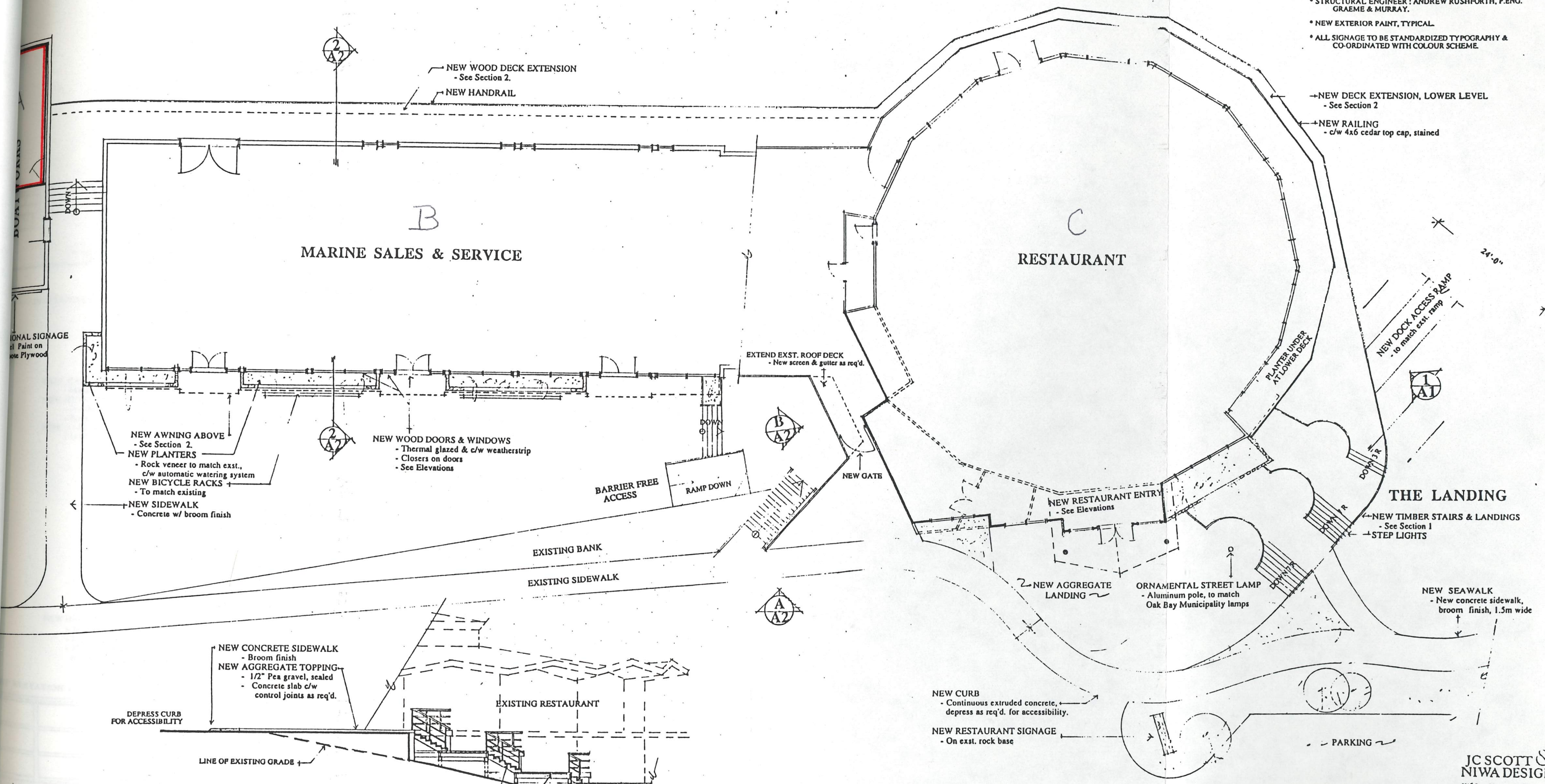


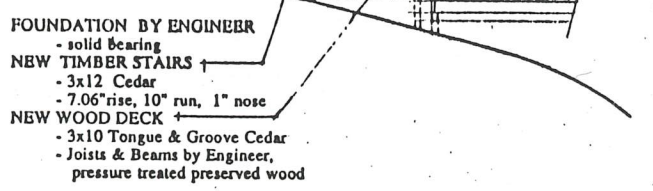
# OAK BAY MARINA



- GENERAL NOTES**
- SEE LANDSCAPE PLAN FOR ALL NEW PLANTINGS. EXISTING TREES, SHRUBS TO BE PRUNED & SHAPED AS REQUIRED.
  - ALL DIMENSIONS ARE TO FACE OF STRUCTURAL MEMBERS. VERIFY ALL DIMENSIONS ON SITE.
  - STRUCTURAL ENGINEER: ANDREW RUSHFORTH, P.ENG. GRAEME & MURRAY.
  - NEW EXTERIOR PAINT, TYPICAL.
  - ALL SIGNAGE TO BE STANDARDIZED TYPOGRAPHY & CO-ORDINATED WITH COLOUR SCHEME.



**SECTION 1 - NEW LANDING**



- LEGEND**
- EXISTING WALLS, RETAINED
  - EXISTING WALLS, REMOVED
  - NEW WALLS
  - NEW PLANTER, ROCK VENEER



**JC SCOTT & NIWA DESIGN**  
3118 Poplar Street  
Vancouver, British Columbia  
V6V 1R3

**OAK BAY MARINA**

SCALE: 1/8" = 1'-0"  
DATE: 7/27/04  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

**PLAN**

DATE OF THIS RELEASE: A-1



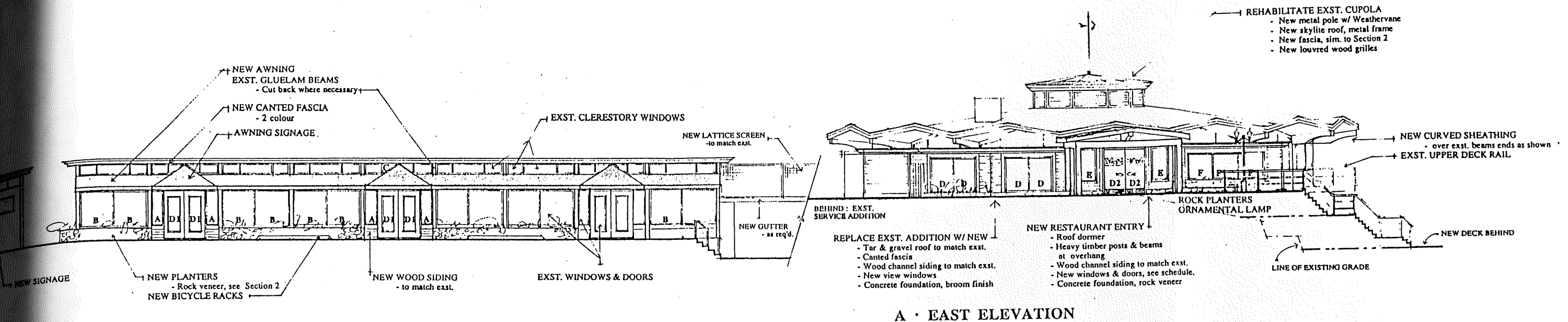
**NEW DOOR SCHEDULE**

| TYPE | W.    | H.    | NOTES  |
|------|-------|-------|--|
| D1   | 3'-6" | 8'-0" | Wood door to match exst. paint. Thermal glazed lite, c/w closer.   |
| D2   | 3'-6" | 8'-0" | Tempered glass, 3/8" thick. 1/8" thick copper kick plate. Custom copper "Fish" pulls. Sandblasted signage. |

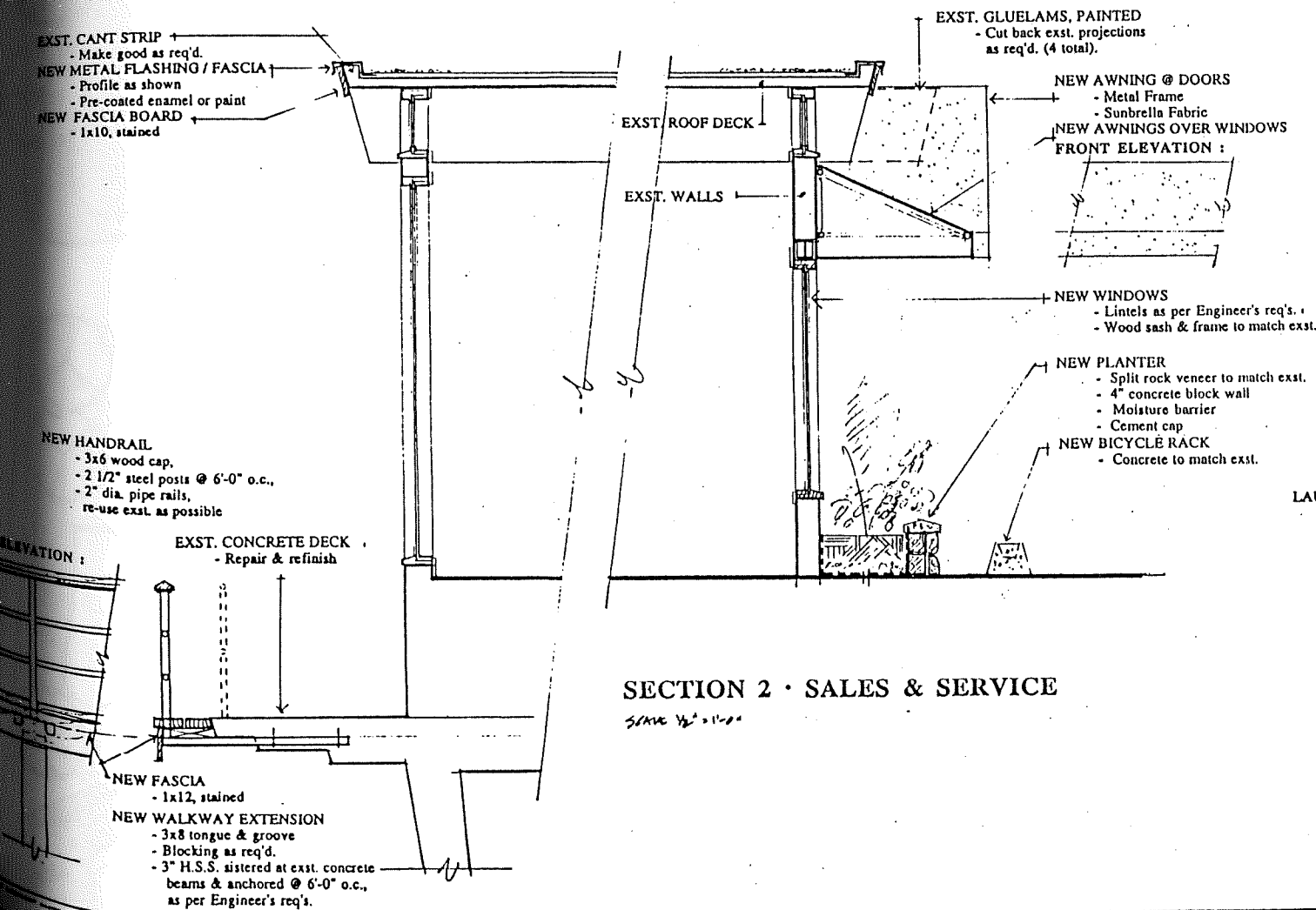
**NEW WINDOW SCHEDULE**

| TYPE | W.    | H.    | NOTES      |
|------|-------|-------|------------|
| A    | 2'-0" | 6'-0" | Sidelite   |
| B    | 5'-6" | 6'-0" | Fixed      |
| C    | 5'-0" | 1'-6" | Clerestory |
| D    | 3'-6" | 6'-0" | Casement   |
| E    | 4'-0" | 6'-0" | Sidelite   |
| F    | 3'-6" | 4'-6" | Fixed      |

\* ALL NEW WINDOWS TO BE THERMAL GLAZED.  
\* SITE VERIFY ALL DIMENSIONS.

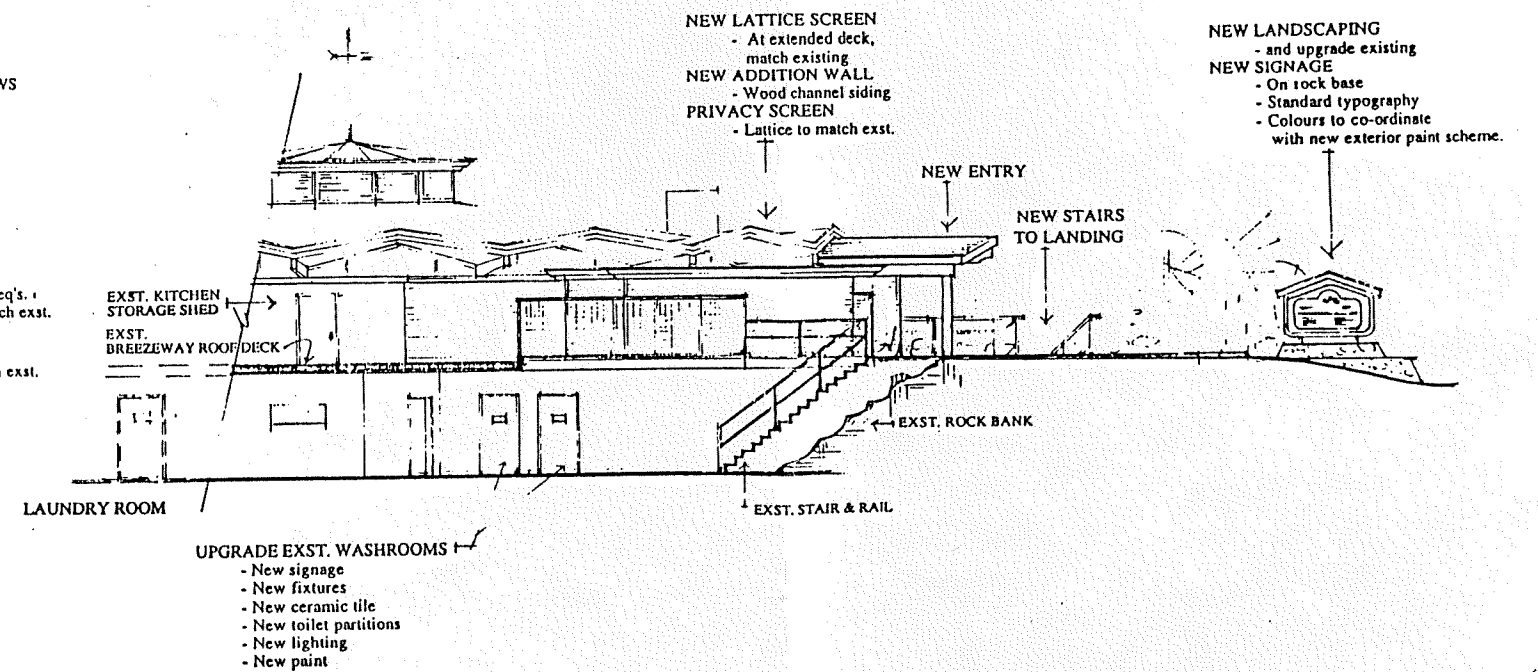


**A · EAST ELEVATION**



**SECTION 2 · SALES & SERVICE**

SCALE 1/2" = 1'-0"



**B · SOUTH ELEVATION**

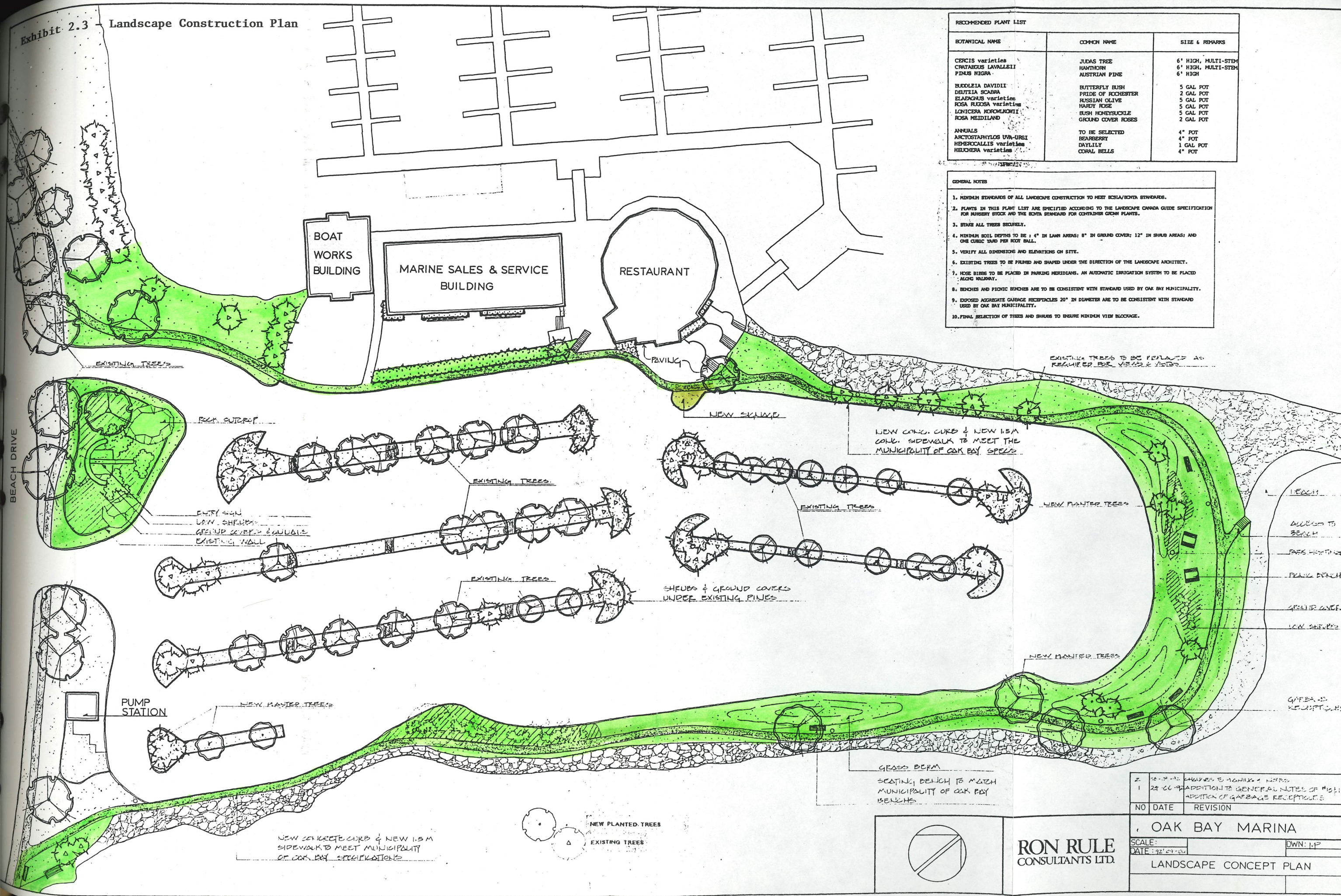
JC SCOTT & NIWA DESIGN  
3318 Piquet Street  
Victoria, British Columbia  
V8W 1K3

**OAK BAY MARINA**

|                     |              |               |
|---------------------|--------------|---------------|
| SCALE: 1/2" = 1'-0" | APPROVED BY: | DATE: 7/20/21 |
| <b>ELEVATIONS</b>   |              |               |
|                     |              | A · 2         |



Exhibit 2.3 Landscape Construction Plan



RECOMMENDED PLANT LIST

| BOTANICAL NAME          | COMMON NAME        | SIZE & REMARKS      |
|-------------------------|--------------------|---------------------|
| CERCIS varieties        | JUDAS TREE         | 6' HIGH, MULTI-STEM |
| CRATAEGUS LAVALLEII     | HAWTHORN           | 6' HIGH, MULTI-STEM |
| FINUS NIGRA             | AUSTRIAN PINE      | 6' HIGH             |
| Buddleia Davidii        | BUTTERFLY BUSH     | 5 GAL POT           |
| BUTZIA SCABRA           | BRIDE OF ROCHESTER | 2 GAL POT           |
| ELAEAGNUS varieties     | RUSSIAN OLIVE      | 5 GAL POT           |
| ROSA RUFOSA varieties   | HARDY ROSE         | 5 GAL POT           |
| LONICERA KOROLKOWII     | BUSH HONEYSUCKLE   | 5 GAL POT           |
| ROSA HEIDLAND           | GROUND COVER ROSES | 2 GAL POT           |
| ANNUALS                 | TO BE SELECTED     | 4" POT              |
| ARCTOSTAPHYLOS UVA-URSI | SEABERRY           | 4" POT              |
| HEMERICALLIS varieties  | DRILLIUM           | 1 GAL POT           |
| HEUCHERA varieties      | CORAL BELLS        | 4" POT              |

- GENERAL NOTES
1. MINIMUM STANDARDS OF ALL LANDSCAPE CONSTRUCTION TO MEET BCSPA/BOMTA STANDARDS.
  2. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK AND THE BOMTA STANDARD FOR CONTAINER GROWN PLANTS.
  3. STAKE ALL TREES SECURELY.
  4. MINIMUM SOIL DEPTHS TO BE: 4" IN LAWN AREAS; 8" IN GRASS COVER; 12" IN SHRUB AREAS; AND ONE CUBIC YARD PER ROOT BALL.
  5. VERIFY ALL DIMENSIONS AND ELEVATIONS ON SITE.
  6. EXISTING TREES TO BE PRUNED AND SHAPED UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
  7. HOSE BIBBS TO BE PLACED IN PARKING MERIDIANS. AN AUTOMATIC IRRIGATION SYSTEM TO BE PLACED ALONG WALKWAY.
  8. BENCHES AND PICNIC BENCHES ARE TO BE CONSISTENT WITH STANDARD USED BY OAK BAY MUNICIPALITY.
  9. EXPOSED AGGREGATE GARBAGE RECEPTACLES 20" IN DIAMETER ARE TO BE CONSISTENT WITH STANDARD USED BY OAK BAY MUNICIPALITY.
  10. FINAL SELECTION OF TREES AND SHRUBS TO ENSURE MINIMUM VIEW BLOCKAGE.

EXISTING TREES TO BE RETAINED AS REQUIRED FOR VIEWS & SHADE

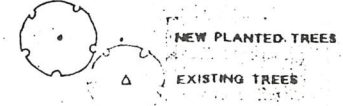
NEW CONC. CURB & NEW 1.5M CONC. SIDEWALK TO MEET THE MUNICIPALITY OF OAK BAY SPECS

SHRUBS & GROUND COVERS UNDER EXISTING PINES

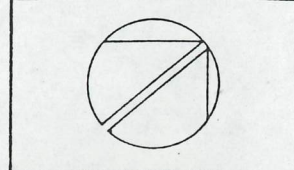
GRASS BERM SEATING BENCH TO MATCH MUNICIPALITY OF OAK BAY BENCHES

NEW CONCRETE CURB & NEW 1.5M SIDEWALK TO MEET MUNICIPALITY OF OAK BAY SPECIFICATIONS

- BEACH
- ACCESS TO BEACH
- PARKS HISTORIC
- PICNIC BENCH
- GRASSY GRACE
- LOW SEWER
- GARAGE RECEPTACLES



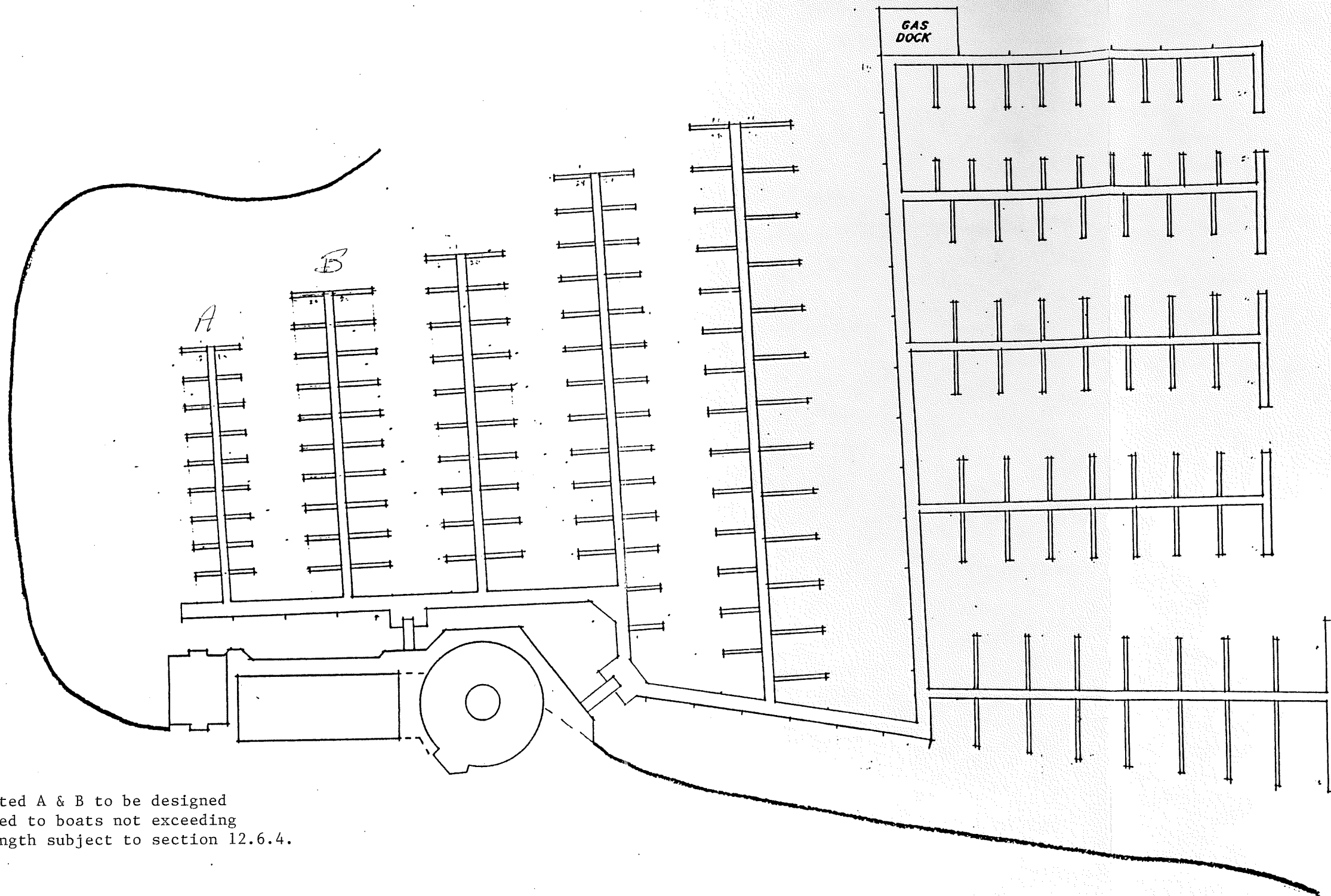
|    |          |   |
|----|----------|---|
| NO | DATE     | REVISION  |
| 1  | 24-06-92 | ADDITION TO GENERAL NOTES OF #10 & 11 ADDITION OF GARBAGE RECEPTACLES |



RON RULE CONSULTANTS LTD.

OAK BAY MARINA  
SCALE: [blank]  
DATE: 24-06-92  
OWN: MP  
LANDSCAPE CONCEPT PLAN

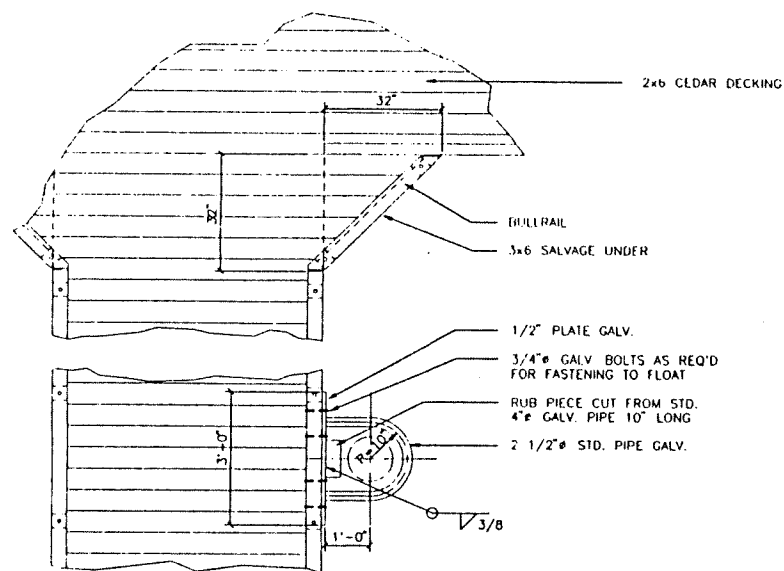
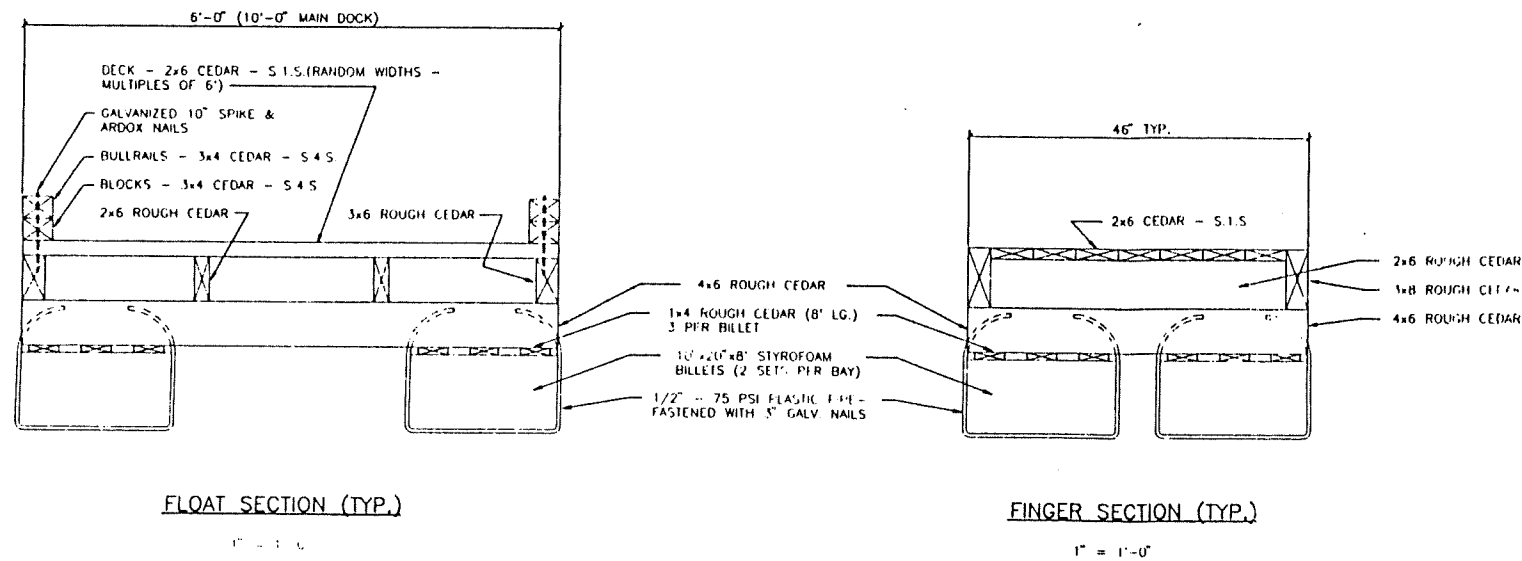




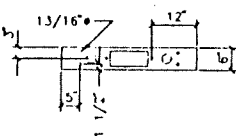
Docks designated A & B to be designed for and devoted to boats not exceeding 25 feet in length subject to section 12.6.4.

|                            |              |                     |
|----------------------------|--------------|---------------------|
| <b>DOCK PLAN</b>           |              |                     |
| SCALE: 1" = 50'-0"         | APPROVED BY: | DRAWN BY: <i>Am</i> |
| DATE: 04/2/92              |              | REVISED             |
| <b>OAK BAY MARINA LTD.</b> |              |                     |
| DRAWING NUMBER             |              | 5.D.1               |

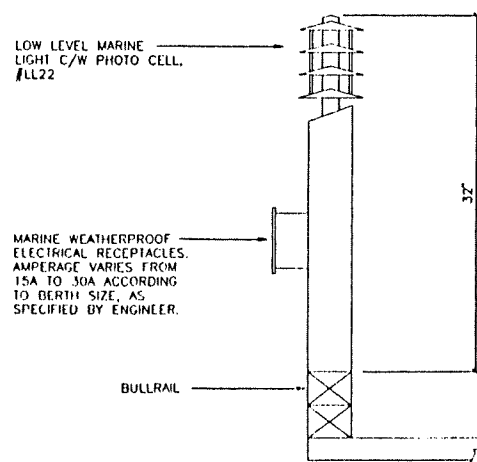
Exhibit 2.5 - Typical Details of Dock Construction



FINGER-WING DOCK INTERSECTION & TYPICAL PILE COLLAR

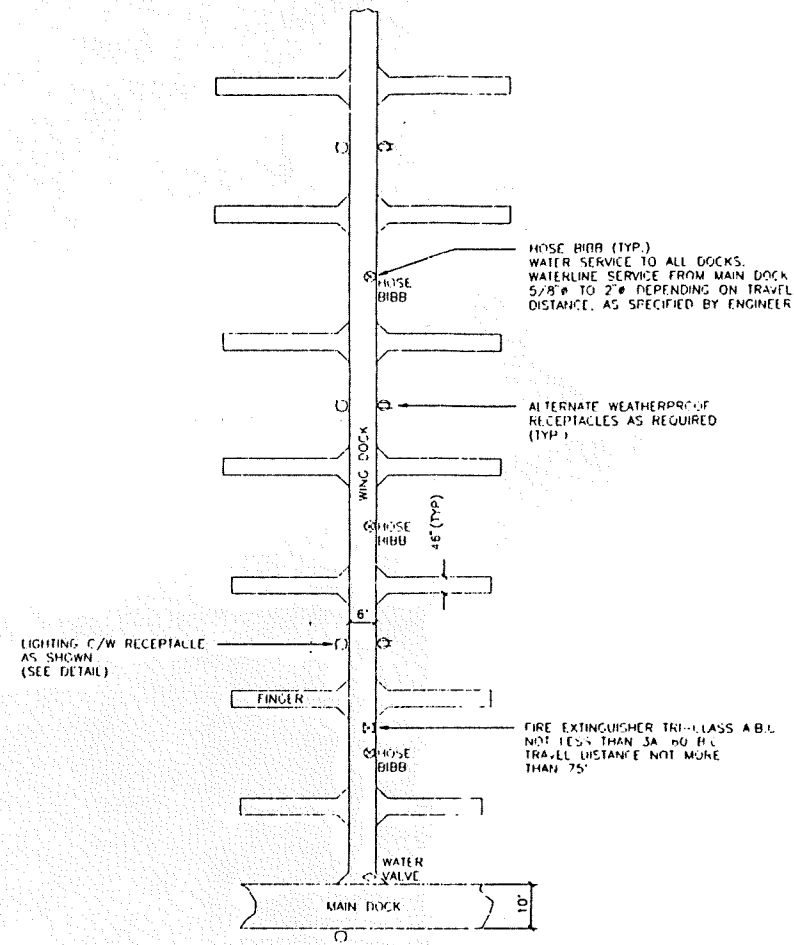


1/2" = 1'-0"



DETAIL - ELECTRICAL OUTLETS & LIGHTING

N.T.S.



NOTE:  
1. MIN. FINGER LENGTH NOT LESS THAN 15'  
MAX. FINGER LENGTH NOT MORE THAN 50'  
2. BACKFLOW PREVENTER TO BE INSTALLED AT HEAD OF RAMP

TYPICAL PLAN LAYOUT

1" = 20'

| A  | F./92  | EC         | NOTE 2 ADDED, LIGHTING REV |
|--|--------|------------|----------------------------|
| No   | DATE   | BY         | DESCRIPTION                |
| REVISIONS                                      |        |            |                            |
| OAK BAY MARINA                                 |        |            |                            |
| TYPICAL DETAILS                                |        |            |                            |
| <b>GRAEME &amp; MURRAY</b><br>CONSULTANTS LTD. |        |            |                            |
| CONSULTING ENGINEERS                           |        |            |                            |
| MUNICIPAL                                      | CIVIL  | STRUCTURAL |                            |
| 1137 YATES STREET, VICTORIA, B.C.              |        |            | VSU-3N1                    |
| PHONE (604) 388-9161                           |        |            | FAX (604) 382-0514         |
| DESIGN   | H.T.S. | CHECKED    |                            |
| DRAWN  | D.C.G. | APPROVED   |                            |
| SCALE  |        |            | AS SHOWN                   |
| DATE   |        |            | JUNE 1991                  |
| DRAWING NUMBER                                 |        |            | 3400-1                     |