. UN-AUTHORIZED DEVIATIONS WILL BE THE RESPONSIBILITY OF THE BUILDER TO ENSURE COMPLIANCE WITH ALL LOCAL BYLAWS.
- OTHER NOTES: _____



I, THE BUILDER'S REPRESENTATIVE, _____, CERTIFY THAT THE FINAL HOUSE PLANS PROVIDED IN THE BUILDING PERMIT APPLICATION ARE THE SAME AS PROCESSED UNDER THIS GRADE SLIP AND THAT I UNDERSTAND THE INFORMATION AND THE REQUIREMENTS CONTAINED HEREIN AND WILL BUILD ACCORDINGLY.

AUTHORIZED BUILDER'S REPRESENTATIVE DATE

THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED LOT GRADING PLAN FOR THIS SUBDIVISION, DATED _____

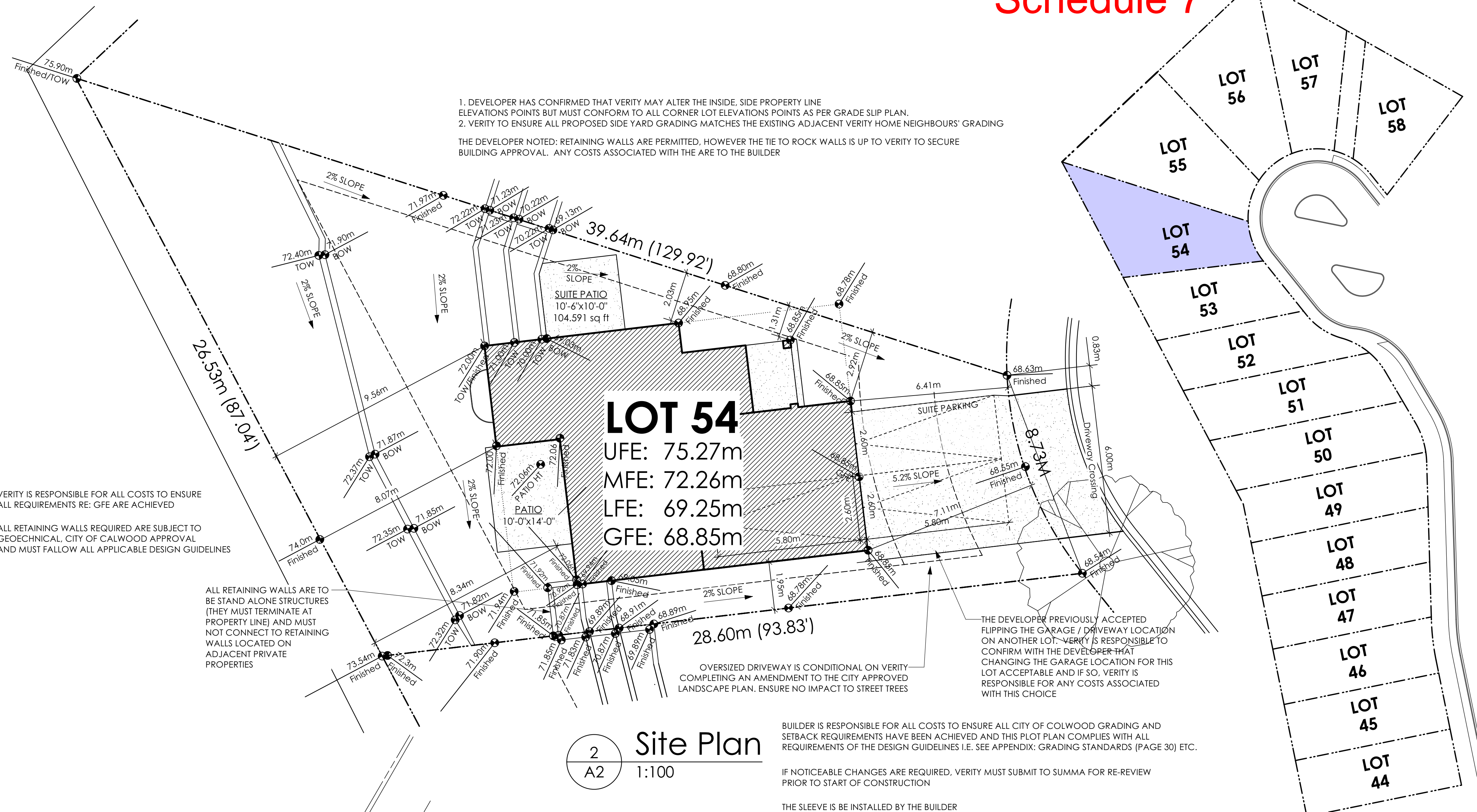
ISSUED BY DEVELOPER'S AUTHORIZED REPRESENTATIVE DATE

C. Hume - August 16/22

Schedule 7

#103 - 891 ATTREE AVENUE
VICTORIA, B.C.
V9B 0A6
P. 250.382.7374
F. 250.382.7364

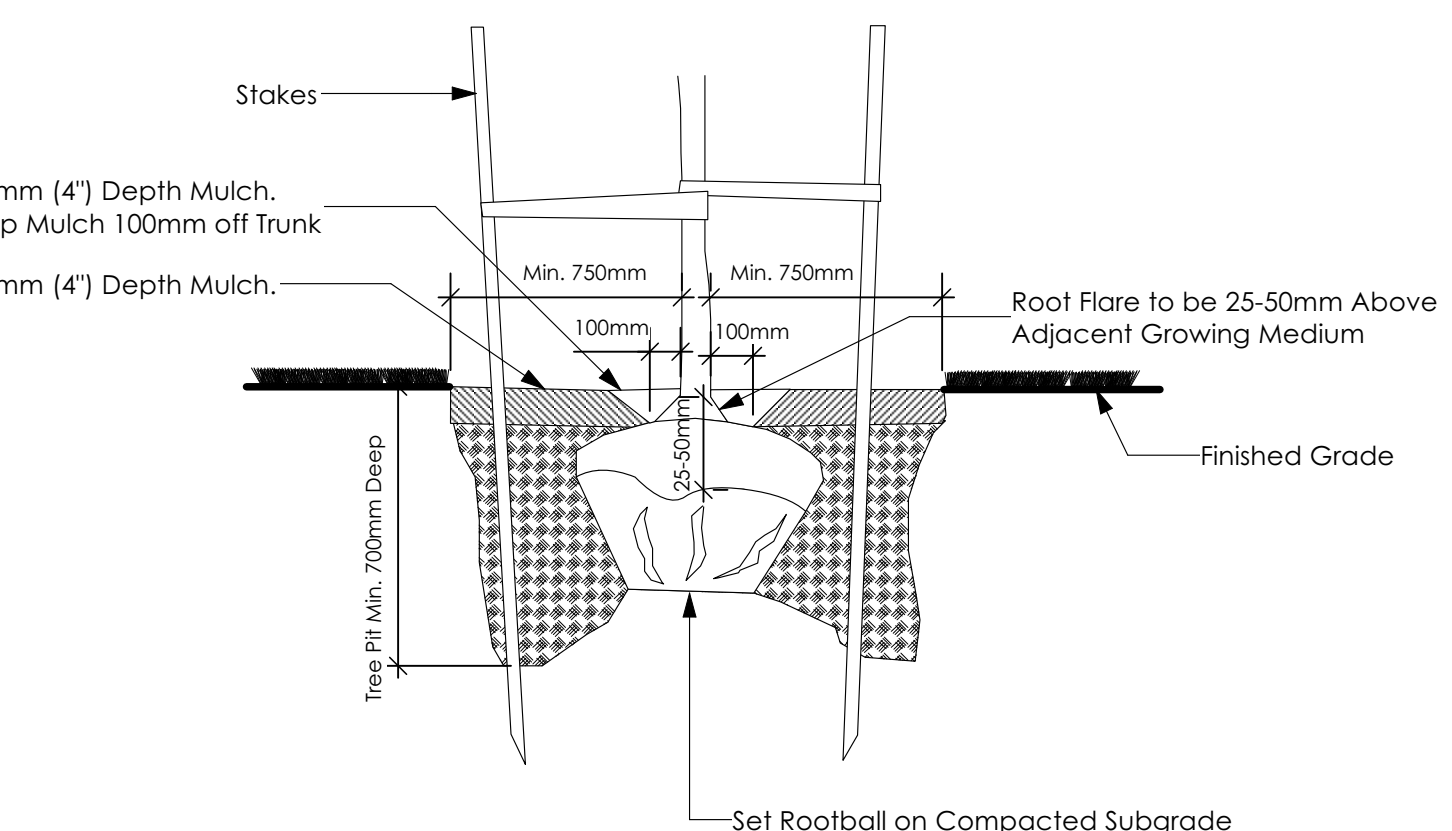
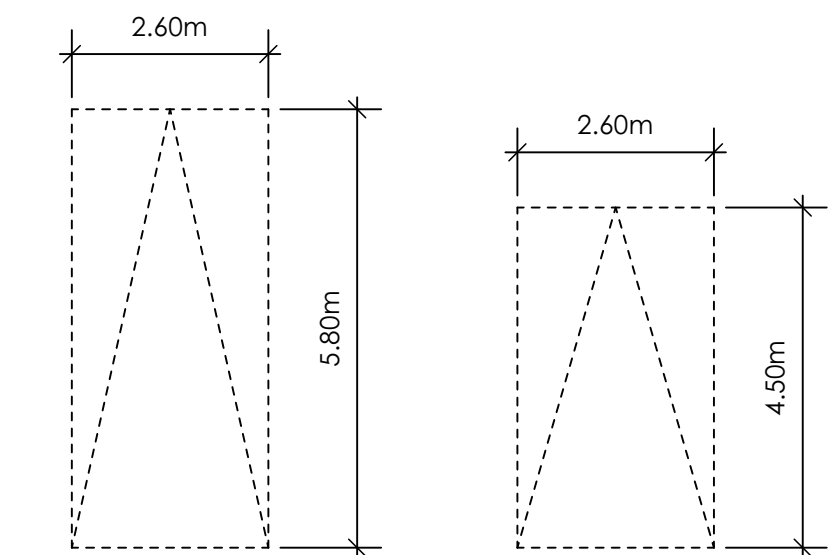
SITE DATA	RBCD5	LOT 54
ITEMS	PERMITTED	PROPOSED
LOT AREA	550 sq.m.	483.10 sq.m.
LOT COVERAGE	50.00 %	24.96 %
BUILDING HEIGHT	9.50 m.	8.30 m.
LOT WIDTH	16.50 m.	12.95 m.
SETBACKS		
- FRONT	4.50 m.	6.41 m.
- FRONT (GARAGE)	6.00 m.	6.41 m.
- REAR	6.00 m.	8.07 m.
- SIDE	1.20 m.	1.95 m.
- SIDE	1.20 m.	1.31 m.
PROPOSED FLOOR AREA		
- UPPER		89.48 sq.m.
- MAIN		116.38 sq.m.
- LOWER		66.93 sq.m.
- GARAGE		40.88 sq.m.
SUB-TOTAL G.F.A.		313.67 sq.m.
GARAGE ALLOWANCE	50.00 sq.m.	-40.88 sq.m.
GROSS FLOOR AREA		272.79 sq.m.
F.A.R.		
		0.56 TO 1.0
SECONDARY SUITE		
FLOOR AREA (%)	40.00 %	20.13 %
FLOOR AREA (SQ.M.)	90.00 sq.m.	54.91 sq.m.



AVERAGE NATURAL GRADE CALCULATION
68.85 m. + 68.78 m. + 72.00 m. + 71.94 m. = 281.57 m.
divided by 4 = ave. grade 70.39 m.

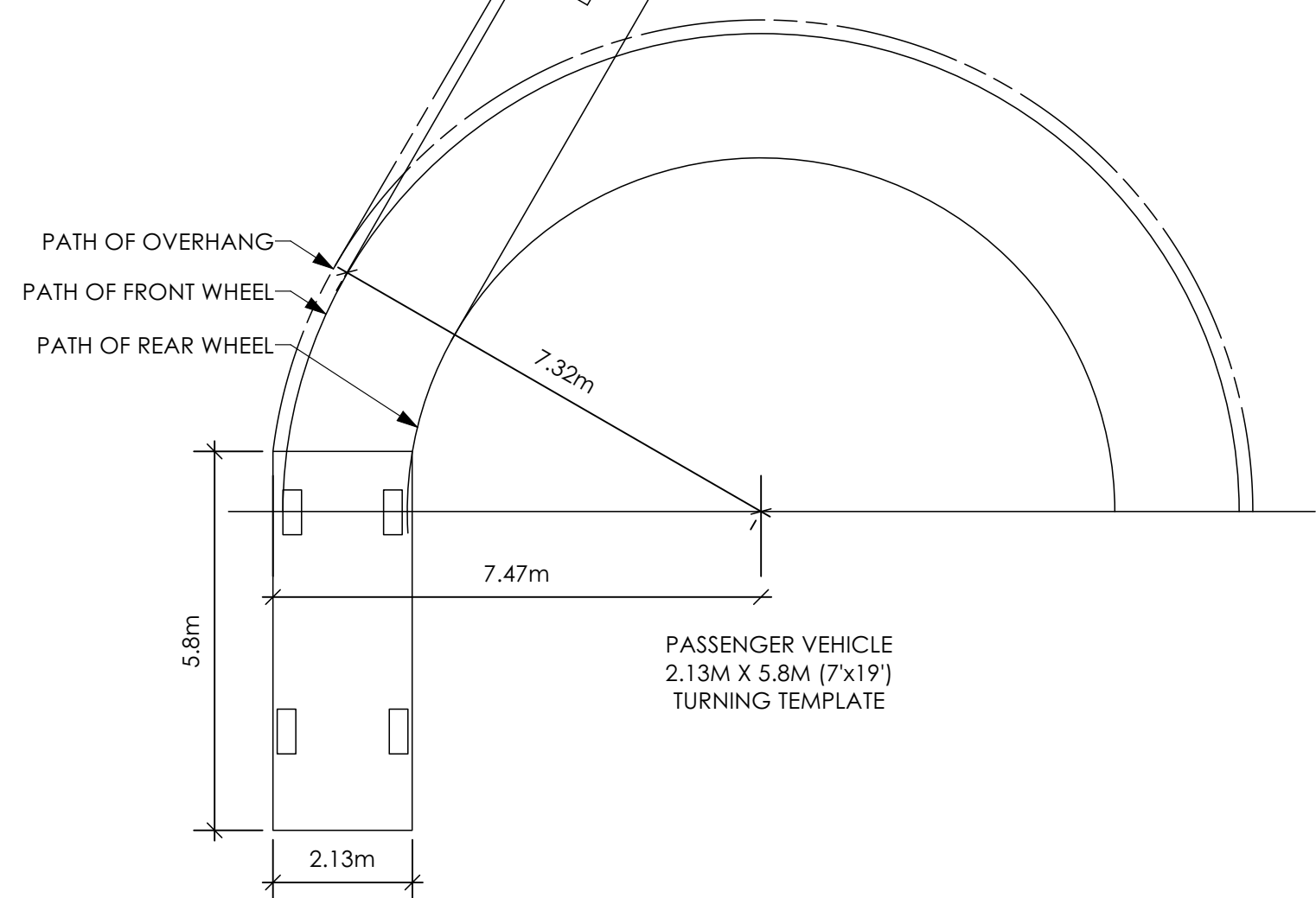
SEE LANDSCAPING PLAN FOR TREE SCHEDULE

RETAINING WALLS
xx.xm = DESIGNER APPROXIMATE HEIGHT MEASUREMENT. VERIFY ON SITE TO BE CERTIFIED BY AN ENGINEER AND MEET BCBC REQUIREMENTS FOR EARTHQUAKE DESIGN (REFER TO STRUCTURAL DRAWINGS)
- ALL LANDSCAPE RETAINING WALLS TO HAVE A 1.2m MAX. EXPOSED HT OR A MAX. 1:1 RATIO OF HEIGHT TO HORIZONTAL SEPARATION IF TERRACED



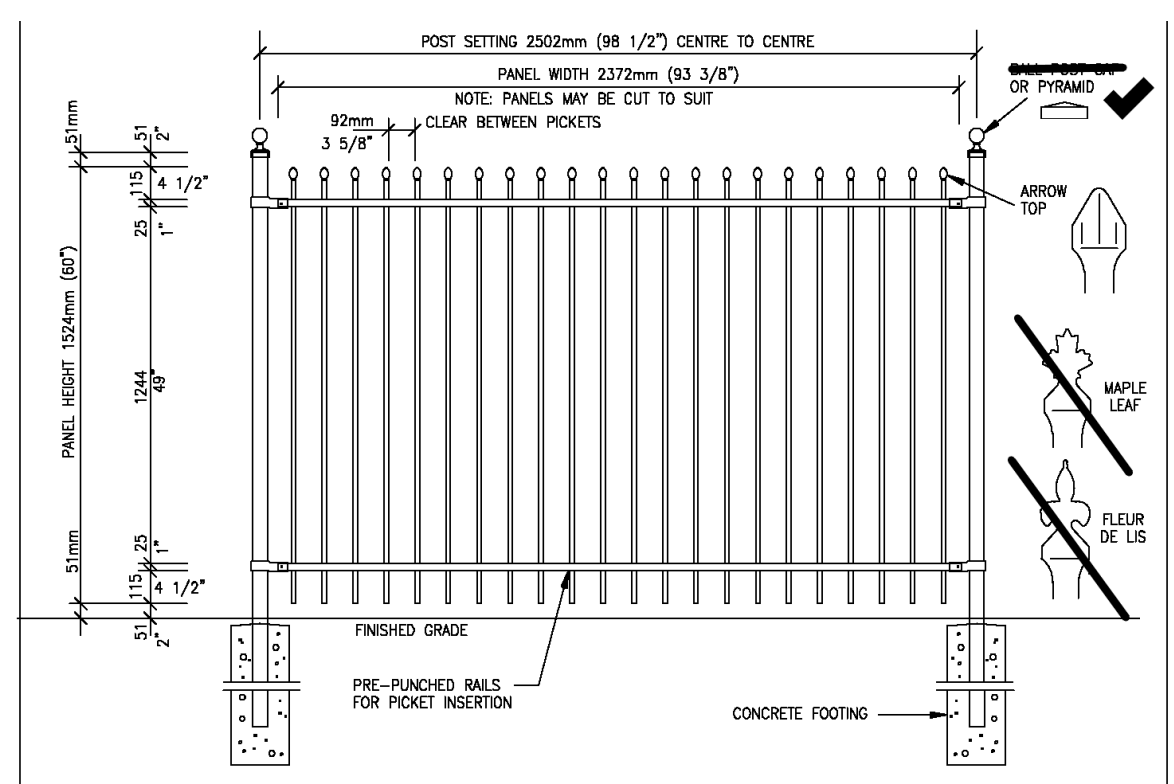
1 Tree Planting Detail
A2 Not To Scale

All trees and plants by the home owner to be planted in minimum 10m³ of fertile topsoil, 700mm Deep



3 Turning Template
A2 Not To Scale

2 Site Plan
A2 1:100



4 Fence Treatment
A2 Not To Scale

5 Key Plan
A2 1:500

GENOA WESTCOAST

Date

March 15, 2023

Project Address

3481 Trumpeter Street
Royal Bay - Sector 7
Colwood, B.C.

Prepared for

Verity Construction

Project #

8298-54

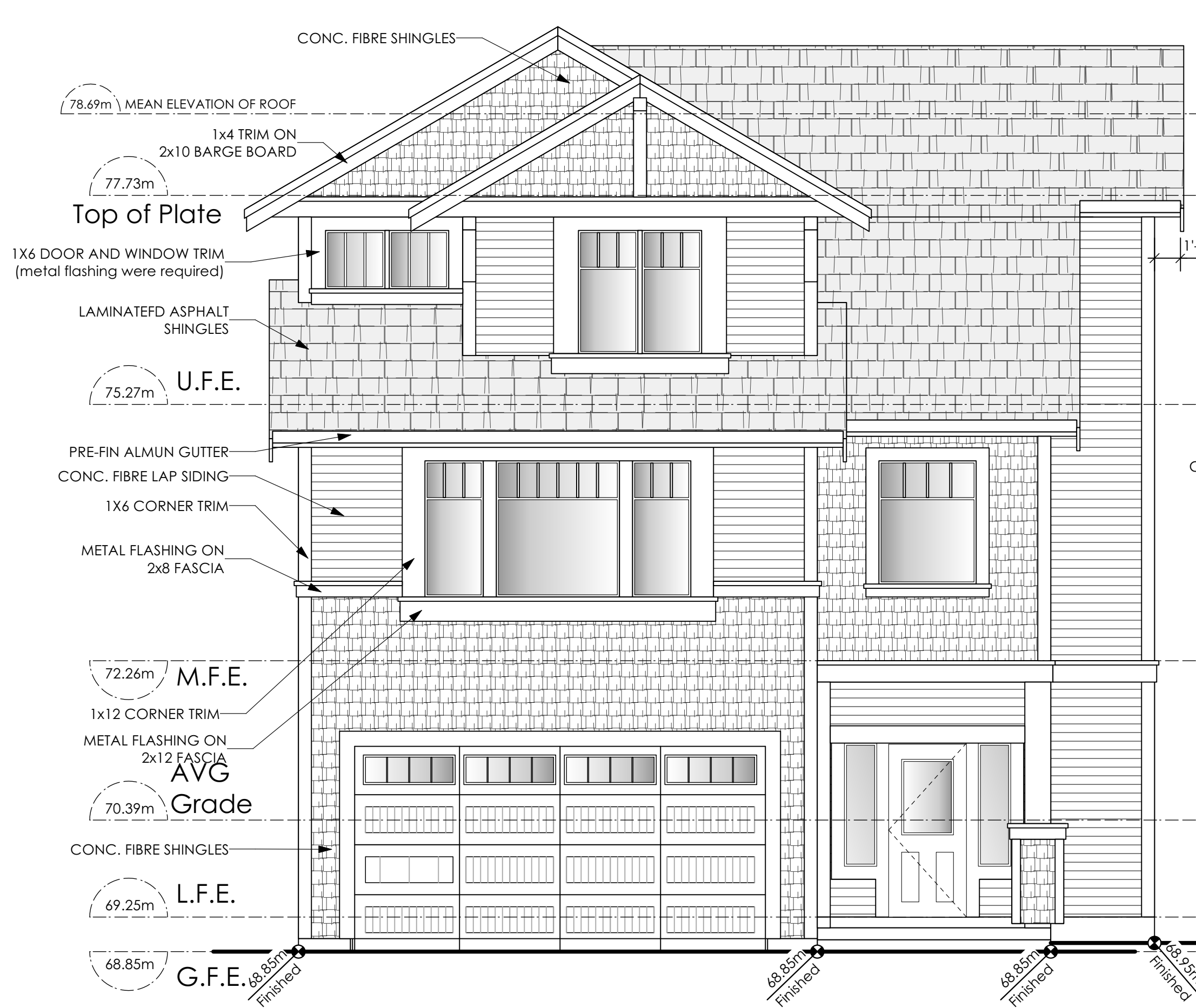
Scale

As Noted

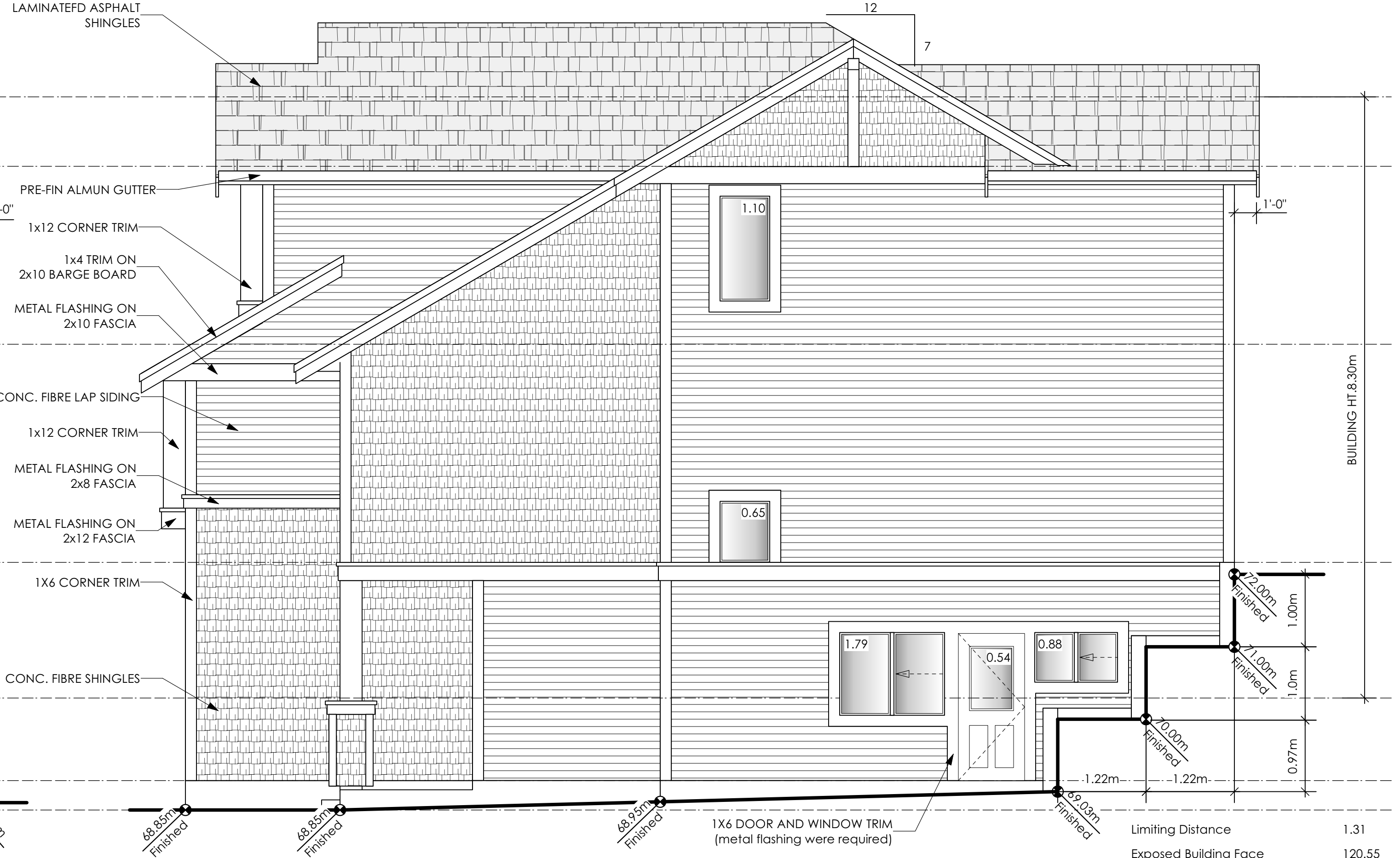
Drawn By

MDK

Development Permit Presentation

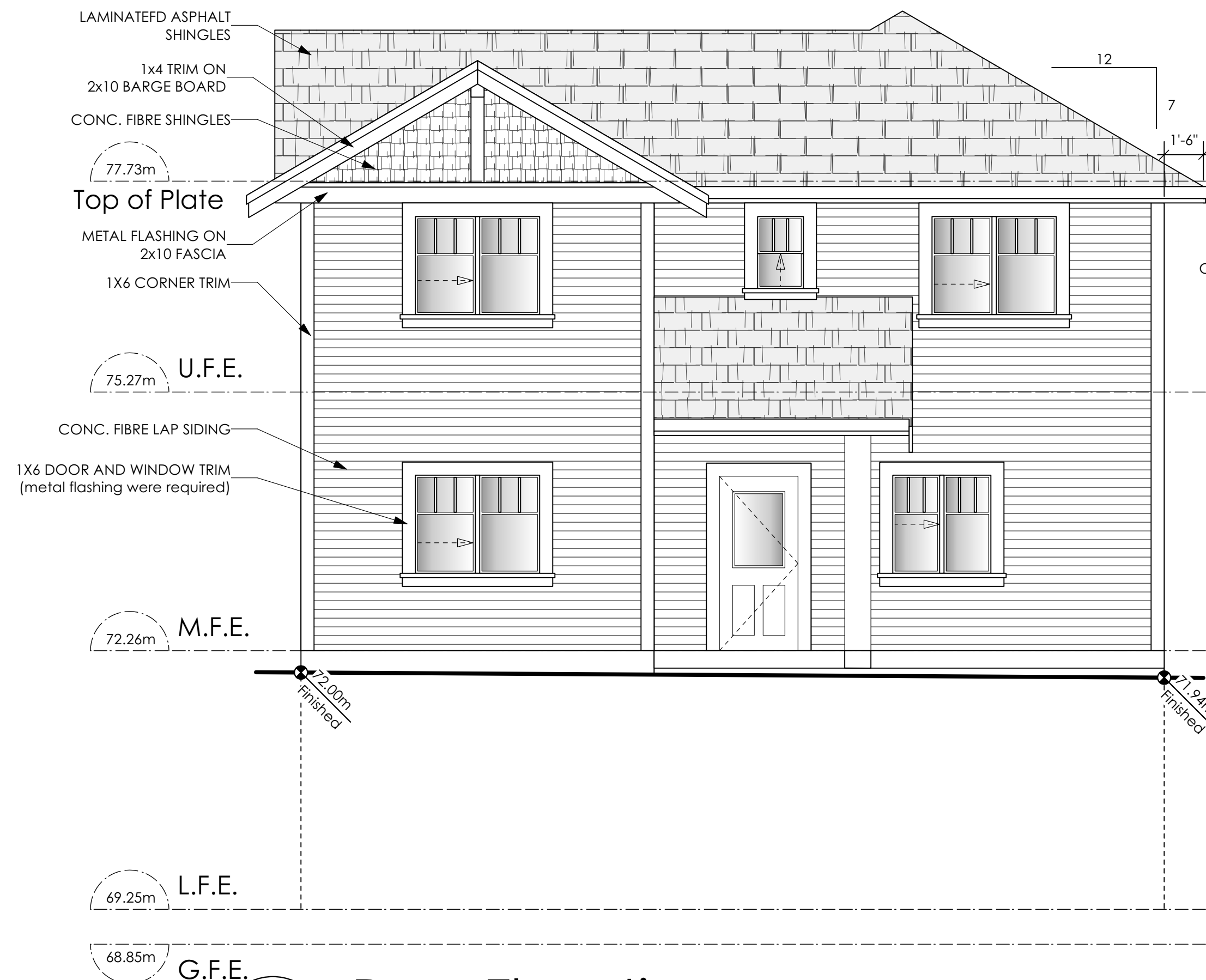


1 Front Elevation
A3 Scale: 1/4" = 1'-0"

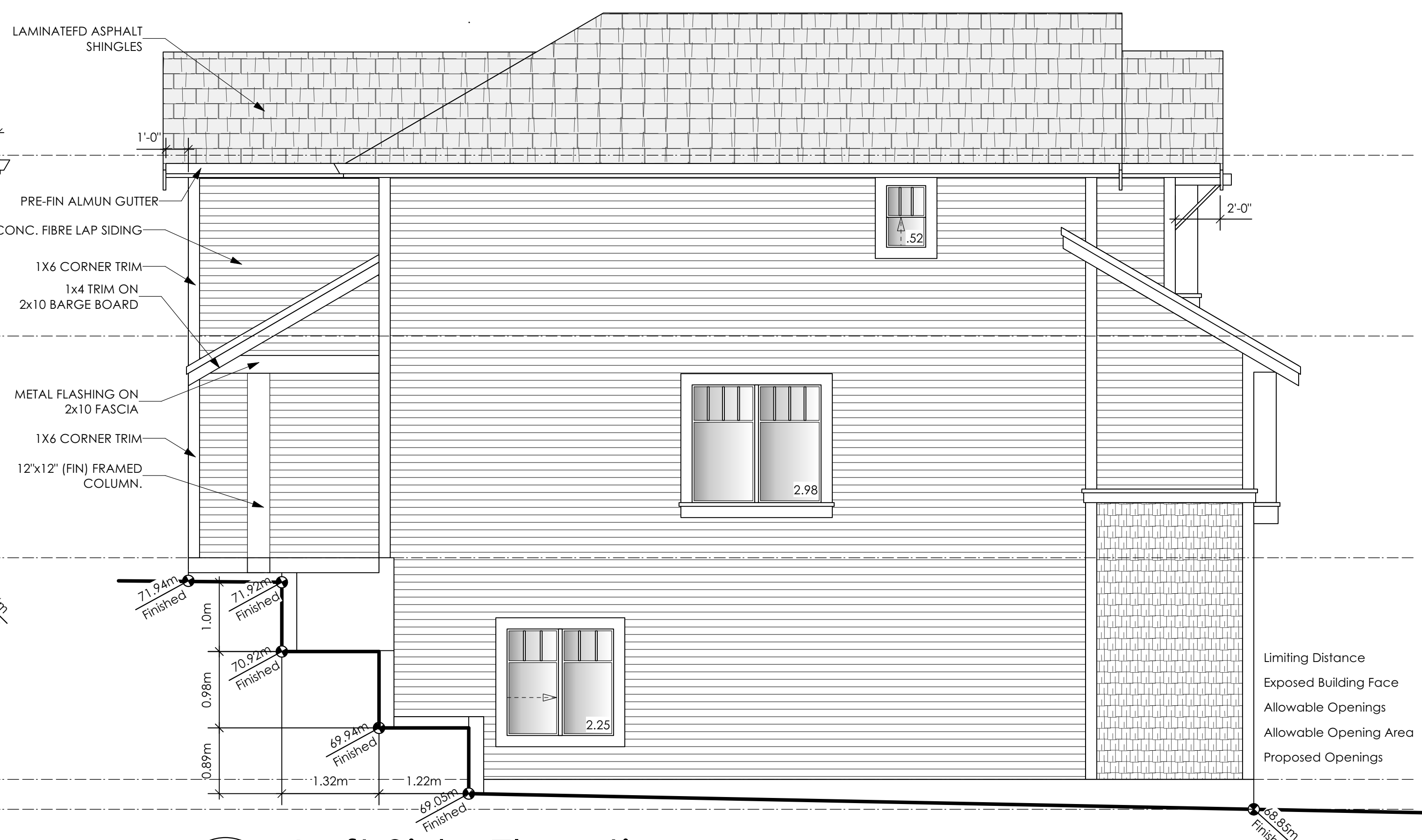


2 Right Side Elevation
A3 Scale: 1/4" = 1'-0"

Limiting Distance	1.31	m.
Exposed Building Face	120.55	sq.m.
Allowable Openings	7.0	%
Allowable Opening Area	8.43	sq.m.
Proposed Openings	4.96	sq.m.



3 Rear Elevation
A3 Scale: 1/4" = 1'-0"



4 Left Side Elevation
A3 Scale: 1/4" = 1'-0"

Limiting Distance	1.95	m.
Exposed Building Face	114.21	sq.m.
Allowable Openings	7.0	%
Allowable Opening Area	7.99	sq.m.
Proposed Openings	5.75	sq.m.

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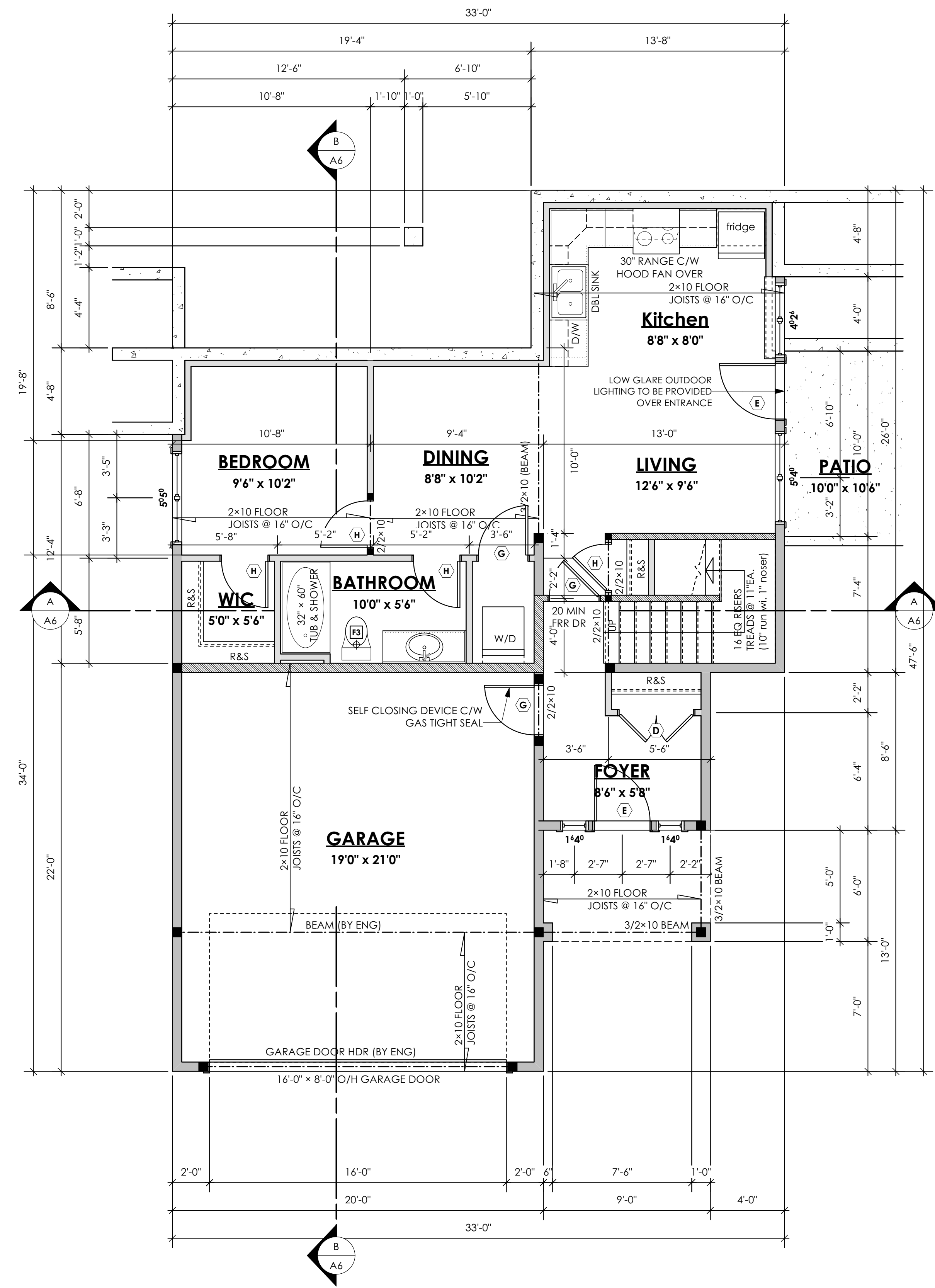
Scale

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Development Permit Presentation



1
A4 Lower Floor Plan
Scale: 1/4" = 1'-0"
PRIMARY: 129.38 sq.ft. (12.02 sq.m.)
SUITE: 591.00 sq.ft. (54.91 sq.m.)
TOTAL: 720.38 sq.ft. (66.93 sq.m.)
GARAGE: 440.00 sq.ft. (40.88 sq.m.)

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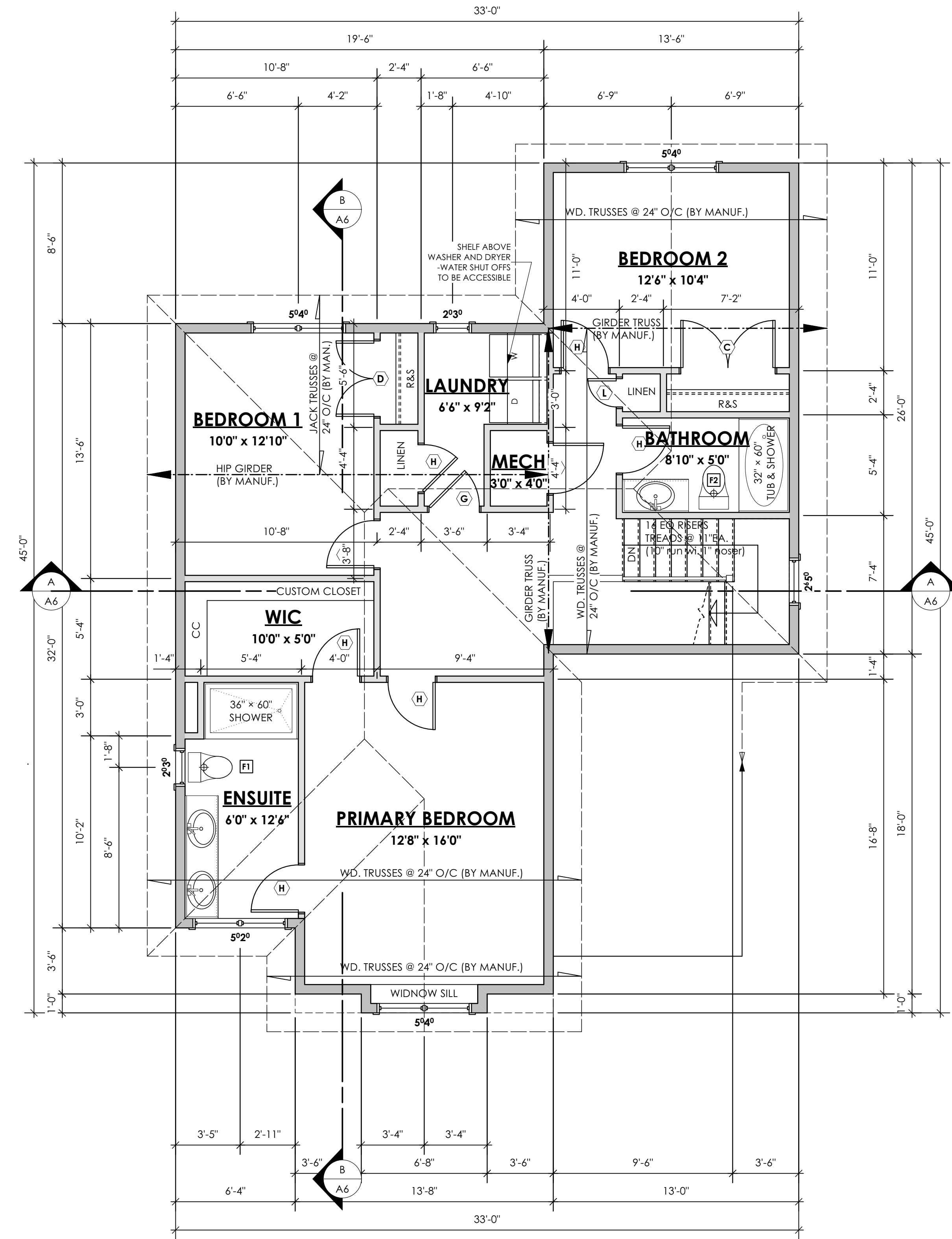
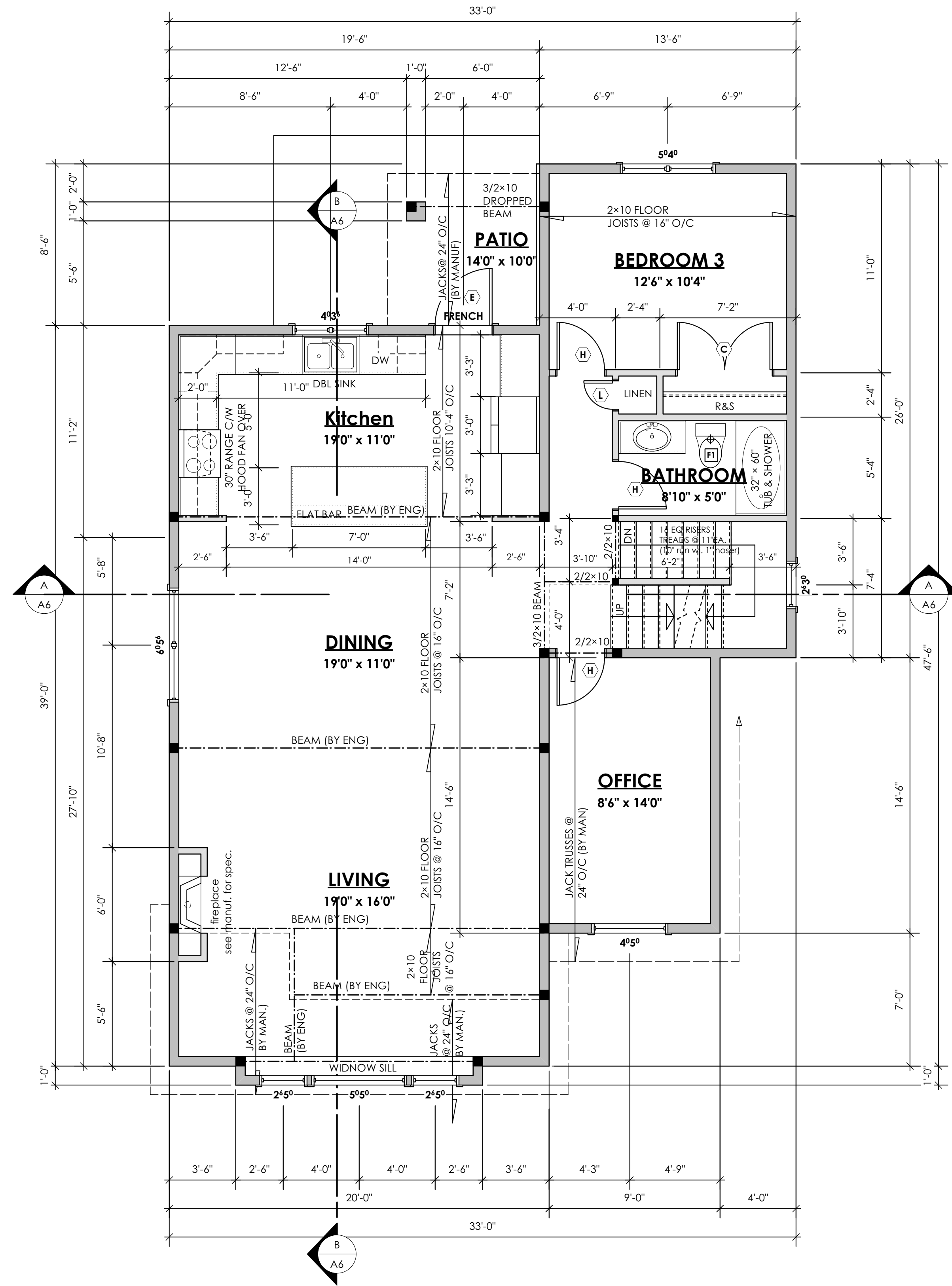
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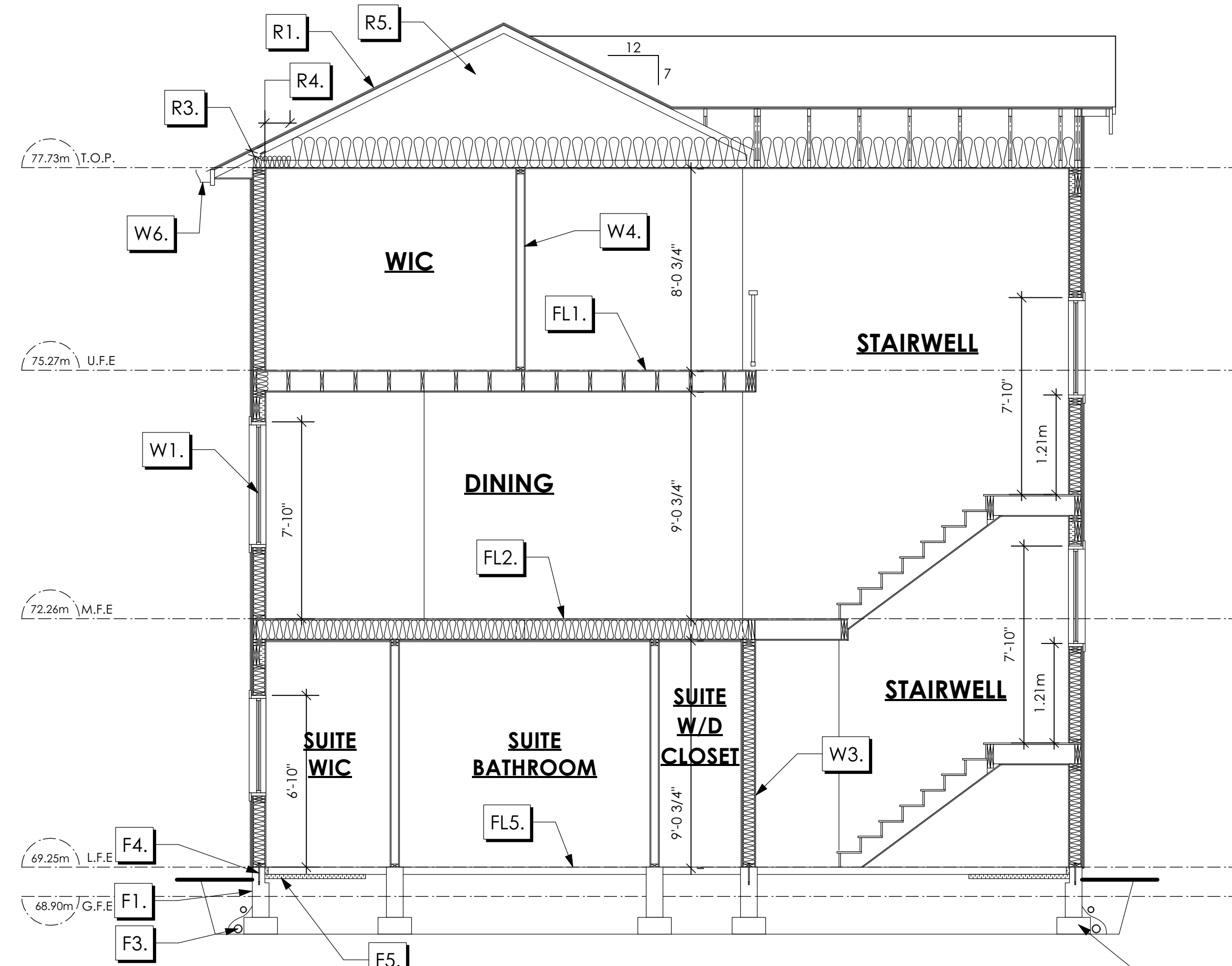
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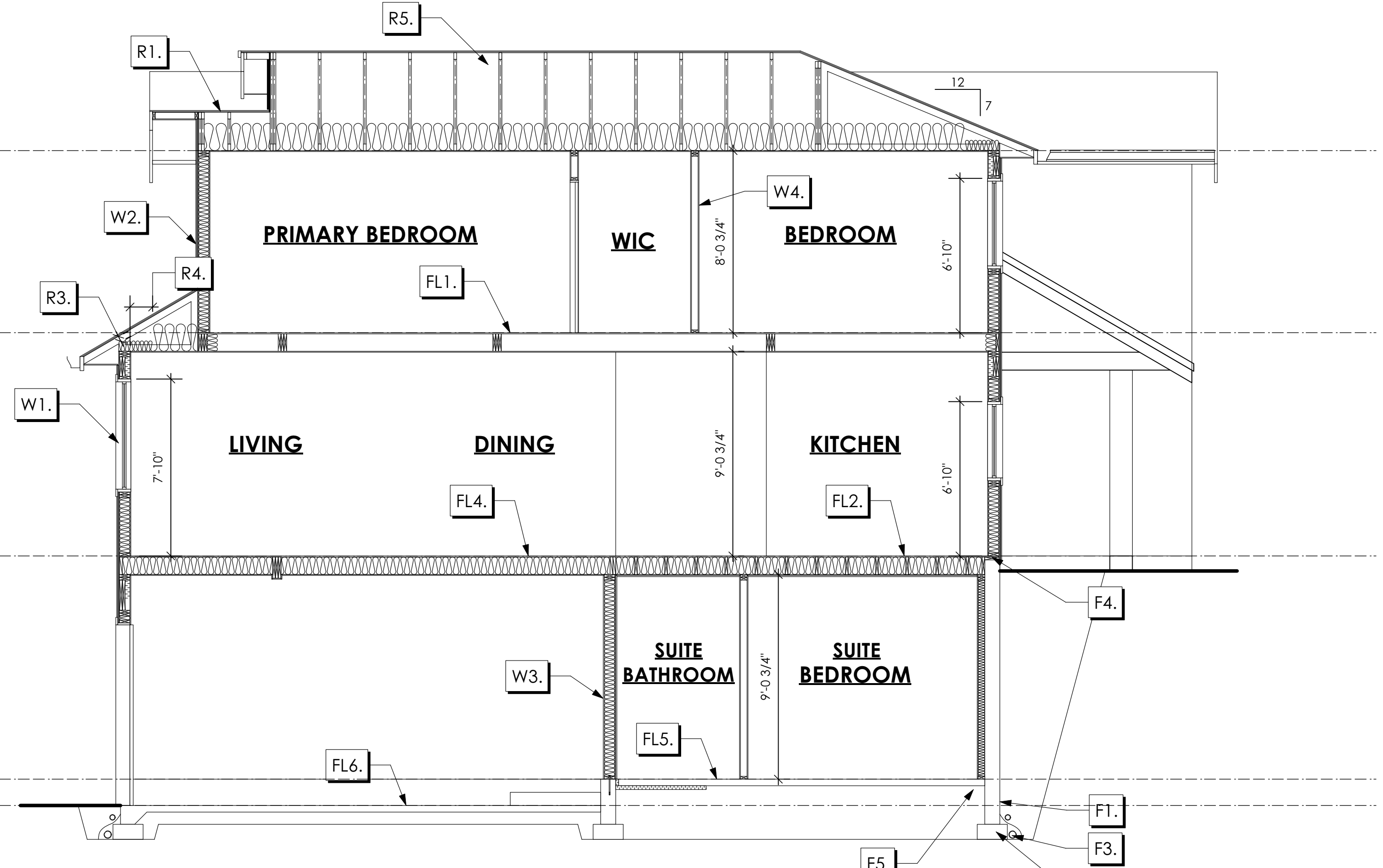
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Development Permit Presentation



1
A7 Section A-A
Scale: 1/4" = 1'-0"



1
A7 Section B-B
Scale: 1/4" = 1'-0"

- R1. LAMINATED ASPHALT SHINGLES ON 7/16" ORIENTED STRAND BOARD C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) R-40 FIBRE GLAS BATT INSULATION OR 14 1/2" FIBRE GLASS LOOSE FILL INSULATION 6 MIL POLY'N V.B. 5/8" GYPSUM BOARD
- R2. LAMINATED ASPHALT SHINGLES ON 7/16" ORIENTED STRAND BOARD C/W "H" CLIPS WD TRUSSES (DESIGNED BY MANUF.) 1/2" ORIENTED STRAND BOARD VENTED SOFFIT
- R3. PROVIDE 2 1/2" (63MM) CLEAR BETWEEN R-20 INSULATION AND SHEATHING. (MIN. R-20 @ ROOF-WALL CONNECTION FOR 4'-0" (1.2M) AROUND PERIMETER OF BUILDING. AIR VENTILATION BAFFLES TO BE INSTALLED WHERE REQUIRED IN AS PER BCBC 9.19.)
- R4. EAVE PROTECTION CONT. UP ROOF SLOPE FOR 12" PAST EXTERIOR WALL.
- R5. PROVIDE 1 SQ.FT. ATTIC VENT PER 300 SQ.FT. OF INSULATED AREA MIN. 25% OF REQUIRED TO BE @ TOP AND BOTTOM (TO COMPLY WI. B.C. BLDG. CODE 9.19.1)
- R6. PRE-FIN. FASCIA GUTTER 2x8 FASCIA BD. 2x4 SUB. FASCIA BD. VENTED SOFFIT (SEE CONTRACTOR)
- R7. PRE-FIN. FASCIA GUTTER 2x8 FASCIA BD. 2x4 SUB. FASCIA BD. 1/2" ORIENTED STRAND BOARD VENTED SOFFIT (SEE CONTRACTOR)
- FL1. FINISHED FLOORING ON 11/16" ORIENTED STRAND BOARD (FASTENED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) 1/2" GYPSUM BOARD
- FL2. B.C. BUILDING CODE (TABLE 9.10.3.1.B) RATED FLOOR ASSEMBLY F8D FINISHED FLOORING ON 11/16" ORIENTED STRAND BOARD (FASTENED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) R-31 INSULATION RESILIENT METAL CHANNELS @ 24" O/C 1 LAYERS 5/8" X-TYPE GYPSUM BOARD 30 MINUTE F.R.R., 50 S.T.C.
- FL3. FINISHED FLOORING ON 11/16" ORIENTED STRAND BOARD (FASTENED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) PROVIDE R-31 F/G BATT INSULATION IN JOIST CAVITY C/W BUILDING WRAP VENTED SOFFIT (TO OWNERS SPECS) TO ALL SUSPENDED FLOOR AREAS
- FL4. FINISHED FLOORING ON 19/32" ORIENTED STRAND BOARD (NAILED & GLUED TO FLOOR STRUCT. BELOW) ON 2x10 FLOOR JOISTS @ 16" OR 12" O/C C/W 2x2 X-BRIDGING @ 7.0' O/C (MAX) R-31 INSULATION 5/8" X-TYPE GYPSUM BOARD (BETWEEN GARAGE AND LIVING SPACE)
- FL5. 3 1/2" CONCRETE SLAB 6 MIL. POLY'N V.B. 6" COMPACTED GRAVEL OR SAND
- FL6. 3 1/2" CONCRETE SLAB 6 MIL. POLY'N V.B. 6" COMPACTED GRAVEL OR SAND SLOPE TO DOORS 1" (NOT IN SECTION)

- W1. DOUBLE GLAZING ENERGY STAR LOW "E" RATING IN THERMAL BREAK FRAMES 2/2"x10" LINTEL OVER (@ bearing walls only) (TYPICAL, WI. 2 1/2" XPS INSULATION) FLASHING OVER @ EXTERIOR (glazing in all exterior doors & within 3 ft. of exterior doors to be shatterproof (SP)) WINDOW REQUIREMENTS DERIVED FROM CITY OF COLWOOD BUILDING BYLAW AND ARE TO BE USED TO SATISFY THE REQUIREMENTS OF AAMA/WDMA/CSA 101/1.5.2/A440, "NAFS": COLWOOD, CLASS R - PG30 (220) A3. RATINGS MUST BE CLEARLY LABELED ON ALL UNITS UPON INSTALLATION FOR INSPECTION.
- W2. CONC. FIBRE BOARD ON 9.5MM (3/8") AIR SPACE / STRAPPING 3/8"x2" BORATE TREATED PLYWOOD STRAPPING HOUSE WRAP (A.B.) (TYVEK OR EQ.) 7/16" ORIENTED STRAND BOARD SHEATHING 2x6 STUDS @ 16" O/C R-20 INSULATION 6 MIL. POLYETHYLENE VAPOUR BARRIER 1/2" GYPSUM BOARD
- W3. B.C. BUILDING CODE (TABLE 9.10.3.1.A) RATED WALL ASSEMBLY W3C 1 LAYER 1/2" X-TYPE GYPSUM BOARD RESILIENT METAL CHANNELS @ 24" O/C 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (IF NOTED) C/W 3 1/2" FIBRE GLASS SOUND BATTS 1 LAYER 1/2" X-TYPE GYPSUM BOARD 45 MIN. F.R.R. 43 S.T.C. (BETWEEN PRIMARY LIVING & SECONDARY SUITE)
- W4. INTERIOR PARTITION 1/2" GYPSUM BOARD ON EACH SIDE OF 2x4 STUDS @ 16" O/C OR 2x6 STUDS @ 16" O/C (IF NOTED)
- W5. 5/8" X-TYPE GYPSUM BOARD ON 2x6 STUDS @ 16" O/C C/W R-20 INSULATION 6 MIL. POLY'N V.B. 1/2" GYPSUM BOARD (BETWEEN GARAGE & LIVING) (not in section)
- W6. 1/2" GYPSUM BOARD ON 6 MIL. POLY'N V.B. 2x4 STUDS @ 24" O/C C/W R-12 BATT INSULATION BUILDING WRAP OR 12.7MM (1/2") AIR SPACE (PROVIDE REQUIRED FIRE STOPS IN WALL ASSEMBLIES TO COMPLY WITH B.C. BLDG. CODE 9.10.16.)

- F1. DAMP PROOFING (WHERE REQUIRED) ON 8" THK. CONC. FOUNDATION WALL C/W 15 M BARS @ 24" O/C B/W
- F2. 16"x8" CONC. FOOTINGS C/W 2 (TWO) 15M BARS CONT. 3 IN. FROM BOTT. ON UNDISTURBED SOIL (SOLID BEARING)
- F3. 4" PERIMETER DRAIN 3" TIGHT PIPE FOR RWL DRAIN ROCK
- F4. ANCHOR BOLTS @ 4.0 FT. O/C MAX C/W SILL GASKETS
- F5. STEP DOWN TO GARAGE SLAB MAY VARY. VERIFY EXTENT ON SITE (NOT IN SECTION)

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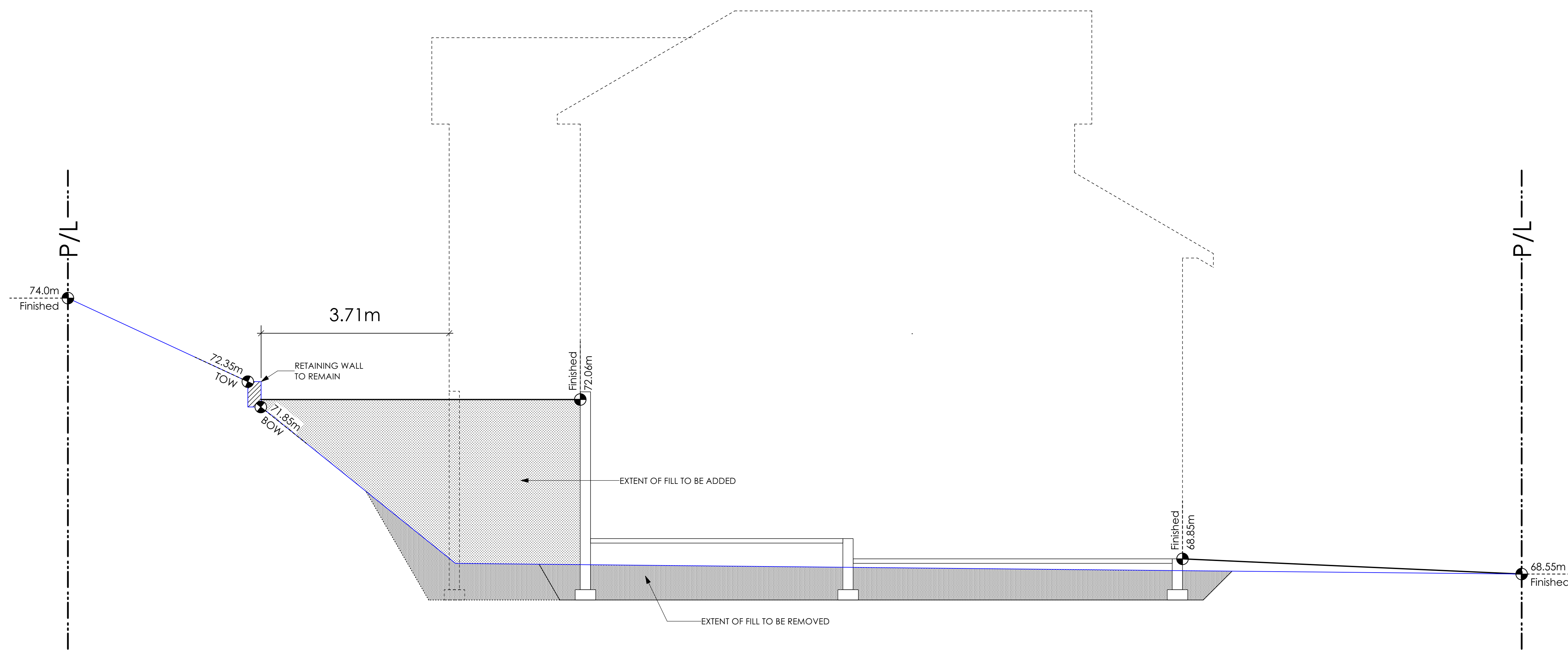
8298-54

Scale

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1 Lot 54 Site Section
Scale: 1/4" = 1'-0"

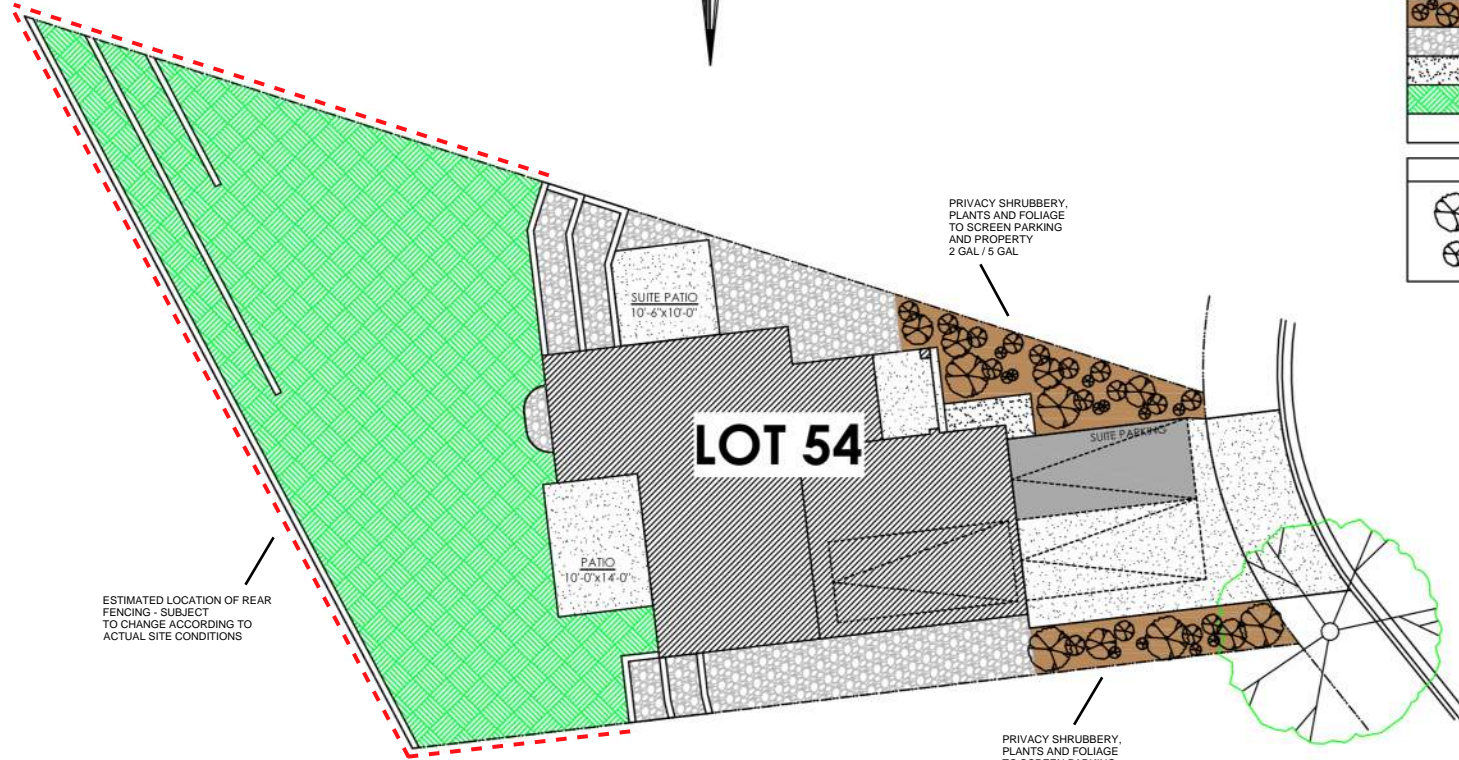
Development Permit Presentation

ALL FENCING, RETAINING AND LANDSCAPING MUST MEET THE GUIDELINE REQUIREMENTS

ALL RETAINING WALLS ARE TO BE STAND ALONE STRUCTURES (THEY MUST TERMINATE AT PROPERTY LINE) AND MUST NOT CONNECT TO RETAINING WALLS LOCATED ON ADJACENT PRIVATE PROPERTIES

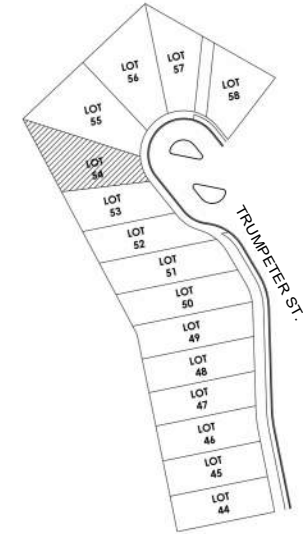
*NOTE: In the interest of maintaining high standards, the developer reserves the right to modify plans, specifications and design without prior notice. Drawings contained within are artist renderings only. Sizes and dimensions are approximate and may vary with actual plan and survey. Exterior style may change pending municipal approval. Retaining wall location and types may vary and are subject to municipal, engineering or developer discretion. Subject to change without notice. Furniture as shown on plans are for layout purposes only and are not included in the sale.

KEY PLAN
NOT TO SCALE

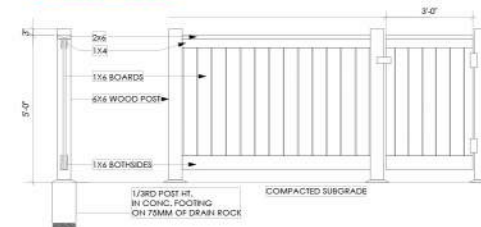


ITEM	AREA (sf)	%
GARDEN BED	345	9%
GRAVEL	571	15%
CONCRETE	784	20%
SOD	2,150	56%
TOTAL	3,850	100%

LEGEND	
	PRIVACY SHRUBBERY
	UPGRADE SHRUBBERY, PLANTS AND FOLIAGE
	PRIVACY SHRUBBERY
	UPGRADE SHRUBBERY, PLANTS AND FOLIAGE
	- 2 GAL
	- 5 GAL

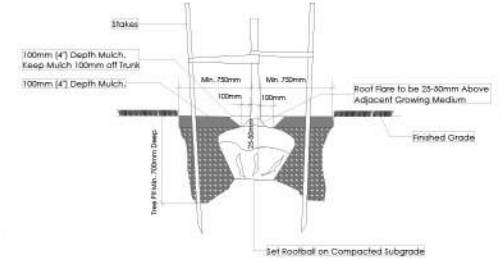


LOCATION INDICATED BY



Typical Fence Detail
Not To Scale

TYPICAL FENCE DETAIL BASED OFF FENCE DETAIL 1/1 FROM ROYAL BAY DESIGN GUIDELINES PAGE 21



Tree Planting Detail
Not To Scale

All trees and plants by the home owner to be planted in minimum 10m² of fertile topsoil, 700mm Deep

ADDITIONAL NOTES:
PROPERTY TO BE IRRIGATED
6" PIPE FOR DRIVEWAY SLEEVES TO BE INSTALLED FOR CITY IRRIGATION LINES

LANDSCAPE PLAN
NOT TO SCALE

MM/DD/YY	ISSUED/REVISED	DATE
01	10/14/22 FOR APPROVAL	PROJECT
02	01/17/23 SITE PLAN REVISION	LANDSCAPING PLAN LOT 54, 3481 TRUMPETER ST. ROYAL BAY, SECTOR 7 CITY OF COLWOOD



QUALITY CONSTRUCTION. TRUSTED SERVICE.

106 - 1039 Langford Parkway
Victoria, B.C. V9B 0A6

P: 250.474.1039

www.verityconstruction.ca

MUNICIPAL ADDRESS	P.I.D.
LOT 54	PLAN
BUILDER VERITY HOMES	SUBDIVISION ROYAL BAY SECTOR 7
ADDRESS	DEVELOPER MEADOWS DEVELOPMENT LP
REPRESENTATIVE	PH.
	CONSULTANT WSP CANADA INC

PROPOSED BUILDING GRADES

ALL ELEVATIONS ARE METRIC GEODETIC + _____

MAIN FLOOR ELEVATION (TOP OF JOISTS) **69.25**

FRONT ELEV. **68.85** REAR ELEV. **70.92/72.06/72.00**
(FINISHED GRADE) (FINISHED GRADE)

FINISHED GRADE AT GARAGE **68.85**

ACTUAL TOP OF FOOTING ELEVATION (ATF) **n/a**

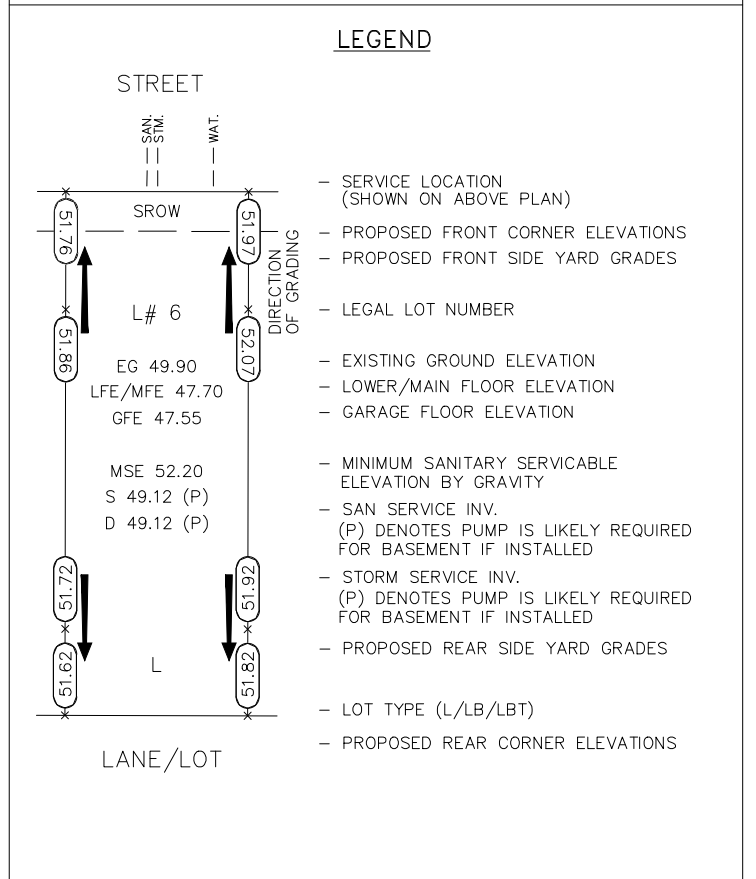
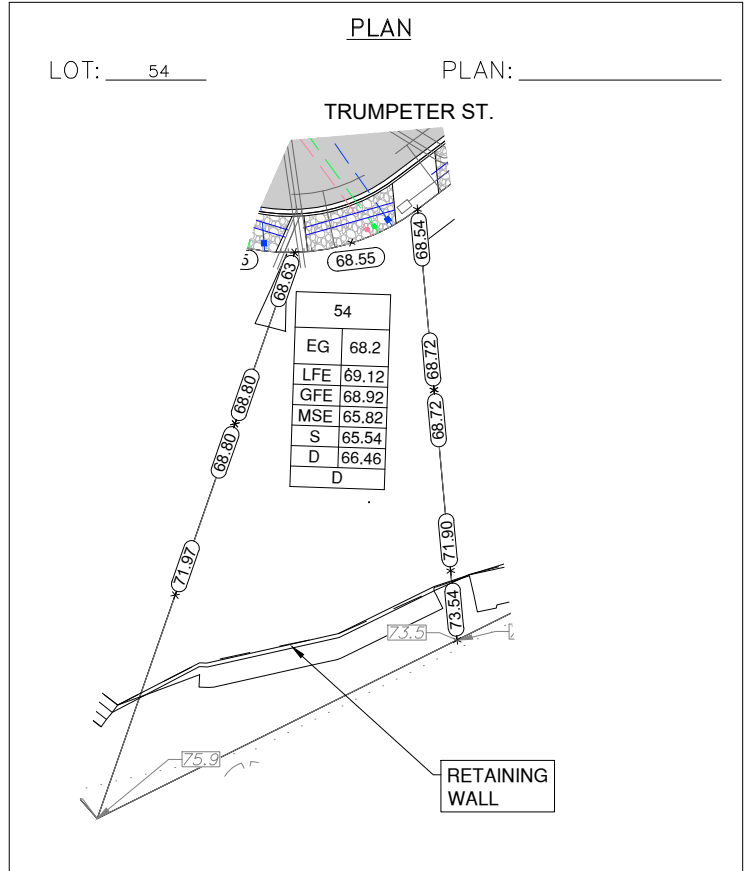
LOWEST PERMITTED TOP OF FOOTING ELEVATION (LTF) (BOTTOM OF BASEMENT SLAB FROST WALLS ARE REQUIRED.) **not provided**

SERVICES	FRONT	REAR	CENTER	REFER TO PLAN	SIZE (mm)
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19
SANITARY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100
STORM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100

COMMENTS	YES	NO
DRAIN TO SUMP PUMP LIKELY REQUIRED (FOR BASEMENT IF INSTALLED)	<input type="checkbox"/>	<input type="checkbox"/>
SEWER TO SUMP PUMP LIKELY REQUIRED (FOR BASEMENT IF INSTALLED)	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES INSTALLED TO _____ m INSIDE PROPERTY	<input type="checkbox"/>	<input type="checkbox"/>
FOUNDATION SOIL BEARING INVESTIGATION CERTIFICATION REQUIRED	<input type="checkbox"/>	<input type="checkbox"/>
GEOTECHNICAL RESTRICTIONS APPLY (SEE GEOTECHNICAL REPORT)	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL RESTRICTIONS APPLY (SEE ENVIRONMENTAL REPORT)	<input type="checkbox"/>	<input type="checkbox"/>
UTILITY EASEMENTS AFFECT THIS LOT	<input type="checkbox"/>	<input type="checkbox"/>

NOTES

- IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THE FOOTINGS ARE PLACED ON A PROPER BASE THAT IS FREE FROM FROST, EXCESSIVE MOISTURE AND DELETERIOUS MATERIALS AND HAVE APPROPRIATE FROST PROTECTION WHEN COMPLETED.
- THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED LOT GRADING PLAN FOR THIS SUBDIVISION. UN-AUTHORIZED DEVIATIONS WILL BE THE RESPONSIBILITY OF THE BUILDER TO ENSURE COMPLIANCE WITH ALL LOCAL BYLAWS.
- OTHER NOTES: _____



I, THE BUILDER'S REPRESENTATIVE, _____, CERTIFY THAT THE FINAL HOUSE PLANS PROVIDED IN THE BUILDING PERMIT APPLICATION ARE THE SAME AS PROCESSED UNDER THIS GRADE SLIP AND THAT I UNDERSTAND THE INFORMATION AND THE REQUIREMENTS CONTAINED HEREIN AND WILL BUILD ACCORDINGLY.

AUTHORIZED BUILDER'S REPRESENTATIVE

DATE

THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED LOT GRADING PLAN FOR THIS SUBDIVISION, DATED _____

C. Hume - Nov. 9/22

ISSUED BY DEVELOPER'S AUTHORIZED REPRESENTATIVE

DATE