



Perspective Rendering at Fernwood Road

4	250122	ISSUED FOR DP REVISIONS
2	241030	ISSUED FOR DP REVISIONS
Rev.	Date	Description
Issued	2025-04-25	Description DP Documents
Drawn By	Author	Checked By Checker
Scale	Project Number	2404

NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

Perspective Views



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A002

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Perspective Rendering at Balmoral Road

4	250122	ISSUED FOR DP REVISIONS
2	241030	ISSUED FOR DP REVISIONS
Rev.	Date	Description

Issued	2025-04-25	Description	DP Documents
Drawn By	ADM	Checked By	ADM
Scale		Project Number	2404

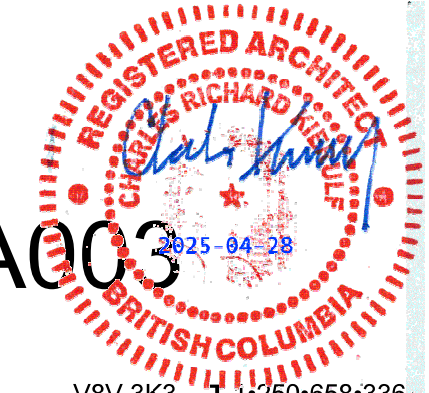
NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

Perspective Views



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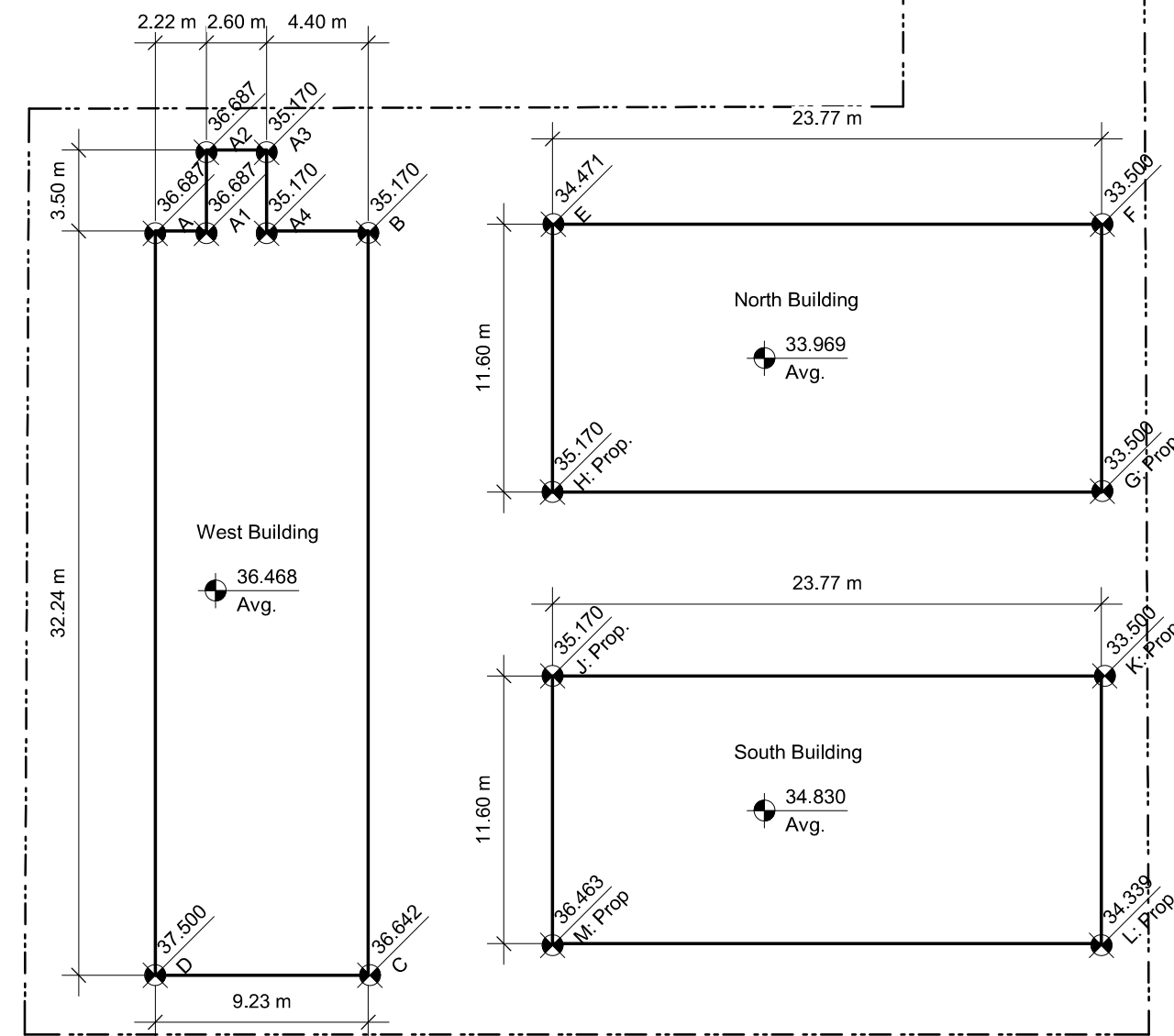
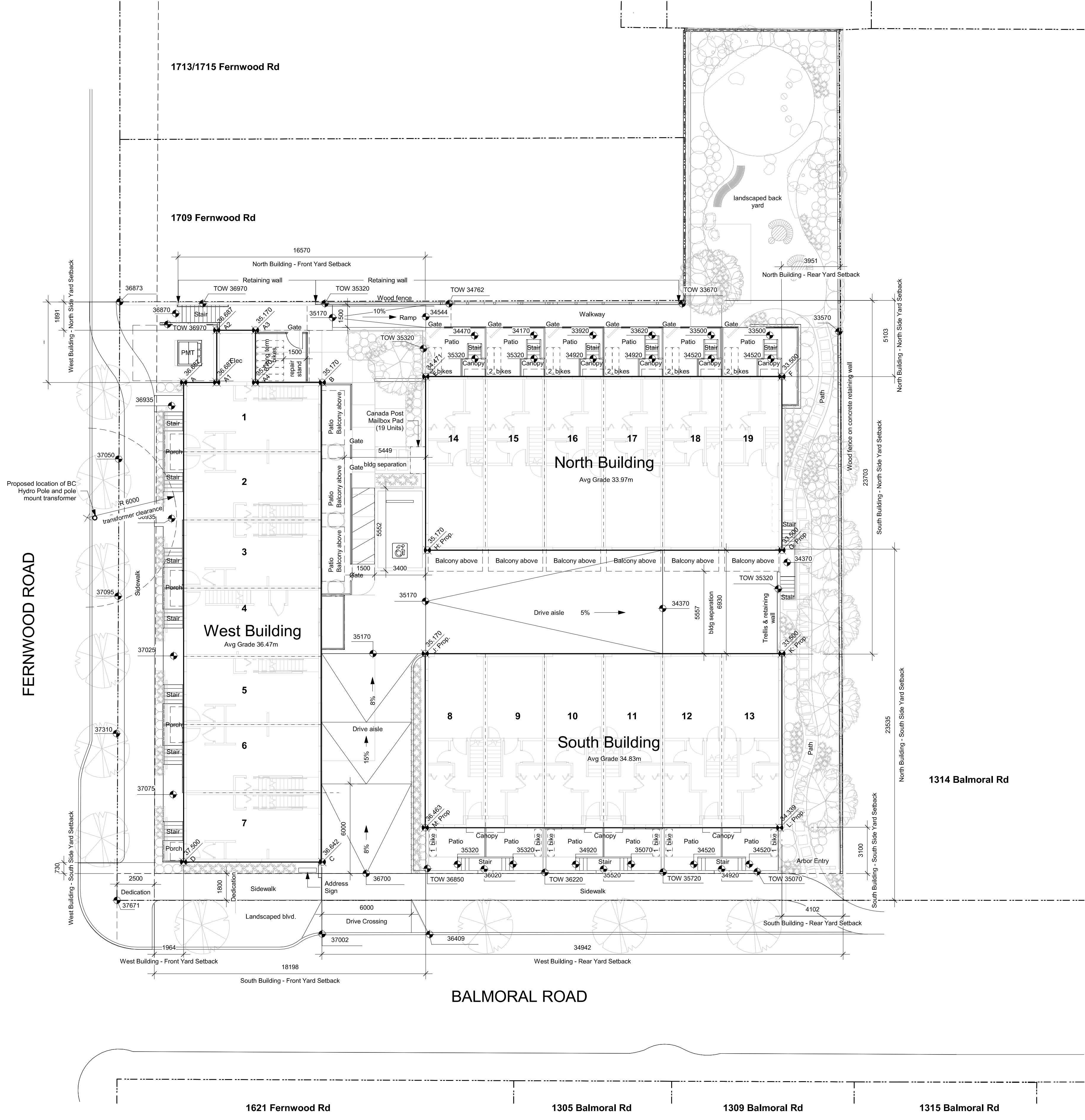


A003

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Frame



Grade Point	Existing Grade	Proposed Grade	Lowest Point	Grade Points	Average of Points	Distance Between Points	Totals
A	37.00	36.69	36.69	A & A1	35.93	2.20	79.043
A1	37.00	36.69	36.69	A1 & A2	35.92	3.50	125.724
A2	36.86	36.69	36.69	A2 & A3	36.06	2.60	93.747
A3	35.57	35.17	35.17	A3 & A4	35.93	3.50	125.756
A4	35.57	35.17	35.17	A4 & B	36.12	4.40	158.930
B	35.57	35.17	35.17	B & C	35.91	32.20	1156.173
C	37.03	36.64	36.64	C & D	37.07	9.20	341.053
D	37.50	37.50	37.50	D & A	37.09	32.20	1194.411
						89.80	3274.837
							36.468
E	34.75	34.47	34.47	E & F	33.71	25.20	849.442
F	32.95	33.50	32.95	F & G	33.12	11.60	384.151
G	33.29	33.50	33.29	G & H	34.23	25.20	862.571
H	35.37	35.17	35.17	H & E	34.82	11.60	403.918
						73.60	2500.082
							33.969
J	35.78	35.17	35.17	J & K	34.34	25.20	865.242
K	33.66	33.50	33.50	K & L	33.90	11.60	393.286
L	34.31	34.34	34.31	L & M	35.33	25.20	890.366
M	36.36	36.46	36.36	M & J	35.76	11.60	414.851
						73.60	2563.746
							34.83

2 Average Grade Calculations
A101 SCALE: 1 : 300

6	250426	ISSUED FOR DP REVISIONS
5	250206	ISSUED FOR DP CORRECTION
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NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

Site Plan

102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

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FERNWOOD ROAD

BALMORAL ROAD

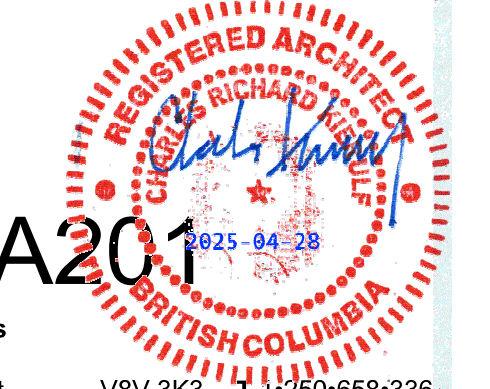
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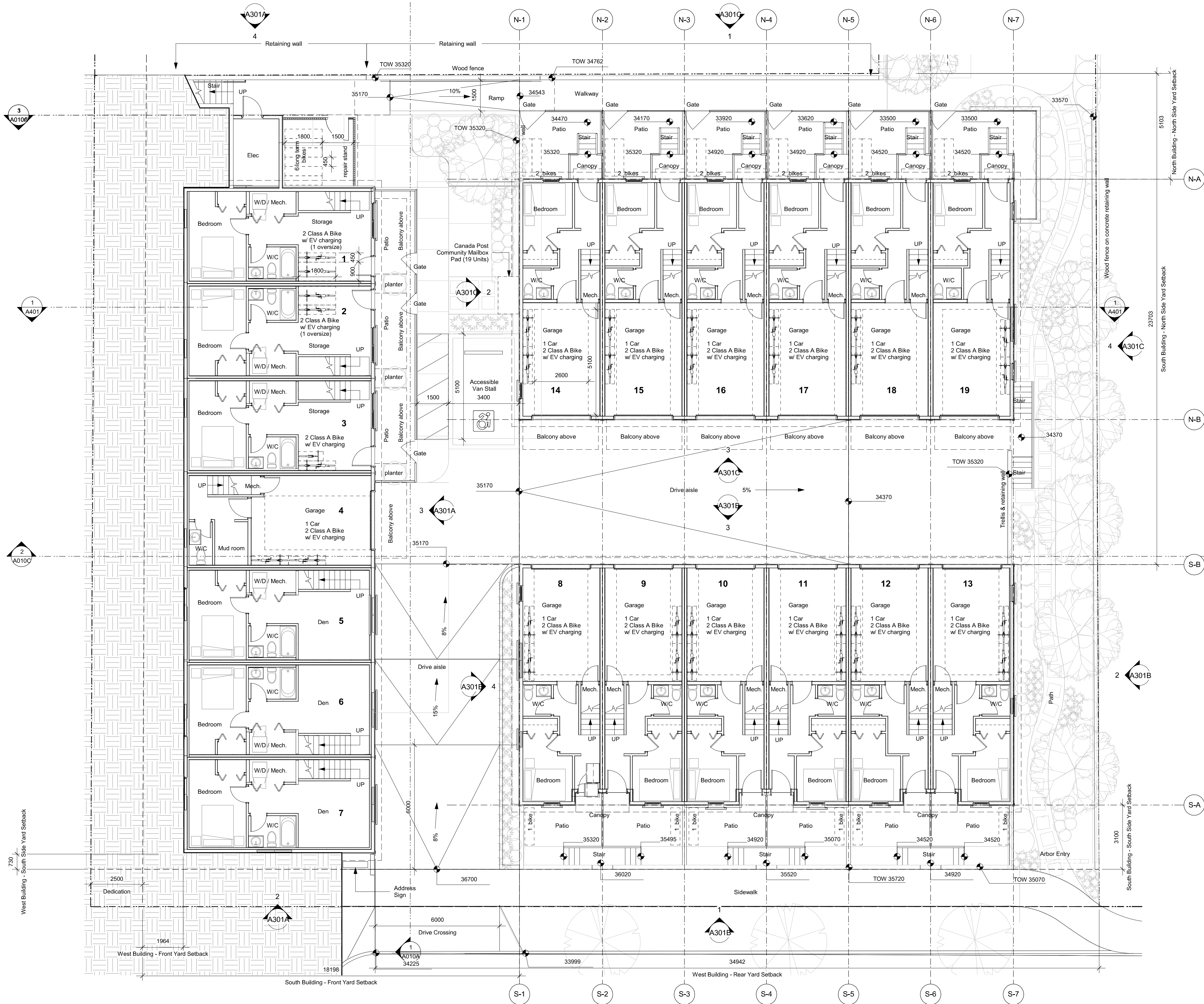
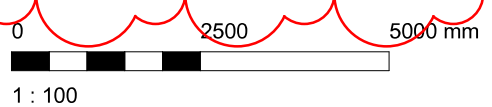
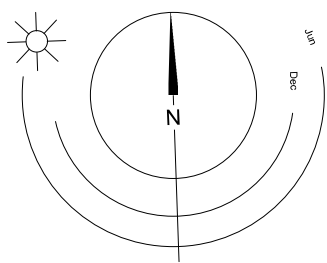
NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

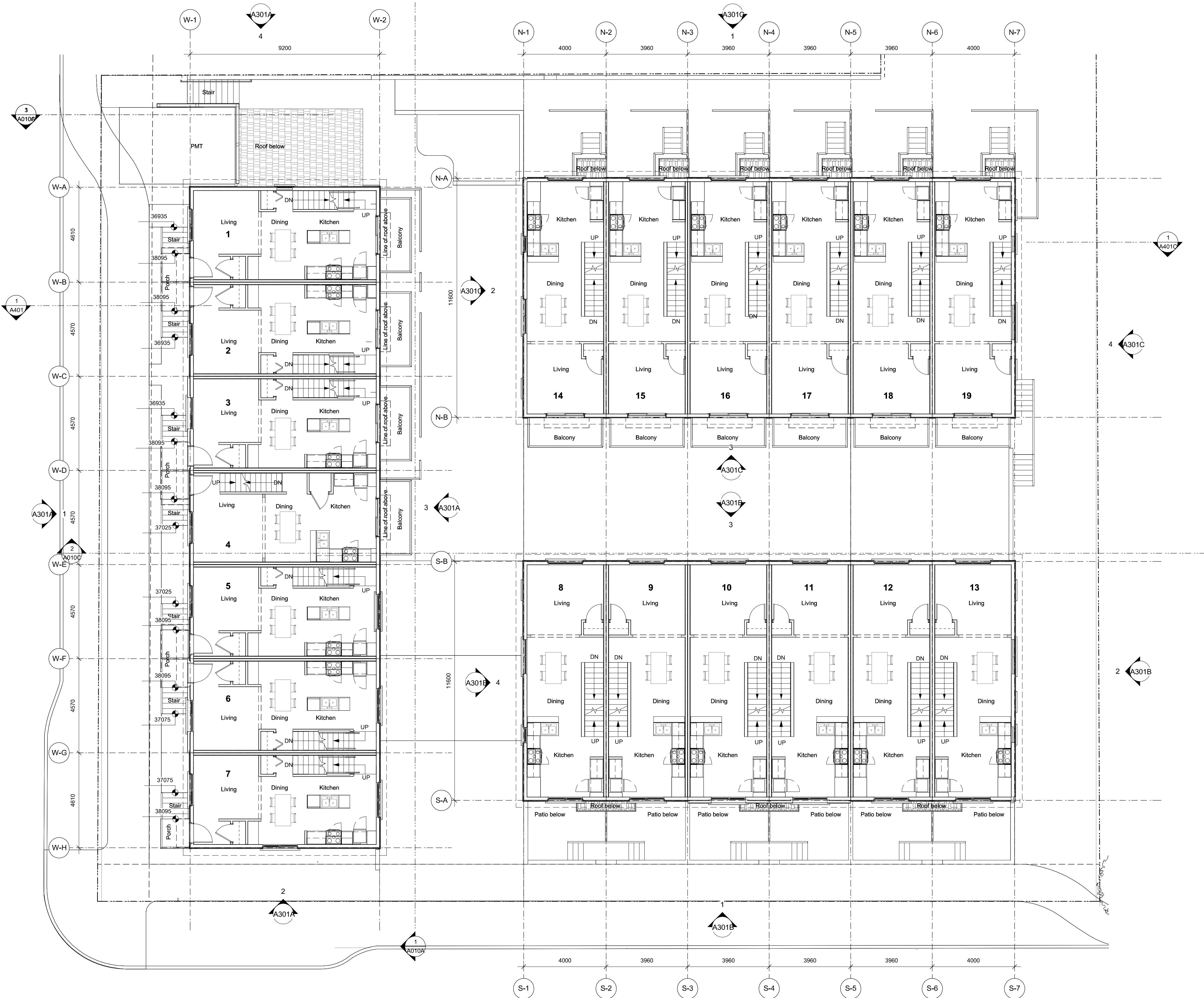
Overall L1 Plan



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Frame



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Fernwood Road
Missing Middle
Townhomes

Overall L2 Plan

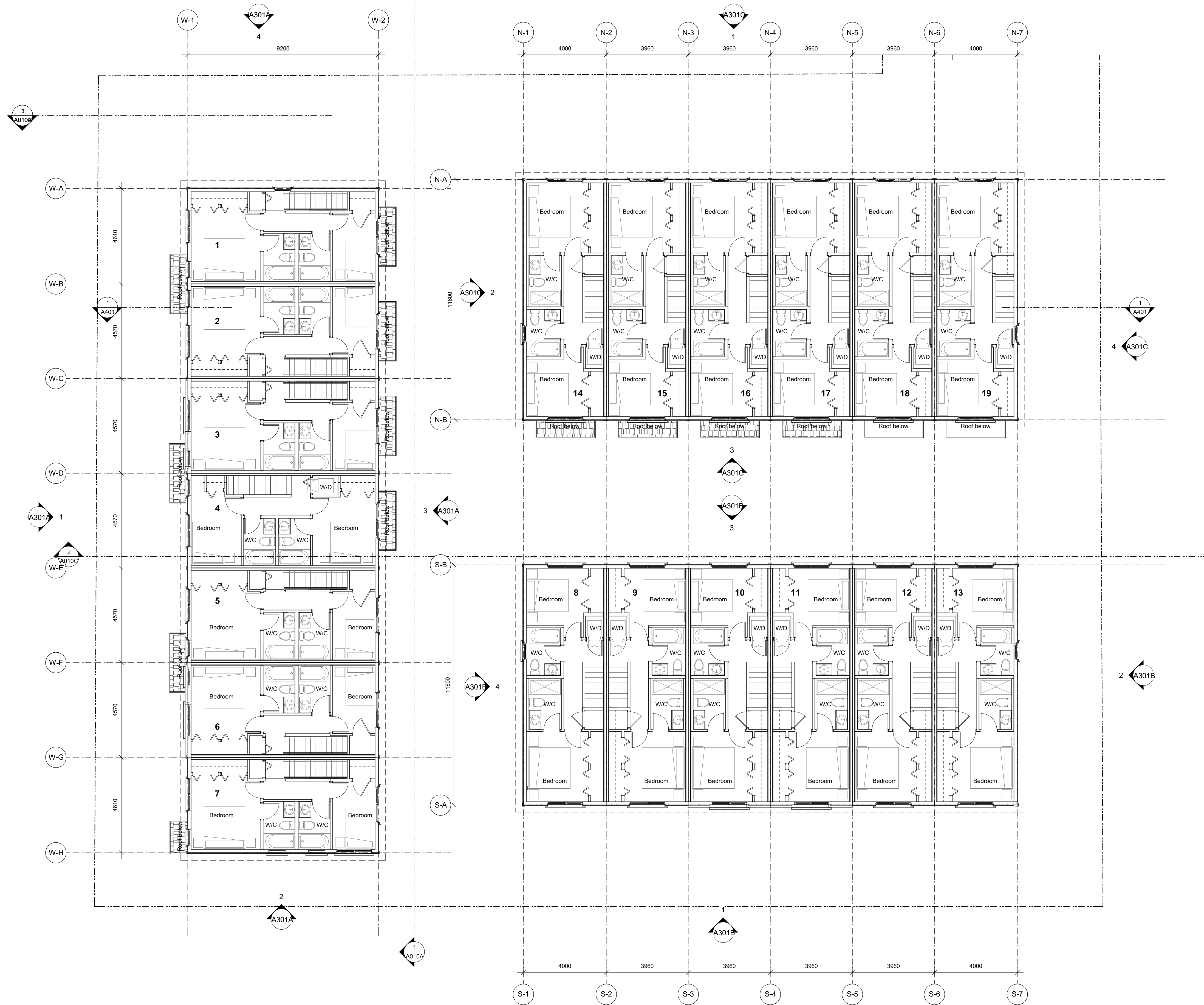
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REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-04-25

A202

Frame



1 Overall L3 Plan
A203 SCALE: 1 : 100

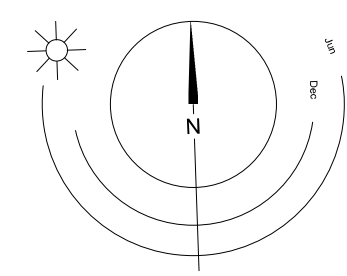
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Fernwood Road
Missing Middle
Townhomes

Overall L3 Plan



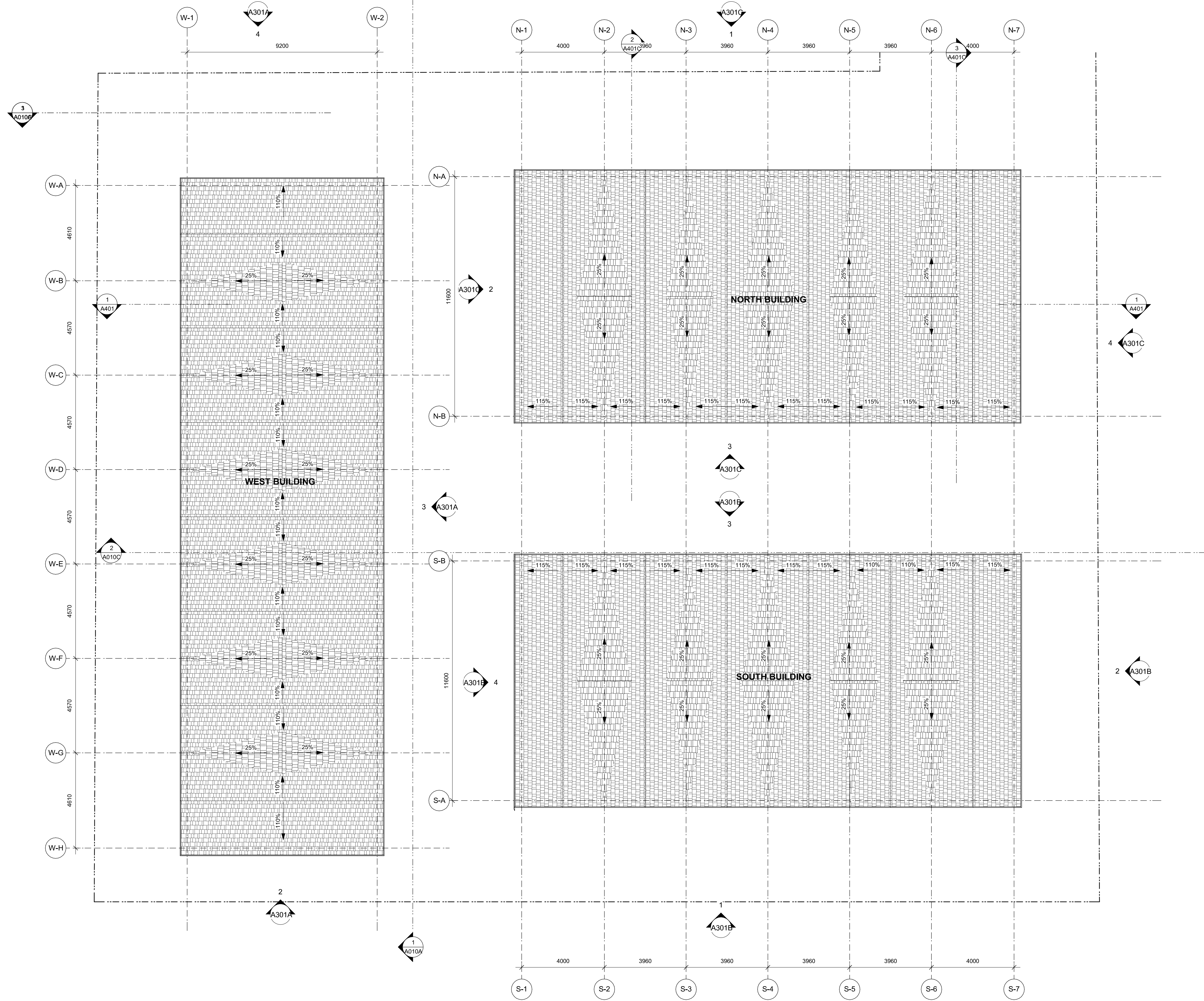
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REGISTERED ARCHITECT
2025-04-25
BRITISH COLUMBIA

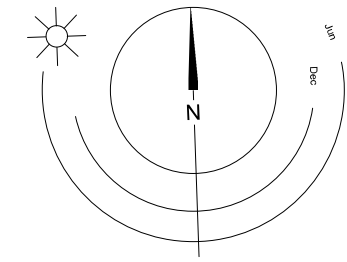
A203

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Frame



1 Overall Roof Plan
A204 SCALE: 1 : 100



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Fernwood Road
Missing Middle
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Overall Roof Plan



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1 Fernwood Elevation
A300 SCALE: 1 : 100



2 Balmoral Elevation
A300 SCALE: 1 : 100

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Fernwood Road
Missing Middle
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Street Elevations



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Frame

Materials Legend

- 1 Concrete - Smooth Finish, Sealed
- 2 Brick Veneer
- 3 Metal Guard Railing
- 4 Pressure Treated Wood Guard
- 5 Pressure Treated Wood Stair/Decking
- 6 Fibre Cement Lap Siding
- 7 Fibre Cement Shingles
- 8 Fibre Cement Panels
- 9 Fibre Cement Trim
- 10 Canopy w/ Knee Braces
- 11 Asphalt Shingles
- 12 Windows - Prefinished Vinyl w/ Low-E Glazing
- 13 Doors - Painted w/ View Lite
- 14 Doors - Painted Fibreglass Overhead Garage
- 15 Doors - Prefinished Vinyl Slide w/ Low-E Glazing
- 16 Doors - Painted Fibreglass Swing
- 17 Prefinished Rainwater Leader
- 18 Carriage Light
- 19 Fence - Wood, See Landscape
- 20 Gate Metal Picket

Colour Legend

- A Arctic White
- B Night Gray
- C Pearl Gray
- D Gray Slate
- E Boothbay Blue

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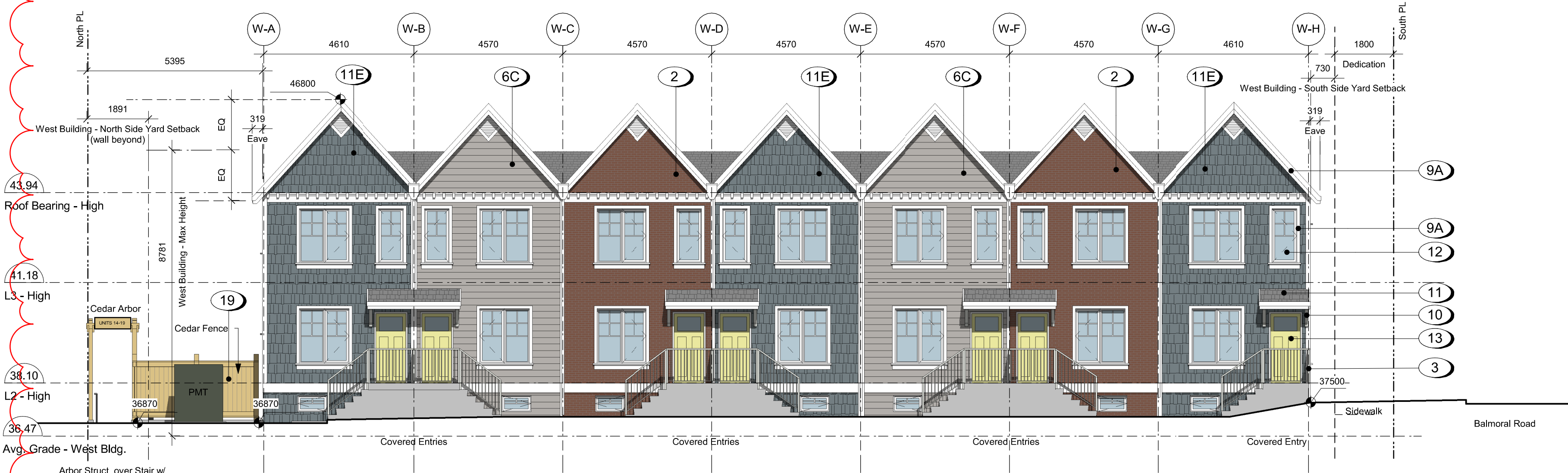
NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

West Building
Elevations

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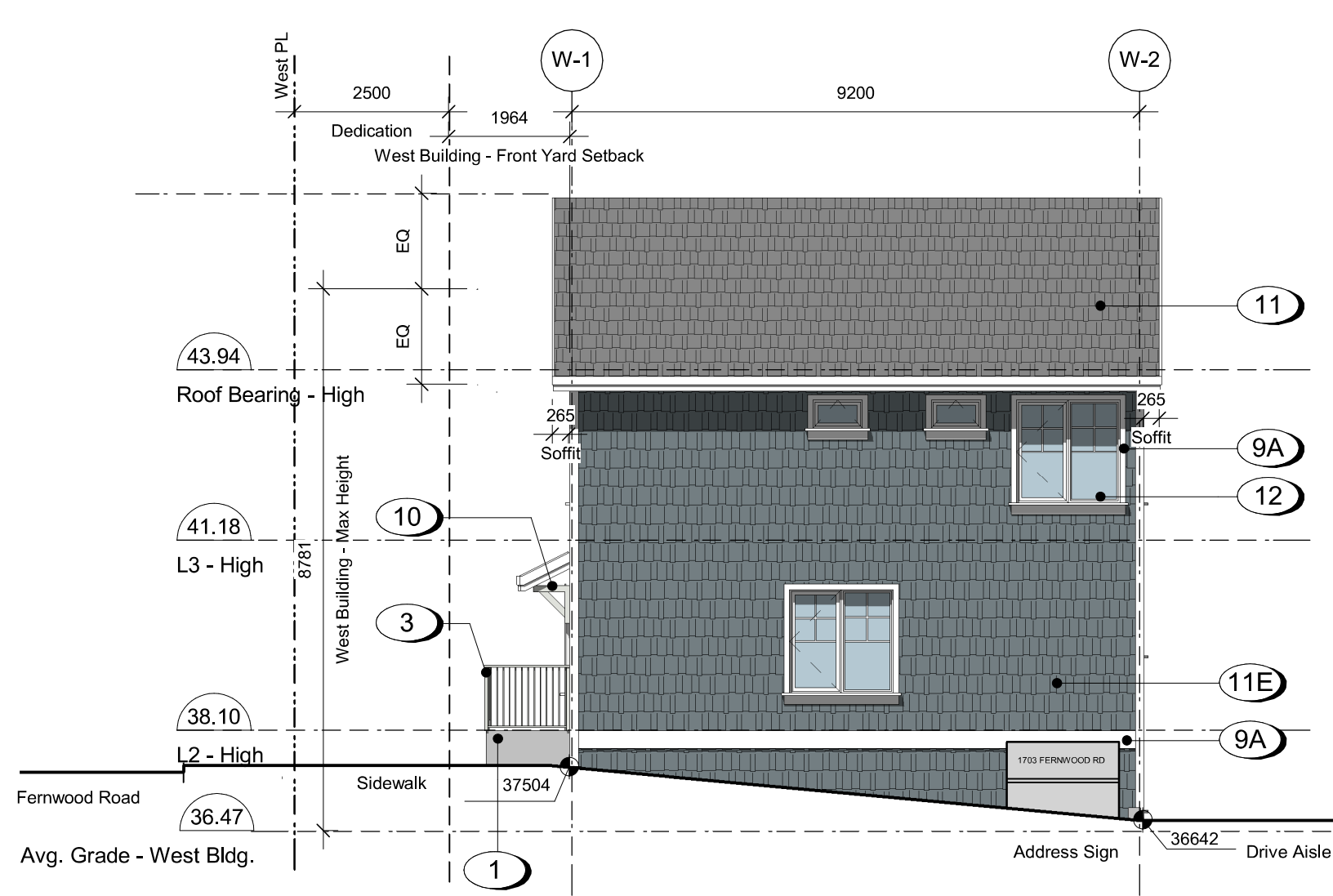
REGISTERED ARCHITECT
BRITISH COLUMBIA
A301A



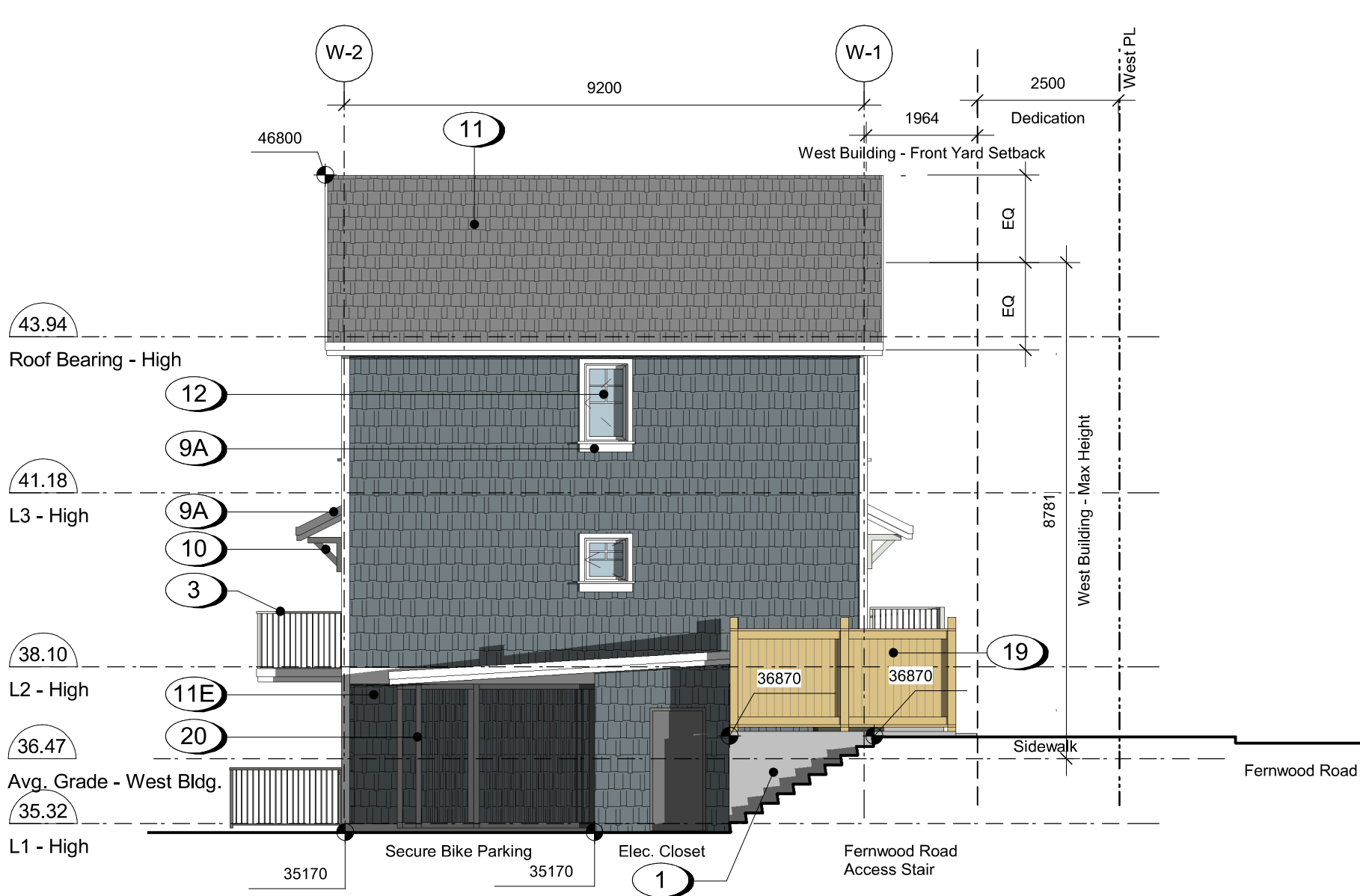
1 West Building - West Elevation
A301A SCALE: 1 : 100



3 West Building - East Elevation
A301A SCALE: 1 : 100

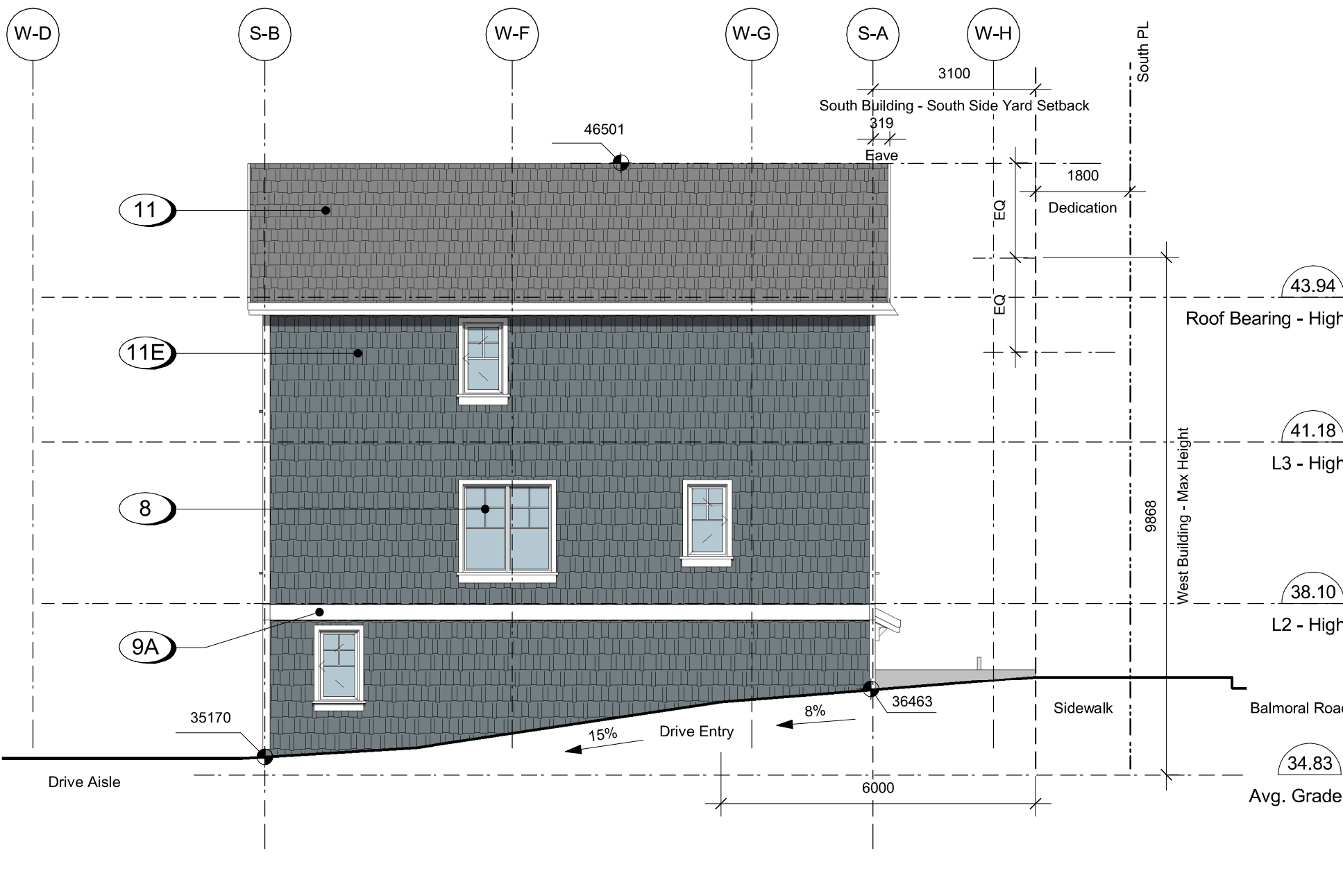
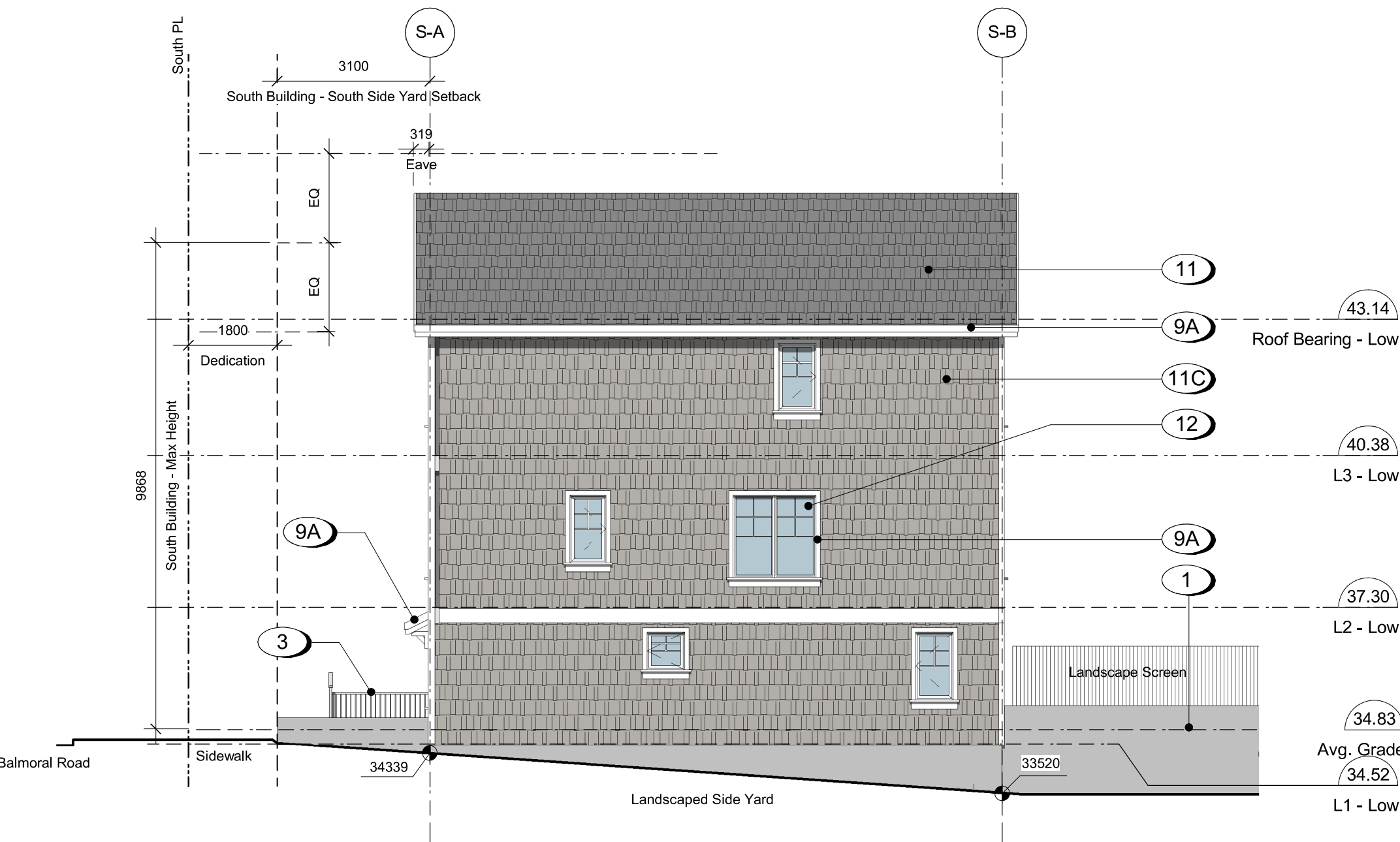


2 West Building - South Elevation
A301A SCALE: 1 : 100



4 West Building - North Elevation
A301A SCALE: 1 : 100

Frame



Materials Legend

- 1 Concrete - Smooth Finish, Sealed
- 2 Brick Veneer
- 3 Metal Guard Railing
- 4 Pressure Treated Wood Guard
- 5 Pressure Treated Wood Stair/Decking
- 6 Fibre Cement Lap Siding
- 7 Fibre Cement Shingles
- 8 Fibre Cement Panels
- 9 Fibre Cement Trim
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- 16 Doors - Painted Fibreglass Swing
- 17 Prefinished Rainwater Leader
- 18 Carriage Light
- 19 Fence - Wood, See Landscape
- 20 Gate Metal Picket

Colour Legend

- A Arctic White
- B Night Gray
- C Pearl Gray
- D Gray Slate
- E Boothbay Blue

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Fernwood Road
Missing Middle
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South Building
Elevations



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Frame

Materials Legend

- Concrete - Smooth Finish, Sealed
- Brick Veneer
- Metal Guard Railing
- Pressure Treated Wood Guard
- Pressure Treated Wood Stair/Decking
- Fibre Cement Lap Siding
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Colour Legend

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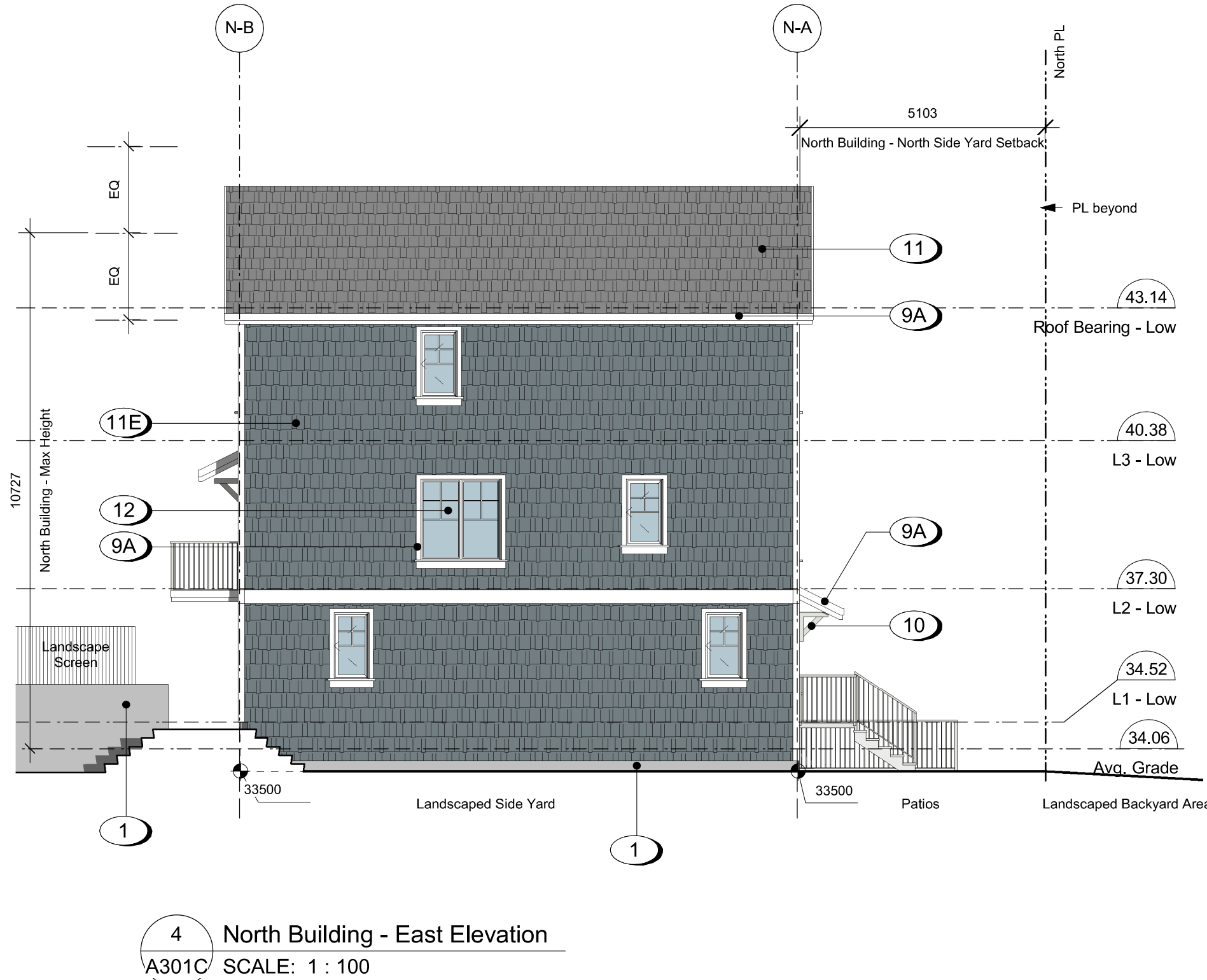
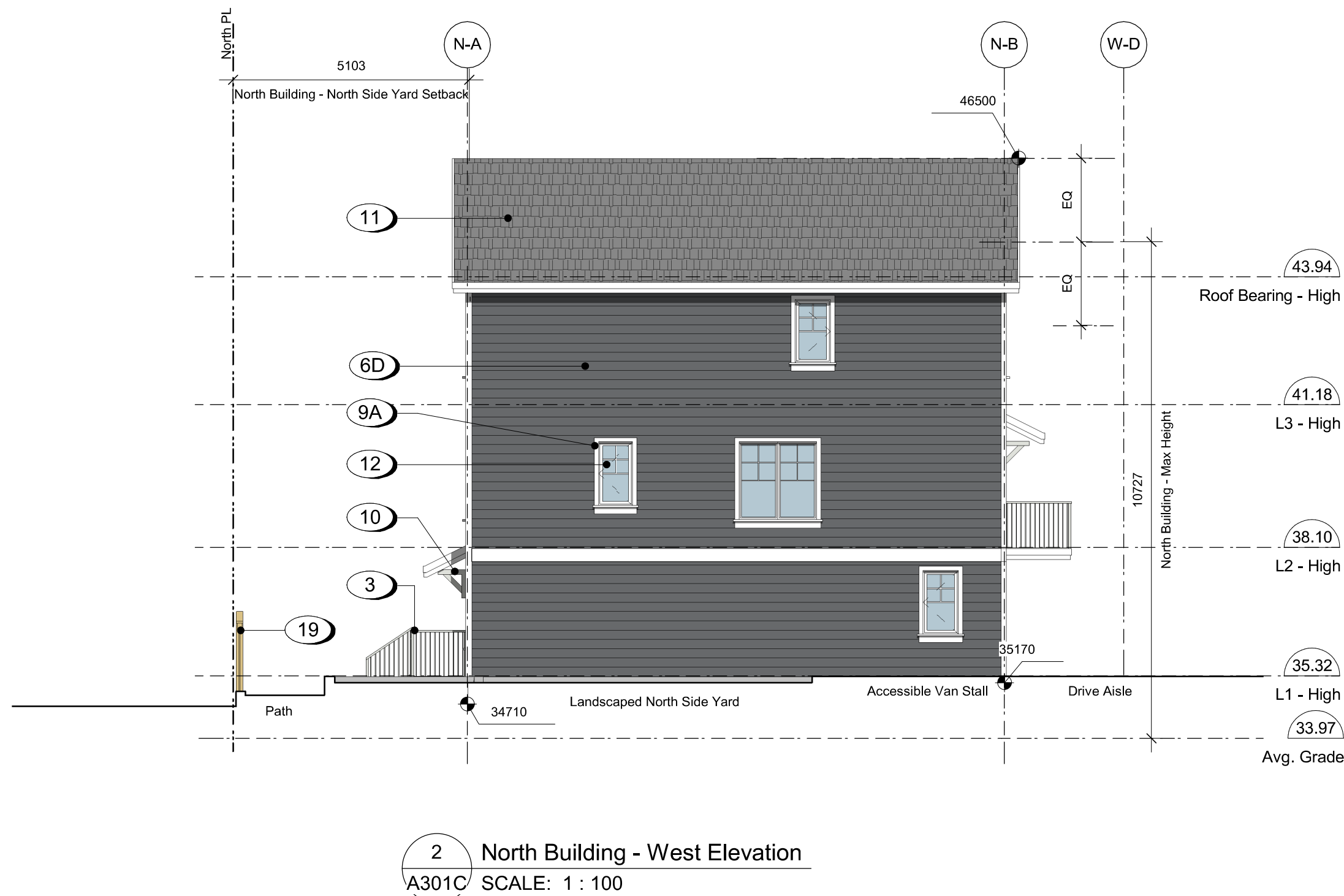
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Fernwood Road
Missing Middle
Townhomes

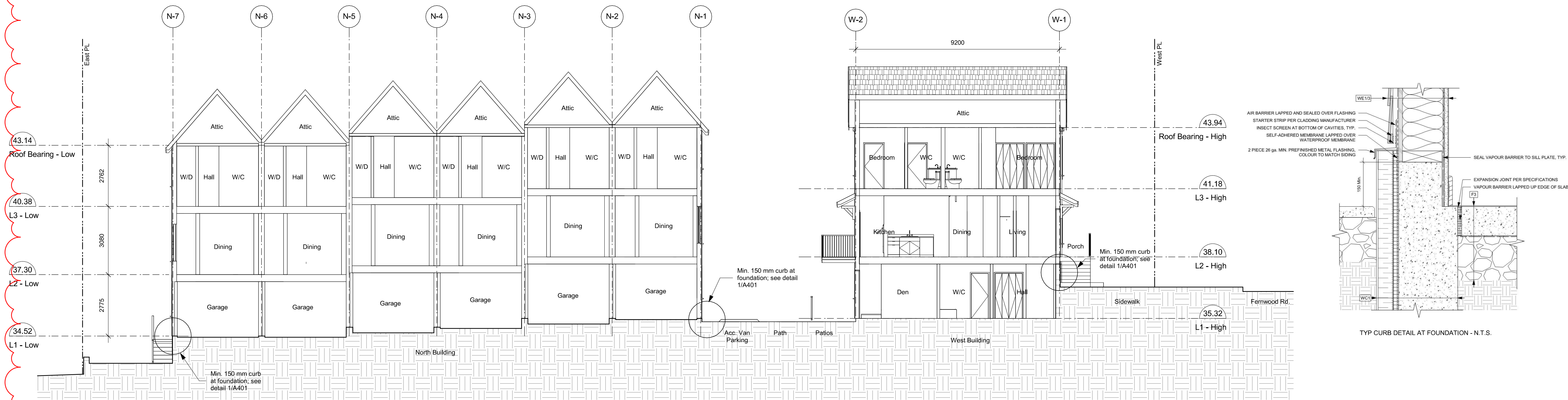
North Building
Elevations



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Frame



1 Building Section A - West and North Buildings, Typ
A401 SCALE: 1 : 100

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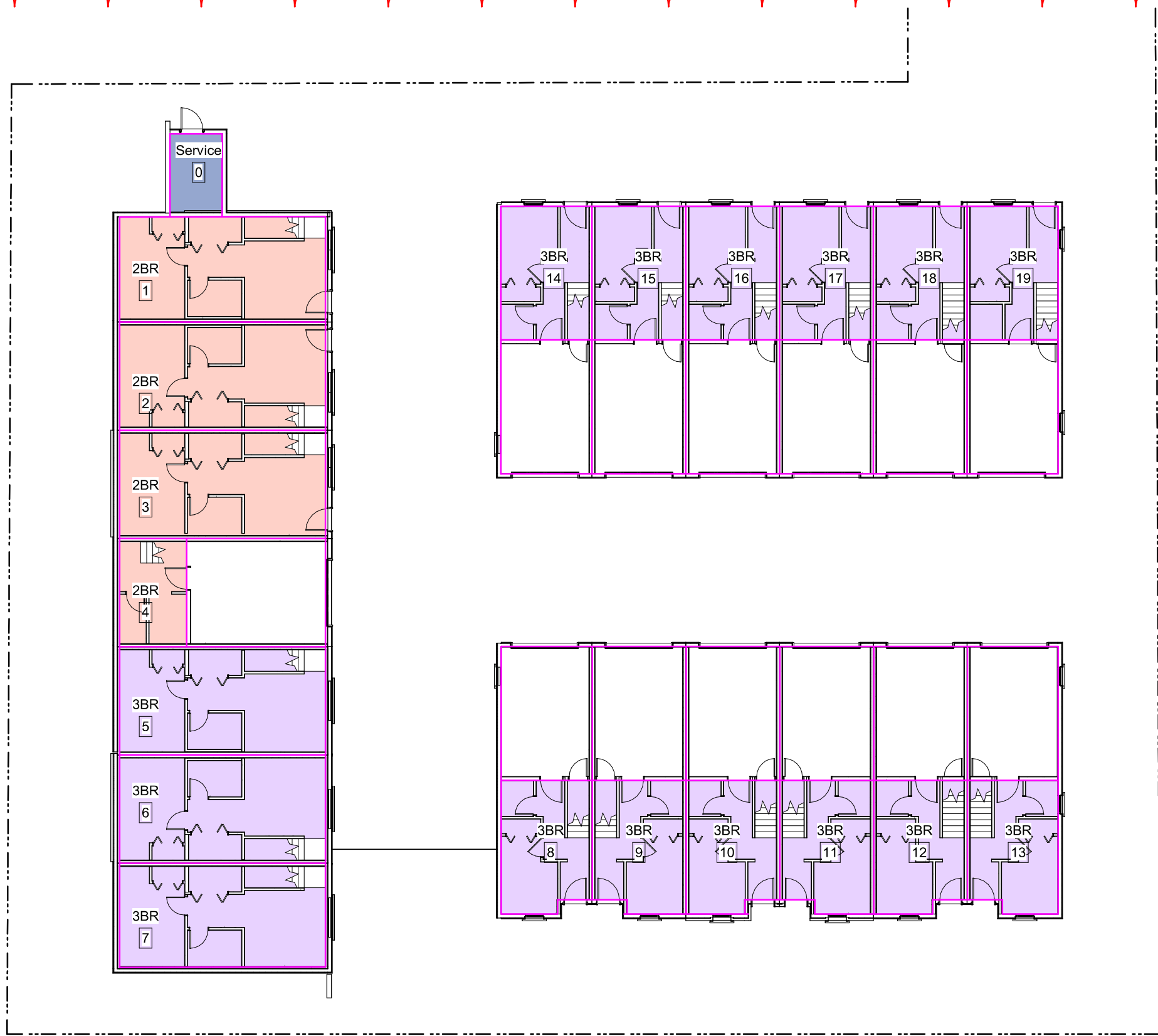
Fernwood Road
Missing Middle
Townhomes

Building Sections

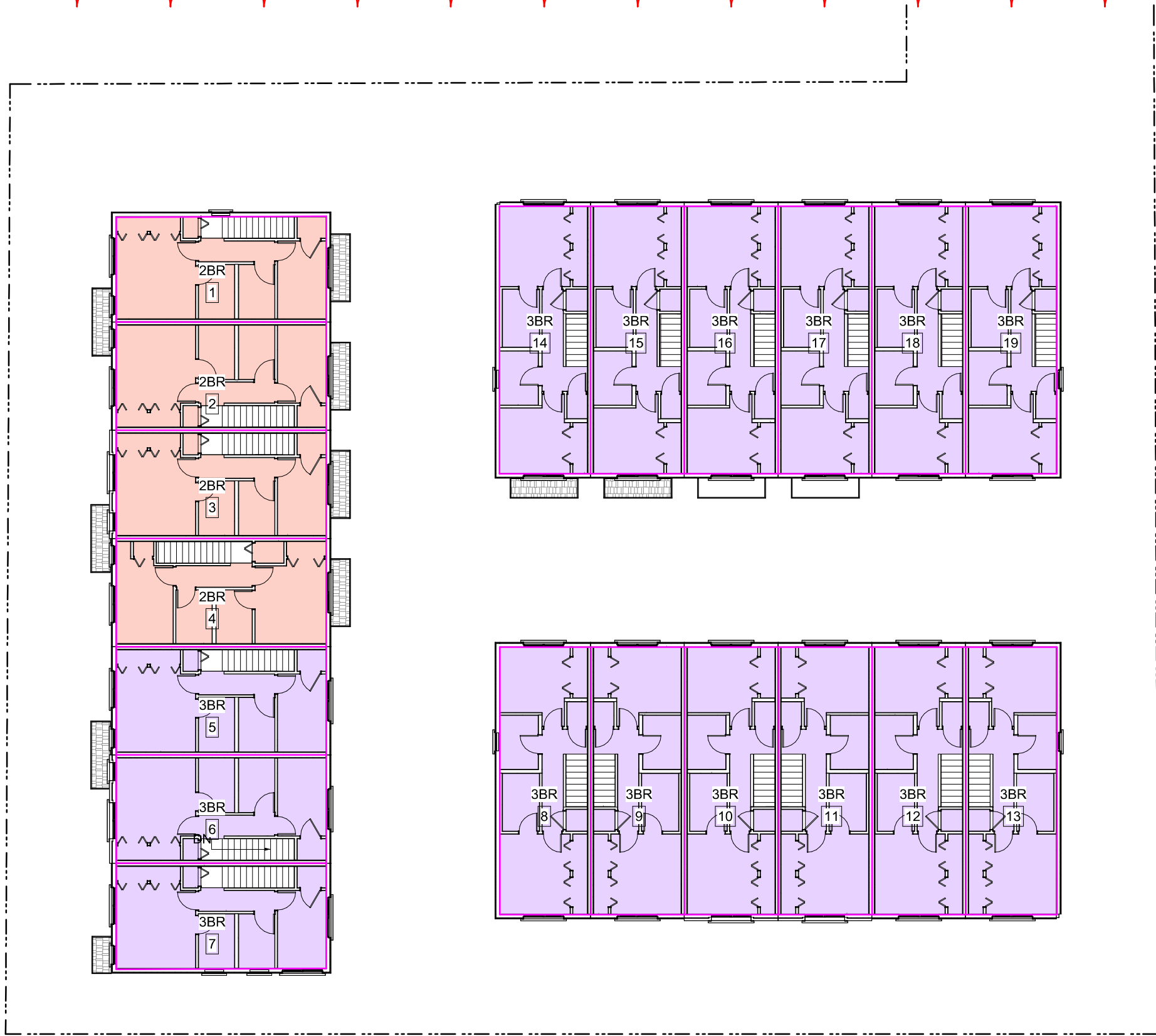


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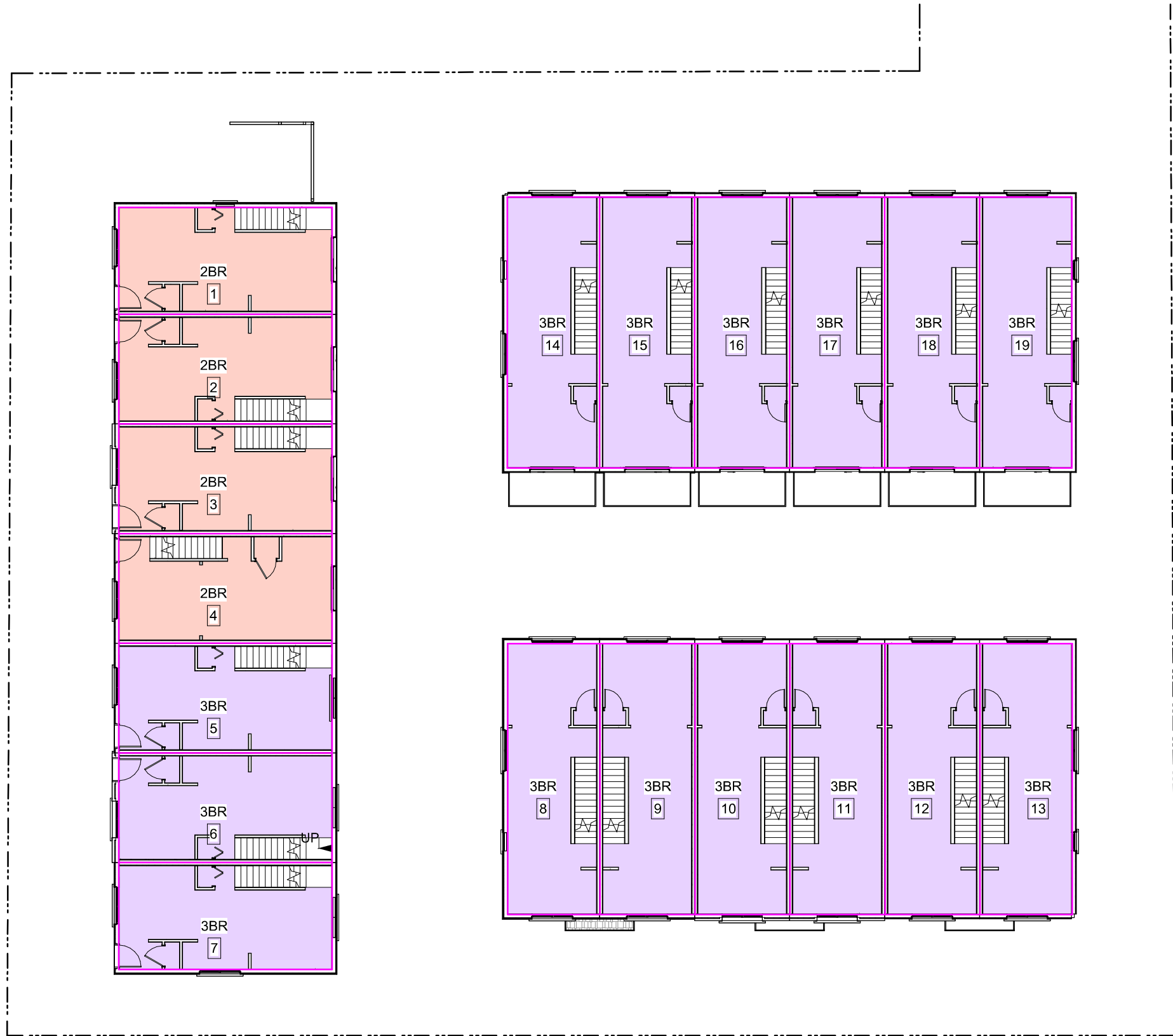
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1 Level 1 Areas
A900 SCALE: 1 : 200



3 Level 3 Areas
A900 SCALE: 1 : 200



2 Level 2 Areas
A900 SCALE: 1 : 200

Unit Areas(FAR)	
Level	Area

Elec Closet	
L1 - Mid	7.71 m ²

Unit 1	
L1 - Mid	38.62 m ²
L3 - Mid	39.44 m ²
L2 - Mid	39.64 m ²

Unit 2	
L1 - Mid	39.71 m ²
L3 - Mid	40.57 m ²
L2 - Mid	40.65 m ²

Unit 3	
L1 - Mid	39.71 m ²
L3 - Mid	40.58 m ²
L2 - Mid	40.65 m ²

Unit 4	
L1 - Mid	12.91 m ²
L3 - Mid	40.57 m ²
L2 - Mid	40.65 m ²

Unit 5	
L1 - Mid	39.71 m ²
L3 - Mid	40.57 m ²
L2 - Mid	40.65 m ²

Unit 6	
L1 - Mid	39.71 m ²
L3 - Mid	40.57 m ²
L2 - Mid	40.65 m ²

Unit 7	
L1 - Mid	38.09 m ²
L3 - Mid	39.60 m ²

Unit Areas(FAR)	
Level	Area

L2 - Mid	39.64 m ²
----------	----------------------

Unit 8	
L1 - Mid	20.82 m ²
L3 - Mid	43.45 m ²
L2 - Mid	43.45 m ²

Unit 9	
L1 - Mid	21.45 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 10	
L1 - Mid	21.45 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 11	
L1 - Mid	21.45 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 12	
L1 - Mid	21.45 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 13	
L1 - Mid	20.73 m ²
L3 - Mid	43.45 m ²
L2 - Mid	43.45 m ²

Unit 14	
L1 - Mid	21.70 m ²
L3 - Mid	43.45 m ²

Unit Areas(FAR)	
Level	Area

L2 - Mid	43.45 m ²
----------	----------------------

Unit 15	
L1 - Mid	22.34 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 16	
L1 - Mid	22.34 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 17	
L1 - Mid	22.34 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 18	
L1 - Mid	22.34 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 19	
L1 - Mid	21.70 m ²
L3 - Mid	43.45 m ²
L2 - Mid	43.45 m ²

Grand total: 58	2143.88 m ²
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Fernwood Road
Missing Middle
Townhomes

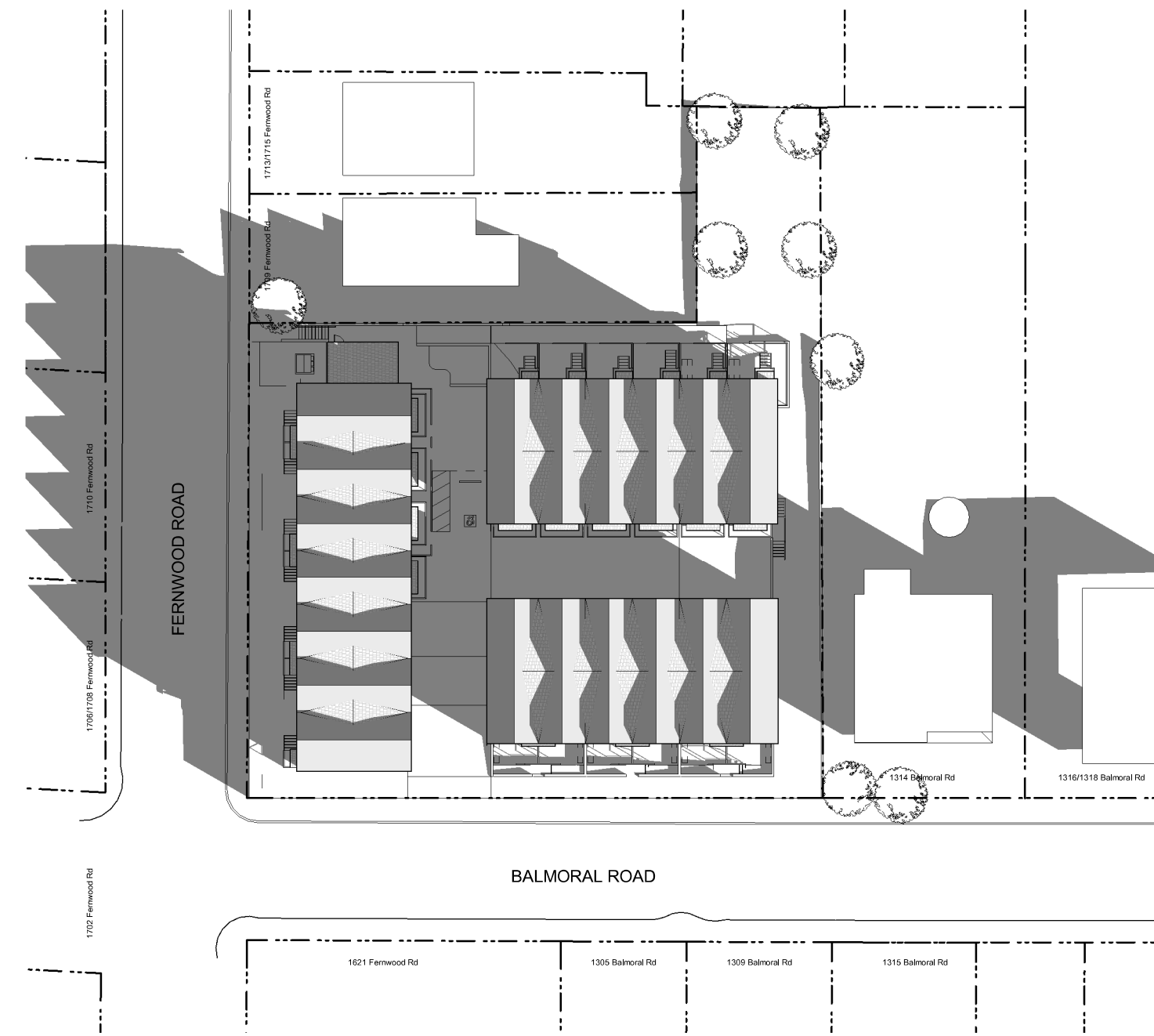
Area Plans



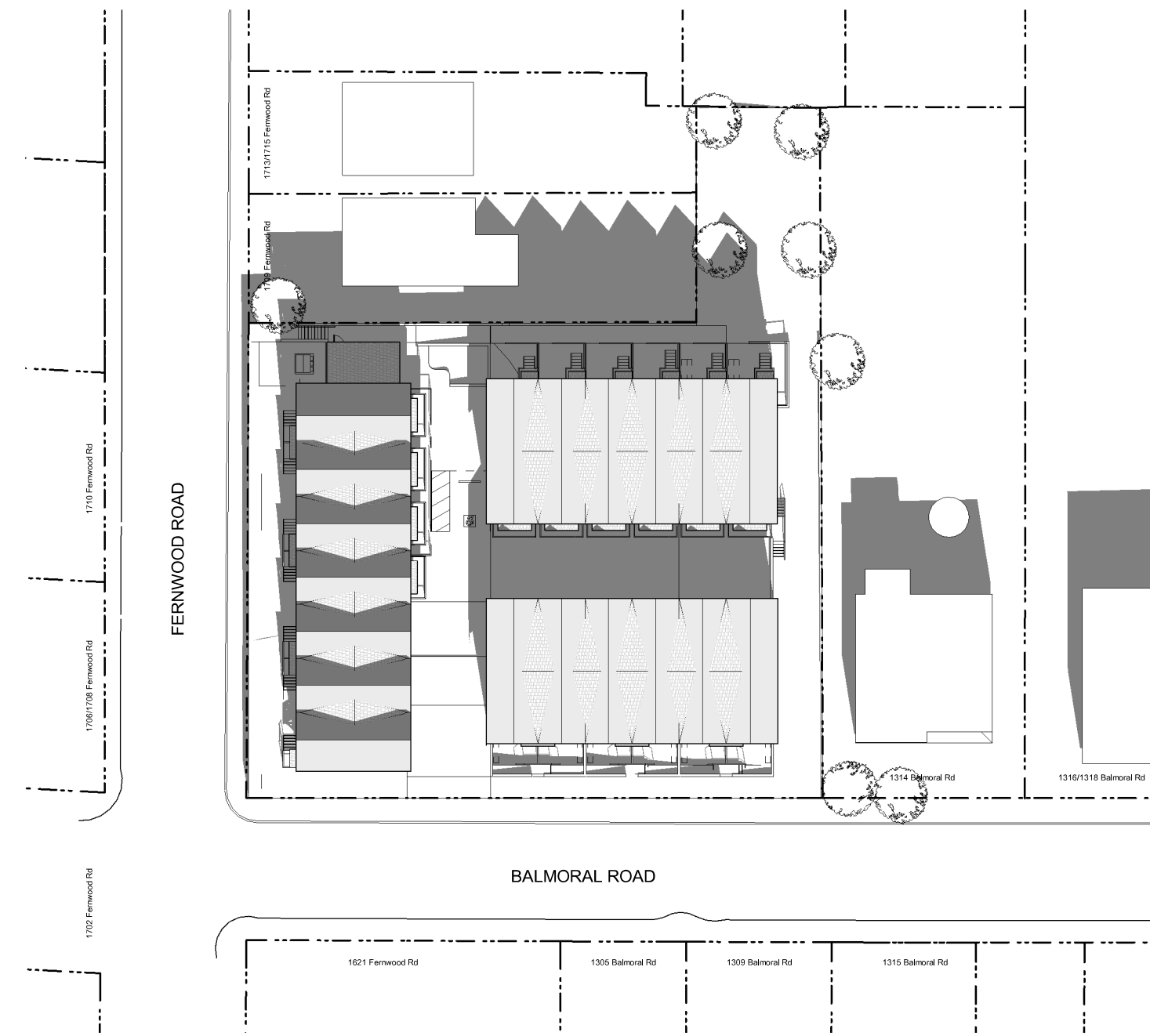
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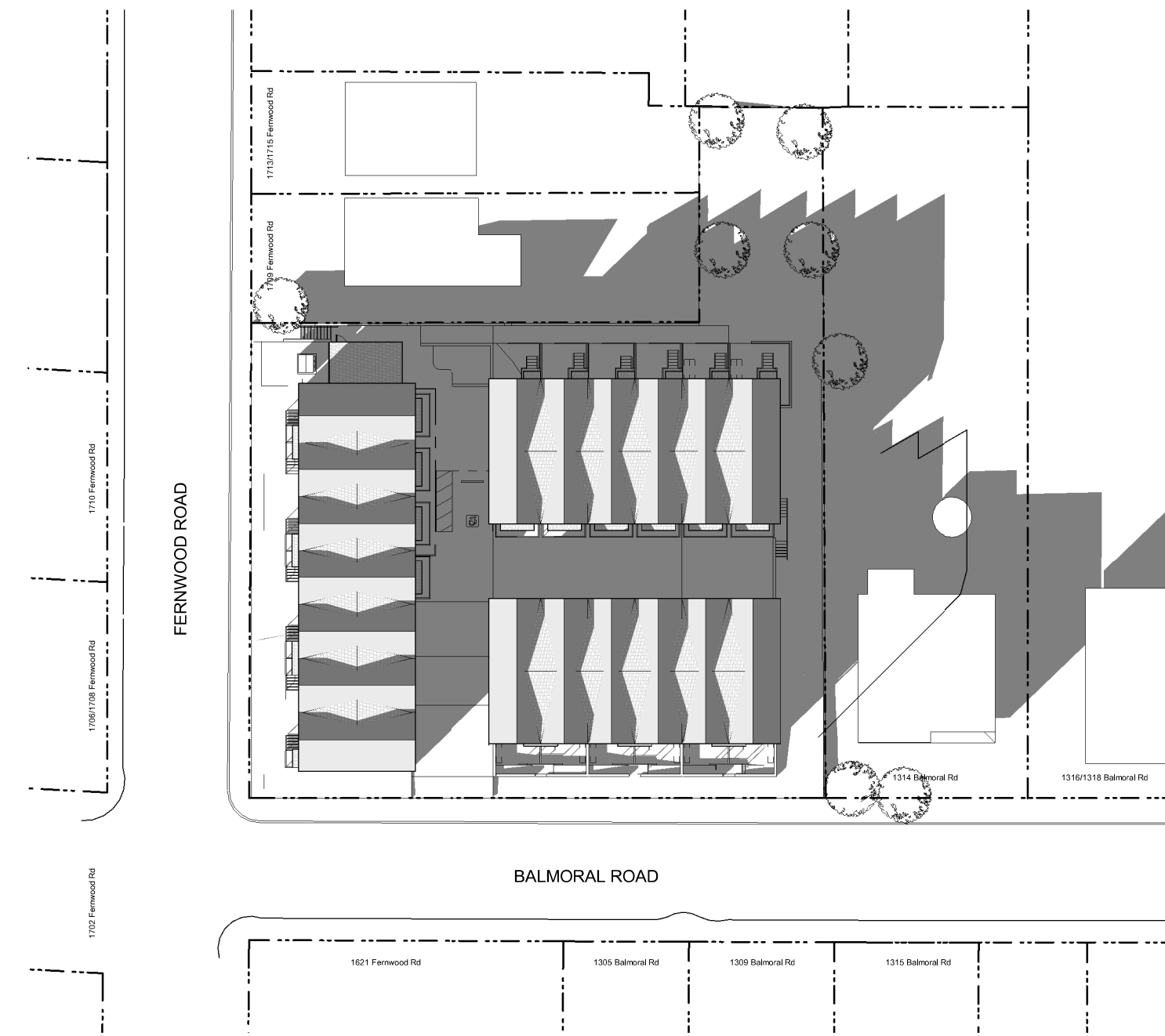
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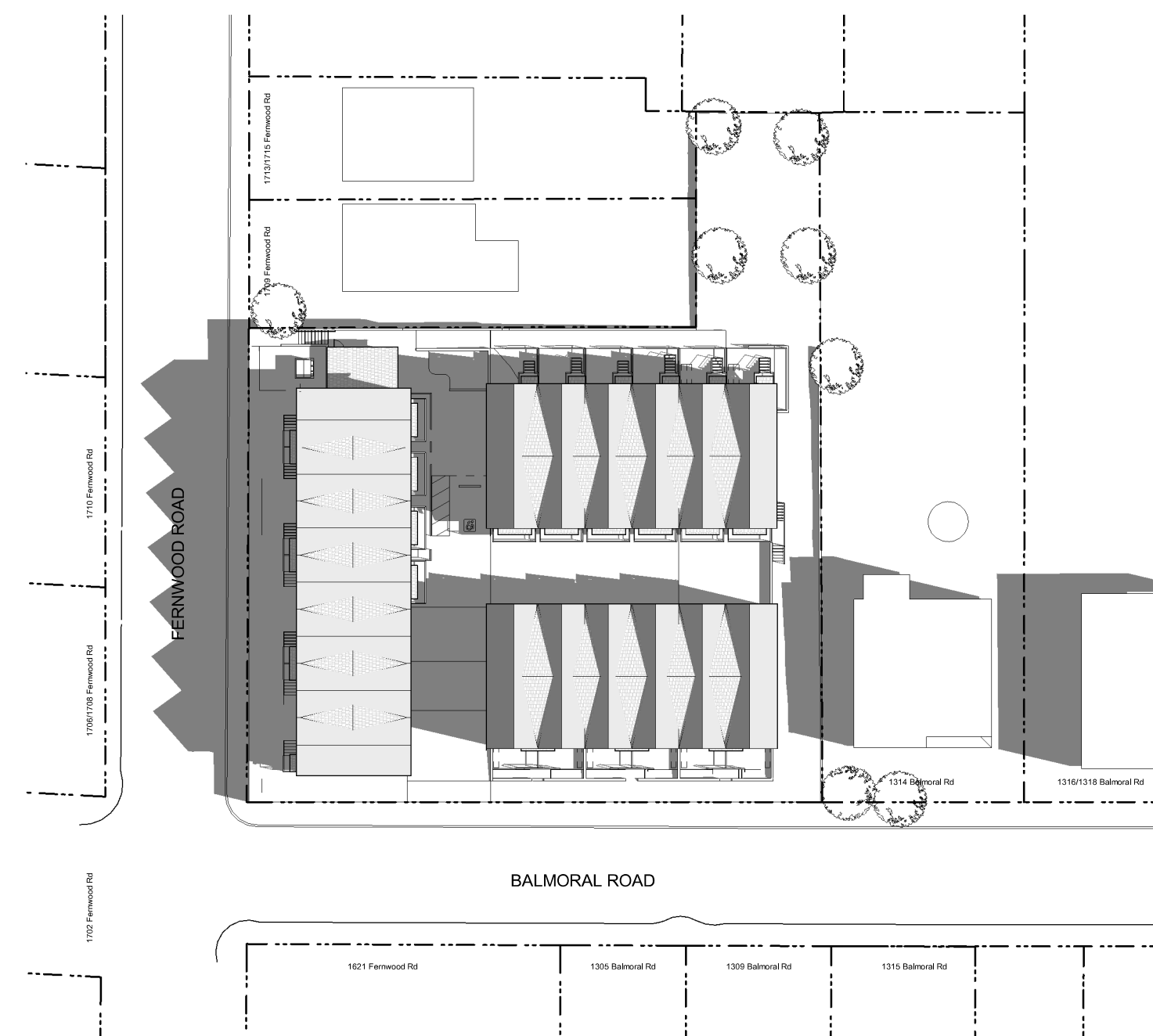
1 March 20 - 9AM
A005 SCALE: 1 : 500



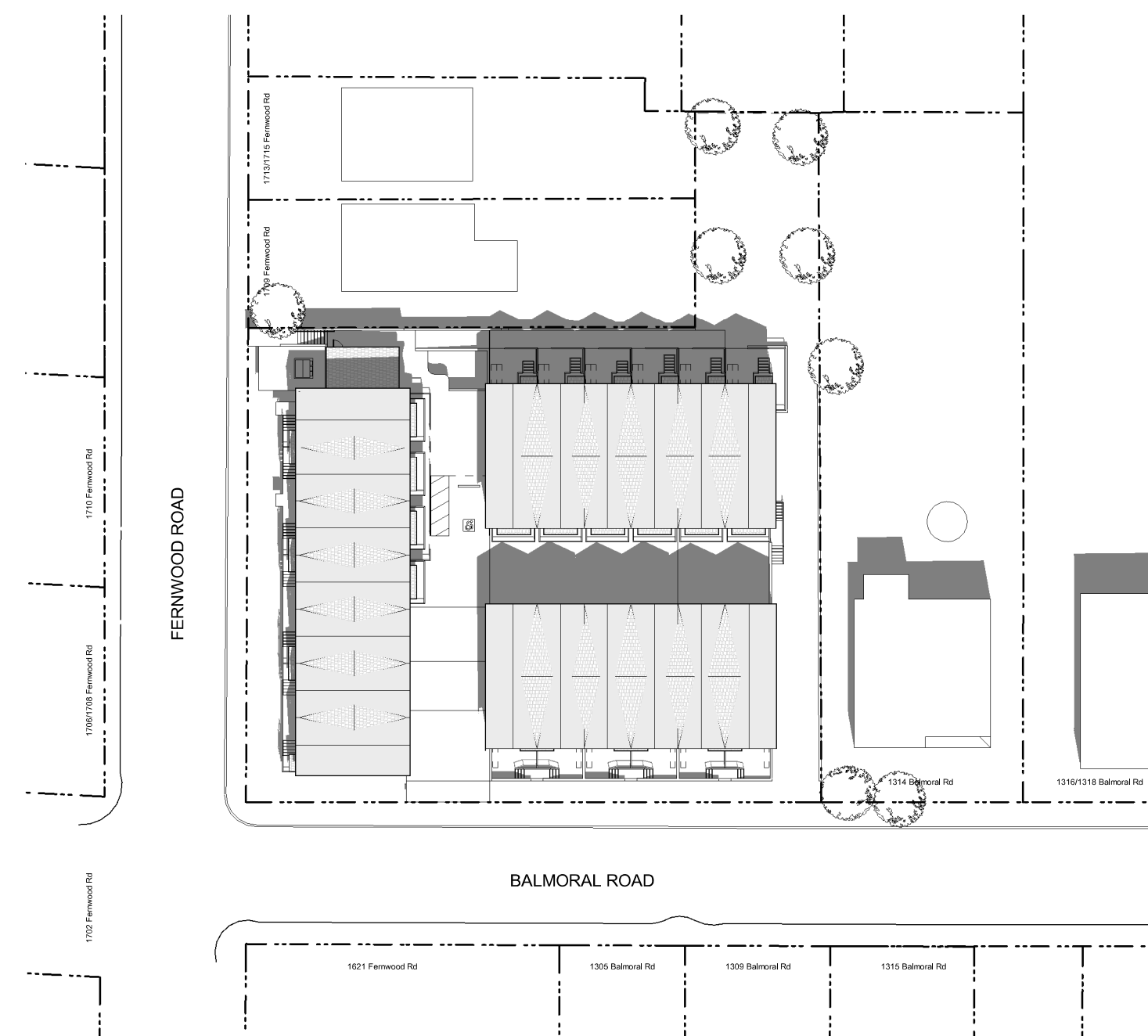
2 March 20 - 12PM
A005 SCALE: 1 : 500



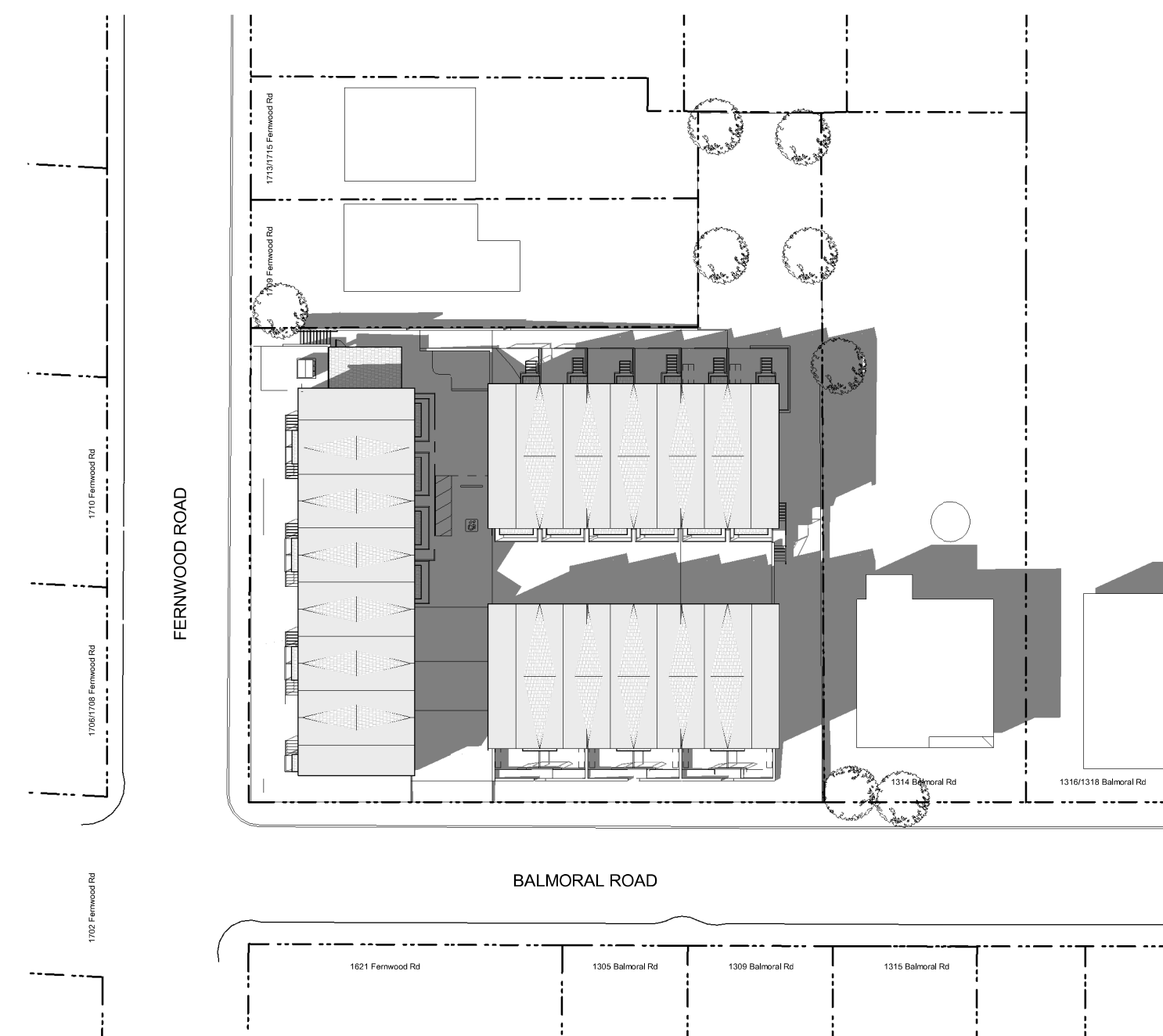
3 March 20 - 3PM
A005 SCALE: 1 : 500



4 June 20 - 9AM
A005 SCALE: 1 : 500



5 June 20 - 12PM
A005 SCALE: 1 : 500



6 June 20 - 3PM
A005 SCALE: 1 : 500

Rev.	Date	Description
Issued	2025-04-25	Description DP Documents
Drawn By	Author	Checked By Checker
Scale	1 : 500	Project Number 2404

NOTE: All dimensions are shown in millimeters.

Fernwood Road Missing Middle Townhomes

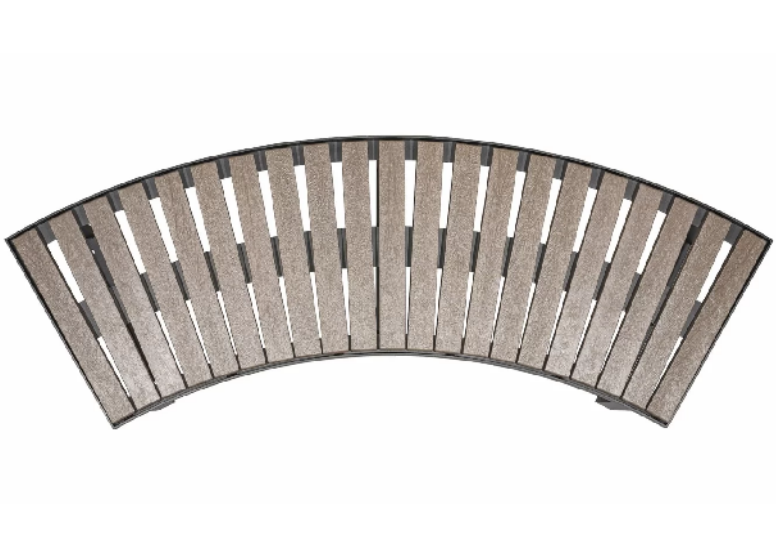
Shadow Studies



dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3361

Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN
THE PROPERTY OF **DHKARCHITECTS** TO BE USED FOR THE PROJECT SHOWN AND
MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

CHARACTER IMAGES



1: Skyline curved park bench



1: Skyline curved park bench

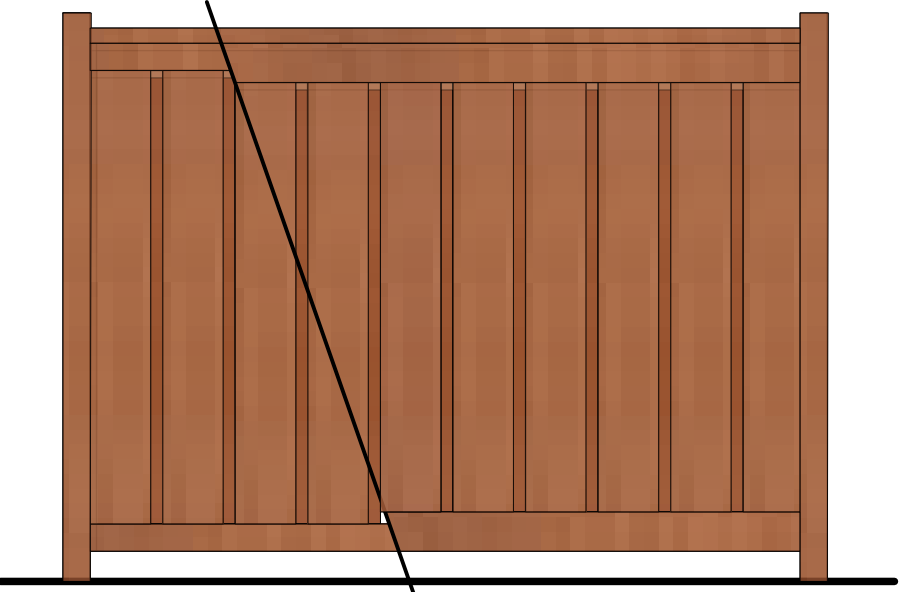


2: Picnic Areas

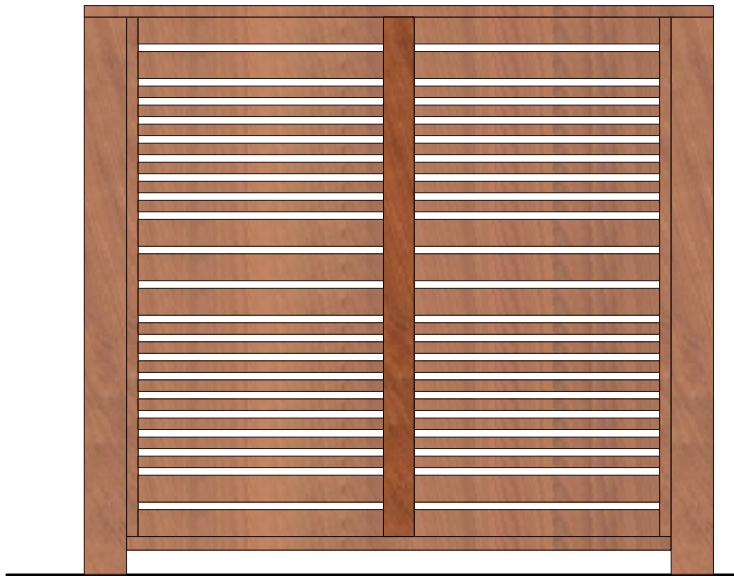
Recommended Nursery Stock

Trees			
Total: 22	Botanical Name Acer circinatum Cornus nuttallii Stewartia pseudocamellia Street Trees - Species to be determined	Common Name Vine Maple Pacific Dogwood Japanese Stewartia by the City of Victoria Parks Dept.	Size 6cm cal. 2M Ht. 6cm cal.
TBD 10			
Large Shrubs			
Total: 43	Botanical Name Mahonia aquifolium Pieris 'Forest Flame' Vaccinium ovatum	Common Name Tall Oregon Grape Forest Flame Pieris Evergreen Huckleberry	Size #5 pot #5 pot #5 pot
Total: 176	Botanical Name Gaultheria shallon Lavender stoechas 'Anoluk' Nandina domestica 'Fire Power'	Common Name Salal Spanish Lavender Fire Power Heavenly Bamboo	Size #1 pot #1 pot #1 pot
Small Shrubs			
Total: 232	Botanical Name Blechnum spicant Calamagrostis x acutiflora 'Karl Foerster' Helictotrichon sempervirens Polystichum munitum	Common Name Deer Fern Karl Foerster Feather Reed Grass Blue Oat Grass Sword Fern	Size #1 pot #1 pot #1 pot #1 pot
Perennials, Annuals and Ferns			

- Notes:
- 1. All work to be completed to current BCSLA Landscape Standards
 - 2. All soft landscape to be irrigated with an automatic irrigation system



1 6'-0" (1800 mm) Ht. Wood Perimeter Fence
Scale: 1:25

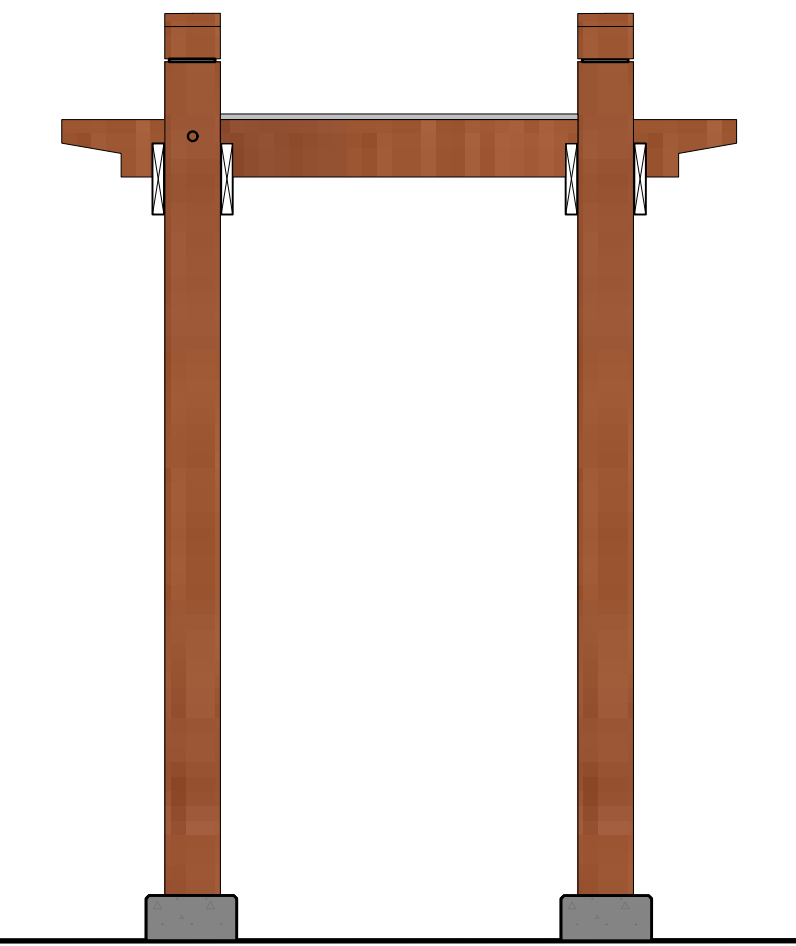


2 6'-0" (1800mm) Ht. Cedar Privacy Screen
Scale: 1:25

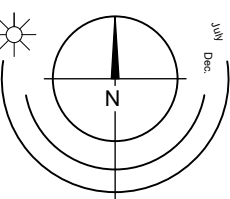
MATERIALS LEGEND

	Hydrapressed concrete slabs
	Colored sawcut concrete - Dark Grey
	Colored sawcut concrete - Natural
	Grass - Sod lawn
	Engineered Wood Fibar
	Planting Beds
	River Rock maintenance border
	Reinforced Grass Grid

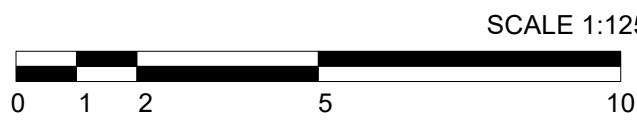
REVISION LEGEND	
	Landscape Amenity area updated
	Landscape Amenity area re-designed
	Updated setback dimensions now allow for a vegetated pathway with medium-sized trees.
	Dedications dimensions updated.
	Patios and grading have been updated.



3 Timber Trellis over stairs
Scale: 1:25



1:125



ISSUED FOR DP REVISIONS Rev.4: Apr 28- 25
Rev.3: Jan 20- 25
Rev.2: Oct 30 - 24
Rev.1: Oct 17 - 24



LADR LANDSCAPE ARCHITECTS

Project No: 2405 JUN-11-24

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

1705 Fernwood | Landscape Concept | L1

THE CITY OF VICTORIA April 25, 2025 / U:\CS\1400 Customer Files\2024\CV Civil\CV24-10 Fernwood - A Frame\03 EN-CN\040 Internal Drawings\00 Current\CV24-10 250422 Site Servicing Plan.dwg

ENVIRONMENTAL NOTES:

- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM. SOME BMP'S TO CONSIDER:
 - CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
 - NO EQUIPMENT RE-FUELING TO OCCUR IN THE WORK AREA UNLESS SPILL PROTECTION MEASURES ARE IN PLACE.
 - A SPILL KIT IS TO BE MAINTAINED ON SITE THROUGHOUT THE CONSTRUCTION PERIOD.
 - SURFACE WATER IS TO BE MANAGED WITHIN THE WORK AREA AND TREATED BEFORE DISCHARGED. THIS MAY INCLUDE ONSITE DETENTION AND/OR CULVERT FILTRATION.
 - COVER EXPOSED SOILS IN INCLEMENT WEATHER ie TARP, HYDRO SEED OR ORGANIC LEAF MULCH.
 - STOCKPILE SOILS AWAY FROM CULVERT INLETS AND ENSURE THEY ARE COVERED IF LEFT FOR MORE THAN 48 HOURS.
 - PLACE DRAIN ROCK AND FLEET FABRIC AT THE INLET OF CULVERT.
- SURROUND PROTECTED TREES WITH SNOW FENCING AT DRIP LINE OR CRITICAL ROOT ZONE OF TREE DURING CONSTRUCTION. CONTACT CITY ARBORIST PRIOR TO BEGINNING CONSTRUCTION.
- INSTALL SILT FENCING AS REQUIRED.
- ADHERE TO ALL CONDITIONS OF THE PROJECT ENVIRONMENTAL PROTOCOL WORKSHEET.

GENERAL CONSTRUCTION NOTES:

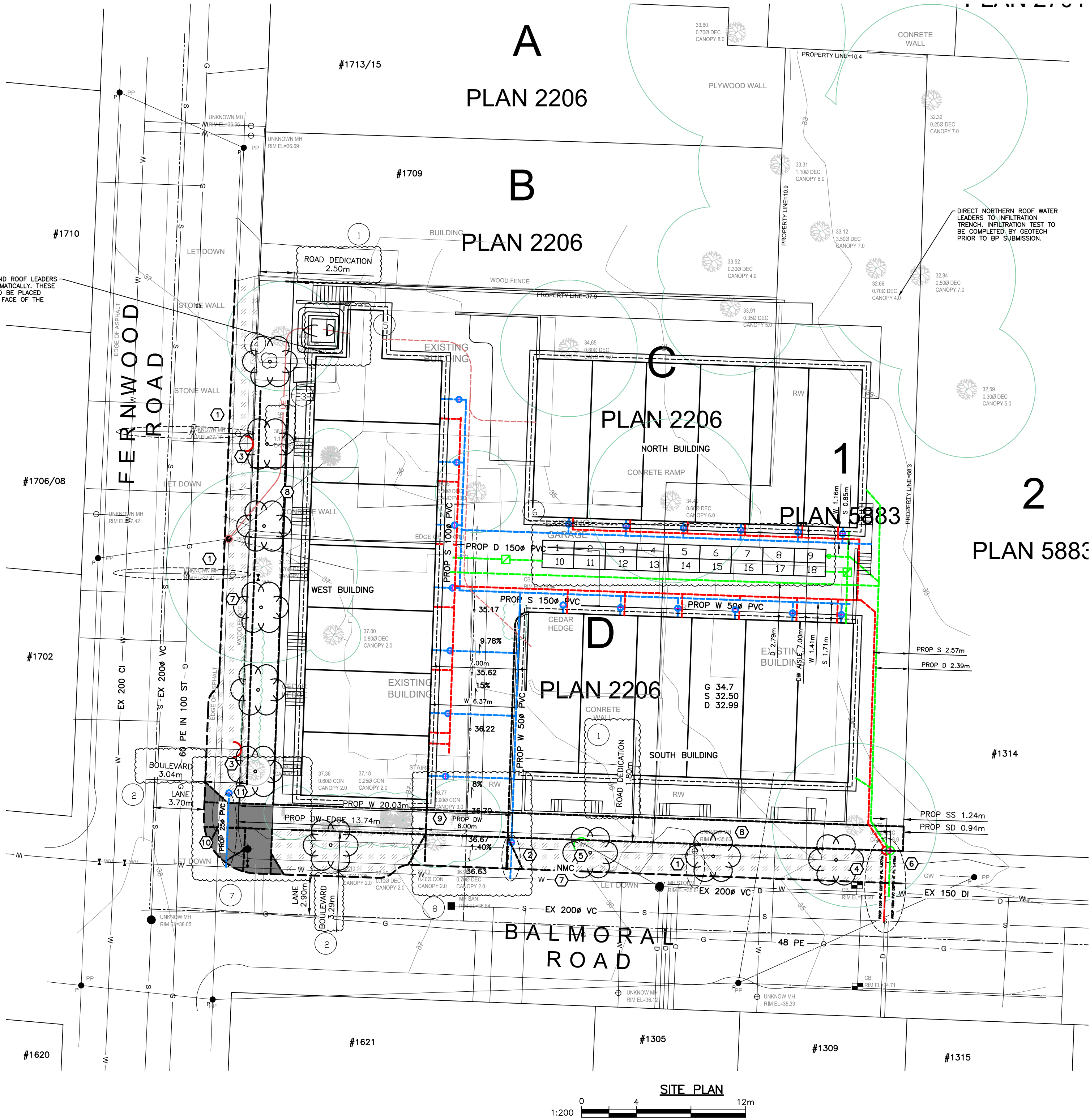
- CONTACT & NOTIFY ALL HOMEOWNERS AFFECTED BY WORKS 4 WEEKS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED ON THIS DRAWING.
- REPAIR AND/OR REPLACE ALL INFRASTRUCTURE/PRIVATE PROPERTY DAMAGED OR REMOVED DURING CONSTRUCTION, TO BETTER THAN, OR EQUAL TO PRE-CONSTRUCTION CONDITION.
- REINSTATE ALL PRIVATE PROPERTY TO PRE-CONSTRUCTION CONDITIONS.
- CONTACT CITY PARKS DEPARTMENT PRIOR TO WORKING IN AND AROUND TREES.
- ENSURE THE CURRENT MUNICIPAL O.H.&S. GROUND DISTURBANCE PRACTICE AND PROCEDURES ARE FOLLOWED. CONTACT BC1 AT 1-800-474-6886 FOR EXTERNAL UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION 48HRS BEFORE BEGINNING WORKS.
- CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION.
- ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.
- SIGNS ARE TO BE CONSTRUCTED AS PER CoV STANDARD DRAWINGS
- ALL BOULEVARDS TO BE RESTORED WITH 200mm TOPSOIL AND GRASS.
- MAINTAIN VEHICLE AND PEDESTRIAN ACCESS AT ALL TIMES.
- ALL EXISTING AND PROPOSED APPURTENANCES TO MEET FINAL GRADES.
- ALL TRENCHING EXCAVATIONS AND BEDDING TO BE PER MMCD G4

DETAILED CONSTRUCTION NOTES:

- THREE (3) EXISTING WATER CONNECTIONS AND METERS TO BE DECOMMISSIONED BY CoV AT APPLICANTS EXPENSE.
- NEW 50mm WATER SERVICE AND METER BY CoV AT APPLICANTS EXPENSE.
- EXISTING SEWER CONNECTIONS TO BE CAPPED AT PL BY CONTRACTOR
- 150mm PVC SEWER CONNECTION AT 1% AND IC BY CoV AT APPLICANTS EXPENSE.
- EXISTING STORM CONNECTION TO BE CAPPED AT PL BY CONTRACTOR.
- 150mm PVC STORM WATER CONNECTION AND IC BY CONTRACTOR AT APPLICANTS EXPENSE.
- REMOVE EXISTING AND REPLACE WITH NEW CURB AND GUTTER WITH NEW 300mm GUTTER PAN NON MOUNTABLE CURB AND GUTTER (MMCD C4) AS SHOWN
- REMOVE EXISTING AND REPLACE WITH NEW SIDEWALK ALONG FRONTAGE TO NEAREST JOINT LINE. AS SHOWN. (2.0m WIDE ON FERNWOOD, 1.8m WIDE ON BALMORAL) CoV STANDARD DRG SD C7c. BROOM FINISHED
- PROVIDE 6.0m WIDE DRIVEWAY IN ACCORDANCE WITH CITY STANDARDS W/ 1m WIDE FLARES APPROXIMATELY 2.0m DEEP.
- PROVIDE WHEEL CHAIR RAMP FOR SIDEWALK DROP IN ACCORDANCE WITH CoV STANDARD DRAWING SD C9a
- NEW 25mm WATER CONNECTION FOR IRRIGATION ALONG WITH ALL CHECK VALVES ETC REQUIRED BY CITY STANDARDS, BY CITY AT APPLICANTS EXPENSE.

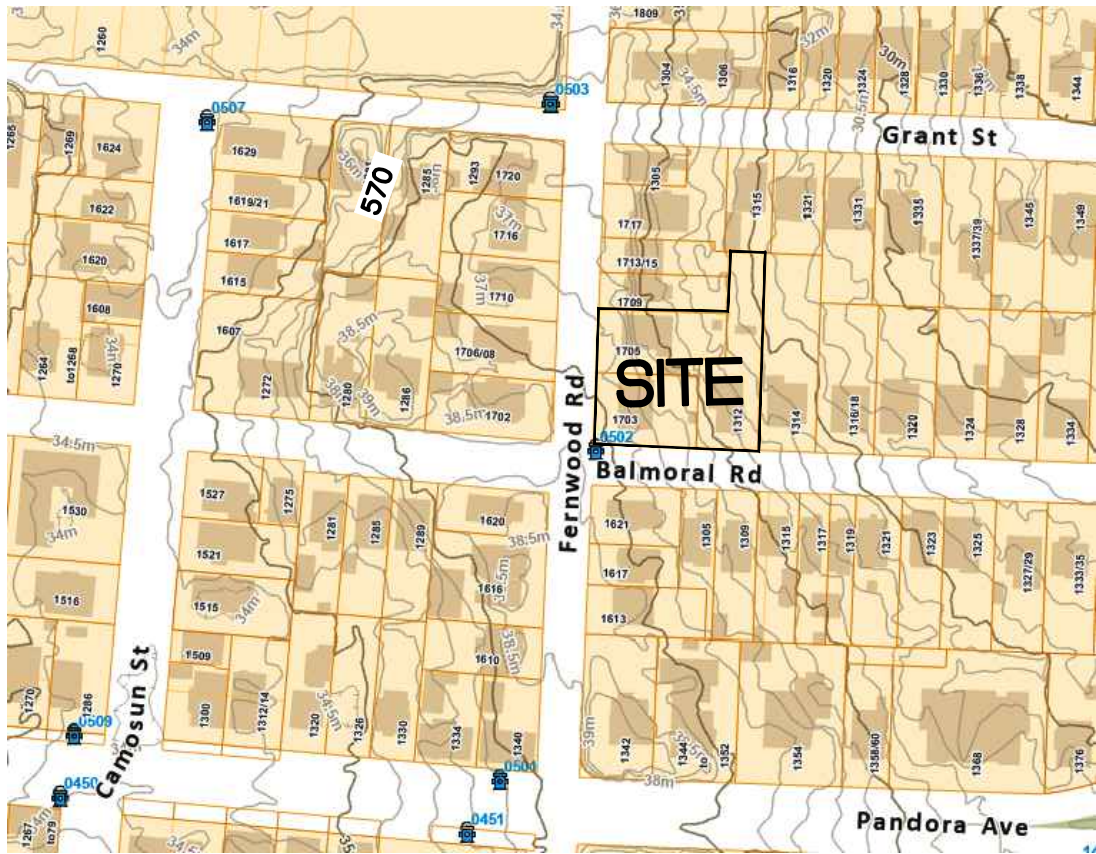
REVISION TABLE

NUMBER	DETAILS
1	ROAD DEDICATION SHOWN
2	BOULEVARD SHOWN
3	HYDRO LINE RELOCATED AND LABELED AS UE
4	TREE LOCATIONS SHOWN
5	PMT RELOCATED
6	STORMWATER MANAGEMENT SYSTEM REVISED
7	SIDEWALK AT INTERSECTION REVISED
8	DRIVEWAY LOCATION AND WATER CONNECTION LOCATIONS REVISED

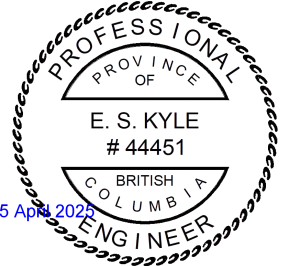


GENERAL NOTES:

- DRAWING INFORMATION**
DIMENSIONS ARE METRIC; MILLIMETERS ON DETAIL DRAWINGS; METERS ON 1:250 PLAN AND PROFILE, UNLESS OTHERWISE NOTED.
- INFORMATION THAT IS PROVIDED IN OUR PLANS, DESIGNS, OR SPECIFICATIONS IS INTENDED TO INDICATE THE GENERAL ARRANGEMENT OF WORK TO BE CARRIED OUT. AS THE PROJECT PROGRESSES, THE DEGREE OF DETAIL THAT IS PROVIDED MAY REQUIRE ADDITIONS OR DELETIONS.
- EXISTING SERVICE INFORMATION WITHIN AREAS OF CONSTRUCTION MAY HAVE BEEN SUPPLIED BY OTHERS AND ARE APPROXIMATE ONLY. ADDITIONAL SERVICES MAY BE PRESENT BUT NOT INDICATED ON THESE DRAWINGS.
- EXISTING SERVICES TO BE VERIFIED OR EXPOSED IN FIELD. CONTACT ENGINEER IF THERE ARE ANY CONFLICTS. ALL ALTERNATE DESIGNS ARE TO BE SUBMITTED THROUGH CONSULTING ENGINEER.
- GENERAL REQUIREMENTS**
REFER TO KYLE ENGINEERING'S "STATEMENT OF CONDITIONS" FOR ADDITIONAL INFORMATION AS TO THE USE OF THESE DOCUMENTS AND CONSTRUCTION OF THE WORKS.
- REFER TO CITY STANDARD DRAWINGS AND SPECIFICATIONS AND PERMITS, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS, LATEST EDITION, BC HYDRO, TELUS, SHAW AND FORTIS GAS DRAWINGS AND SPECIFICATIONS, AND OTHER AGENCIES/ SUB-CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR INFORMATION NOT COVERED ON THESE DRAWINGS.
- ALL OTHER CONSTRUCTION, MATERIAL AND INSTALLATION OF SERVICES NOT COVERED SPECIFICALLY BY THE BC BUILDING CODE, BC ELECTRICAL CODE, OR BY OTHER BYLAWS OR SPECIFICATIONS SHALL BE IN GENERAL CONFORMANCE WITH THE MASTER MMCD SPECIFICATIONS/STANDARD DETAIL DRAWINGS, AND ADDENDUMS.
- UNLESS OTHERWISE SPECIFIED HEREIN, ALL WORK WITHIN PRIVATE PROPERTY AND EASEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE BC BUILDING CODE AND INSPECTED BY THE MUNICIPAL WORKS INSPECTOR.
- USE OF INFORMATION**
THIS DOCUMENT MAY NOT BE USED, COPIED OR SHARED WITHOUT THE EXPRESS WRITTEN AUTHORITY OF KYLE ENGINEERING AND AT NO TIME MAY IT BE USED OR REFERENCED IN ANY FORM FOR ANY LEGAL INSTRUMENT.
- COORDINATION REQUIREMENTS**
- COMMUNICATION AND REPORTING**
CONTACT BC ONE-CALL PRIOR TO CONSTRUCTION FOR FOR SERVICES LOCATE. 1-800-474-6886
- THE CONTRACTOR IS TO COORDINATE AND COMMUNICATE WITH THE ENGINEER, ALL UTILITIES, AND AUTHORITIES HAVING JURISDICTION, WELL IN ADVANCE (2-WORKING DAYS MINIMUM) OF THE START OF ANY EXCAVATION AND COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL SUB-CONSULTANTS, CONTRACTORS AND TRADES REQUIRED FOR THE COMPLETION OF THE WORKS.
- THE CONTRACTOR SHALL PROVIDE THE REQUIRED QUALITY CONTROL AND CONFORMANCE TESTING REPORTS TO THE ENGINEER AT THE COMPLETION OF EACH PHASE OF THE WORK. ENGINEER WILL THEN SEND RELATED DOCUMENTATION TO CITY WITH REGARDS TO ITS INFRASTRUCTURE.
- PERMITS**
A TREE BYLAW PERMIT IS TO BE OBTAINED PRIOR TO ANY SITE ACTIVITIES.
- A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL ROAD ALLOWANCE MUST BE OBTAINED BEFORE WORKS COMMENCE.
- A PERMIT TO CROSS OR WORK NEAR FORTIS GAS PIPELINE IS REQUIRED. CONTACT 1-877-599-0996
- NOTIFICATION**
WHEN GIVING ADVANCE NOTIFICATION, THE CONTRACTOR SHALL TAKE INTO CONSIDERATION THE SCHEDULING DEMAND AND PRIOR COMMITMENTS OF ALL PARTIES.
- FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN DELAYS, REJECTION OF THE WORK, OR EXPENSIVE TESTING TO PROVE COMPLIANCE.
- IN THE EVENT THAT THE CONTRACTOR IS NOT PROVIDING HIS OWN CONSTRUCTION LAYOUT, THE ENGINEER IS TO BE NOTIFIED BY EMAIL OR OTHERWISE IN WRITING AT LEAST 5 DAYS BEFORE ANY CONSTRUCTION LAYOUT IS REQUIRED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF CONDITIONS ARE NOT FAVORABLE TO THE ACHIEVEMENT OF THE DESIGN INTENT.
- CHANGE REQUESTS**
CONTRACTOR REQUESTED CONSTRUCTION CHANGES MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. CITY TO BE ENGAGED FOR CHANGES RELATED TO CITY OWNED INFRASTRUCTURE.
- TESTING REQUIREMENTS**
CONFORMANCE TESTING IS TO BE PROVIDED BY THE CONTRACTORS TESTING ENGINEER FOR ALL ROAD CROSSINGS, ROAD BASE, CONCRETE, AND PAVING CONSTRUCTION MATERIALS AND AS OTHERWISE REQUIRED BY CITY OR THE ENGINEER.
- ALL TESTING IS TO BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
- MISCELLANEOUS**
ALL PUBLIC ROADS ARE TO BE MAINTAINED MUD AND DUST FREE DURING CONSTRUCTION.
- ALL LANDSCAPING AND STRUCTURES TO BE REINSTATED TO ORIGINAL CONDITION OR BETTER.
- PAVEMENT RESTORATION FOR RESIDENTIAL ROADS TO BE PER CoV STD DWGS



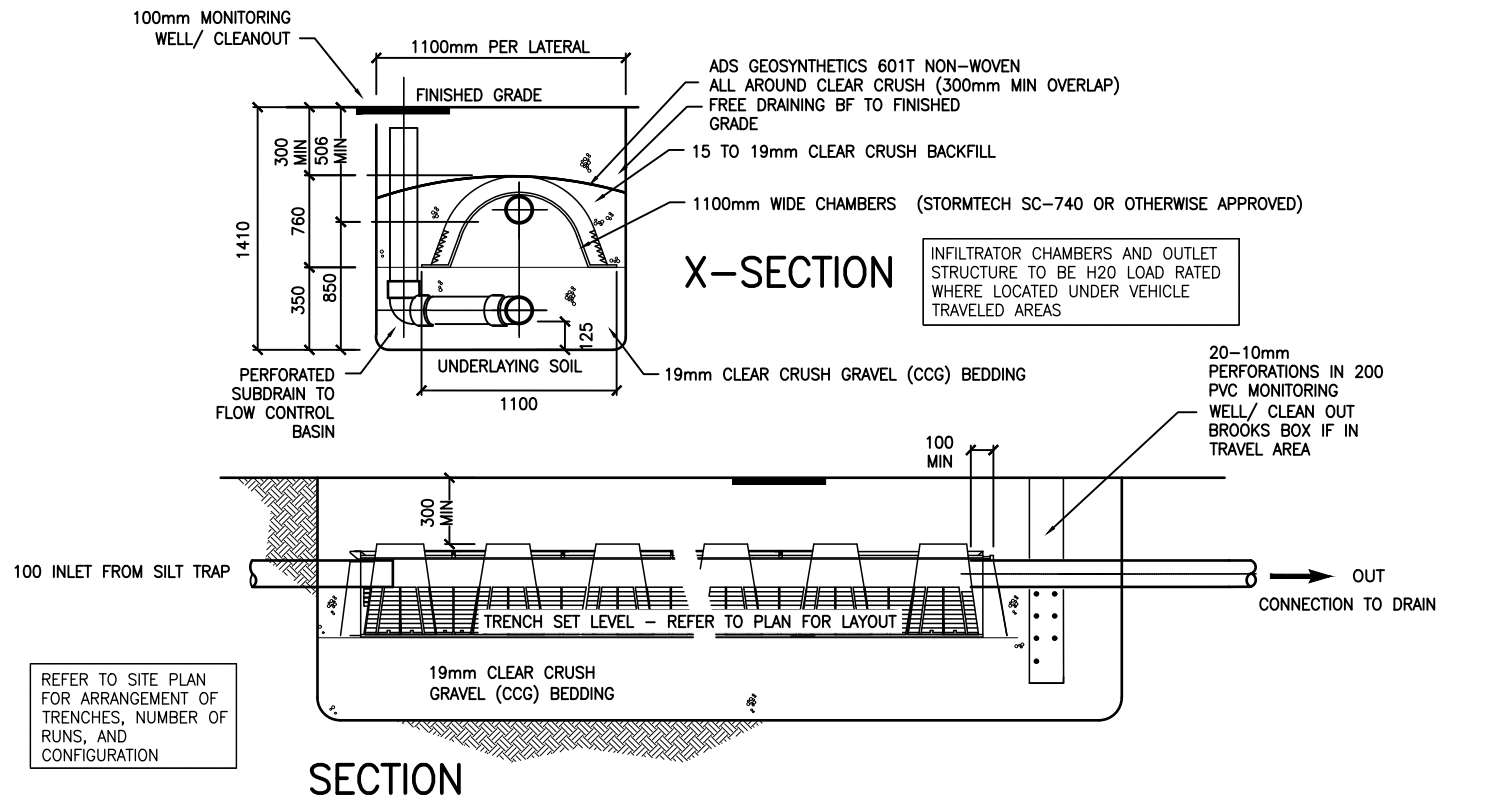
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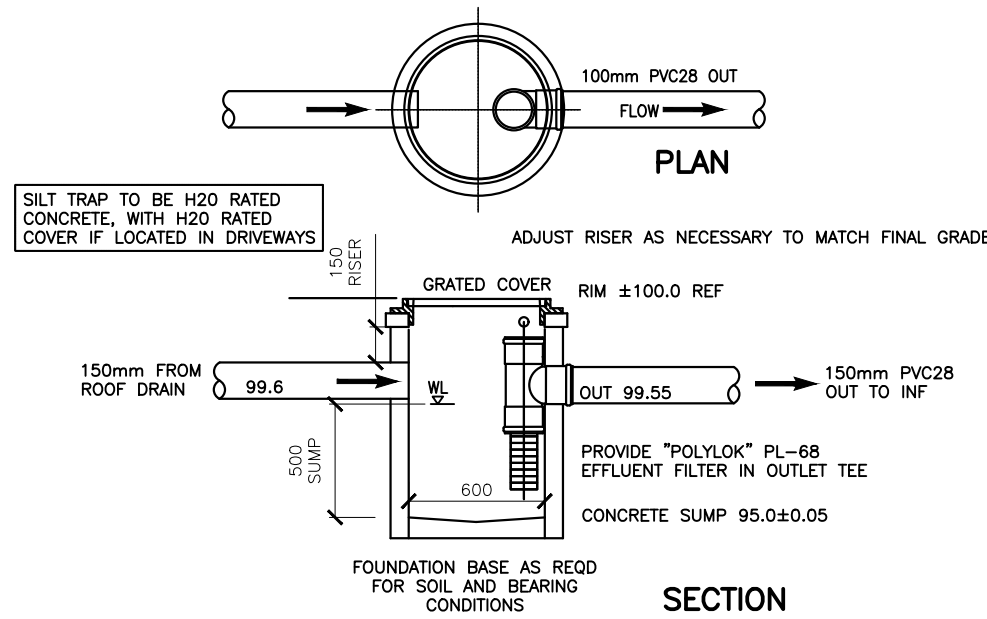
FOR PROPOSED SEWER OF LOT 1 & C & D, SECTION 75, VICTORIA DISTRICT, PLAN 5883 & 2206
PID 006-391-249
006-391-231 & 005-941-601
1705,1703 FERNWOOD & 1312 BALMORAL ROAD
KYLE ENGINEERING
SUITE 1, 40 CADILLAC AVE, VICTORIA, BC, V8Z 1T2
250 475 6906

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES	LEGEND	REVISIONS	REVISIONS APPROVED	DESIGN APPROVED	CITY OF VICTORIA	FILE No.	
THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.	Existing Municipal Infrastructure Proposed Municipal Infrastructure Existing External U/G Utilities Proposed External U/G Utilities Street Lighting Pole Mount Standard Mount Post Top Pedestrian Signal Traffic Signal Ctrl Monument Drain Ditch Sewer Water Silt Trap Traffic Sign Traverse Hub Curb Sidewalk Manhole Cleanout Silt Trap Gas Valve Concrete Box Wood Box Catch Basin Culvert Cap / Plug Gas Valve Valve Flush Valve Hydrant Reducer Air Valve Water Meter	6 5 4 3 2 1 ISSUED FOR DEVELOPMENT PERMIT	REVISION # 1 Approved Date Signed REVISION # 2 Approved Date Signed REVISION # 3 Approved Date Signed	Design Engineer Manager of Development Development Coordinator	Approved By Date Signed Design Engineer Manager of Development Development Coordinator	1705,1703 FERNWOOD & 1312 BALMORAL ROAD SEWER, STORM, WATER AND ROAD SERVICES B.M. : GMC 286187 Design: ESK Scale: Hor: 1:200 Vertical: 1:40 Elev: 37.792 Checked: ESK Date: APRIL 2024	DESIGN No. DRAWING No. Sheet 1 of 5

THE DISTRICT OF SAANICH: April 25, 2025 / U:\CS1400 Customer Files\2024\CV Civil\CV24-10 Fernwood - A Frame\03 EN-CN\040 Internal Drawings\00 Current\CV24-10 250422 Site Servicing Plan.dwg



SECTION
SWM STORAGE/FILTRATION TRENCH - D11C



DETAILED CONSTRUCTION NOTES:

- 1 PROVIDE 150mm $\varnothing$ PVC SEWER AS SHOWN
- 2 PROVIDE 150mm $\varnothing$ PVC STORM AS SHOWN
- 3 PROVIDE 50mm $\varnothing$ PVC WATER AS SHOWN.

ON SITE STORMWATER MANAGEMENT (SWM) NOTES

CONTRACTORS OBLIGATION

PRE-CONSTRUCTION MEETING
THE CONTRACTOR MUST ARRANGE WITH THE ENGINEER, A PRE-CONSTRUCTION MEETING TO REVIEW THE SWM OBJECTIVES BEFORE SETTING OF ANY FOUNDATION OR BUILDING PERIMETER DRAINS.

REFER TO GENERAL NOTES

SEDIMENT RETENTION
DURING CONSTRUCTION AND RE-ESTABLISHMENT OF VEGETATION AND LAWN, SURFACE WATER RUN-OFF FROM DISTURBED AREAS OF THE PROJECT, OR ANY OTHER SOURCE OF SEDIMENT OR POLLUTANT LADEN WATER, SHALL NOT BE ROUTED THROUGH ANY STORMWATER MANAGEMENT SYSTEM. A SEDIMENT POND, TRAP, PERIMETER PROTECTION, SUCH AS SILT FENCES, OR OTHER ENGINEER APPROVED SURFACE TREATMENTS SHALL BE USED.

COMMISSIONING OF SWM SYSTEMS
TEMPORARY EROSION AND SILT CONTROL TREATMENTS SHALL REMAIN IN PLACE UNTIL THE ENTIRE SITE HAS BEEN STABILIZED AND VEGETATION RE-ESTABLISHED.

SWM OBJECTIVES

GENERAL
ALL LOTS SHALL BE PROVIDED WITH STORMWATER MANAGEMENT SYSTEMS FOR IMPERVIOUS SURFACES.

THIS PLAN SHOWS REPRESENTATIVE EXAMPLES OF TYPICAL SWM CONFIGURATIONS FOR EACH LOT.

THE OWNER AND CONTRACTOR SHALL CONSULT WITH THE ENGINEER REGARDING THE ULTIMATE ARRANGEMENT AND SCOPE OF REQUIRED SWM COMPONENTS.

INTENT OF SWM IS TO REDIRECT ALL HARD LANDSCAPE RUNOFF INTO ENGINEERED SYSTEMS FOR WATER RECHARGE TO SURFACE OR GROUND FOR DISPERSION AND OR INFILTRATION AS WELL AS TO REDUCE THE IMPACT THE DOWNSTREAM MUNICIPAL MAIN.

BUILDING FOUNDATION PERIMETER DRAINS
THE FOUNDATION PERIMETER DRAINS (PD) FROM BUILDINGS SHALL BE DIRECTLY CONNECTED TO THE COMMON OR MUNICIPAL DRAIN CONNECTION AS APPLICABLE, AND NOT ROUTED THROUGH THE ROOF OR DRIVEWAY DRAIN SYSTEMS.

FOUNDATION DRAINS TO BE PROVIDED OTHERWISE AS REQUIRED BY THE BC BUILDING CODE.

BUILDING ROOF DRAINS
THE ROOF DOWNSPOUTS (RD) FROM DWELLINGS ARE TO BE SEPARATE FROM THE FOUNDATION PERIMETER DRAIN AND ROUTED THROUGH THE SWM SYSTEMS PRESCRIBED HEREIN.

ON-SITE DRIVEWAYS
NEW DRIVEWAY SURFACE AREAS HAVE BEEN INCLUDED IN STORMWATER STORAGE CALCULATIONS.

EMERGENCY STORM OVERFLOWS MUST BE DIRECTED TO MUNICIPAL SYSTEM AS INDICATED IN D11C.

SWM SYSTEM DESIGN NOTES

FOUNDATION PERIMETER DRAINS
PROVIDE DRAINS SUBSTANTIALLY IN ACCORDANCE WITH THE BC PLUMBING CODE UNLESS OTHERWISE APPROVED BY THE ENGINEER.

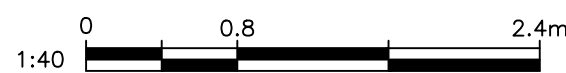
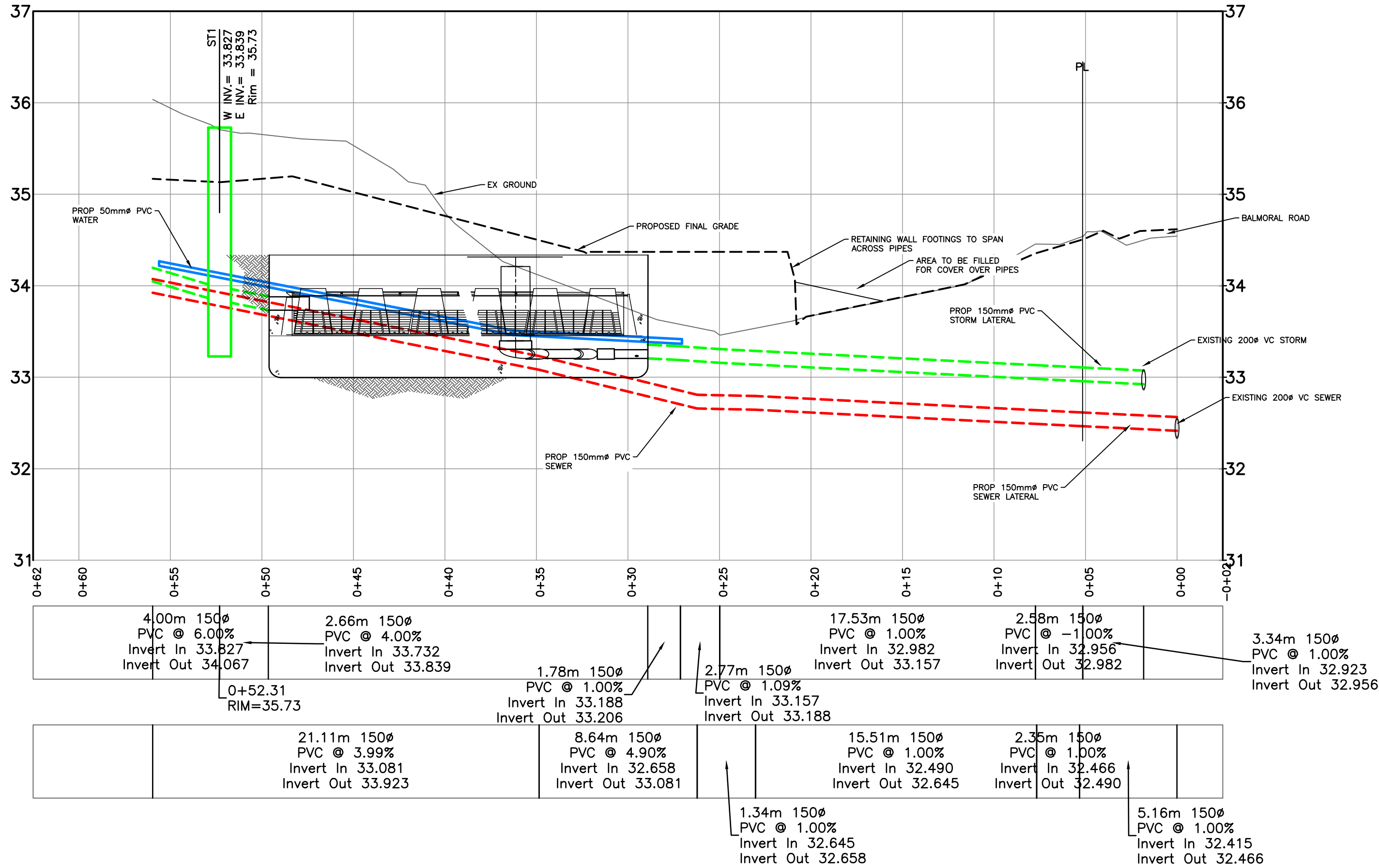
ROOF DRAINS
PROVIDE ROOF WATER LEADERS AND PERIMETER ROOF DRAINS SUBSTANTIALLY IN ACCORDANCE WITH THE BC BUILDING CODE AS SHOWN ON THE APPROVED BUILDING PLANS UNLESS OTHERWISE APPROVED BY THE ENGINEER.

DIRECT 100MM ROOF WATER COLLECTION PIPE TO STORAGE/FILTRATION CHAMBER TRENCHES VIA SWM SILT TRAP AS INDICATED.

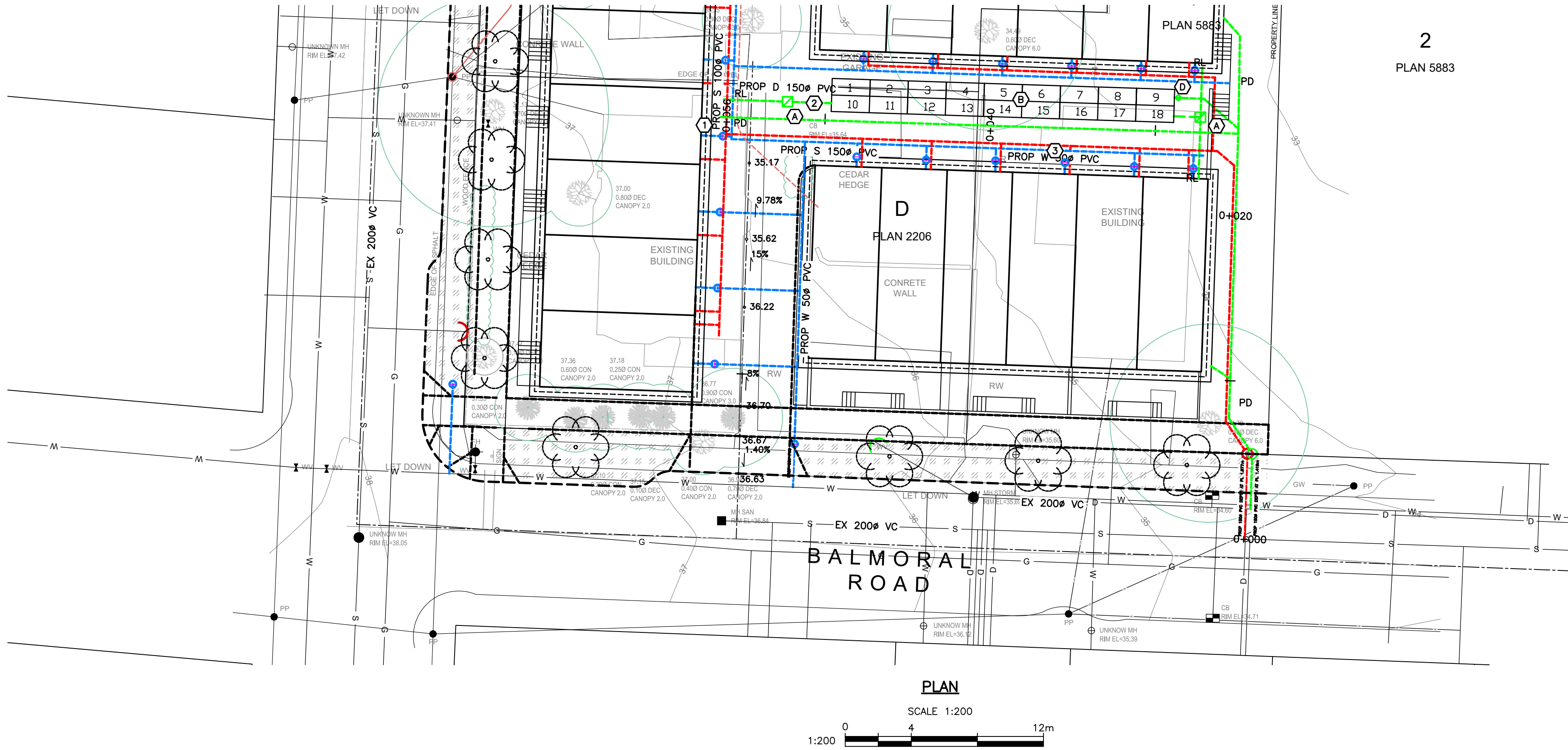
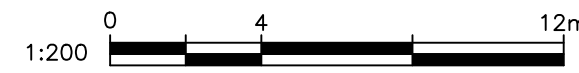
REFER TO DETAIL D11C

STORMWATER MANAGEMENT

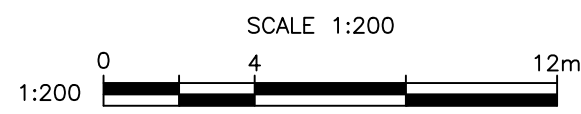
- A SILT TRAP**
SWM RELATED SILT TRAPS (ST) TO BE CONSTRUCTED AS SHOWN IN DETAIL D12B
- B STORAGE/ FILTRATION CHAMBER TRENCHES**
CHAMBER TRENCHES (TRN) TO BE CONSTRUCTED AS SHOWN IN DETAIL D11C
- C TRENCH DAMS**
ALL TRENCH DAMS ARE TO BE PROVIDED AS FULL DEPTH COMPACTED CLAY OR OTHER APPROVED IMPERVIOUS BARRIER. OBJECTIVE IS TO ISOLATE THE INFILTRATOR TRENCH AND BED AREA FROM UPSTREAM WATER INGRESS AND DOWNSTREAM WATER EGRESS. LOCATIONS TO BE INDICATED BY ENGINEER ON SITE.
- D CONTROLLED OUTLETS / MONITORING WELLS**
CONTROL STRUCTURE AS SHOWN IN DETAIL D11C. COVER TO BE SET FLUSH WITH FINISHED GRADE.



ROAD PROFILE
SCALE V 1:40 H 1:200



PLAN



2
PLAN 5883



CONFIRM UNDERGROUND
LOCATIONS WITH
UTILITY COMPANIES

THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND

Existing Municipal Infrastructure	Drain	—D—	Curb	—C—	Concrete Box	☒	Valve	⊗
Proposed Municipal Infrastructure	Ditch	—D—	Sidewalk	—S—	Wood Box	☒	Flush Valve	⊗
Existing External U/G Utilities	Sewer	—S—	Manhole	—M—	Catch Basin	☒	Hydrant	⊗
Proposed External U/G Utilities	Water	—W—	Cleanout	—C—	Culvert	☒	Reducer	⊗
Street Lighting	Pole Mount	☒	Standard Mount	☒	Traffic Sign	☒	Silt Trap	☒
Post Top	Pedestrian Signal	☒	Traffic Signal	☒	Ctrl Monument	☒	Traverse Hub	☒
					Gas Valve	☒	Water Meter	☒

REVISIONS

REVISION #	DATE	SIGNED	DESIGN ENGINEER	DESIGN ENGINEER	DESIGN ENGINEER
1	ISSUED FOR DEVELOPMENT PERMIT				

REVISIONS APPROVED

REVISION #	DATE	SIGNED	DESIGN ENGINEER	DESIGN ENGINEER	DESIGN ENGINEER
1					
2					
3					

DESIGN APPROVED

APPROVED BY	DATE	SIGNED
Design Engineer		
Manager of Development		
Development Coordinator		

DISTRICT OF SAANICH

1705,1703 FERNWOOD & 1312 BALMORAL ROAD	B.M. : GMC 286187	Elev: 37.792
SEWER, STORM, WATER AND ROAD SERVICES	Design: ESK	Checked: ESK
	Scale: Hor: 1:250	Vertical: 1:50
		Date: APRIL 2024

SAANICH
FILE No.
SAANICH
DESIGN No.

—

—

DRAWING
No.

Sheet 2 of 5

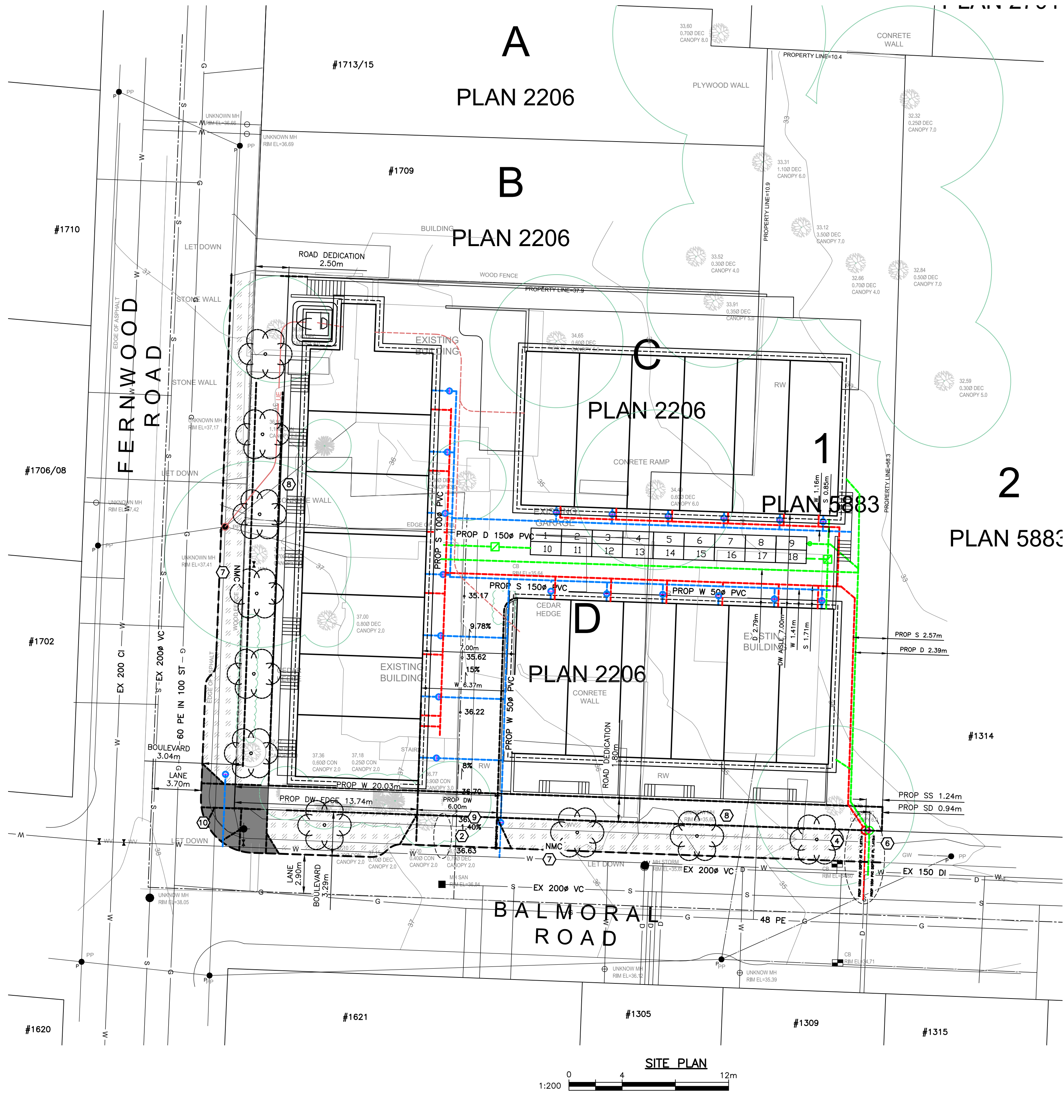
THE CITY OF VICTORIA: April 25, 2025 / U:\CS\1400 Customer Files\2024\CV Civil\CV24-10 Fernwood - A Frame\03 EN-CN\040 Internal Drawings\00 Current\CV24-10 250422 Site Servicing Plan.dwg

NOTES:

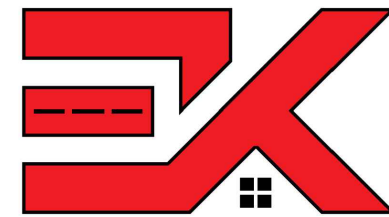
THIS DRAWING SHOWS THE FINAL SERVICES LAYOUT, WITH THE SERVICES TO BE CAPPED REMOVED FROM THE DRAWING FOR CLARITY.

DETAILED CONSTRUCTION NOTES:

- 1 REMOVED
- 2 NEW 50mm WATER SERVICE AND METER BY CoV AT APPLICANTS EXPENSE.
- 3 REMOVED
- 4 150mm PVC SEWER CONNECTION AT 1% AND IC BY CoV AT APPLICANTS EXPENSE.
- 5 REMOVED
- 6 150mm PVC STORM WATER CONNECTION AND IC BY CONTRACTOR AT APPLICANTS EXPENSE.
- 7 REMOVE EXISTING AND REPLACE WITH NEW CURB AND GUTTER WITH NEW 300mm GUTTER PAN NON MOUNTABLE CURB AND GUTTER (MMCD C4) AS SHOWN
- 8 REMOVE EXISTING AND REPLACE WITH NEW SIDEWALK ALONG FRONTAGE TO NEAREST JOINT LINE. AS SHOWN. (2.0m WIDE ON FERNWOOD, 1.8m WIDE ON BALMORAL) CoV STANDARD DRG SD C7c. BROOM FINISHED
- 9 PROVIDE 6.0m WIDE DRIVEWAY IN ACCORDANCE WITH CITY STANDARDS W/ 1m WIDE FLARES APPROXIMATELY 2.0m DEEP.
- 10 PROVIDE WHEEL CHAIR RAMP FOR SIDEWALK DROP IN ACCORDANCE WITH CoV STANDARD DRAWING SD C9a



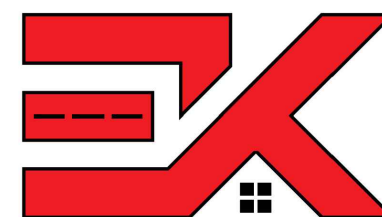
PERMIT TO PRACTICE NUM: 1000348



KYLE ENGINEERING LTD DBA
KYLE ENGINEERING
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CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.	LEGEND										REVISIONS		REVISIONS APPROVED						DESIGN APPROVED			CITY OF VICTORIA		FILE No.	—			
																						1705,1703 FERNWOOD & 1312 BALMORAL ROAD		DESIGN No.	—			
																						SEWER, STORM, WATER AND ROAD SERVICES		DESIGN No.	—			
																						B.M. : GMC 286187 Design: ESK Scale: Hor: 1:200 Vertical: 1:40		Drawn: ESK Checked: ESK Date: APRIL 2024	DRAWING No.	Sheet 3 of 5		

- ① REMOVE EXISTING AND REPLACE WITH NEW CURB AND GUTTER WITH NEW 300mm GUTTER PAN NON MOUNTABLE CURB AND GUTTER (MMD C4) AS SHOWN
- ② REMOVE EXISTING AND REPLACE WITH NEW SIDEWALK ALONG FRONTAGE TO NEAREST JOINT LINE. AS SHOWN. (2.0m WIDE ON FERNWOOD, 1.8m WIDE ON BALMORAL) CoV STANDARD DRG SD C7c. BROOM FINISHED
- ③ PROVIDE 6.0m WIDE DRIVEWAY IN ACCORDANCE WITH CITY STANDARDS W/ 1m WIDE FLARES APPROXIMATELY 2.0m DEEP.
- ④ PROVIDE WHEEL CHAIR RAMP FOR SIDEWALK DROP IN ACCORDANCE WITH CoV STANDARD DRAWING SD C9g. DESIGN TO BE 1500mm WIDE



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LEGEND										REVISIONS					REVISIONS APPROVED						DESIGN APPROVED			CITY OF VICTORIA		FILE No.	—													
Existing Municipal Infrastructure										Drain	—D—	Curb	—C—	Concrete Box	☒	Valve	⊗	6	REVISION # 1			REVISION # 2			REVISION # 3			Approved By	Date	Signed	1705,1703 FERNWOOD & 1312 BALMORAL ROAD		DESIGN No.	—						
Proposed Municipal Infrastructure										Ditch	—D/—	Sidewalk	—S/W—	Wood Box	☒	Flush Valve	⊗	5	Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed	Design Engineer			ROAD SERVICES		DRAWING No.	Sheet 5 of 5						
Existing External U/G Utilities										Sewer	—S—	Manhole	☐	Catch Basin	☒	Hydrant	⊗	4	Design Engineer			Design Engineer			Design Engineer			Manager of Development			B.M. : GMC 286187	Elev: 37.792								
Proposed External U/G Utilities										Water	—W—	Cleanout	☐	Culvert	—C—	Reducer	⊗	3	Manager of Development			Manager of Development			Manager of Development			Development Coordinator			Design: ESK	Drawn: ESK			Checked: ESK					
Street Lighting										Pole Mount	☐	Standard Mount	☐	Traffic Signal	☐	Silt Trap	⊗	Cap / Plug	⊗	Air Valve	⊗	2	Development Coordinator			Development Coordinator			Development Coordinator			Scale: Hor: 1:200	Vertical: 1:40	Date: APRIL 2024						
Stop Top										Pedestrian Signal	☐	Traffic Signal	☐	Ctrl Monument	☐	Traverse Hub	☐	Gas Valve	⊗	Water Meter	⊗	1	ISSUED FOR DEVELOPMENT PERMIT																	