

FERNWOOD ROAD MISSING MIDDLE TOWNHOMES



Project Rendering - North Looking View @ Fernwood / Balmoral Intersection

PROJECT DESCRIPTION

CIVIC ADDRESS:
1703 Fernwood Rd, 1705 Fernwood Rd, and 1312
Balmoral Rd
Victoria, BC

LEGAL DESCRIPTION
LOT 1, PLAN 5883, LOT C, PLAN 2206, and
LOT D, PLAN 2206, ALL OF SECTION 75,
VICTORIA DISTRICT
(PID #s 006-391-249, 006-391-231, and 005-941-601)

ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
Group C, 3 Storey Wood Construction

USES: Residential Townhomes

EXISTING ZONE: R1-B (DPA 16A)

PROPOSED ZONE: Missing Middle (Sched P)

SITE AREA: 2,137.5 m² (23,008 s.f.)

FLOOR AREAS

TOTAL PROPOSED: 2,023 m² (21,775 s.f.)

FLOOR SPACE RATIO: 0.95 FSR

SITE COVERAGE: 40% (855 m²)

OPEN SITE SPACE: 37% (799 m²)

LANDSCAPE SPACE: 10% (208m²)

GRADE OF BUILDING: North Bldg 33.89m
South Bldg 34.75m
West Bldg 36.46m
(See Site Plan for Avg. Grade Calculation)

HEIGHT OF BUILDING: North Bldg 10.35 m
South Bldg 10.37 m
West Bldg 8.8 m

NUMBER OF STOREYS: 3 Storeys

RESIDENTIAL PARKING: 16 Stalls Total
16 stalls in garages (100% Level 2 EV)

BICYCLE PARKING: 56 total
36 Class 1/2 EV Ready (in suites/garages)
18 Short term (racks)

SETBACKS: North Bldg South Bldg West Bldg

FRONT (Street): 18.8 m 18.99 m 1.75 m

REAR: 2.0 m 2.0 m 33.78 m

SIDE (North): 5.1 m 24.62 m 3.96 m

SIDE (South): 23.63 m 2.13 m 0.765

COMBINED SIDE: 28.63 m 26.65 m 4.32 m

NB:
Setbacks are from proposed road dedication line. Refer to A101 for locations.

SUITE COMPOSITION:

TOTAL: 19 SUITES

3 Bedroom 19

Ground-Oriented Units 19

Minimum Unit Floor Area 92.22 m²

BUILDING CODE SUMMARY:

BCBC Part 9, Group C, 3 Storey Wood Construction

All material specifications, details and construction methods to conform to local by-laws and British Columbia Building Code (BCBC).

PROJECT DIRECTORY

DEVELOPER
Shelbourne Project Limited Partnership
541 Cornwall Street
Victoria, B.C.
V8V 4K9
P. 604.710.3627

ARCHITECT
dHKarchitects
977 Fort Street
Victoria, BC, V8V 3K3
P. 250.658.3367

ELECTRICAL CONSULTANT
AES Engineering
500 - 3795 Carey Road
Victoria, BC V8Z 6T8
250.550.9580

CIVIL CONSULTANT
Kyle Engineering
Suite 1 - 40 Cadillac Ave
Victoria, BC
250.475.0906

LANDSCAPE CONSULTANT
LADR Landscape Architects Inc.
3-864 Queens Avenue, Street Level,
Victoria, BC, V8T 1M5
P. 250.596.0105

ARBORIST
Capital Tree Service
Victoria, BC
250.415.7244

Drawing List

A000	Project Data
A001	Survey
A002	Perspective Views
A003	Perspective Views
A101	Site Plan
A201	Overall L1 Plan
A202	Overall L2 Plan
A203	Overall L3 Plan
A204	Overall Roof Plan
A300	Street Elevations
A301	West Building Elevations
A302	South Building Elevations
A303	North Building Elevations
A401	Building Sections
A900	Area Plans

LIST OF ABBREVIATIONS

The following abbreviations are used on door, window, and finish schedules as well as on architectural drawings and details.

ACST	Acrylic Stucco	HP	High Point	ST	Structure
ACT	Acoustical Tile	HSS	Hollow Steel Section	STL	Steel
AFF	Above Finished Floor	HW	Hardware	STN	Stain(ed)
AL	Aluminum	INSUL	Insulated	STNT	Stone Tile
BG	Building Grade	LAM	Laminated Glass	SS	Stainless Steel
CEM	Cementitious Backing Board	LP	Low Point	SVP	Sheet Vinyl Flooring
Conc	Concrete	MDFB	Medium Density Fibreboard Base	TB	Towel Bar
CBK	Concrete Block	MR	Mirror	T/D	Tempered / Double Glazed
CL	Centerline	MP	Metal Panel	TLAM	Tempered Laminated Glass
CPT	Carpet Tile	O/H	Overhead	TGL	Tempered Glass
CT	Ceramic Tile	OW	Operable Window	TLGL	Tempered Laminated Glass
C/W	Complete With	PF	Prefinished	TOC	Top of Concrete
DD	Deck Drain	PLAM	Plastic Laminate	TOD	Top of Drain
EL	Elevation	PLS	Plaster	TOI	Top of Insulation
EPC	Epoxy Polymer Coating	PSF	Pressed Steel Frame	TOP	Top of Parapet
EXP AGG	Exposed Aggregate	PT	Paint	TOS	Top of Slab
EXT	Exterior	PTD	Paper Towel Dispenser	TOW	Top of Wall
FD	Floor Drain	PTD/W	Paper Towel Dispenser / Waste	TP	Toilet Paper
FEC	Fire Extinguisher Cabinet	PTW	Paper Towel Waste	UNF	Unfinished (for GWB means taped and filled by not sanded to minimum ULC requirements where applicable)
FFE	Finished Floor Elevation	RA	Roof Anchor	UNO	Unless Noted Otherwise
FG	Finished Grade	RB	Rubber Base	UIS	Underside of..
GB	Grab Bar	RES	Resilient Flooring	VCT	Vinyl Composition Tile
GBL	Glass Block	RD	Roof Drain	VI	Vision Glass
GL	Glass	RD-P	Roof Drain - Planter	VIS	Vinyl Impact Sheet
GWG	Georgian Wire Glass	RWL	Rain Water Leader	VT	Vinyl Tile
GWB	Gypsum Wallboard	SAFI	Spray Applied Fibrous Insulation	VWC	Vinyl Wall Covering
HC	Hollow Core	SCW	Solid Core Wood	WC	Water Closet
HCW	Hollow Core Wood	SD	Soap Dispenser	WD	Wood
HC	Handicap	SL	Sealer	WPM	Waterproof Membrane
HM	Hollow Metal	SP	Spandrel Glass	WRC	Water Repellent Coating
		SPC	Solid Particleboard Core		

ANNOTATIONS LEGEND

The following annotations are used on architectural drawings and details:

BEDROOM ROOM NAME & ROOM NUMBER

201

101a

DOOR NUMBER

See Door Schedule

W-10

WINDOW NUMBER

See Window Schedule

W1

WALL TYPE

See Assemblies Schedule

2.0 hr

RATED WALL DESIGNATION

00.00

ELEVATION DATUM

2440

CEILING HEIGHT

AREA OF DROP CEILING

1

KEYNOTE SYMBOL

12

MATERIAL TAG

A901

INTERIOR ELEVATION REFERENCE

W1 C1 F1 B1

ROOM FINISHES



Project Location - NTS

2	241030	ISSUED FOR DP REVISIONS
Rev.	Date	Description

Issued	2024-10-30	Description	DP Documents
Drawn By	ADM/RCI	Checked By	ADM
Scale	As indicated	Project Number	2404

NOTE: All dimensions are shown in millimeters.

Fernwood Road Missing Middle Townhomes

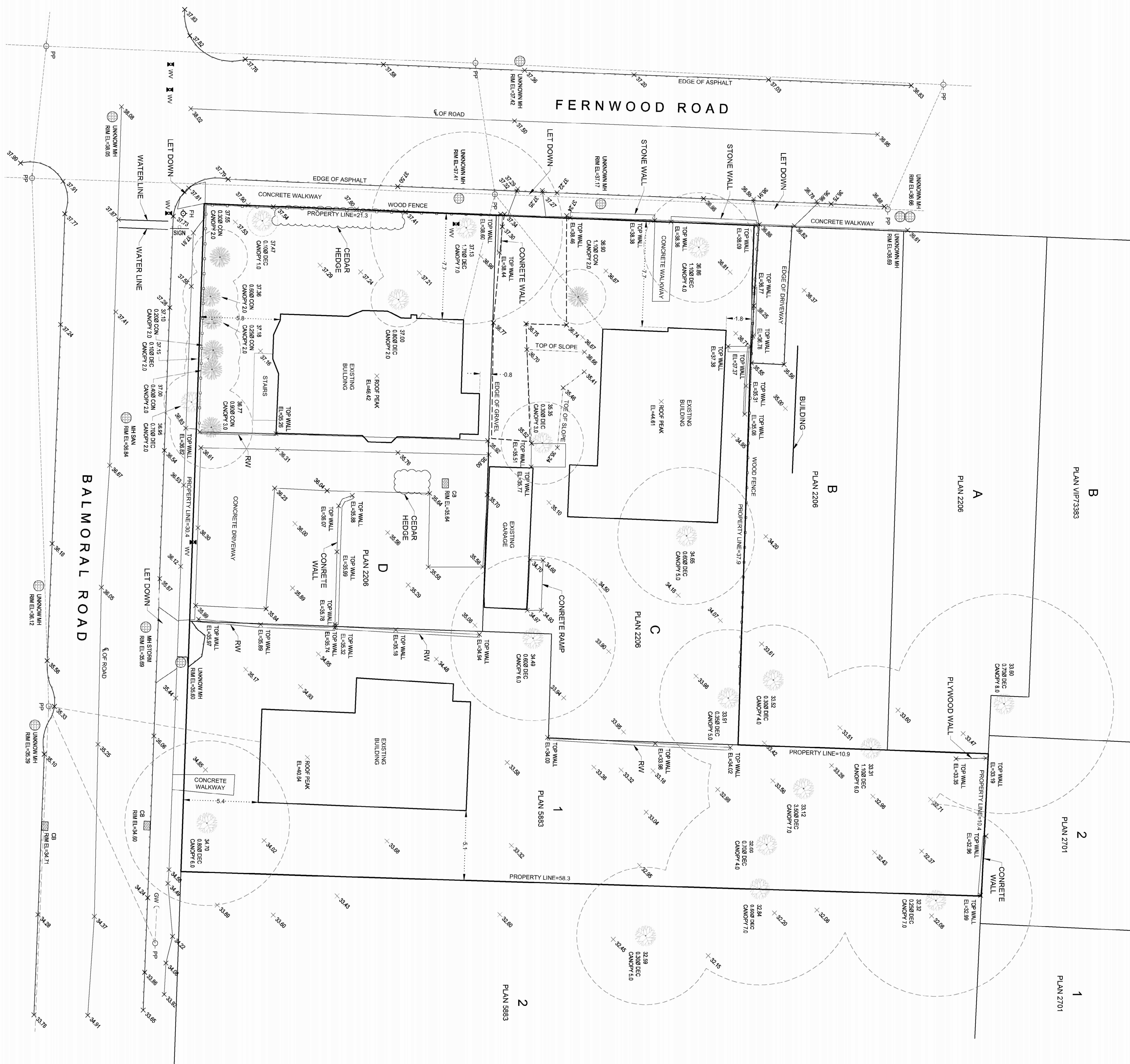
Project Data



A000

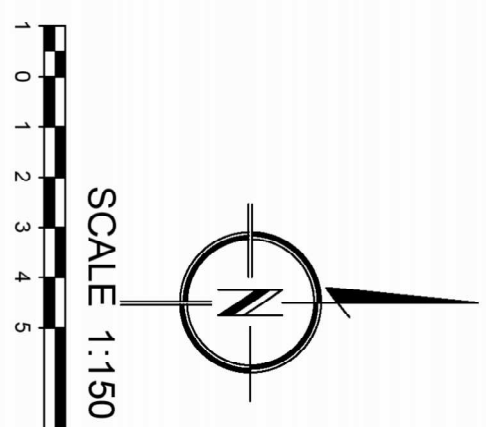
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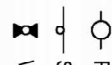
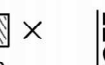
CITY OF VICTORIA INTEGRATED SURVEY AREA #17	CIVIC ADDRESS:	LEGAL ADDRESS:	PID:	AREA:
1703 FERNWOOD ROAD	LOT D, PLAN 2206	006-391-249	647.3 m ²	
1705 FERNWOOD ROAD	LOT C, PLAN 2206	006-391-231	615.6 m ²	
1712 BALMORAL ROAD	LOT 1, PLAN 5683	005-941-601	814.6 m ²	
ZONE: R1-B (SINGLE FAMILY DWELLING DISTRICT)			Total: 2,137.5 m ²	
PPA: 16A				

TOPOGRAPHIC SURVEY OF
LOT 1, PLAN 5683,
LOT C, PLAN 2206,
AND
LOT D, PLAN 2206,
ALL OF SECTION 75,
VICTORIA DISTRICT.



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.	
DATE:	BY:
2023-12-13	VH
REVISION:	

	- DENOTES SPOT ELEVATION OF 32.08m (TYPICAL)
	- DENOTES SPRAAY-PAINT DOT PLACED
	- DENOTES FIRE HYDRANT
	- DENOTES POWER POLE ANCHOR
	- DENOTES MANHOLE
	- DENOTES POWER POLE
	- DENOTES STREET SIGN
	- DENOTES WATER VALVE

	36.53 DENOTES 0.70m Ø DECIDUOUS TREE CANOPY 2.0
	36.53 DENOTES 0.70m Ø DECIDUOUS TREE CANOPY 2.0
	37.10 DENOTES 0.20m Ø CONIFEROUS TREE CANOPY 2.0
	37.10 DENOTES 0.20m Ø CONIFEROUS TREE CANOPY 2.0
	37.10 DENOTES 0.20m Ø CONIFEROUS TREE CANOPY 2.0

ELEVATION: ELEVATIONS ARE CITY GEODETIC, AND ARE DERIVED FROM CONTROL MONUMENT 16-43 666327. PUBLISHED ELEVATION = 22.781 METRES. (ISA NO. 17, AND 63, (C07263910202019).

PROPERTY: PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

GENERAL: REFER TO CURRENT CERTIFICATE OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

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FEATURES: DIMENSIONS SHOWN WITHOUT DIMENSIONS SHOULD BE COMBINED WITH BENNETT LAND SURVEYING LTD.

FEATURES: BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACE DIMENSIONS. DIMENSIONS NOTED.

FEATURES: TREE SPECIES UNLESS OTHERWISE NOTED.

FEATURES: APPROXIMATE SHED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION. DIMENSIONS SPECIFICALLY LABELED.

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CERTIFIED CORRECT

Todd
Mackenzie
A92B72

*Digitally signed by Todd
Mackenzie A92B72
Date: 2023.12.13
21:28:30 -0800*

FIELD SURVEY COMPLETED ON THE 7th DAY OF DECEMBER, 2023.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED
BY ORIGINAL CERTIFIED



1 N/E Perspective at Fernwood / Balmoral Intersection
A002 SCALE:

2	241030	ISSUED FOR DP REVISIONS
Rev.	Date	Description

Issued	2024-10-30	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



A002

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1 Perspective from Fernwood Looking South East
A003 / SCALE:



2 Perspective from Balmoral Looking West
A003 / SCALE:

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Drawn By	ADM	Checked By	ADM
Scale		Project Number	2404

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Fernwood Road
Missing Middle
Townhomes

Perspective Views

dHka

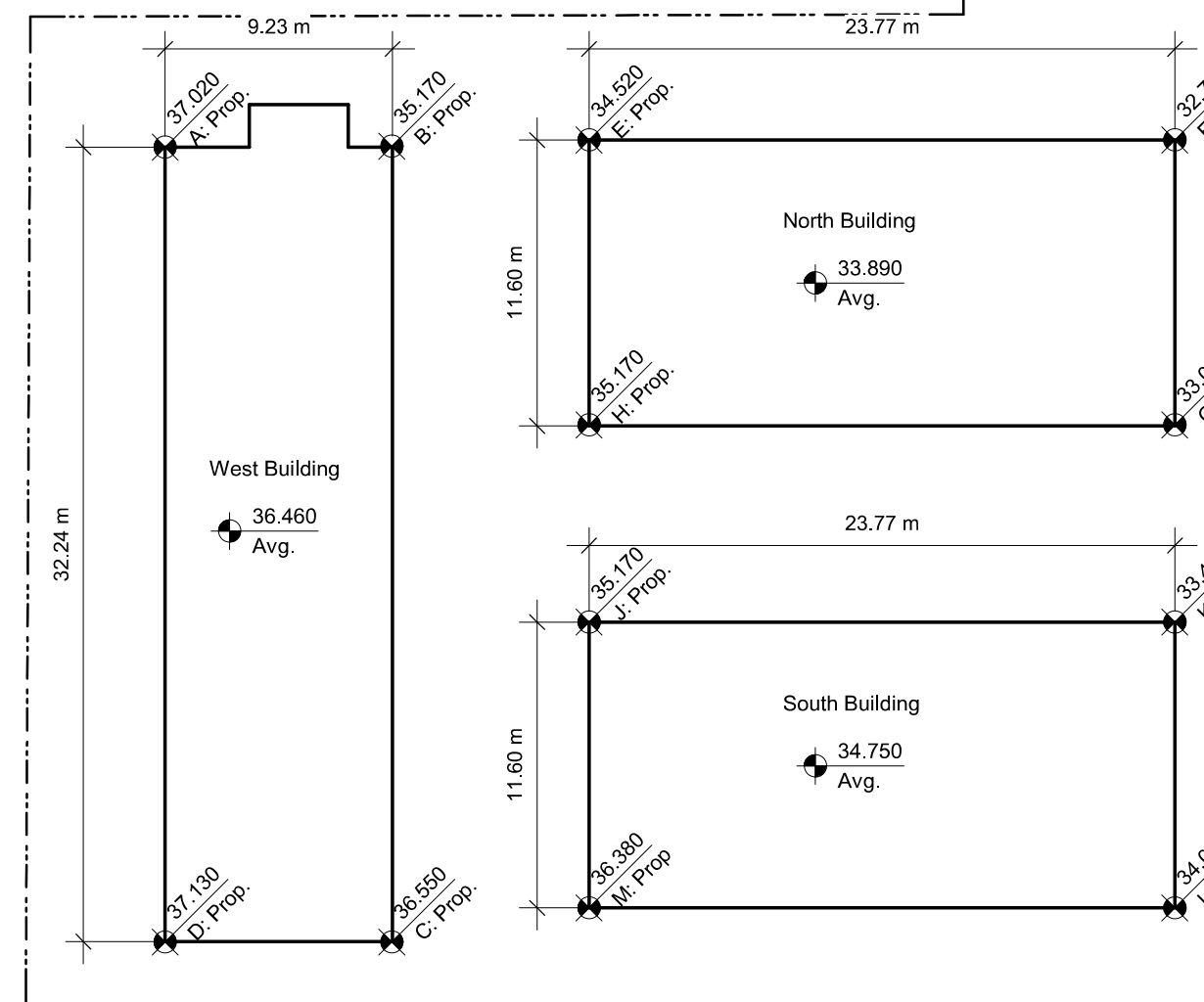
A003

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FERNWOOD ROAD

BALMORAL ROAD



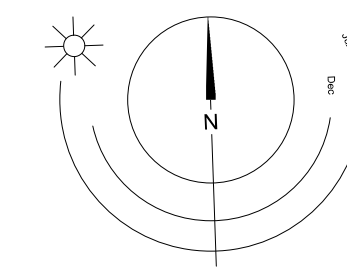
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A	37.00	37.02	37.00	A & B	36.09	9.23	333.06
B	35.57	35.17	35.17	B & C	35.86	32.24	1156.13
C	37.03	36.55	36.55	C & D	36.84	9.23	340.03
D	37.49	37.13	37.13	D & A	37.07	32.24	1194.98
						82.94	3024.20
							36.46
E	34.75	34.52	34.52	E & F	33.66	23.77	800.09
F	32.95	32.80	32.80	F & G	32.94	11.60	382.10
G	33.29	33.08	33.08	G & H	34.13	23.77	811.15
H	35.37	35.17	35.17	H & E	34.85	11.60	404.20
						70.74	2397.54
							33.89
J	35.78	35.17	35.17	J & K	34.30	23.77	815.31
K	33.66	33.43	33.43	K & L	33.75	11.60	391.44
L	34.31	34.06	34.06	L & M	35.21	23.77	836.89
M	36.36	36.38	36.36	M & J	35.76	11.60	414.85
						70.74	2458.50
							34.75

2 Average Grade Calculations
A101 SCALE: 1 : 300

Rev.	Date	Description	Author	Checked By	Project Number
1	2024-10-30	ISSUED FOR DP REVISIONS			2404

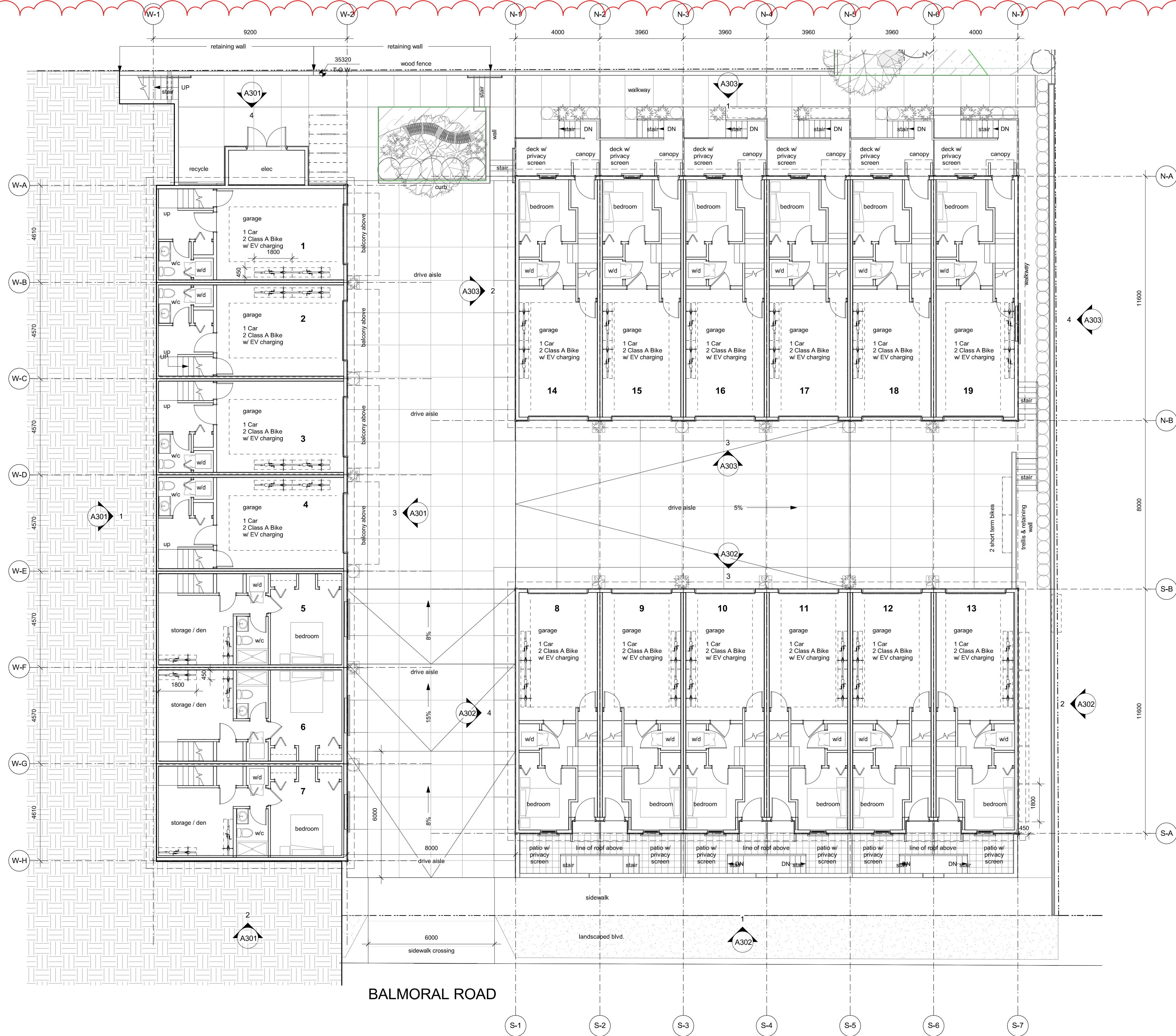
Fernwood Road
Missing Middle
Townhomes

Site Plan



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1 Overall L1 Plan
A201 SCALE: 1 : 100

2	241030	ISSUED FOR DP REVISIONS
Rev.	Date	Description
Issued	2024-10-30	Description
Drawn By	Author	Checked By
Scale	1 : 100	Project Number
		2404

NOTE: All dimensions are shown in millimeters.

Fernwood Road Missing Middle Townhomes

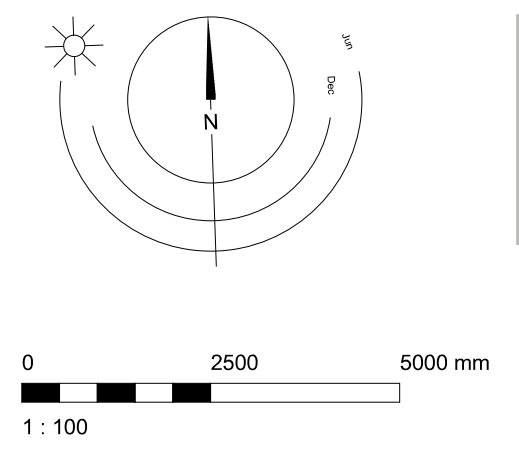
Overall L1 Plan

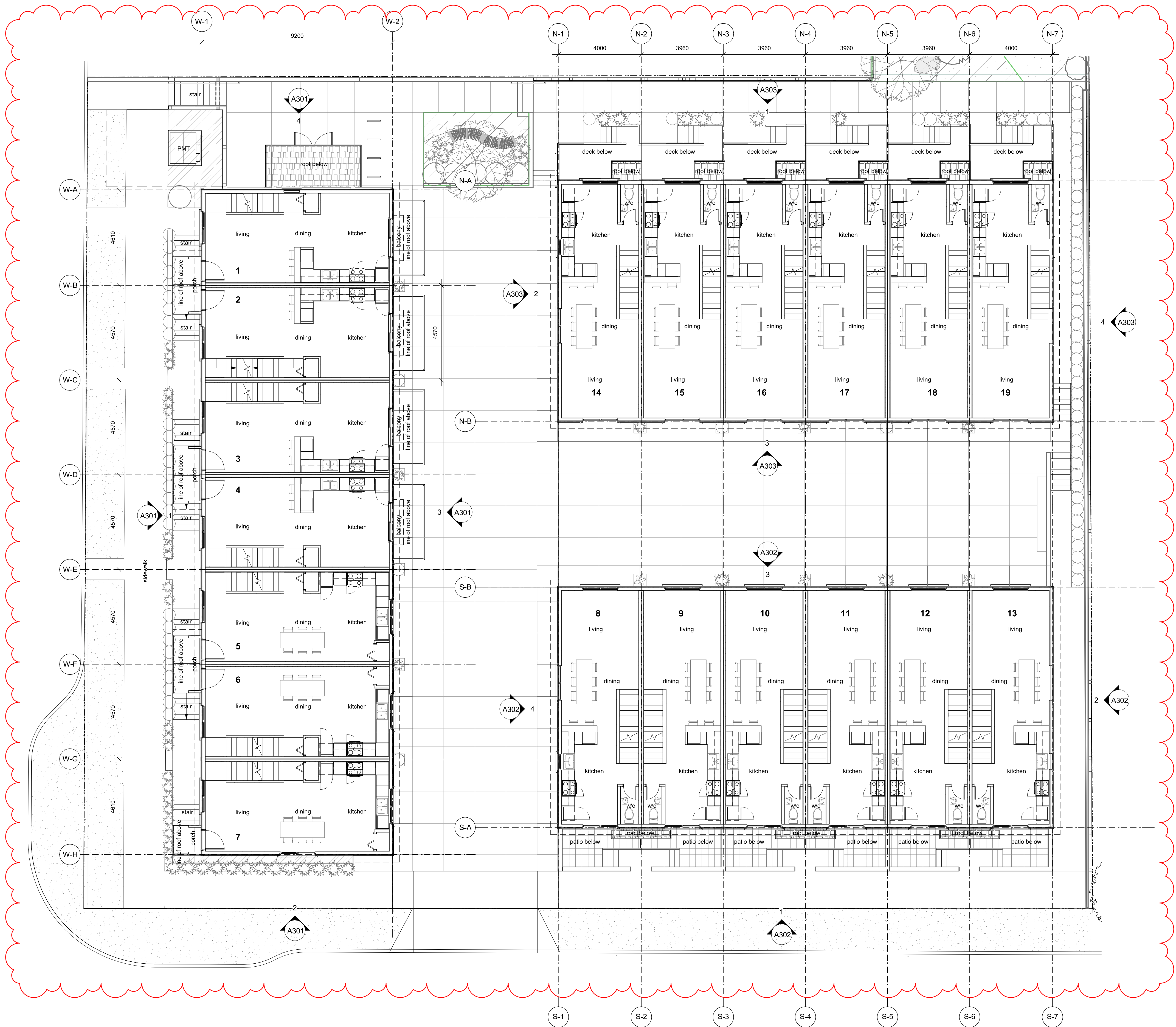
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A201
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1 Overall L2 Plan
A202 SCALE: 1 : 100

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Issued	2024-10-30	Description	DP Documents
Drawn By	Author	Checked By	Checker
Scale	1 : 100	Project Number	2404
NOTE: All dimensions are shown in millimeters.			

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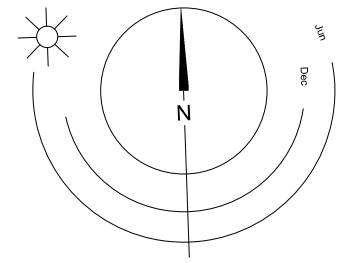
Fernwood Road Missing Middle Townhomes

Overall L2 Plan

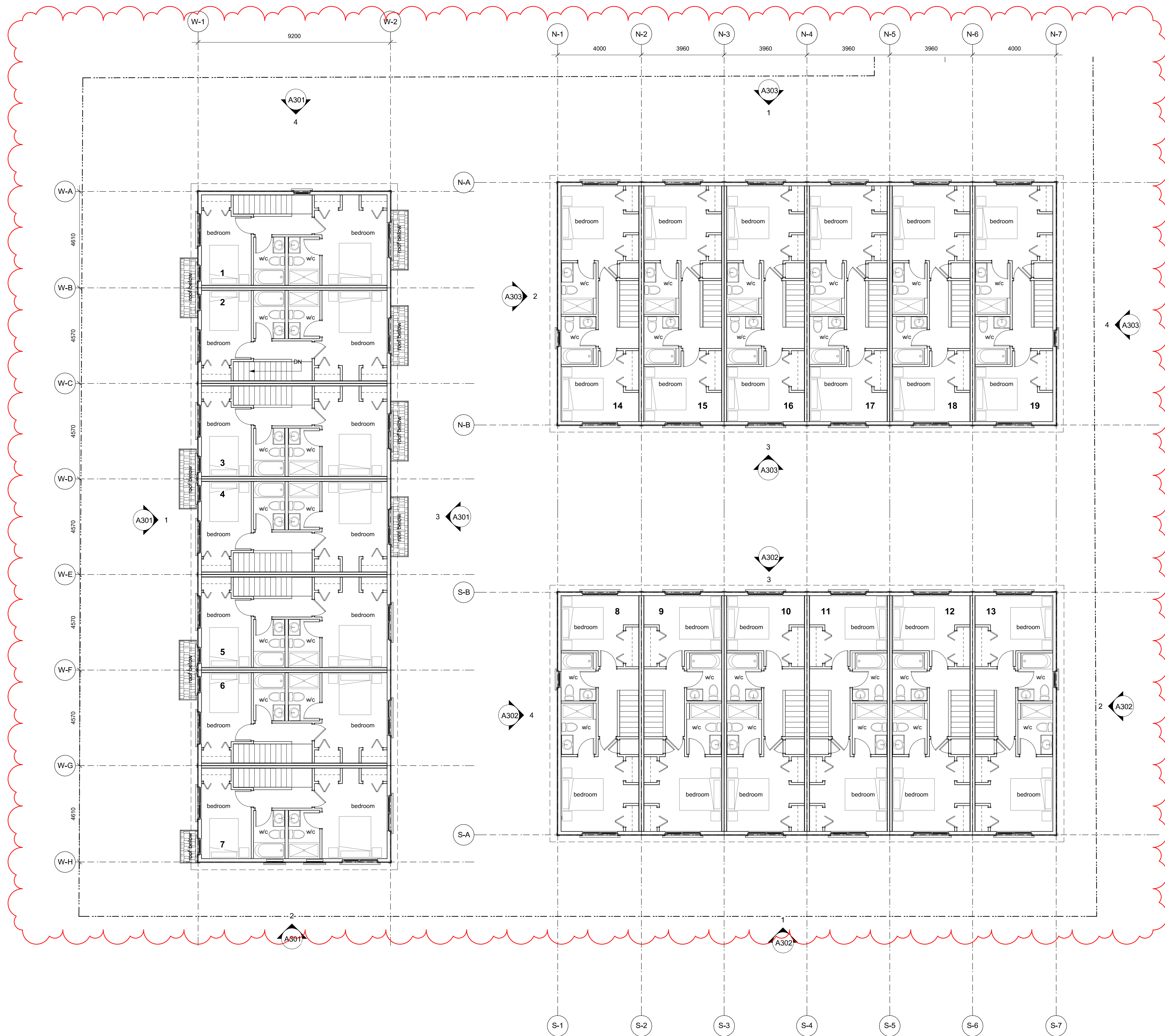
dHkA

A202

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0 2500 5000 mm
1 : 100



1 Overall L3 Plan
A203 SCALE: 1 : 100

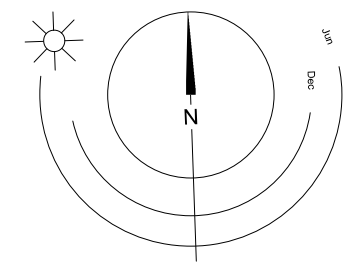
2	241030	ISSUED FOR DP REVISIONS
Rev.	Date	Description

Issued	2024-10-30	Description	DP Documents
Drawn By	Author	Checked By	Checker
Scale	1 : 100	Project Number	2404

NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

Overall L3 Plan

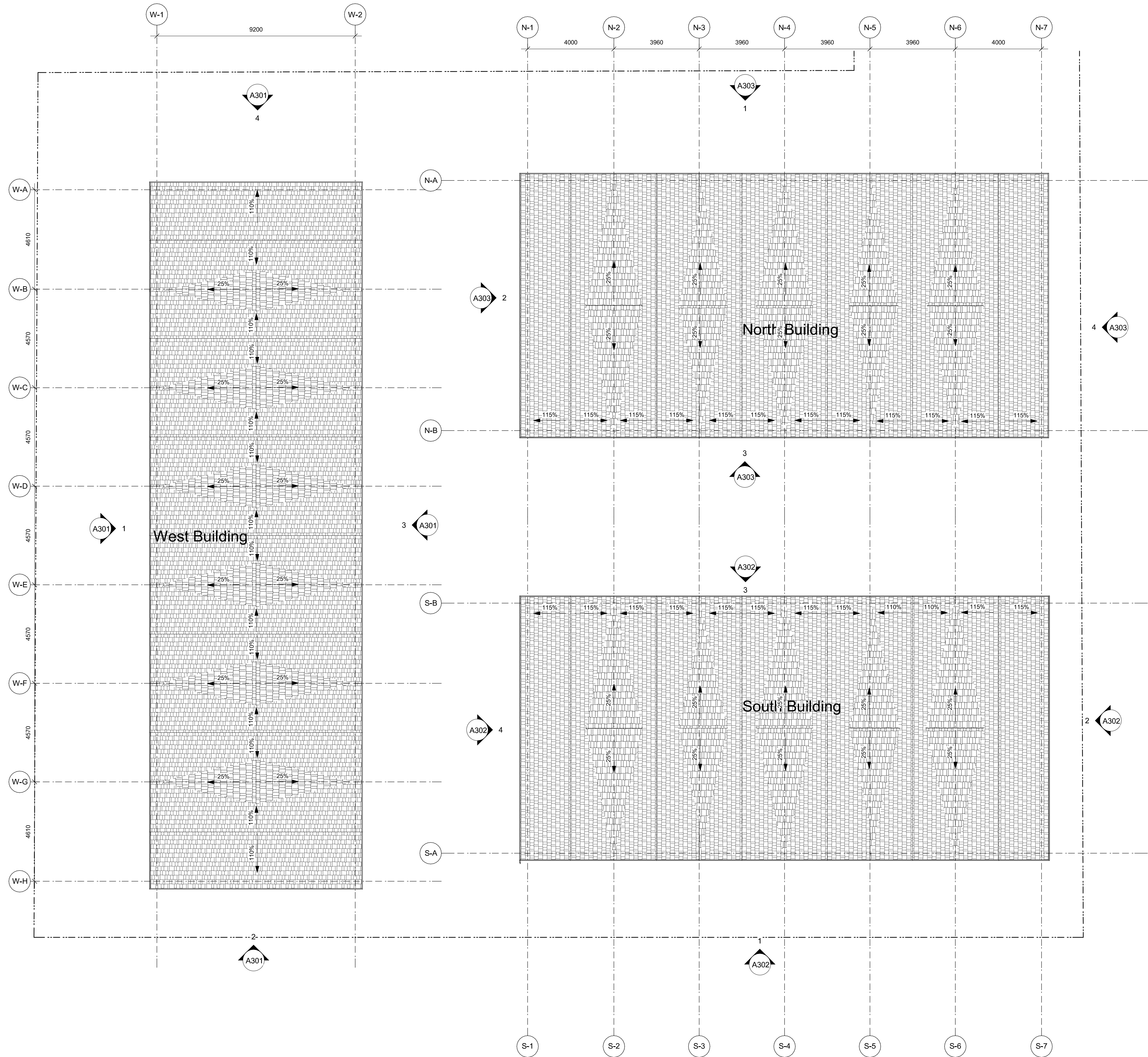


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REGISTERED ARCHITECT
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A203

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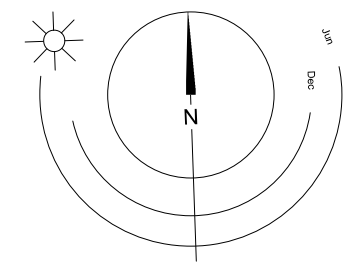
1 Overall Roof Plan
A204 SCALE: 1 : 100

2	241030	ISSUED FOR DP REVISIONS
Rev.	Date	Description
Issued	2024-10-30	Description
Drawn By	Author	Checked By
Scale	1 : 100	Project Number
		2404

NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

Overall Roof Plan



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1 Fernwood Elevation
A300 SCALE: 1 : 100



2 Balmoral Elevation
A300 SCALE: 1 : 100

2	241030	ISSUED FOR DP REVISIONS
Rev.	Date	Description

Issued	2024-10-30	Description	DP Documents
Drawn By	Author	Checked By	Checker
Scale	1 : 100	Project Number	2404

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Fernwood Road Missing Middle Townhomes

Street Elevations

dHka

A300

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Materials Legend

- Concrete - Smooth Finish, Sealed
- Brick Veneer
- Metal Guard Railing
- Pressure Treated Wood Guard
- Pressure Treated Wood Stair/Decking
- Fibre Cement Lap Siding
- Fibre Cement Shingles
- Fibre Cement Panels
- Fibre Cement Trim
- Canopy w/ Knee Braces
- Asphalt Shingles
- Windows - Prefinished Vinyl w/ Low-E Glazing
- Doors - Painted w/ View Lite
- Doors - Painted Fibreglass Overhead Garage
- Doors - Prefinished Vinyl Slide w/ Low-E Glazing
- Doors - Painted Fibreglass Swing
- Prefinished Rainwater Leader
- Carriage Light
- Fence - Wood, See Landscape
- Fence - Metal Picket, See Landscape

Colour Legend

- Arctic White
- Night Gray
- Pearl Gray
- Gray Slate
- Boothbay Blue

2	24-1030	ISSUED FOR DP REVISIONS
Rev.	Date	Description
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Drawn By	Author	Checked By
Scale	As indicated	Project Number
		2404

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Fernwood Road
Missing Middle
Townhomes

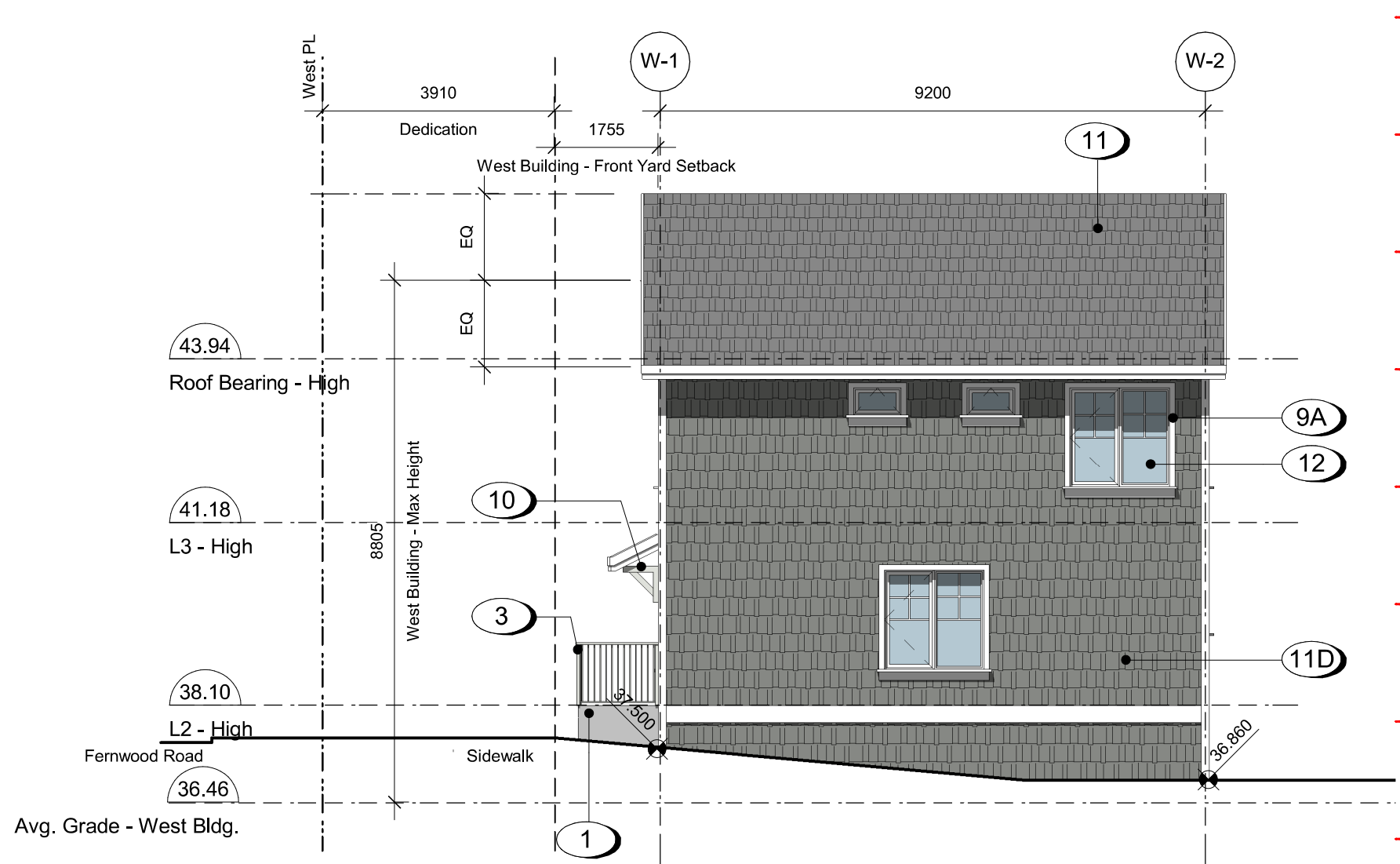
West Building
Elevations



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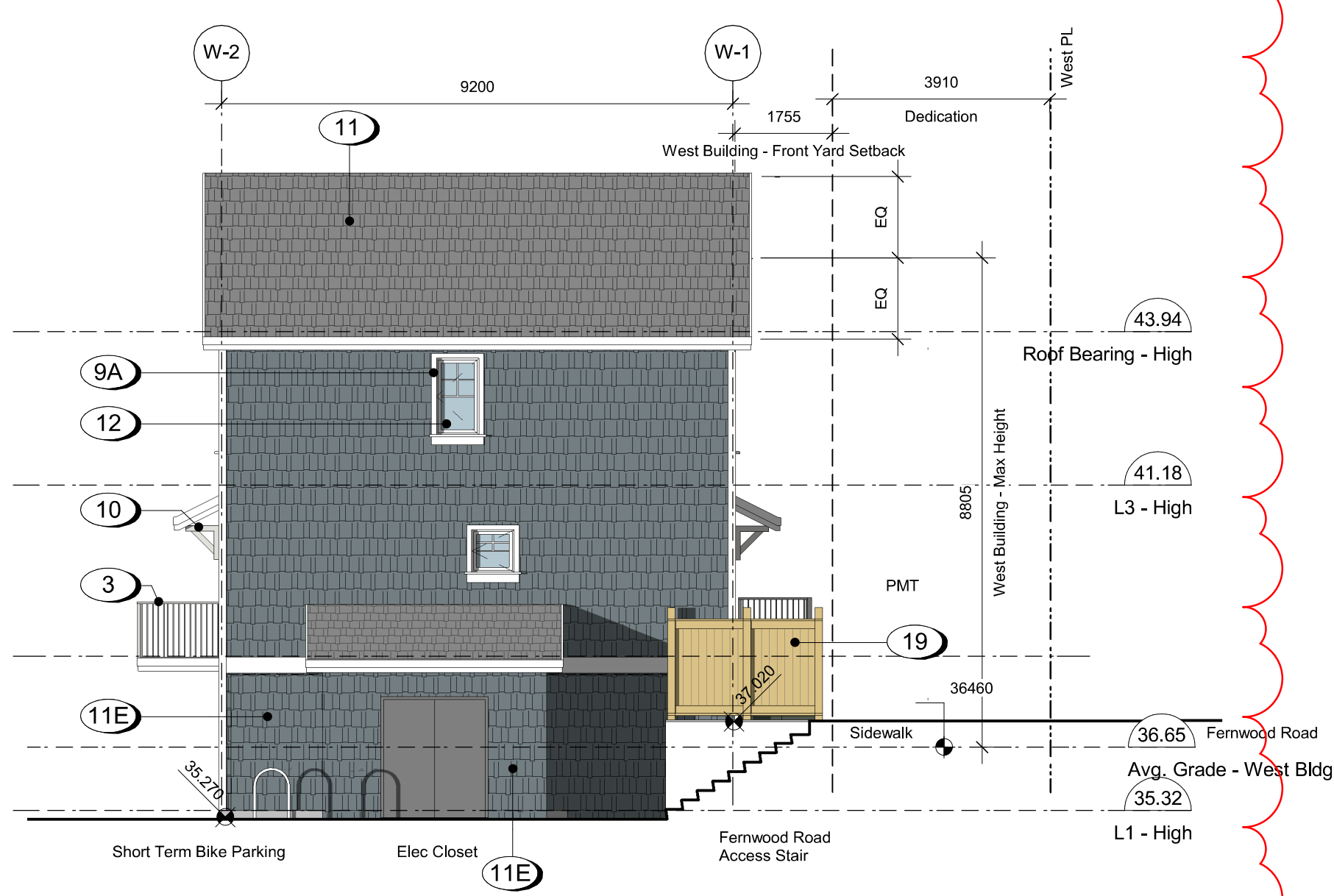
1 West Building - West Elevation
A301 SCALE: 1 : 100



2 West Building - South Elevation
A301 SCALE: 1 : 100



3 West Building - East Elevation
A301 SCALE: 1 : 100



4 West Building - North Elevation
A301 SCALE: 1 : 100

Materials Legend

- Concrete - Smooth Finish, Sealed
- Brick Veneer
- Metal Guard Railing
- Pressure Treated Wood Guard
- Pressure Treated Wood Stair/Decking
- Fibre Cement Lap Siding
- Fibre Cement Shingles
- Fibre Cement Panels
- Fibre Cement Trim
- Canopy w/ Knee Braces
- Asphalt Shingles
- Windows - Prefinished Vinyl w/ Low-E Glazing
- Doors - Painted w/ View Lite
- Doors - Painted Fibreglass Overhead Garage
- Doors - Prefinished Vinyl Slide w/ Low-E Glazing
- Doors - Painted Fibreglass Swing
- Prefinished Rainwater Leader
- Carriage Light
- Fence - Wood, See Landscape
- Fence - Metal Picket, See Landscape

Colour Legend

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- Night Gray
- Pearl Gray
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Fernwood Road
Missing Middle
Townhomes

South Building
Elevations

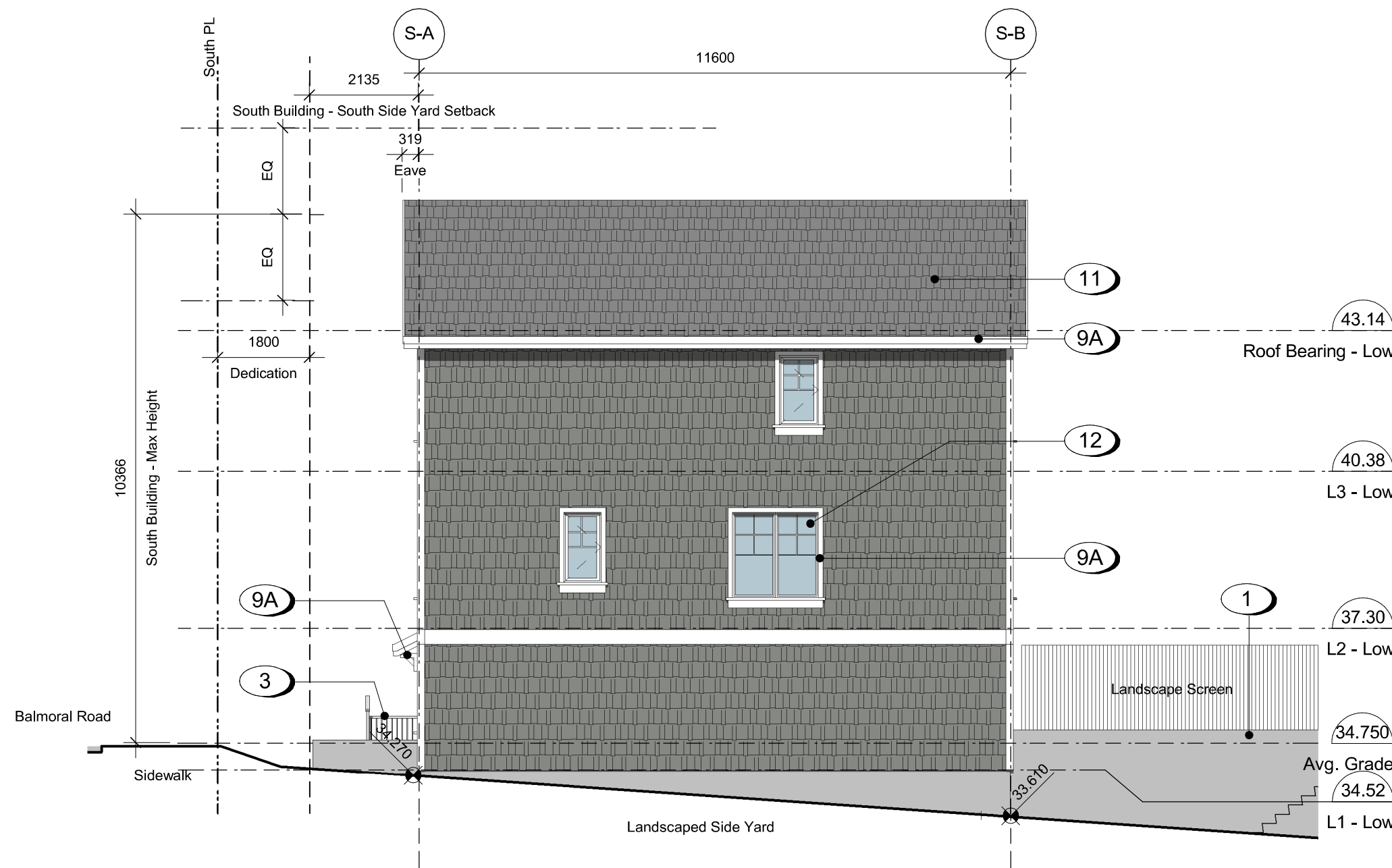


dHK Architects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

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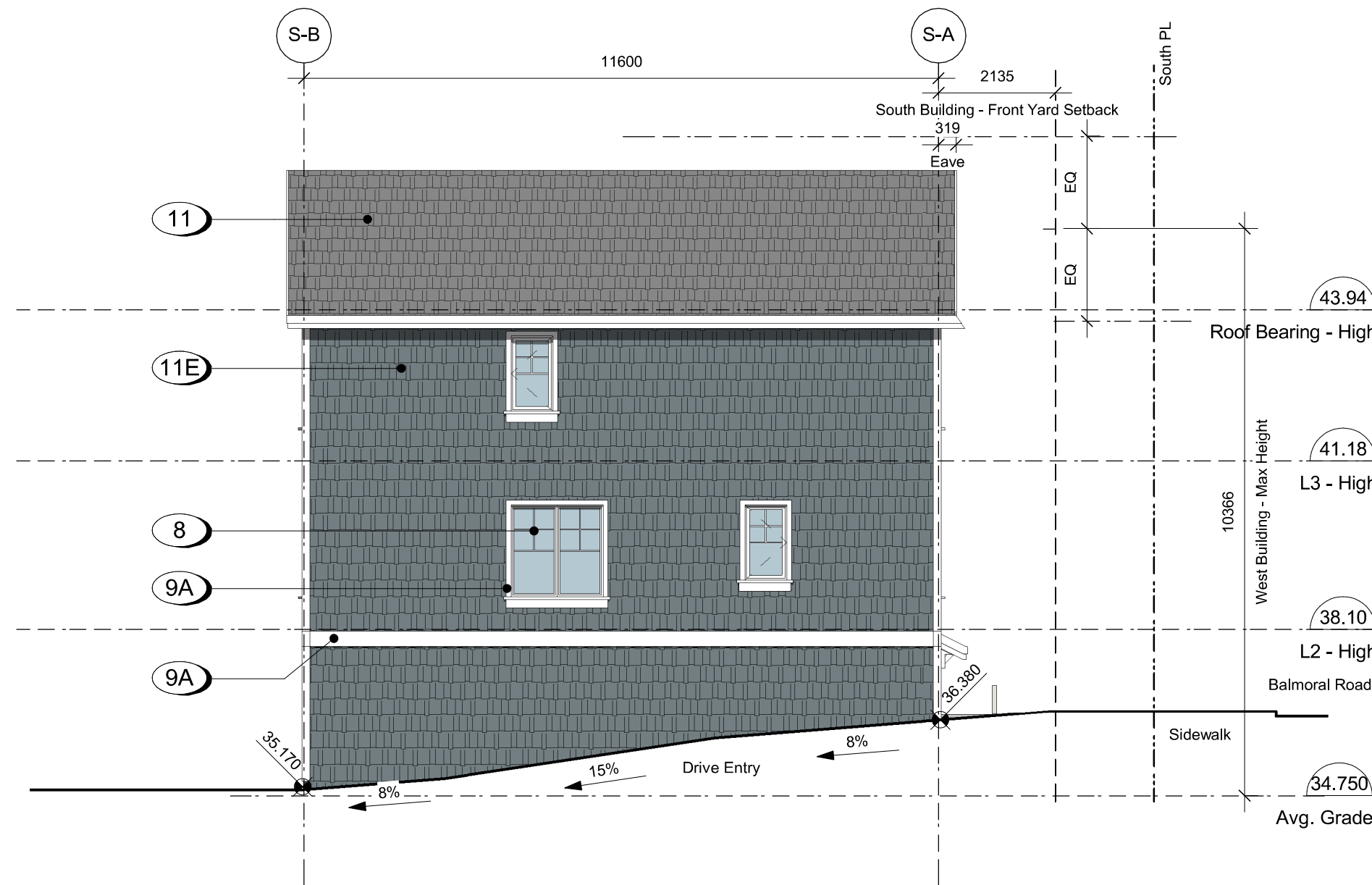
1 South Building - South Elevation
A302 SCALE: 1 : 100



2 South Building - East Elevation
A302 SCALE: 1 : 100



3 South Building - North Elevation
A302 SCALE: 1 : 100



4 South Building - West Elevation
A302 SCALE: 1 : 100

Materials Legend

- Concrete - Smooth Finish, Sealed
- Brick Veneer
- Metal Guard Railing
- Pressure Treated Wood Guard
- Pressure Treated Wood Stair/Decking
- Fibre Cement Lap Siding
- Fibre Cement Shingles
- Fibre Cement Panels
- Fibre Cement Trim
- Canopy w/ Knee Braces
- Asphalt Shingles
- Windows - Prefinished Vinyl w/ Low-E Glazing
- Doors - Painted w/ View Lite
- Doors - Painted Fibreglass Overhead Garage
- Doors - Prefinished Vinyl Slide w/ Low-E Glazing
- Doors - Painted Fibreglass Swing
- Prefinished Rainwater Leader
- Carriage Light
- Fence - Wood, See Landscape
- Fence - Metal Picket, See Landscape

Colour Legend

- Arctic White
- Night Gray
- Pearl Gray
- Gray Slate
- Boothbay Blue

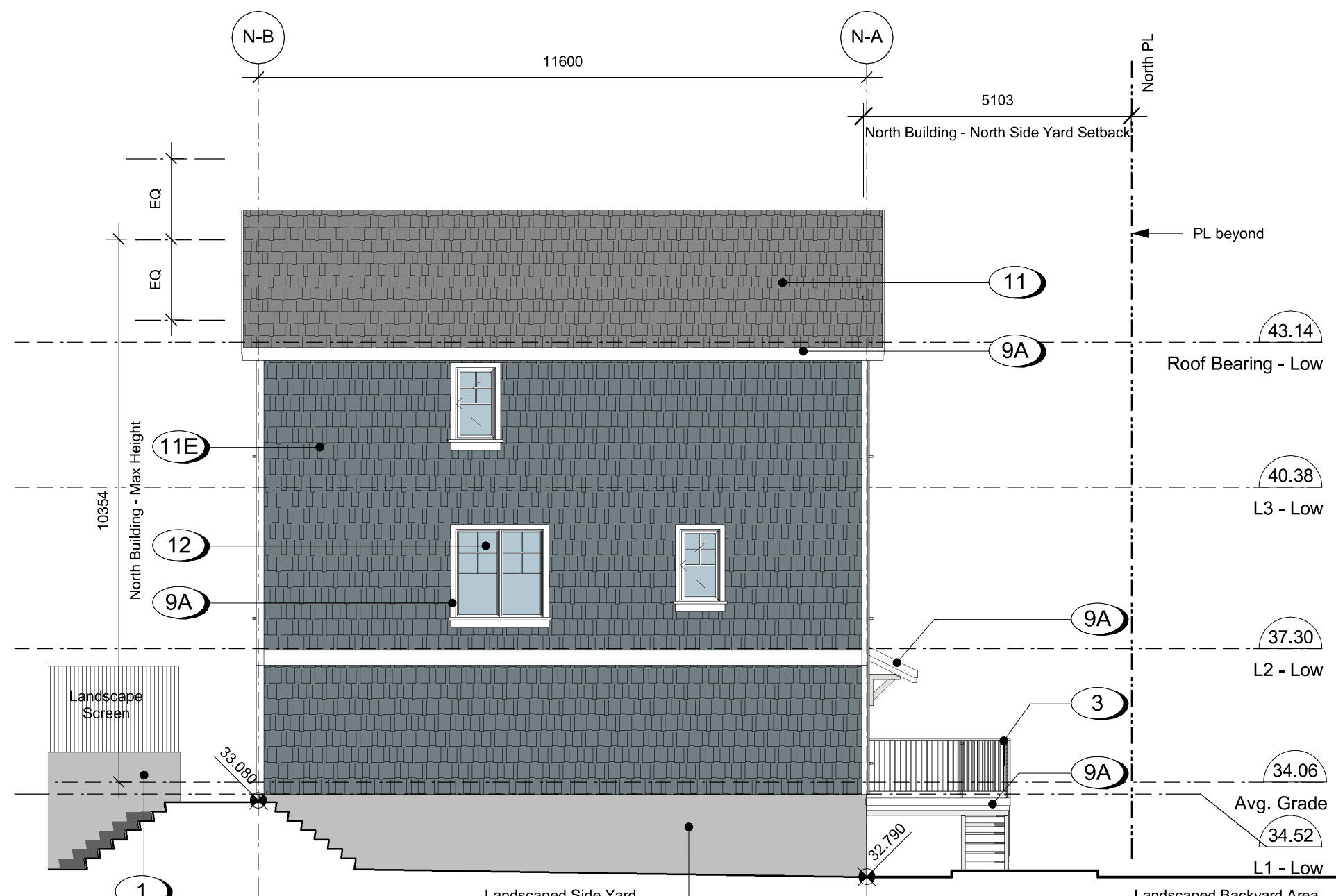
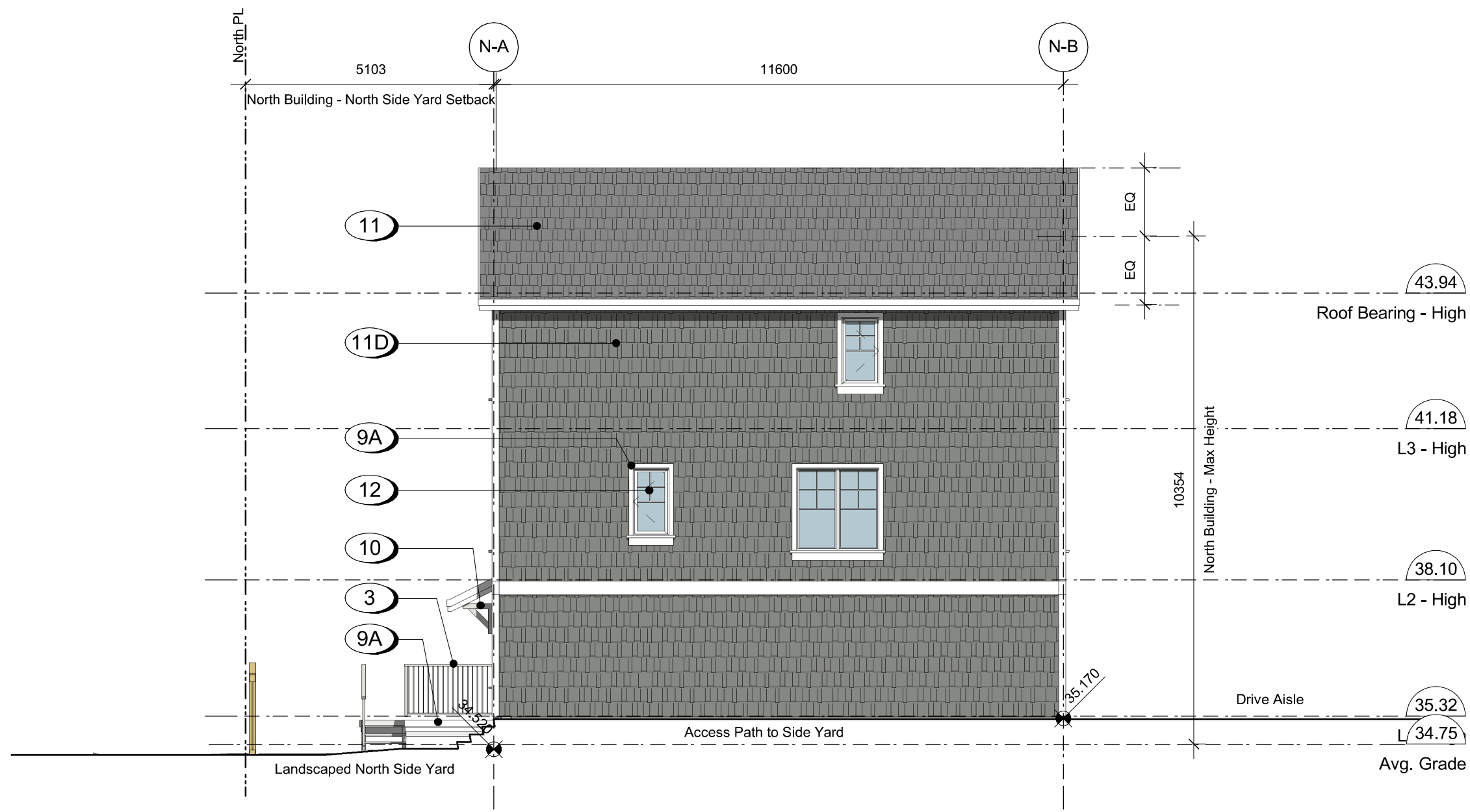
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Rev.	Date	Description	
Issued	2024-10-30	Description	DP Documents
Drawn By	Author	Checked By	Checker
Scale	As indicated	Project Number	2404

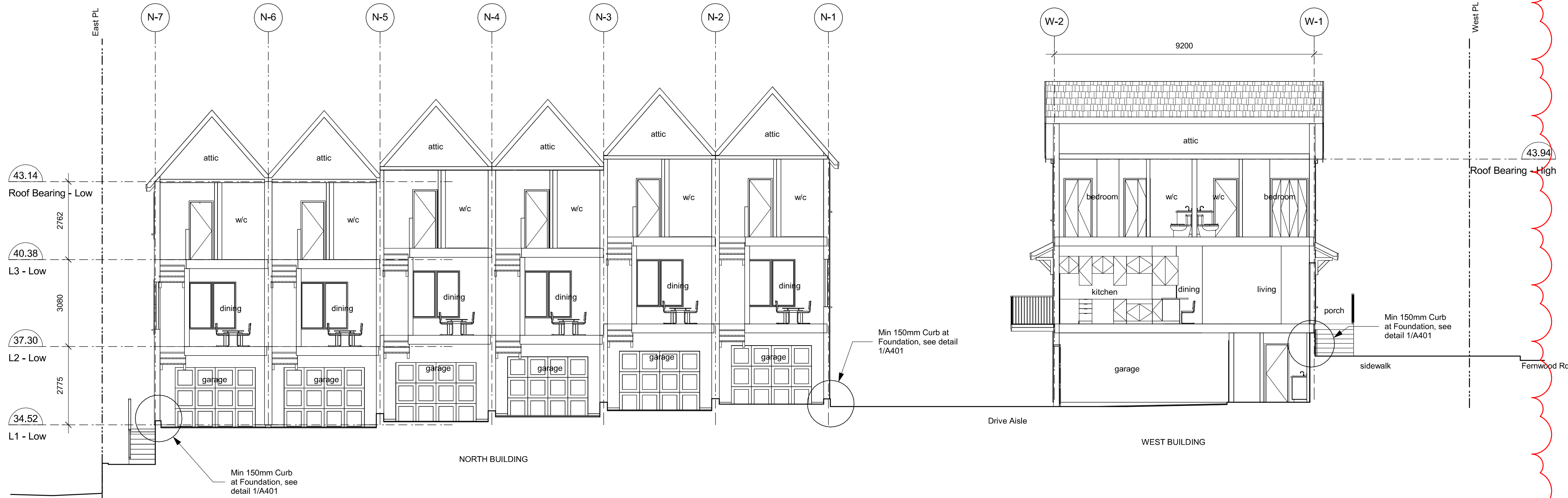
NOTE: All dimensions are shown in millimeters.

NOTE: All dimensions are shown in millimeters.

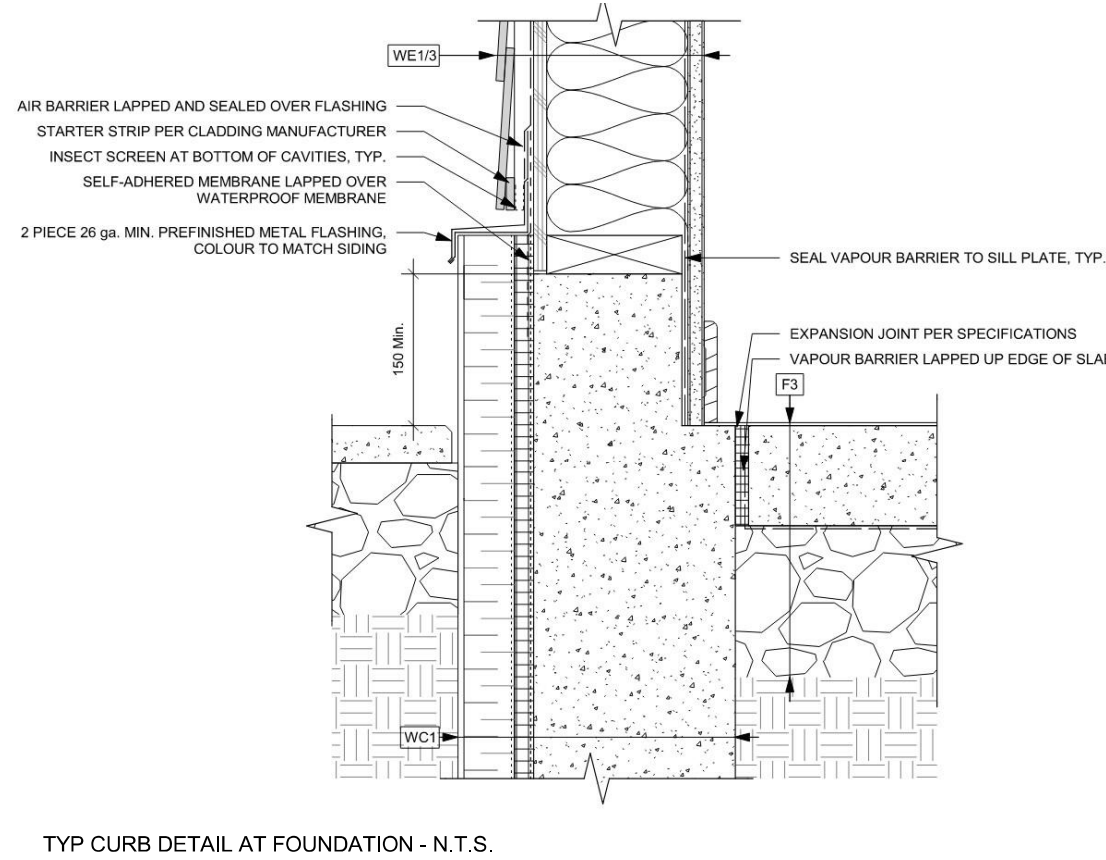
Fernwood Road
Missing Middle
Townhomes

North Building
Elevations





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



2	241030	ISSUED FOR DP REVISIONS
Rev.	Date	Description

Issued	2024-10-30	Description	DP Documents
Drawn By	Author	Checked By	Checker
Scale	1 : 100	Project Number	2404

NOTE: All dimensions are shown in millimeters.

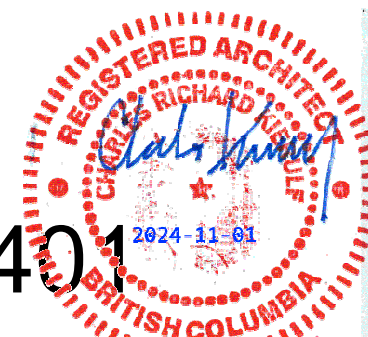
Fernwood Road
Missing Middle
Townhomes

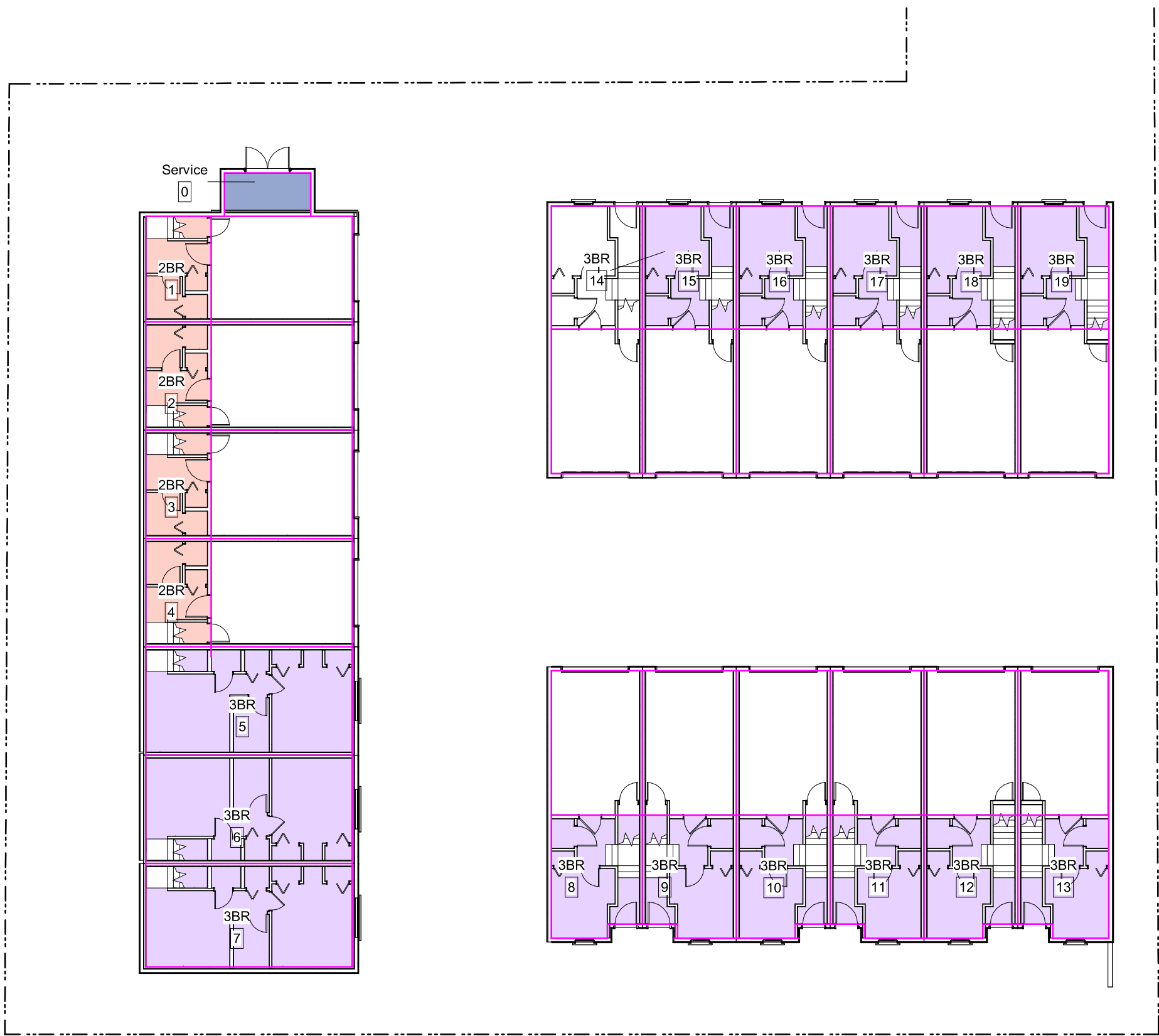
Building Sections

dHka

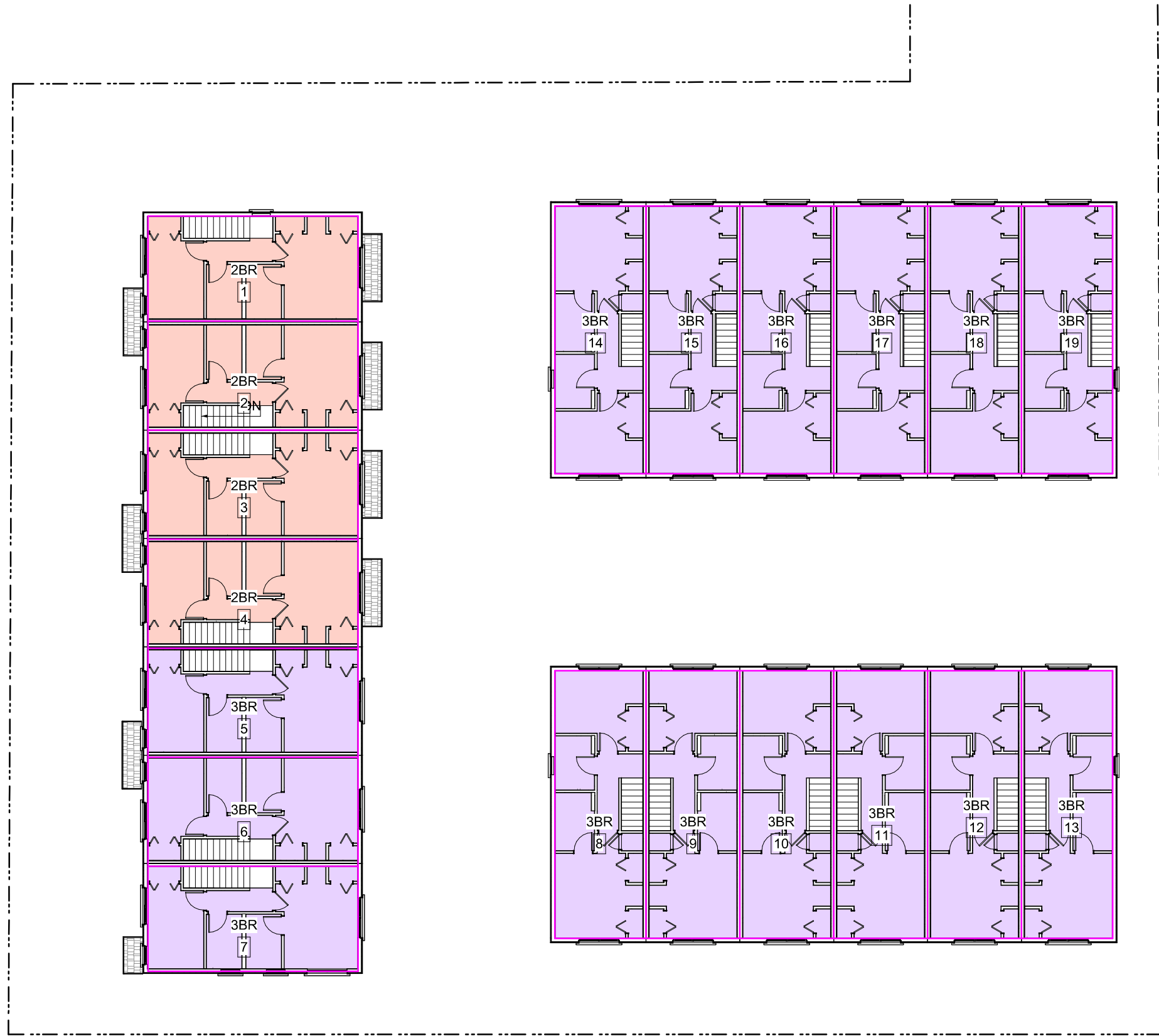
A401

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V9T 0H2
T 1-250-585-5810

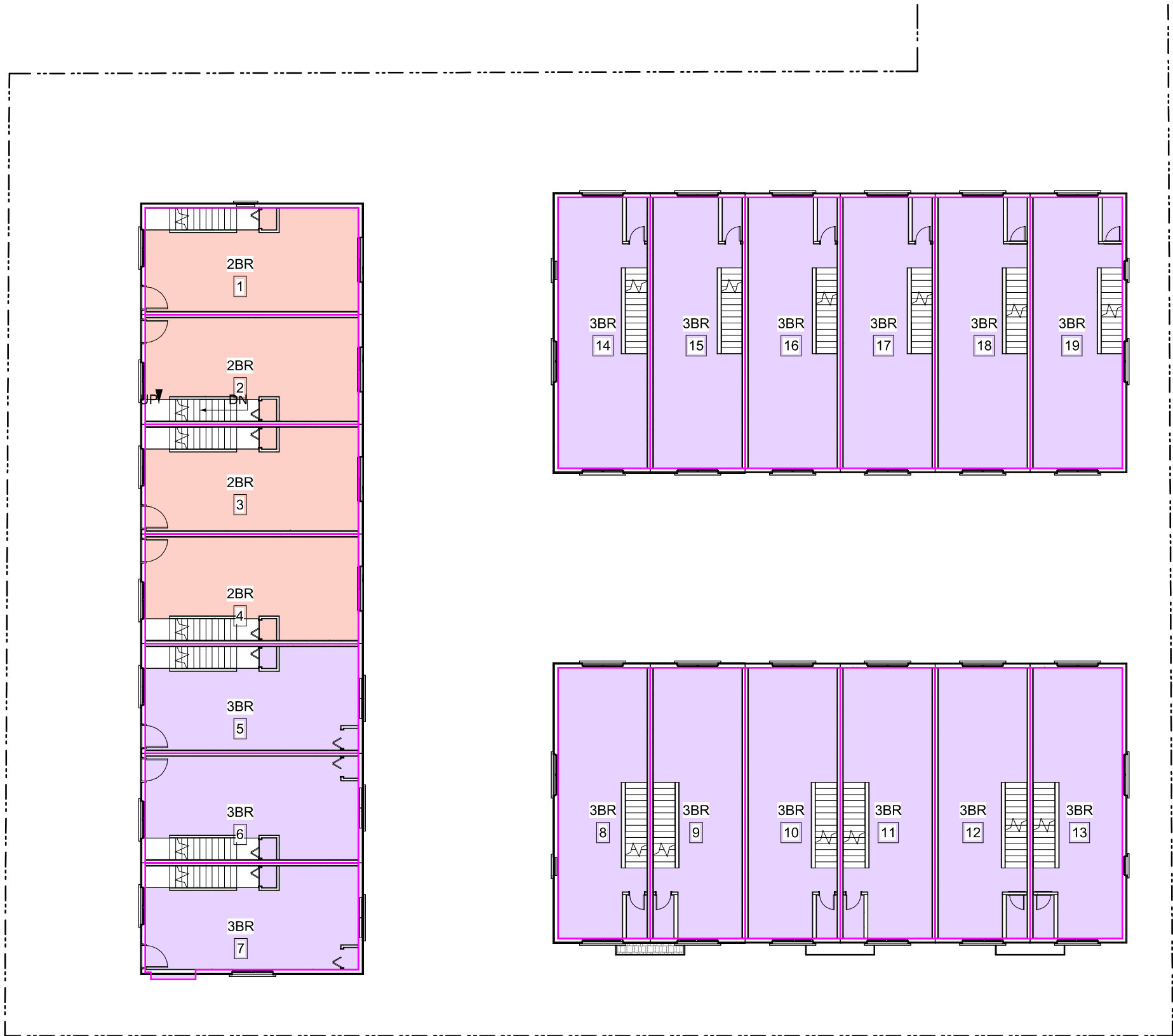




1 Level 1 Areas
A900 SCALE: 1 : 200



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	6.66 m ²

Unit 1	
L1 - Mid	12.31 m ²
L3 - Mid	39.27 m ²
L2 - Mid	39.64 m ²

Unit 2	
L1 - Mid	12.62 m ²
L3 - Mid	40.77 m ²
L2 - Mid	40.65 m ²

Unit 3	
L1 - Mid	12.62 m ²
L3 - Mid	40.77 m ²
L2 - Mid	40.65 m ²

Unit 4	
L1 - Mid	12.62 m ²
L3 - Mid	40.77 m ²
L2 - Mid	40.65 m ²

Unit 5	
L1 - Mid	39.86 m ²
L3 - Mid	40.77 m ²
L2 - Mid	40.65 m ²

Unit 6	
L1 - Mid	39.86 m ²
L3 - Mid	40.77 m ²
L2 - Mid	40.65 m ²

Unit 7	
L1 - Mid	38.12 m ²
L3 - Mid	39.27 m ²
L2 - Mid	40.40 m ²

Unit Areas(FAR)	
Level	Area

Unit 8	
L1 - Mid	19.11 m ²
L3 - Mid	43.45 m ²
L2 - Mid	43.45 m ²

Unit 9	
L1 - Mid	19.70 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 10	
L1 - Mid	19.70 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 11	
L1 - Mid	19.70 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 12	
L1 - Mid	19.70 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 13	
L1 - Mid	19.03 m ²
L3 - Mid	43.45 m ²
L2 - Mid	43.45 m ²

Unit 14	
L1 - Mid	20.58 m ²
L3 - Mid	43.45 m ²
L2 - Mid	43.45 m ²

Unit Areas(FAR)	
Level	Area

Unit 15	
L1 - Mid	Redundant Area
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 16	
L1 - Mid	20.58 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 17	
L1 - Mid	20.58 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 18	
L1 - Mid	20.58 m ²
L3 - Mid	44.72 m ²
L2 - Mid	44.72 m ²

Unit 19	
L1 - Mid	19.99 m ²
L3 - Mid	43.45 m ²
L2 - Mid	43.45 m ²
Grand total:	2022.70 m ²
58	

2	241030	ISSUED FOR DP REVISIONS
Rev.	Date	Description

Issued	2024-10-30	Description	DP Documents
Drawn By	Author	Checked By	Checker
Scale	1 : 200	Project Number	2404

NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

Area Plans

dHka

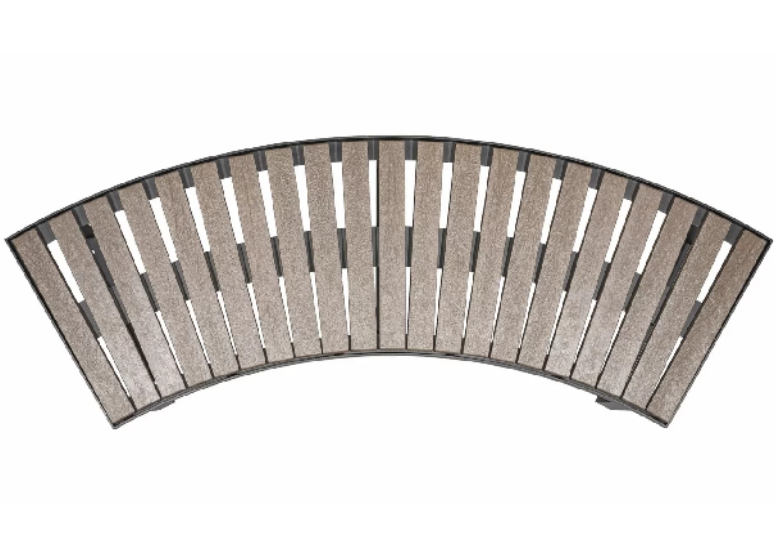
A900

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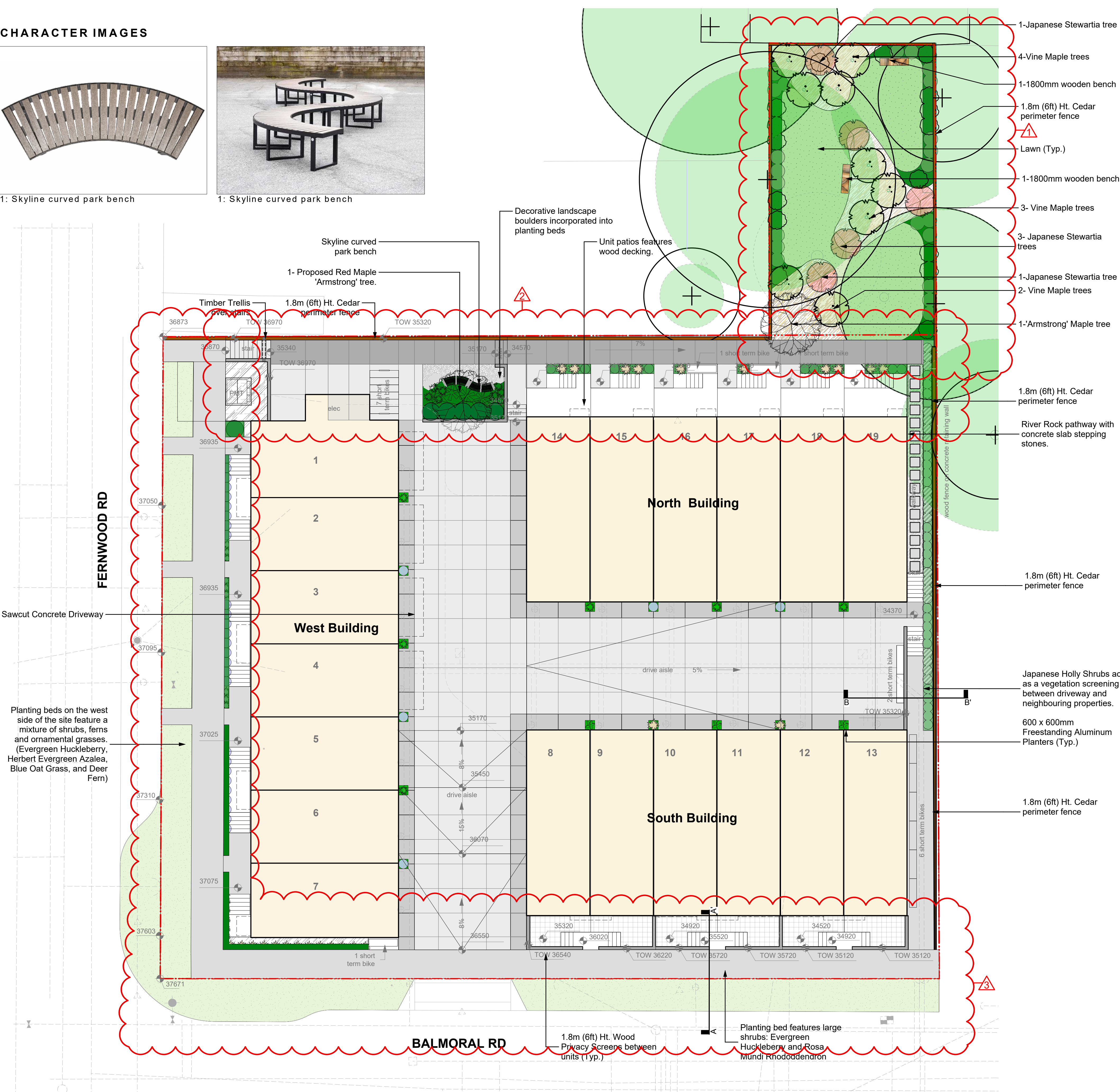
CHARACTER IMAGES



1: Skyline curved park bench



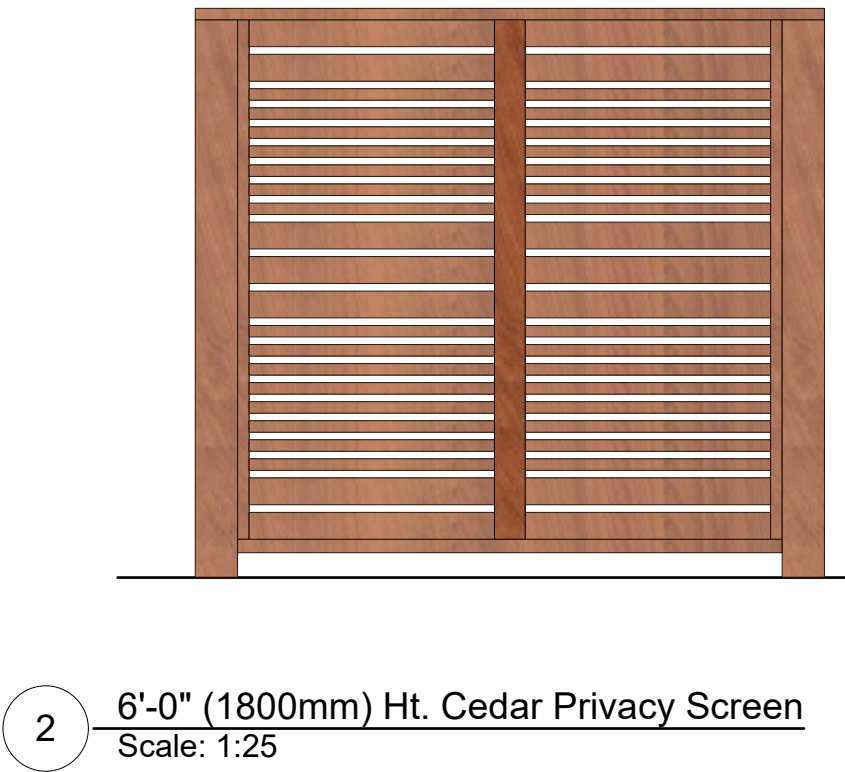
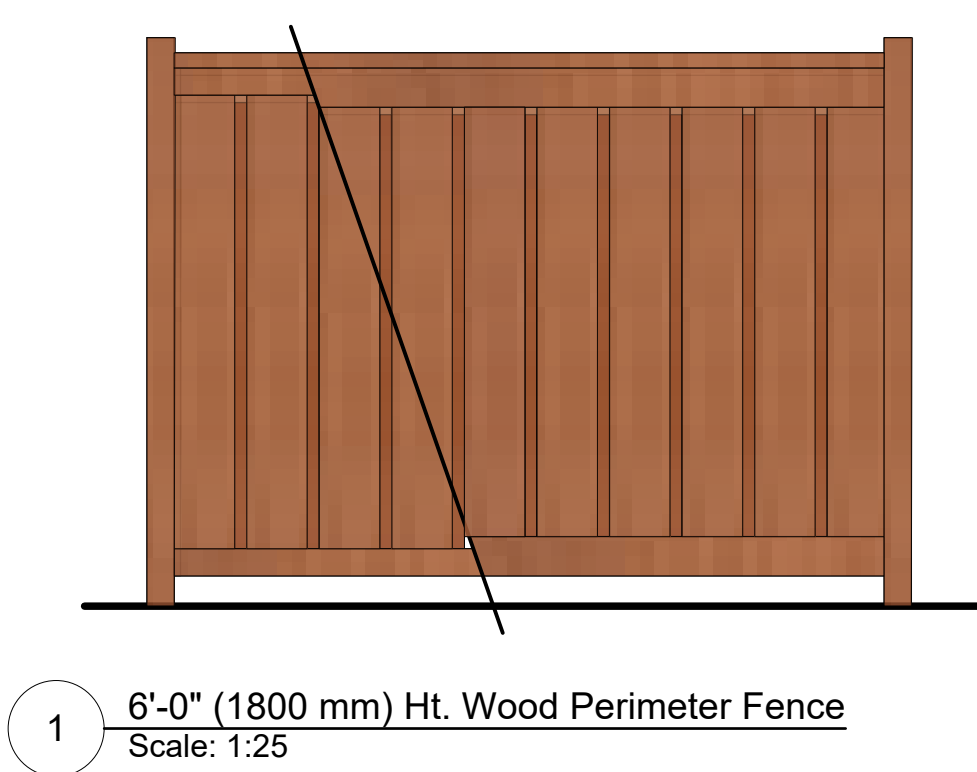
1: Skyline curved park bench



Recommended Nursery Stock

Trees		Botanical Name	Common Name	Size
Total: 16		Acer circinatum	Vine Maple	6cm cal.
		Acer rubrum 'Armstrong'	Armstrong Maple	2M Ht.
		Stewartia pseudocamellia	Japanese Stewartia	6cm cal.
Large Shrubs		Botanical Name	Common Name	Size
ID		Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#7 pot
Total: 46		Mahonia aquifolium	Tall Oregon Grape	# 5 pot
		Vaccinium ovatum	Evergreen Huckleberry	#2 pot
Small Shrubs		Botanical Name	Common Name	Size
Total: 100		Gaultheria shallon	Salal	#1 pot
		Lavender stoechas 'Anoluk'	Spanish Lavender	#1 pot
		Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
Perennials, Annuals and Ferns		Botanical Name	Common Name	Size
Total: 104		Blechnum spicant	Deer Fern	#1 pot
		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
		Helictotrichon sempervirens	Blue Oat Grass	# 1 pot
		Polystichum munitum	Sword Fern	#1 pot

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

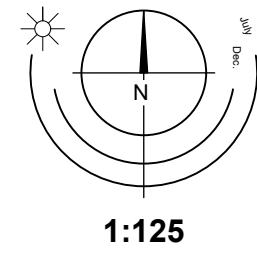
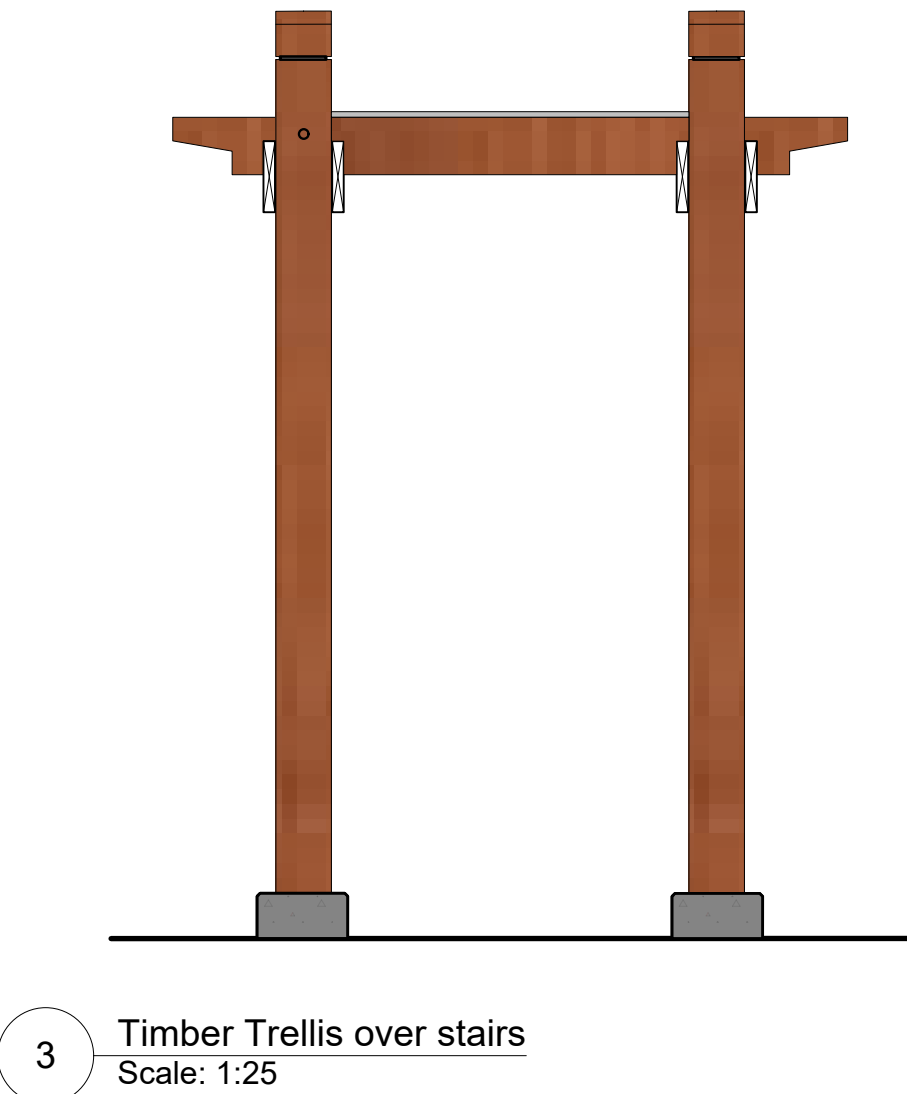


MATERIALS LEGEND

	Hydrapressed concrete slabs
	Colored sawcut concrete - Charcoal
	Colored sawcut concrete - Natural
	Grass - Sod lawn
	Aggregate - Internal trail paths
	Planting Beds
	River Rock maintenance border

REVISION LEGEND

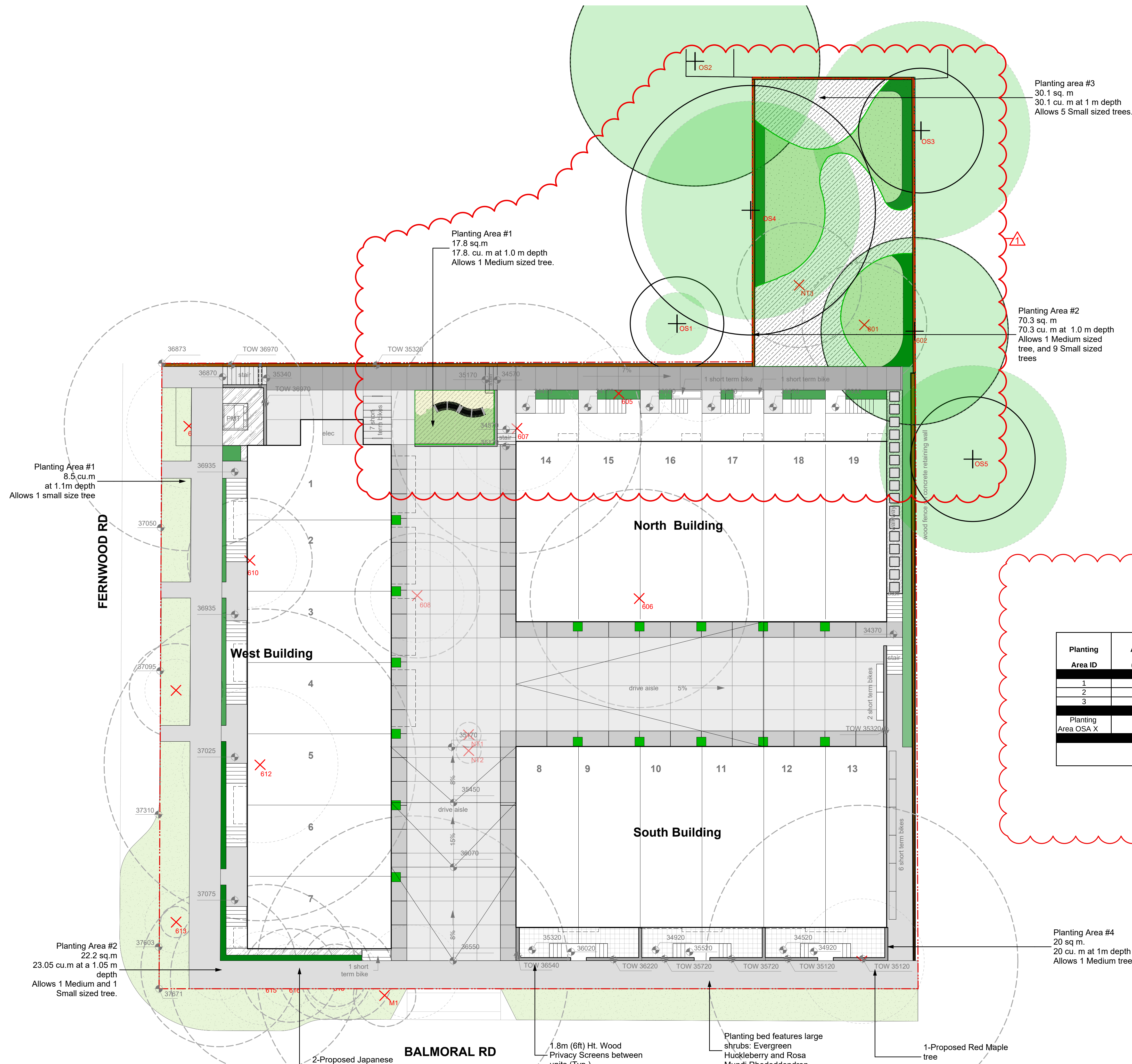
- 1 Re-designing of exterior amenity space to allow small replacement trees under existing off-site trees canopies.
- 2 Bike racks, PMT, and pathway relocated. Bench and landscape space added to support a medium-sized tree
- 3 Sidewalk location adjusted.



SCALE 1:125
0 1 2 5 10

Rev.2: Oct 30 - 24
Rev.1: Oct 17 - 24

1705 Fernwood | Landscape Concept



TREE LEGEND

EXISTING TREE TO BE RETAINED

- Tree Tag #. See Tree Inventory
- Critical Root Zone
- Dripline radius (m)

EXISTING TREE TO BE REMOVED

- Dripline radius (m)
- Tree Tag #. See Tree Inventory
- Critical Root Zone

NOTES:

REFER TO ARBORIST REPORT FOR MORE INFORMATION.
THE PROJECT ARBORIST TO SUPERVISE ALL EXCAVATION REQUIRED WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES.

				Replacement Trees Proposed			Soil Volume Required (m3)			
Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated soil Volume	B # Small	C # Medium	D # Large	E Small	F Medium	G Large	Total **
Onsite										
1	17.80	1.00	17.80		1.0			15.00		15.00
2	70.30	1.00	70.30	9.0	1.0		54.00	15.00		69.00
3	30.10	1.00	30.10	5.0	0.0		30.00	0.00		30.00
Offsite (Excluding City Property)										
Planting Area OSA X										
Offsite (Excluding City Property)							E	F	G	TOTAL
Calculation							If B = 1, B x 8 If B > 1, B x 6	If C = 1, C x 20 If C > 1, C x 15	If D = 1, D x 35 If D > 1, D x 30	E + F + G

* On ground (excluding exposed bedrock): use 1, On structure: use depth of soil, On soil cells: use 0.92, On structural soil: use 0.2
** Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.

REVISION LEGEND

- Planting areas updated.
- Soil table updated.

1:125

SCALE 1:125

0 1 2 5 10

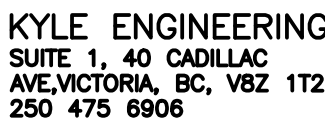
Rev.2: Oct 30 - 24
Rev.1: Oct 17 - 24

1705 Fernwood | Tree Replacement Plan

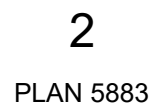
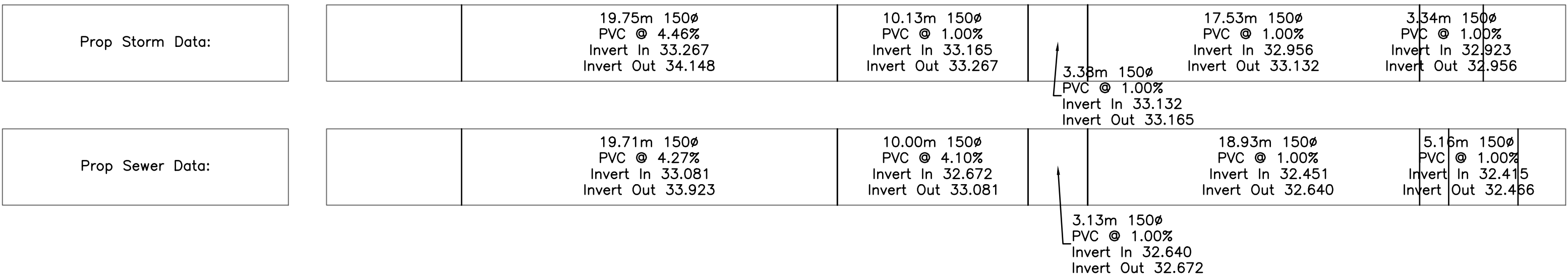
- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM. SOME BMP'S TO CONSIDER:
 - CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
 - NO EQUIPMENT RE-FUELING TO OCCUR IN THE 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 PREQUIRED.
- ADHERE TO ALL CONDITIONS OF THE PROJECT ENVIRONMENTAL PROTOCOL WORKSHEET.

1. CONTACT & NOTIFY ALL HOMEOWNERS AFFECTED BY WORKS 4 WEEKS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED ON THIS DRAWING.
3. REPAIR OR REPLACE ALL INFRASTRUCTURE PROPERTY DAMAGED OR REMOVED DURING CONSTRUCTION, TO BETTER THAN, OR EQUAL TO PRE-CONSTRUCTION CONDITION.
4. REINSTATE ALL PRIVATE PROPERTY TO PRE-CONSTRUCTION CONDITIONS.
5. CONTACT CITY PARKS DEPARTMENT PRIOR TO WORKING IN AND AROUND TREES.
6. ENSURE THE CURRENT MUNICIPAL O.H.625 GROUND DISTURBANCE PRACTICE AND PROCEDURES ARE FOLLOWED. CONVEY ALL INFORMATION TO CITY FOR EXTERNAL UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
7. NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION 48HRS BEFORE BEGINNING WORKS.
8. DETERMINE LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION.
9. ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.
10. SIGNS ARE TO BE CONSTRUCTED AS PER CV STANDARD DRAWINGS
11. ALL BOULEVARDS TO BE RESTORED WITH 200mm TOPSOIL AND GRASS.
12. MAINTAIN VEGETATION AND PEDESTRIAN ACCESS.
13. ALL EXISTING AND PROPOSED APPURTENANCES TO MEET FINAL GRADES.
14. ALL TRENCHING EXCAVATIONS AND BEDDING TO BE PER MMCD 64.

- ① THREE (3) EXISTING WATER CONNECTIONS AND METERS TO BE DECOMMISSIONED BY CoV AT APPLICANTS EXPENSE.
- ② NEW 50mm WATER SERVICE AND METER BY CoV AT APPLICANTS EXPENSE.
- ③ EXISTING SEWER CONNECTIONS TO BE CAPPED AT PL BY CONTRACTOR
- ④ 150mm PVC SEWER CONNECTION AT 1% AND IC BY CoV AT APPLICANTS EXPENSE.
- ⑤ EXISTING STORM CONNECTION TO BE CAPPED AT PL BY CONTRACTOR.
- 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



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		DRAWING No.	Sheet 1 of 5
																										B.M. : GMC 286187		Elev: 37.792	
																										Design: ESK		Checked: ESK	
																										Scale: Hor: 1:200		Vertical: 1:40	
																										Date: APRIL 2024			



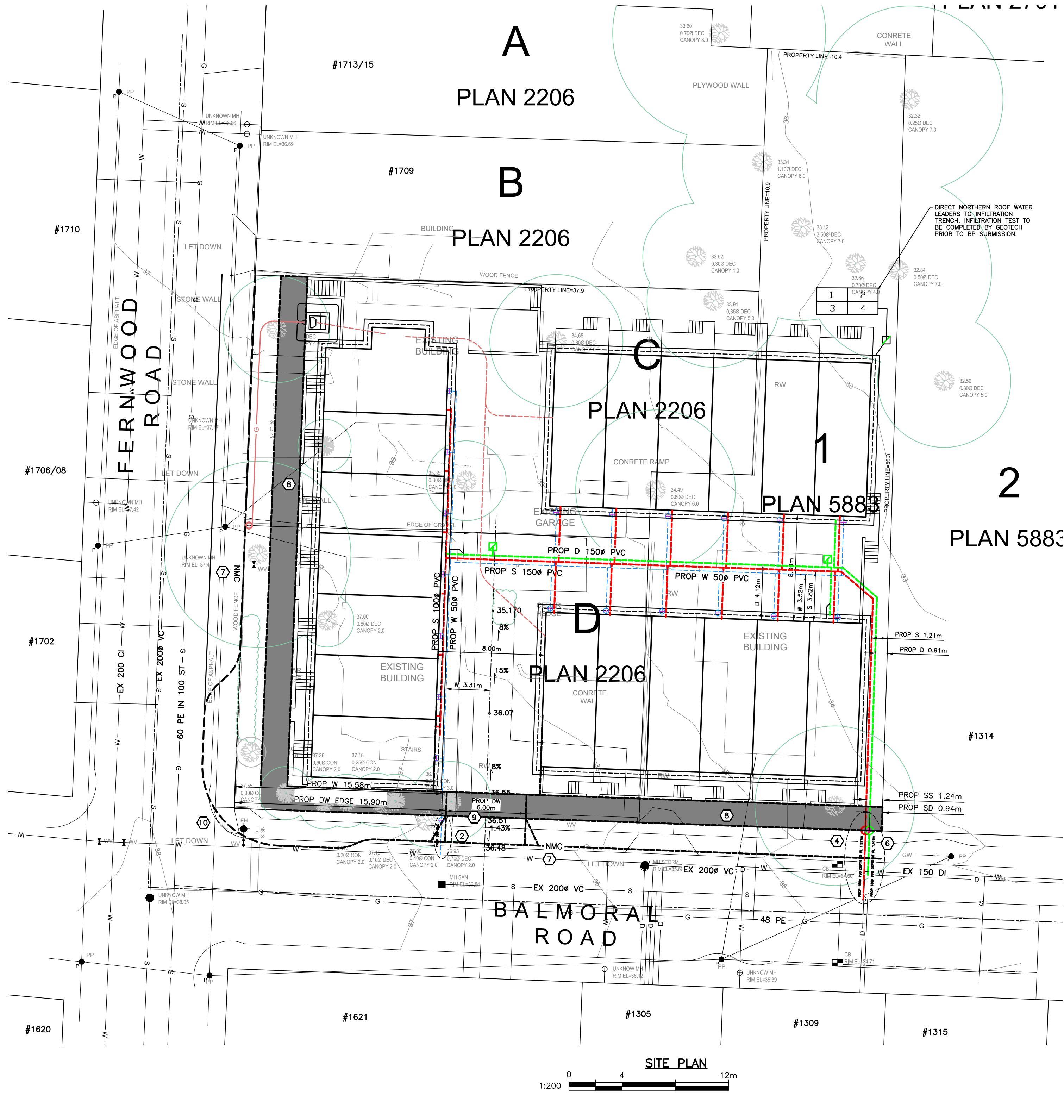
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											6				Approved REVISION # 1				Approved REVISION # 2				Approved REVISION # 3				Approved By Design Engineer			Date	Signed	1705,1703 FERNWOOD & 1312 BALMORAL ROAD		SAAKNICH DESIGN No.	-			
	Existing Municipal Infrastructure										Drain		Curb		Concrete Box		Valve		5				Date				Signed					B.M.:	GMC 286187	Elev:	37.792			
	Proposed Municipal Infrastructure										Ditch		Sidewalk		Wood Box		Flush Valve		4				Design Engineer				Manager of Development				Scale: Hor: 1:250 Vertical: 1:50				Checked:	ESK		
	Existing External U/G Utilities										Sewer		Manhole		Catch Basin		Hydrant		3				Development Coordinator				Development Coordinator				Drawing No.				Sheet 2 of 5			
	Proposed External U/G Utilities										Water		Cleanout		Culvert		Reducer		4				Development Coordinator				Development Coordinator											
	Street Lighting Pole Mount										Traffic Sign		Silt Trap		Cap / Plug		Air Valve		2																			
	Post Top Pedestrian Signal										Traffic Signal		Ctrl Monument		Traverse Hub		Gas Valve		Water Meter		1																	

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



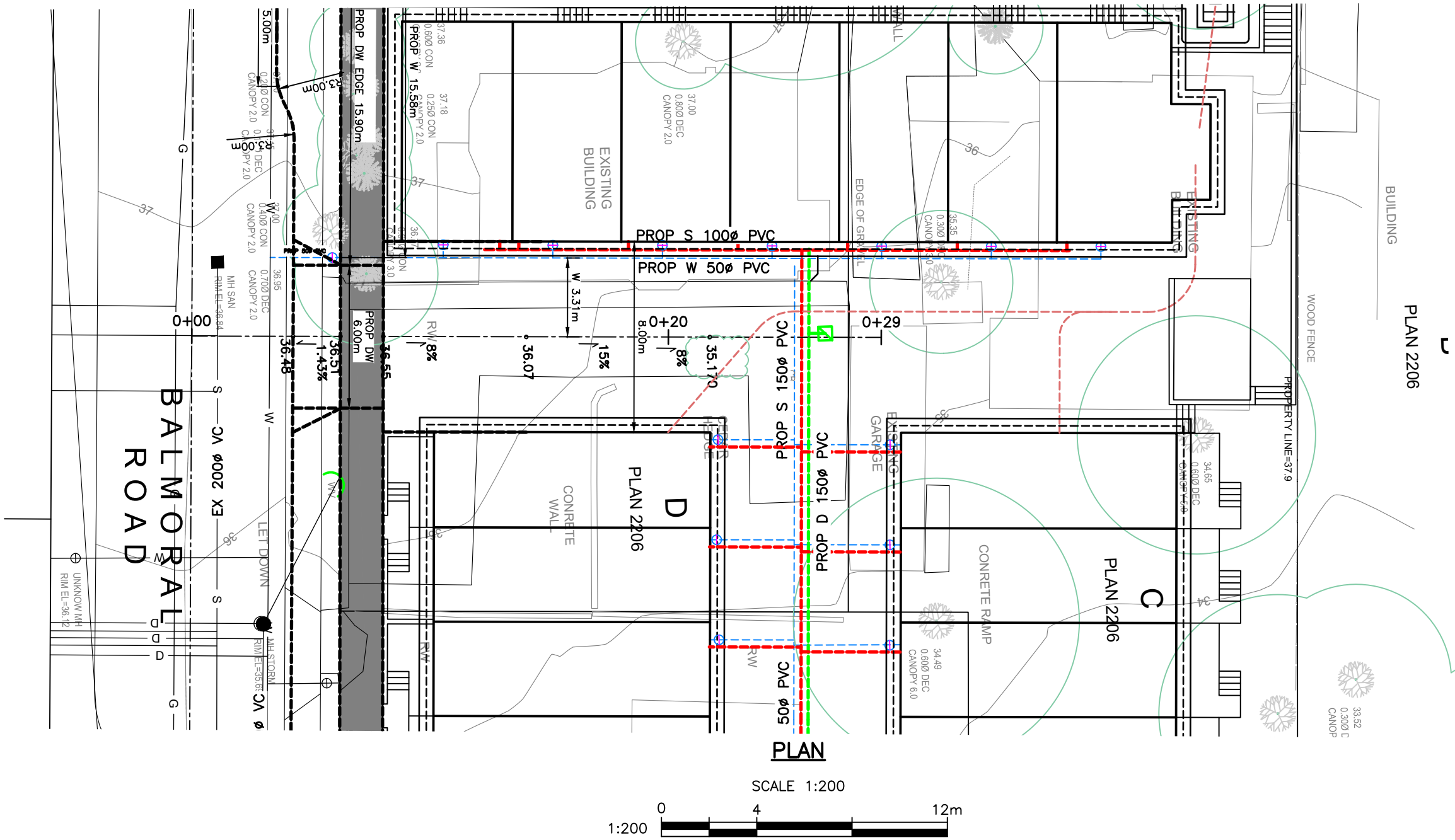
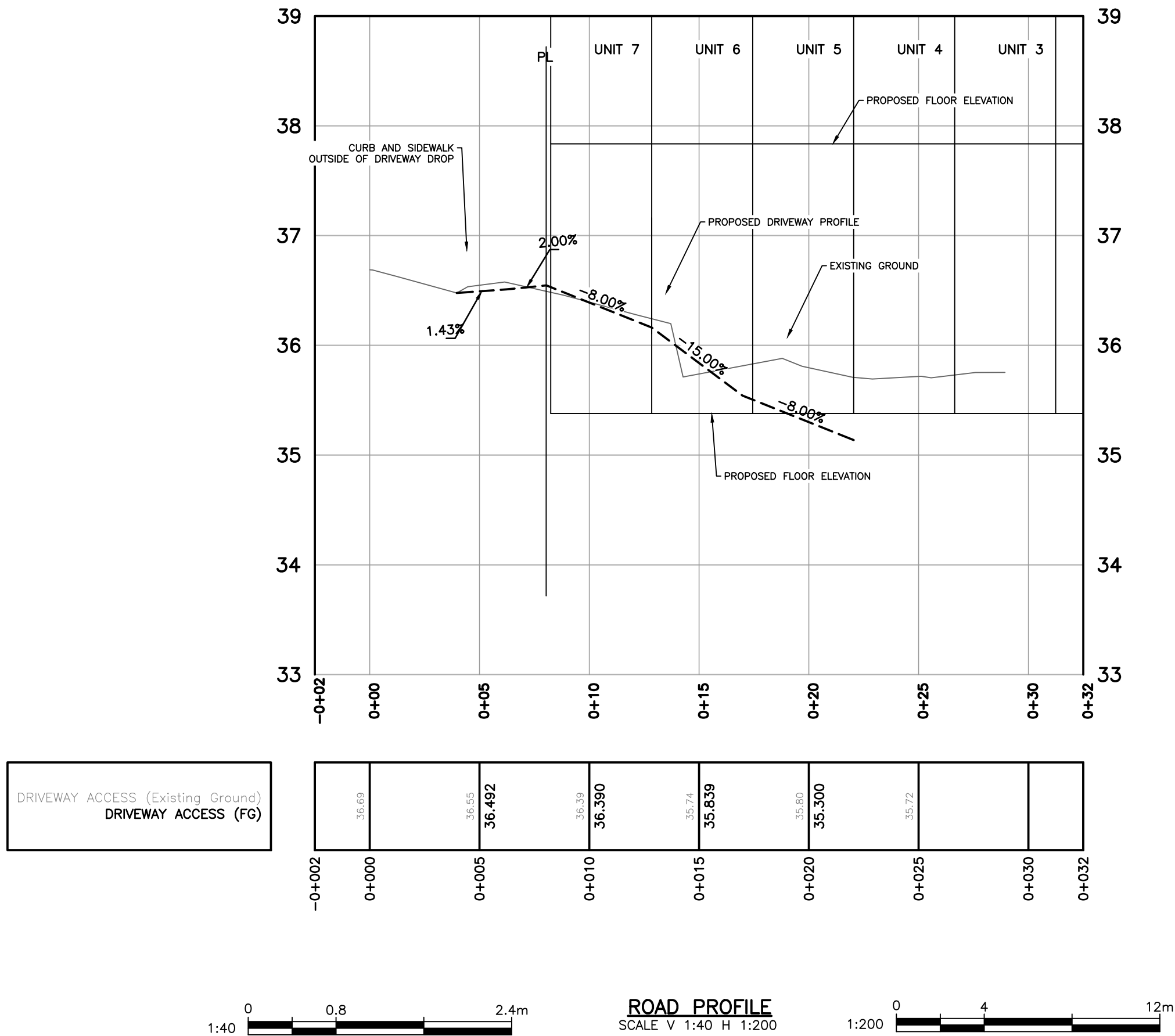
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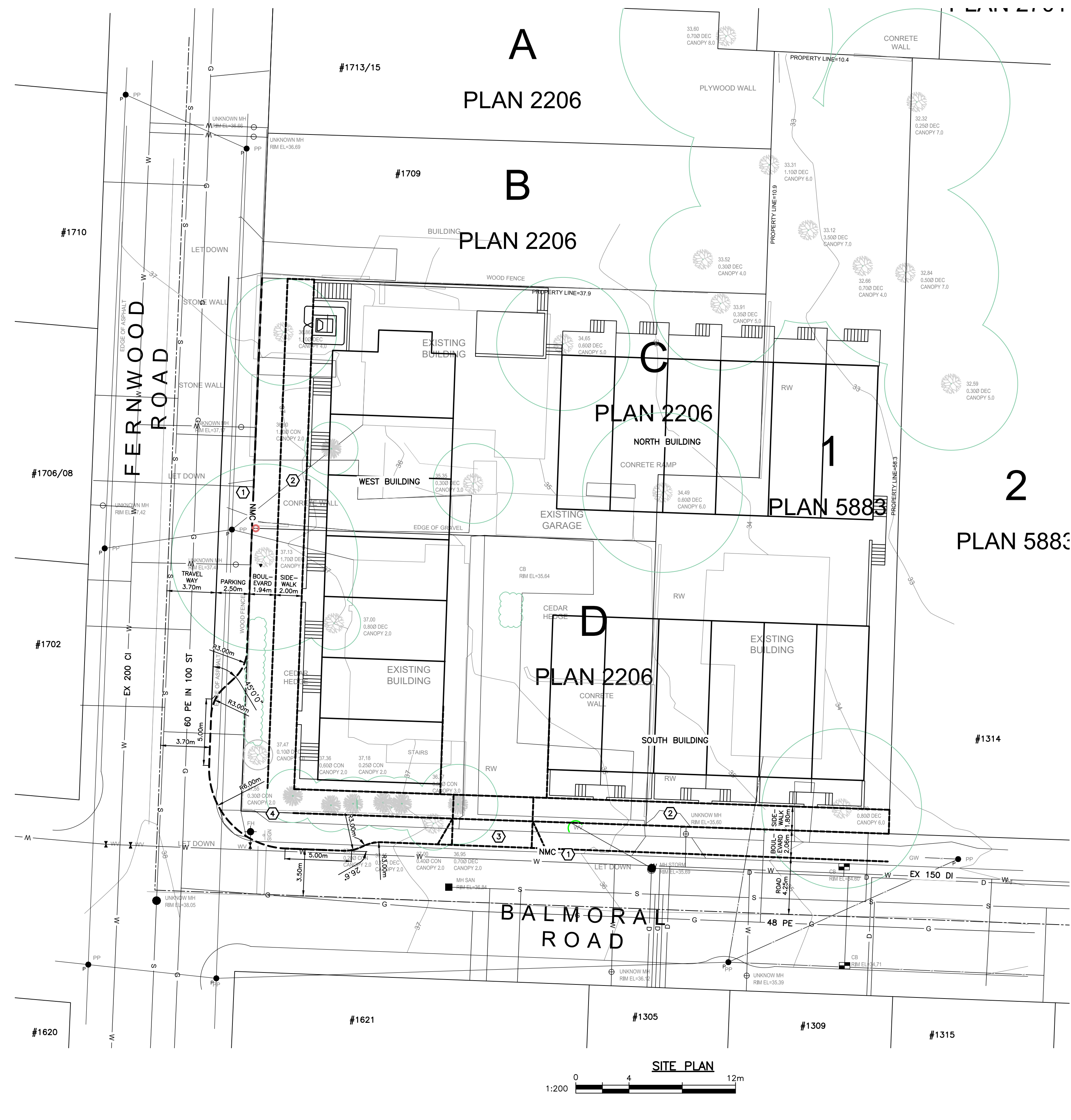
THE CITY OF VICTORIA, November 1, 2024 / U:\CS1400 Customer Files\2024\CV Civil\CV24-10 Fernwood - A Frame\03 EN-CN\040 Internal Drawings\00 Current\CV24-10 241031 Site Servicing Plan.dwg

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES	LEGEND										REVISIONS		REVISIONS APPROVED						DESIGN APPROVED			CITY OF VICTORIA		FILE No.	—																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
	Existing Municipal Infrastructure										Drain	—	Curb	—	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	—	Sidewalk	5/2W	Wood Box	☒	Flush Valve	☒	5	Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed	Design Engineer	Manager of Development	Development Coordinator																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	Existing External U/G Utilities										Sewer	—	Manhole	☐	Catch Basin	☒	Hydrant	☒	4	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer	Design Engineer																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
	Proposed External U/G Utilities										Water	—	Cleanout	☐	Curutch	☒	Reducer	☒	3	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development	Manager of Development			Manager of Development	Manager of Development			Manager of Development	Manager of Development	Manager of Development																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Street Lighting										Pole Mount	☒	Standard Mount	☒	Traffic Sign	☒	Silt Trap	☒	2	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator			Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	Post Top	☒	Pedestrian Signal	☒	Traffic Signal	☒	Ctrl Monument	☒	Traverse Hub	☒	Gas Valve	☒	Water Meter	☒	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													</

THE CITY OF VICTORIA: November 1, 2024 / U:\CS\1400 Customer Files\2024\CV Civil\CV24-10 Fernwood - A Frame\03 EN-CN\040 Internal Drawings\00 Current\CV24-10 241031 Site Servicing Plan.dwg



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.	-				
	Existing Municipal Infrastructure										Drain			Curb			Concrete Box			Valve			6			1705,1703 FERNWOOD & 1312 BALMORAL ROAD			DESIGN No.	-	
	Proposed Municipal Infrastructure										Ditch			Sidewalk			Wood Box			Flush Valve			5								
	Existing External U/G Utilities										Sewer			Manhole			Catch Basin			Hydrant			4			DRIVEWAY ENTRANCE DETAILS			DRAWING No.	Sheet 4 of 5	
	Proposed External U/G Utilities										Water			Cleanout			Culvert			Reducer			3								
	Street Lighting										Pole Mount			Standard Mount			Traffic Sign			Silt Trap			Gas / Plug			Air Valve			2		
	Post Top										Pedestrian Signal			Traffic Signal			Ctrl Monument			Traverse Hub			Water Meter			1					



PERMIT TO PRACTICE NUM: 1000348



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