# FERNWOOD ROAD MISSING MIDDLE TOWNHOMES

FRAME PROPERTIES

**Project Rendering - North Looking View @ Balmoral Road**

## 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:** 2,070 m² (22,281 s.f.)

**FLOOR SPACE RATIO:** 0.97 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 10.37m
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:** 52 total
38 Class 1/EV Ready (in suites/garages)
14 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 | 3.56 m |
| SIDE (South): | 23.53 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-Orientated 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

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**CIVIL CONSULTANT**
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**LANDSCAPE CONSULTANT**
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**ARBORIST**
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## Drawing List



## 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 | H/W | 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 | SVF | Sheet Vinyl Flooring |
| Conc | Concrete | MDFB | Medium Density Fibreboard Base | TB | Towel Bar |
| CBK | Concrete Block | MR | Mirror | T/D | Tempered / Double Glazed |
| C/L | Centerline | MP | Metal Panel | TLAM | Tempered Laminated Glass |
| CPT | Carpet Tile | O/H | Overhead | TGL | Tempered Glass |
| CT | Ceramic Tile | OW | Operable Window | TLGL | Translucent 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 | | |
| FG | Finished Grade | RB | Rubber Base | UNO | Unless Noted Otherwise |
| GB | Grab Bar | RES | Resilient Flooring | U/S | Underside of… |
| GBL | Glass Block | RD | Roof Drain | VCT | Vinyl Composition Tile |
| GL | Glass | RD-P | Roof Drain - Planter | VI | Vision Glass |
| GWG | Georgian Wire Glass | RWL | Rain Water Leader | VIS | Vinyl Impact Sheet |
| GWB | Gypsum Wallboard | SAFI | Spray Applied Fibrous Insulation | VT | Vinyl Tile |
| HC | Hollow Core | SCW | Solid Core Wood | VWC | Vinyl Wall Covering |
| HCW | Hollow Core Wood | SD | Soap Dispenser | WC | Water Closet |
| H/C | Handicap | SL | Sealer | WD | Wood |
| HM | Hollow Metal | SP | Spandrel Glass | WPM | Waterproof Membrane |
| | | SPC | Solid Particleboard Core | WRC | Water Repellant Coating |

## ANNOTATIONS LEGEND

The following annotations are used on architectural drawings and details:

| | |
|---|---|
| BEDROOM 201 | ROOM NAME & ROOM NUMBER |
| 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 |
| 1 A901 | INTERIOR ELEVATION REFERENCE |
| W1 C1 F1 B1 | ROOM FINISHES |


**Project Location - NTS**

**Revisions**
**Received Date: January 27, 2025**

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

| | | | |
|---|---|---|---|
| Issued | 2025-01-23 | 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

REGISTERED ARCHITECT CHRISTOPHER RICHARD JAMES BRITISH COLUMBIA 2025-01-23


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**Nanaimo**
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FRAME PROPERTIES

| Rev. | Date/Description | | |
|---|---|---|---|
| Issued | 2025-01-23 | Description | DP Documents |
| Drawn By | Author | Checked By | Checker |
| Scale | 1 : 150 | Project Number | 2404 |

NOTE: All dimensions are shown in millimeters.

# Fernwood Road Missing Middle Townhomes

## Survey

A001


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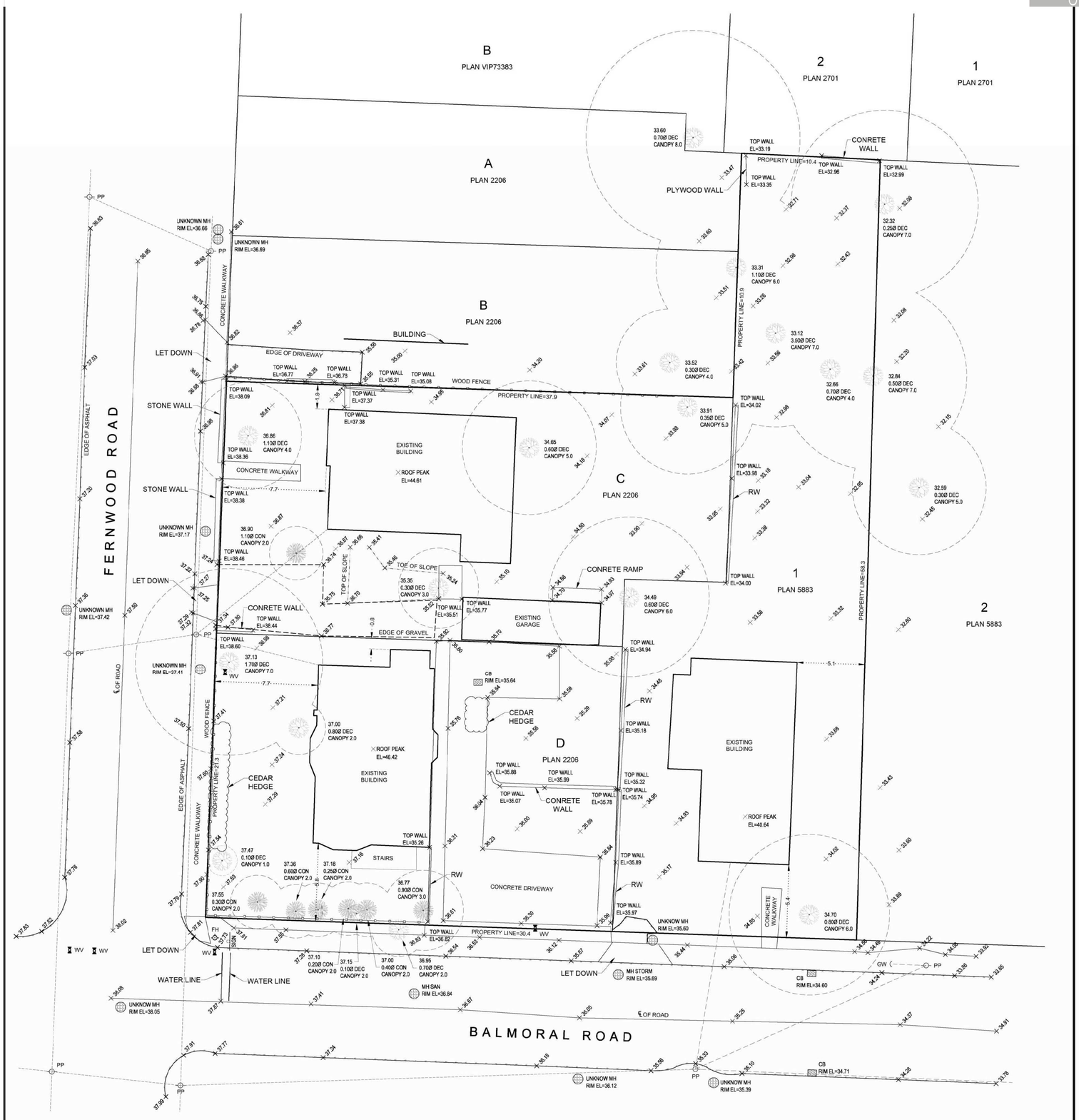


CITY OF VICTORIA
INTEGRATED SURVEY AREA #17

| 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 | 675.6 $m^2$ |
| 1312 BALMORAL ROAD | LOT 1, PLAN 5883 | 005-941-601 | 814.6 $m^2$ |
| | | Total: | 2,137.5 $m^2$ |

ZONE: R1-B (SINGLE FAMILY DWELLING DISTRICT)
DPA: 16A

## TOPOGRAPHIC SURVEY OF LOT 1, PLAN 5883, LOT C, PLAN 2206, AND LOT D, PLAN 2206, ALL OF SECTION 75, VICTORIA DISTRICT.

SCALE 1:150

1 0 1 2 3 4 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.


bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
3069 WASHINGTON AVENUE
VICTORIA, BC
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TEL 250-590-3074
www.bennettsurveys.com


| DATE: | BY: |
|---|---|
| 2023-12-13 | VH |
| | |
| | |
| | |
| | |
| | |
| | |
| REVISION: | 0 |

LEGEND:

- × - DENOTES SPOT ELEVATION OF 32.08m (TYPICAL)
- CB - DENOTES SPRAY-PAINT DOT PLACED
- FH - DENOTES FIRE HYDRANT
- GW - DENOTES POWER POLE ANCHOR
- MH - DENOTES MANHOLE
- PP - DENOTES POWER POLE
- SIGN - DENOTES STREET SIGN
- WV - DENOTES WATER VALVE
- 36.95 0.70Ø DEC CANOPY 2.0 - DENOTES 0.70m Ø DECIDUOUS TREE WITH A GROUND ELEVATION OF 36.95m AND A 2m CANOPY.
- 37.10 0.20Ø CON CANOPY 2.0 - DENOTES 0.20m Ø CONIFEROUS TREE WITH A GROUND ELEVATION OF 37.10m AND A 2.0m CANOPY.

DATUM:

ELEVATIONS ARE CITY GEODETIC, AND ARE DERIVED FROM CONTROL MONUMENT 16-43 (606327). PUBLISHED ELEVATION = 32.761 METRES, ISA NO. 17, NAD 83, (CVD28GVRD2018).

PROPERTY:

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: FIELD SURVEY.

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

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

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELED .

NOTE:

THIS PLAN HAS BEEN PREPARED FOR PRELIMINARY PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.



BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

CERTIFIED CORRECT

Todd MacKenzie A92B72

Digitally signed by Todd MacKenzie A92B72
Date: 2023.12.13
21:28:30 -08'00'

FIELD SURVEY COMPLETED ON THE 7th DAY OF DECEMBER, 2023.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

**Perspective Rendering at Fernwood Road**

FRAME PROPERTIES

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

| | | | |
|---|---|---|---|
| Issued | 2025-01-23 | 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

REGISTERED ARCHITECT CHRISTOPHER RICHARD TAYLOR BRITISH COLUMBIA 2025-01-23

dHKa

A002

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**Perspective Rendering at Balmoral Road**

FRAME PROPERTIES

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

| | | | |
|---|---|---|---|
| Issued | 2025-01-23 | 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

REGISTERED ARCHITECT CHRISTOPHER RICHARD DAVIS 2025-01-23 BRITISH COLUMBIA

dHKa

A003

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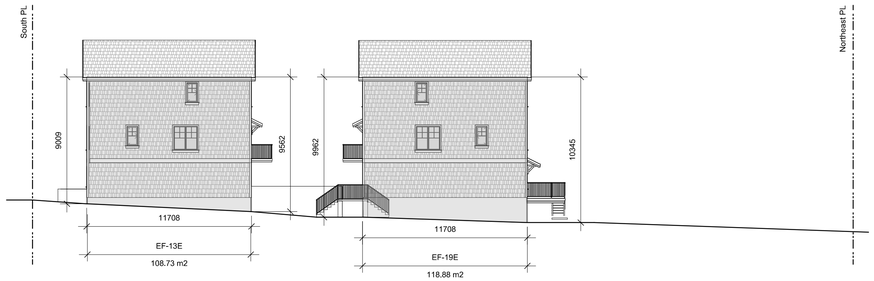
# LIMITING DISTANCE CALCULATIONS

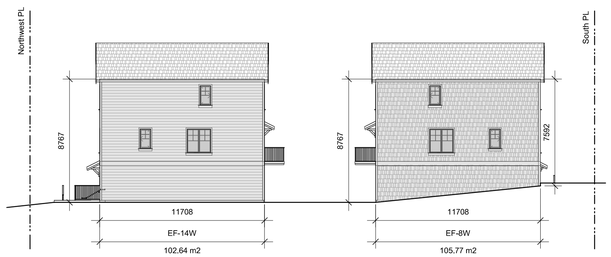
| WEST BUILDING | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Wall | Area of Exposed Building Faces (m²) | Limiting Distance (m) | Length/Height (m) | Permitted Max. % of Openings | Proposed % of Openings | FRR (Hours) | Permitted Construction | Permitted Cladding | Proposed Construction | Proposed Cladding |
| EF-1E | 40.9 | 4.0 | 4.7 x 8.8 | 28.0 | 15.2 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-2E | 40.1 | 4.0 | 4.6 x 8.8 | 28.0 | 15.5 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-3E | 40.1 | 4.0 | 4.6 x 8.8 | 28.0 | 15.5 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-4E | 40.1 | 4.0 | 4.6 x 8.8 | 28.0 | 15.5 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-5E | 39.3 | 4.0 | 4.6 x 8.6 | 32.0 | 13.6 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-6E | 37.3 | 4.0 | 4.6 x 8.1 | 32.0 | 14.3 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-7E | 35.6 | 4.0 | 4.7 x 8.8 | 32.0 | 15.0 | N/A | Combustible | Combustible | Combustible | Non-Combustible |

| SOUTH BUILDING | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Wall | Area of Exposed Building Faces (m²) | Limiting Distance (m) | Length/Height (m) | Permitted Max. % of Openings | Proposed % of Openings | FRR (Hours) | Permitted Construction | Permitted Cladding | Proposed Construction | Proposed Cladding |
| EF-8N | 35.9 | 4.0 | 4.1 x 8.9 | 32.0 | 17.3 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-9N | 35.9 | 4.0 | 4.0 x 9.1 | 32.0 | 17.3 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-10N | 35.2 | 4.0 | 4.0 x 8.9 | 32.0 | 17.6 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-11N | 35.9 | 4.0 | 4.0 x 9.1 | 32.0 | 17.3 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-12N | 34.7 | 4.0 | 4.0 x 8.8 | 32.0 | 17.9 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-13N | 35.5 | 4.0 | 4.1 x 8.8 | 32.0 | 17.5 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-13E | 108.7 | 1.8 | 11.7 x 9.3 | 7.0 | 4.5 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-8W | 105.8 | 4.0 | 11.7 x 8.2 | 12.0 | 4.6 | N/A | Combustible | Combustible | Combustible | Non-Combustible |

| NORTH BUILDING | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Wall | Area of Exposed Building Faces (m²) | Limiting Distance (m) | Length/Height (m) | Permitted Max. % of Openings | Proposed % of Openings | FRR (Hours) | Permitted Construction | Permitted Cladding | Proposed Construction | Proposed Cladding |
| EF-14N | 38.0 | 4.0 | 4.1 x 10.1 | 32.0 | 17.5 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-15N | 39.5 | 4.0 | 4.0 x 10.0 | 32.0 | 16.9 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-16N | 38.3 | 4.0 | 4.0 x 9.9 | 32.0 | 17.4 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-17N | 39.4 | 4.0 | 4.0 x 9.9 | 32.0 | 16.9 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-18N | 38.9 | 4.0 | 4.0 x 9.8 | 32.0 | 17.1 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-19N | 40.7 | 4.0 | 4.1 x 9.5 | 28.0 | 16.4 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-19E | 118.9 | 1.8 | 11.7 x 10.2 | 7.0 | 4.1 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-14S | 35.9 | 4.0 | 4.1 x 8.9 | 32.0 | 17.3 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-15S | 35.9 | 4.0 | 4.0 x 9.1 | 32.0 | 17.3 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-16S | 35.2 | 4.0 | 4.0 x 9.1 | 32.0 | 17.6 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-17S | 35.9 | 4.0 | 4.0 x 9.1 | 32.0 | 17.3 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-18S | 34.7 | 4.0 | 4.0 x 8.7 | 32.0 | 17.9 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-19S | 35.5 | 4.0 | 4.1 x 8.7 | 32.0 | 17.5 | N/A | Combustible | Combustible | Combustible | Non-Combustible |
| EF-14W | 102.6 | 4.0 | 11.7 x 8.8 | 12.0 | 4.8 | N/A | Combustible | Combustible | Combustible | Non-Combustible |



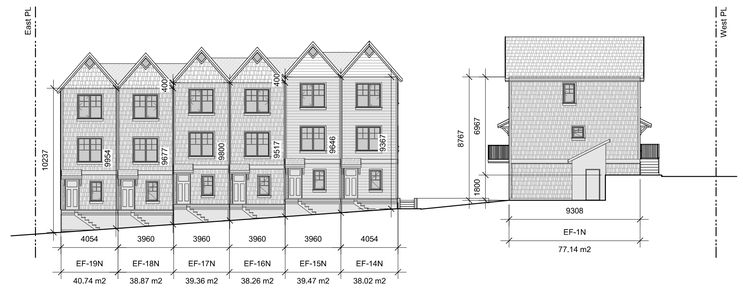

5 A004 East Elevation
SCALE: 1 : 200




6 A004 West Elevation
SCALE: 1 : 200


7 A004 West Building - East Elevation
SCALE: 1 : 200


1 A004 South Elevations
SCALE: 1 : 200




2 A004 North Elevations
SCALE: 1 : 200


3 A004 South Building - North Elevation
SCALE: 1 : 200


4 A004 North Building - South Elevation
SCALE: 1 : 200

FRAME PROPERTIES

| Rev. | Date | Description |
|---|---|---|
| 2 | 241030 | ISSUED FOR DP REVSIONS |

| | | | |
|---|---|---|---|
| Issued | 2025-01-23 | Description | DP Documents |
| Drawn By | ADM | Checked By | ADM |
| Scale | 1 : 200 | Project Number | 2404 |

NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

Code Summary -
Limiting Distances

A004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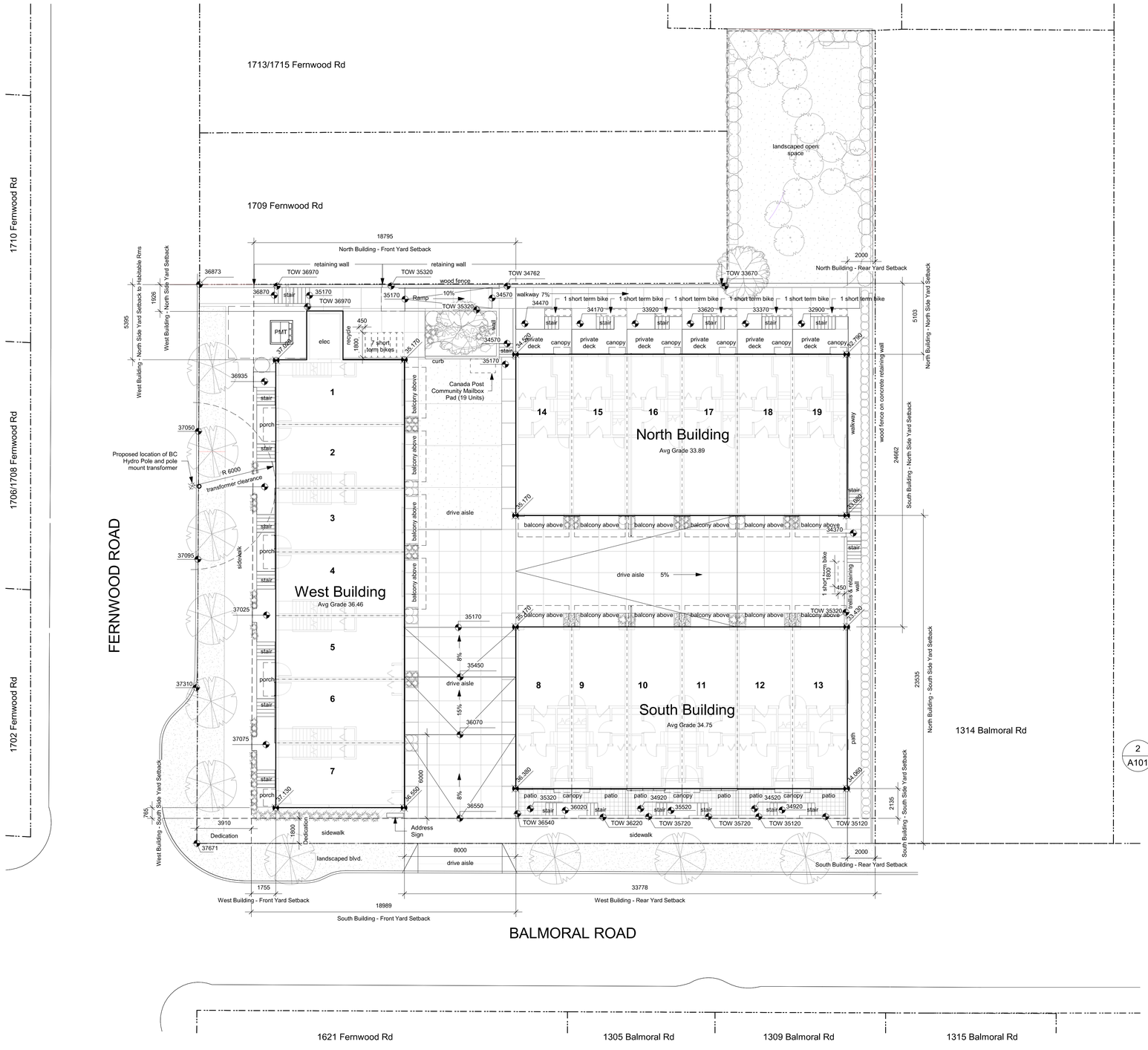
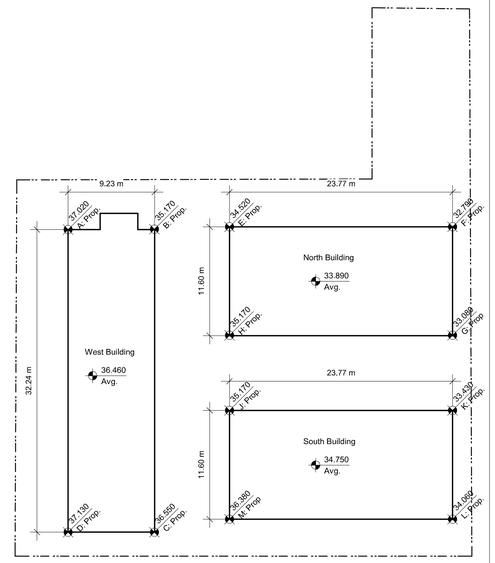
FRAME PROPERTIES

2. Refer to Landscape drawings for all hard and soft landscaping on site.




1 Site Plan - Dedications 240923
A101 SCALE: 1 : 300




| Grade Point | Existing Grade | Proposed Grade | Lowest Point | Grade Points | Average of Points | Distance Betweeen Points | Totals |
|---|---|---|---|---|---|---|---|
| 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

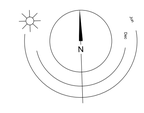
| Rev. | Date | Description |
|---|---|---|
| 4 | 250122 | ISSUED FOR DP REVISIONS |
| 2 | 241030 | ISSUED FOR DP REVSIONS |

| | | | |
|---|---|---|---|
| Issued | 2025-01-23 | Description | DP Documents |
| Drawn By | Author | Checked By | Checker |
| Scale | As indicated | Project Number | 2404 |

NOTE: **All** dimensions are shown in millimeters.

# Fernwood Road Missing Middle Townhomes

## Site Plan




0 3750 7500 mm
1 : 150

A101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REGISTERED ARCHITECT CHRISTOPHER RICHARD HAYES BRITISH COLUMBIA 2025-01-23

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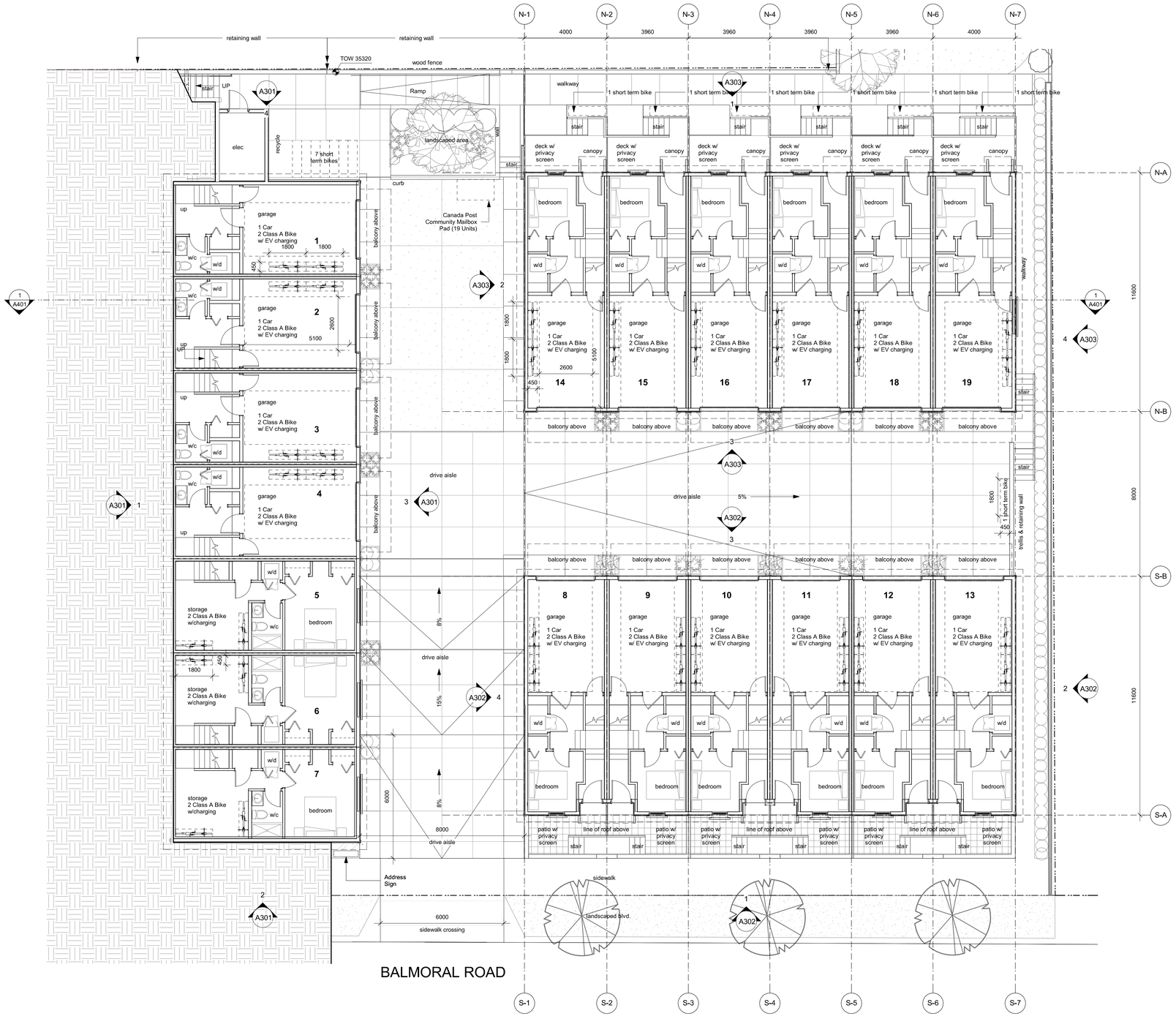
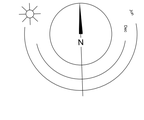



1 A201 Overall L1 Plan
SCALE: 1 : 100




0 2500 5000 mm
1 : 100

FRAME PROPERTIES

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

| | | | |
|---|---|---|---|
| Issued | 2025-01-23 | 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 L1 Plan

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A201

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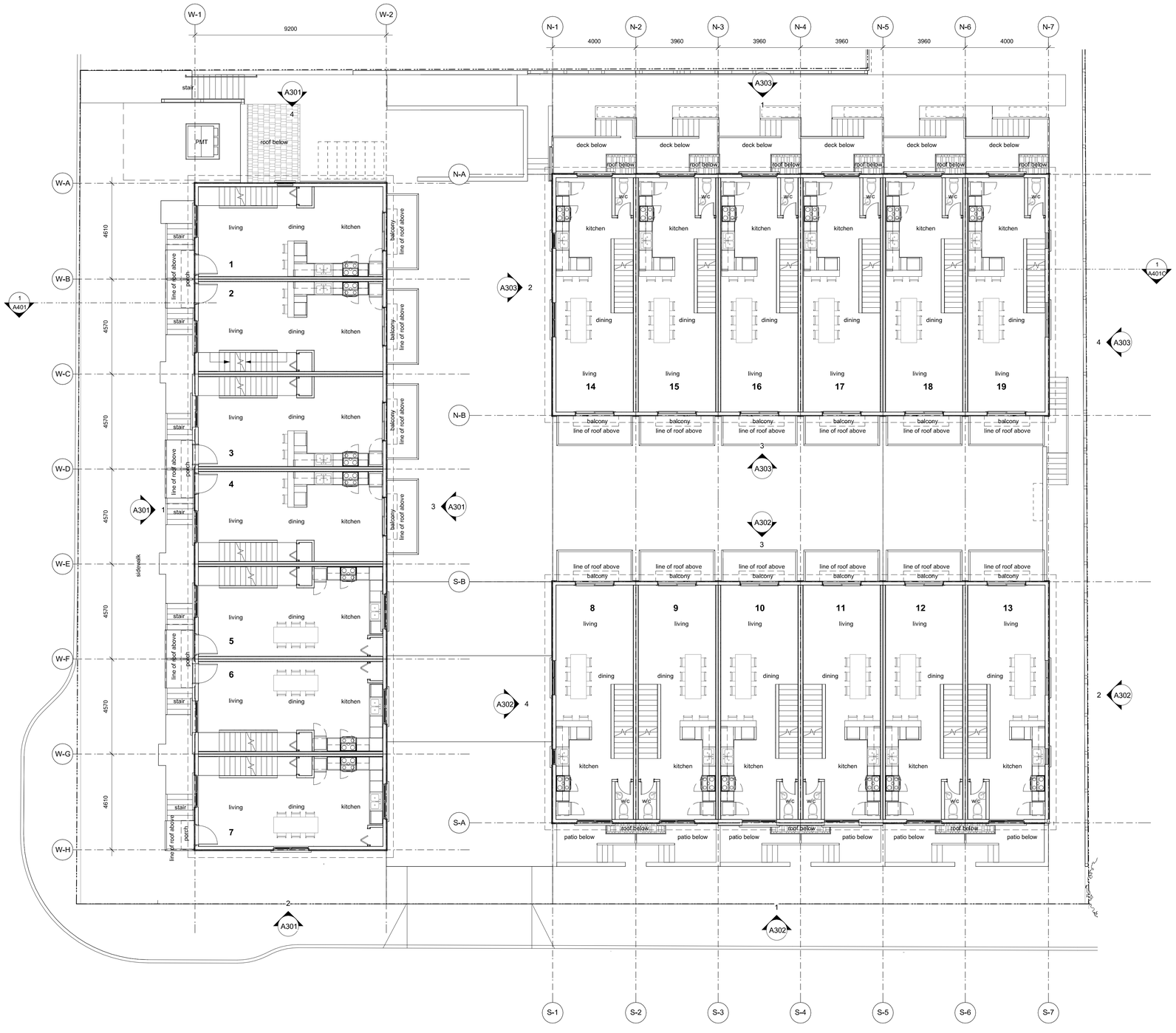
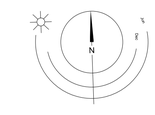



1 Overall L2 Plan
A202 SCALE: 1 : 100




0 2500 5000 mm
1 : 100

FRAME PROPERTIES

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

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|---|---|---|---|
| Issued | 2025-01-23 | Description | DP Documents |
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| Scale | 1 : 100 | Project Number | 2404 |

NOTE: All dimensions are shown in millimeters.

# Fernwood Road Missing Middle Townhomes

## Overall L2 Plan

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2025-01-23
BRITISH COLUMBIA

dHKa

A202

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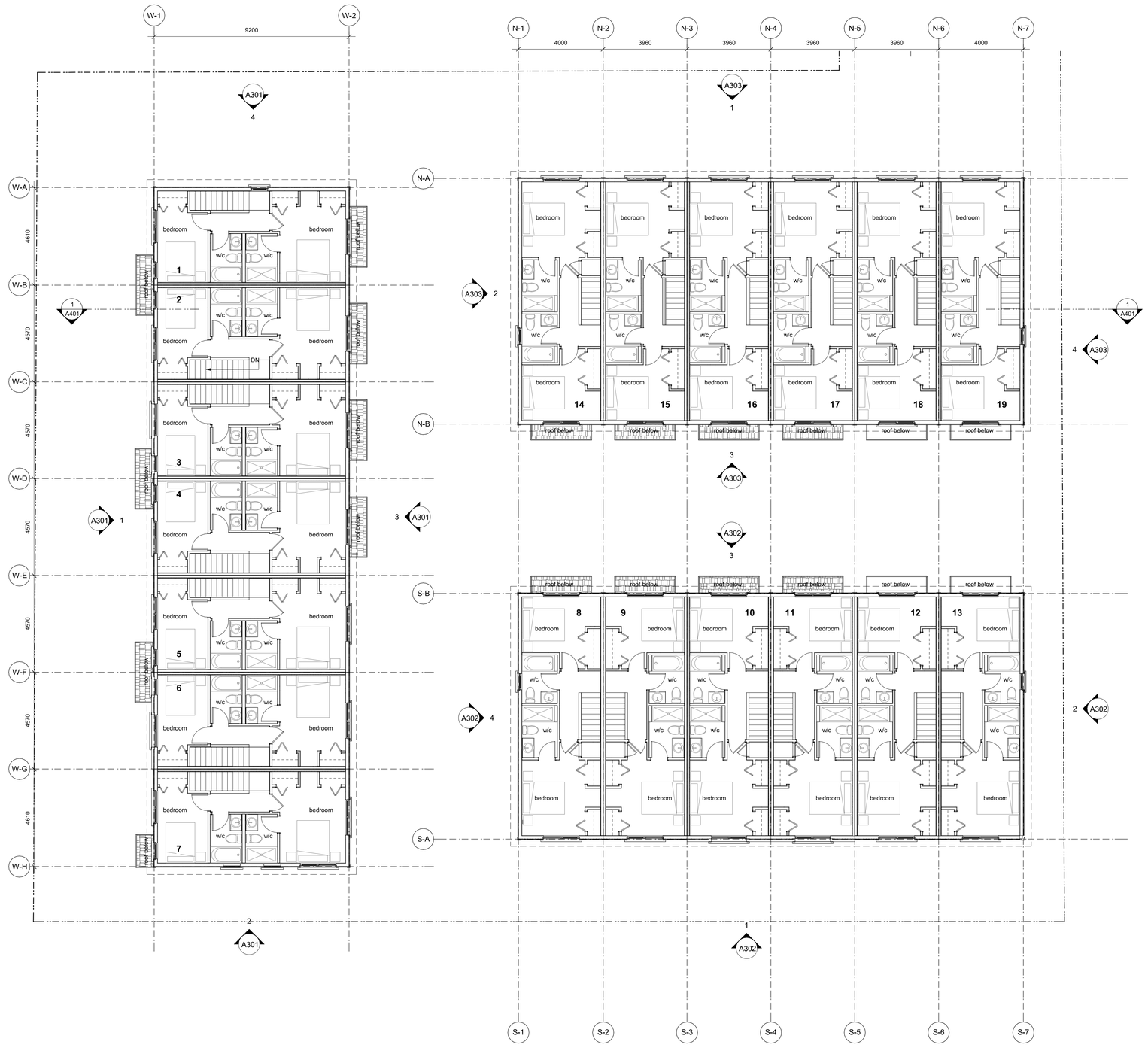


1 Overall L3 Plan
A203 SCALE: 1 : 100

FRAME PROPERTIES

| Rev. | Date | Description |
|---|---|---|
| 4 | 250122 | ISSUED FOR DP REVISIONS |
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| | | | |
|---|---|---|---|
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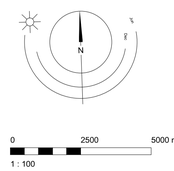
| Scale | 1 : 100 | Project Number | 2404 |

NOTE: All dimensions are shown in millimeters.

# Fernwood Road Missing Middle Townhomes

## Overall L3 Plan




REGISTERED ARCHITECT
DAVID RICHARD HOWES
2025-01-23
BRITISH COLUMBIA

A203

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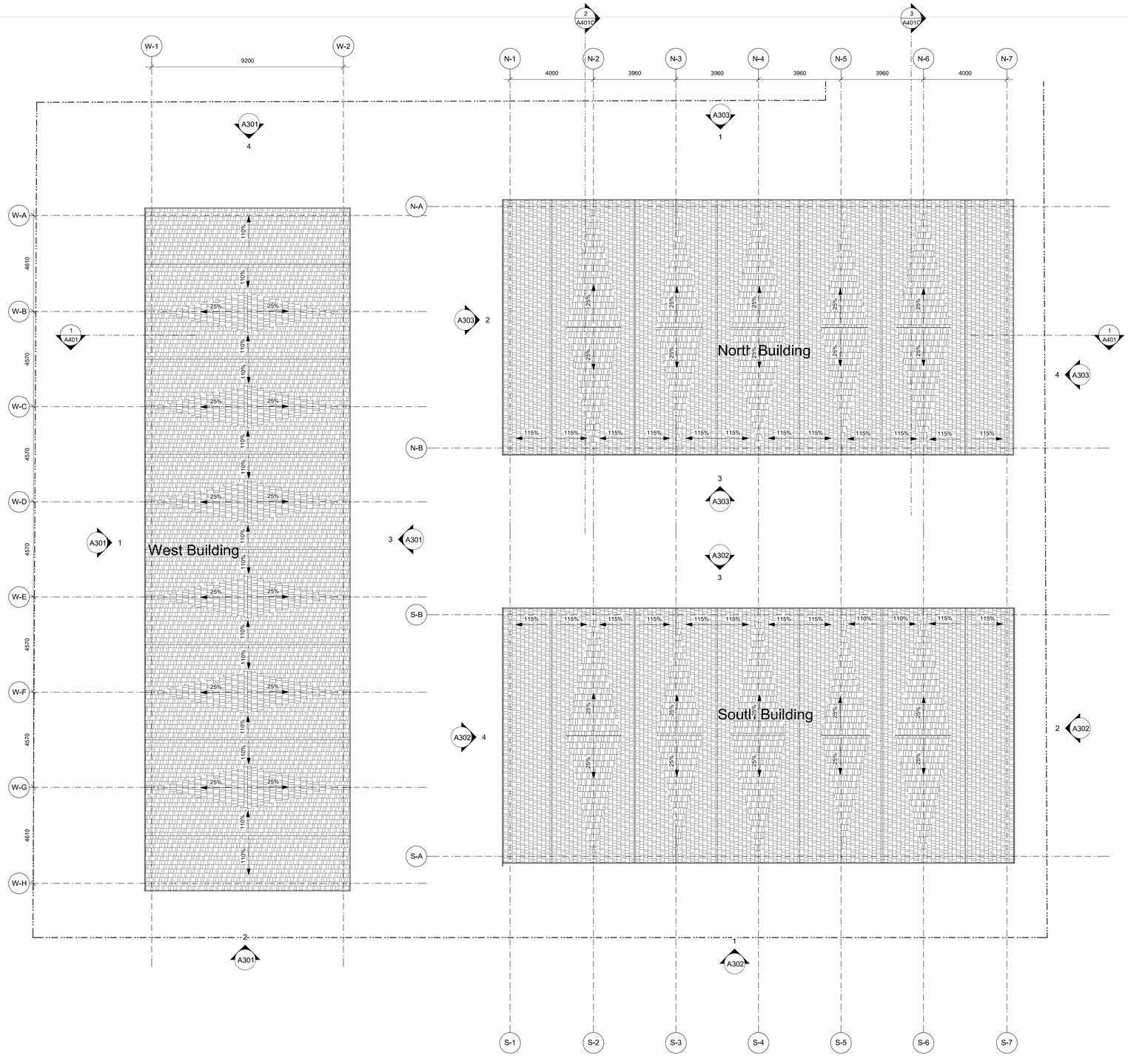


1 Overall Roof Plan
A204 SCALE: 1 : 100

FRAME PROPERTIES

| Rev. | Date | Description |
|---|---|---|
| 2 | 241030 | ISSUED FOR DP REVISIONS |

| | | | |
|---|---|---|---|
| Issued | 2025-01-23 | 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 Roof Plan

A204

REGISTERED ARCHITECT
CHRISTOPHER DOUGLAS HOLMES
2025-01-23
BRITISH COLUMBIA

0 2500 5000 mm
1 : 100

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1 A300 Fernwood Elevation
SCALE: 1 : 100


2 A300 Balmoral Elevation
SCALE: 1 : 100

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|---|---|---|
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|---|---|---|---|
| Issued | 2025-01-23 | Description | DP Documents |
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| Scale | 1 : 100 | Project Number | 2404 |

NOTE: All dimensions are shown in millimeters.

# Fernwood Road Missing Middle Townhomes

## Street Elevations

A300

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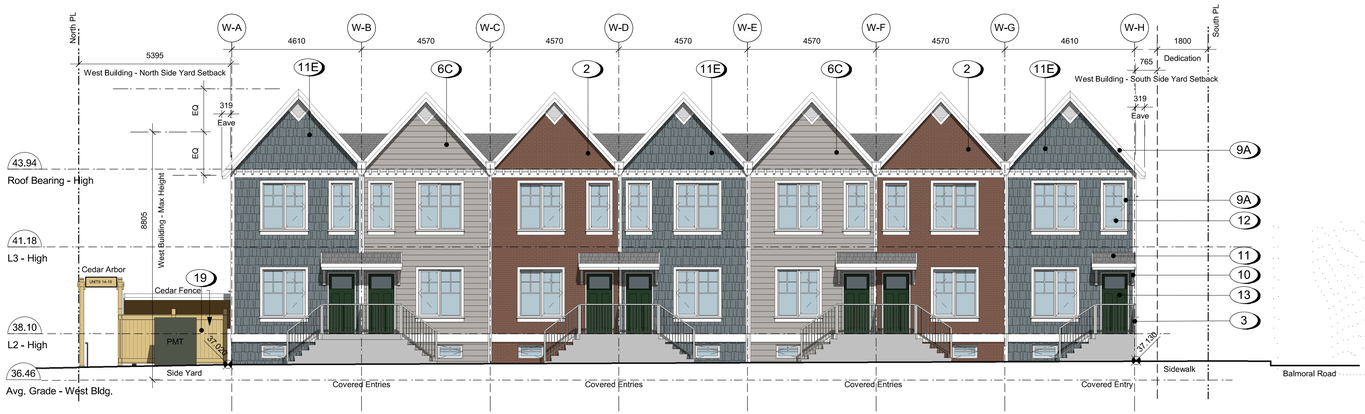
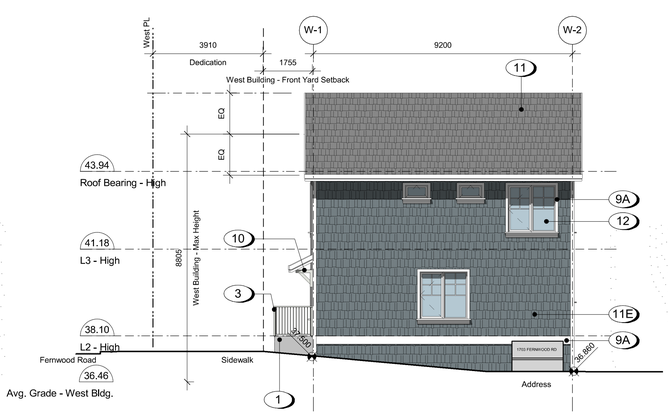
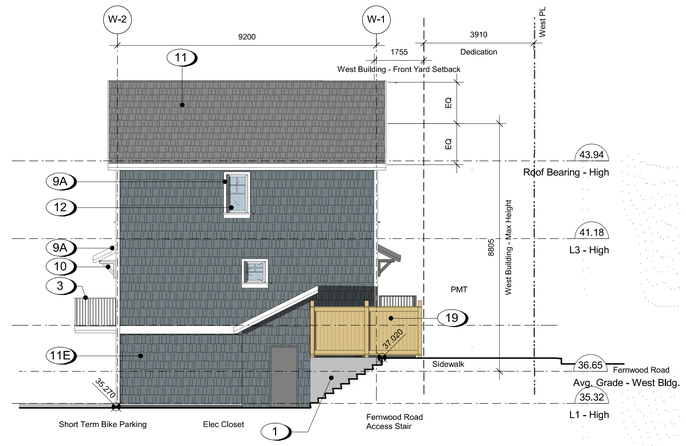



1 A301 West Building - West Elevation
SCALE: 1 : 100




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


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




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

FRAME PROPERTIES

## 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. Fence - Metal Picket, See Landscape

## Colour Legend

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

| Rev. | Date | Description |
|---|---|---|
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| Drawn By | Author | Checked By | Checker |
| Scale | As indicated | Project Number | 2404 |

NOTE: All dimensions are shown in millimeters.

# Fernwood Road Missing Middle Townhomes

## West Building Elevations

A301


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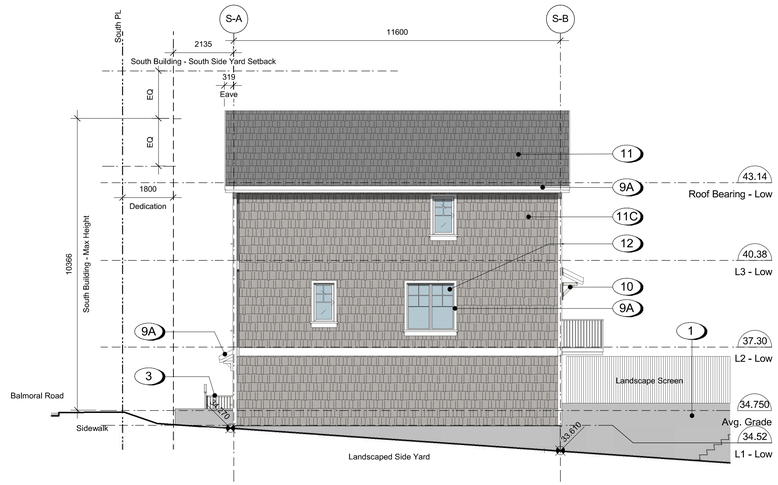
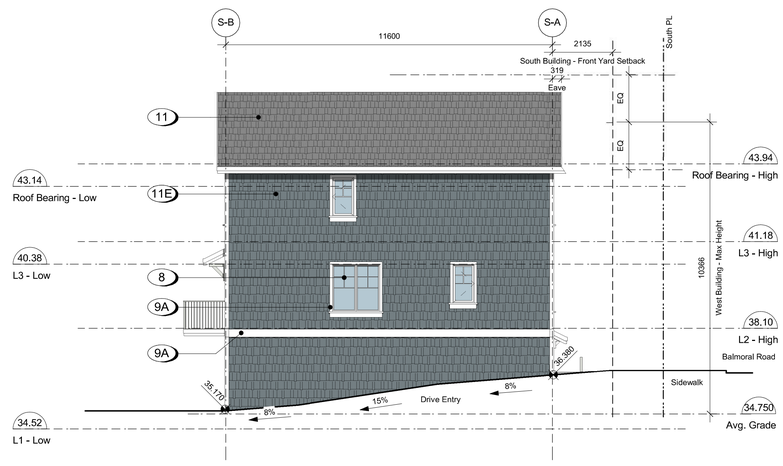
1 South Building - South Elevation
A302 SCALE: 1 : 100




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

FRAME PROPERTIES

## 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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- B Night Gray
- C Pearl Gray
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- E Boothbay Blue

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|---|---|---|---|
| Issued | 2025-01-23 | Description | DP Documents |
| Drawn By | Author | Checked By | Checker |
| Scale | As indicated | Project Number | 2404 |

NOTE: All dimensions are shown in millimeters.

# Fernwood Road Missing Middle Townhomes

## South Building Elevations

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A302


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**Nanaimo**
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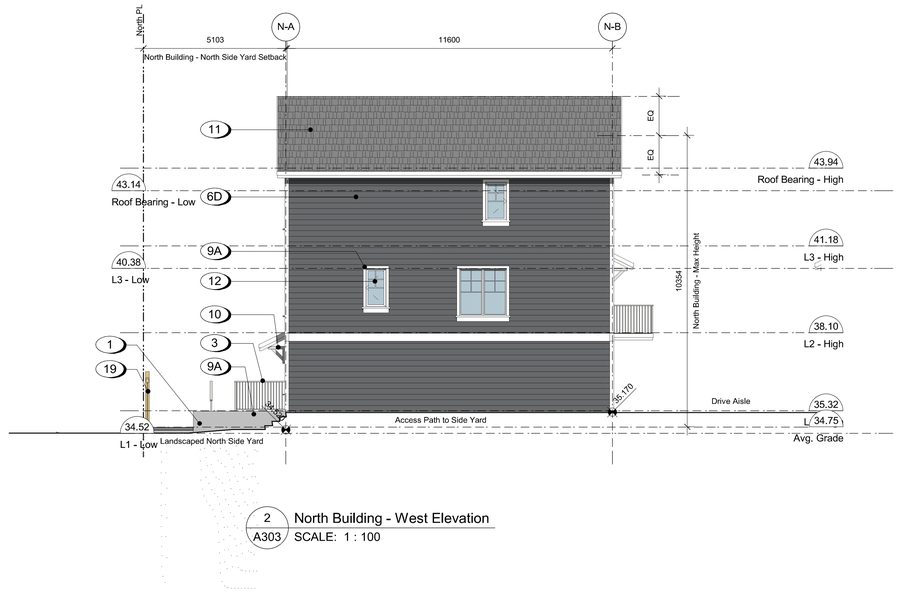
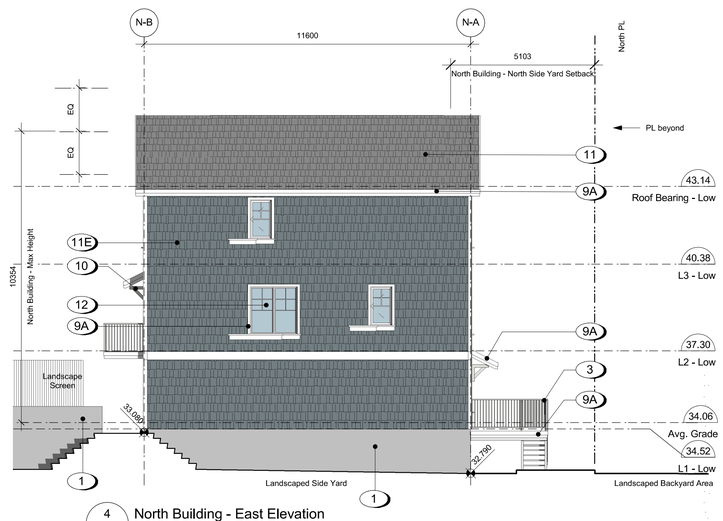
1 North Building - North Elevation
A303 SCALE: 1 : 100




2 North Building - West Elevation
A303 SCALE: 1 : 100


3 North Building - South Elevation
A303 SCALE: 1 : 100




4 North Building - East Elevation
A303 SCALE: 1 : 100

FRAME PROPERTIES

## 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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- B Night Gray
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- E Boothbay Blue

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NOTE: All dimensions are shown in millimeters.

# Fernwood Road Missing Middle Townhomes

## North Building Elevations

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dHKa

A303

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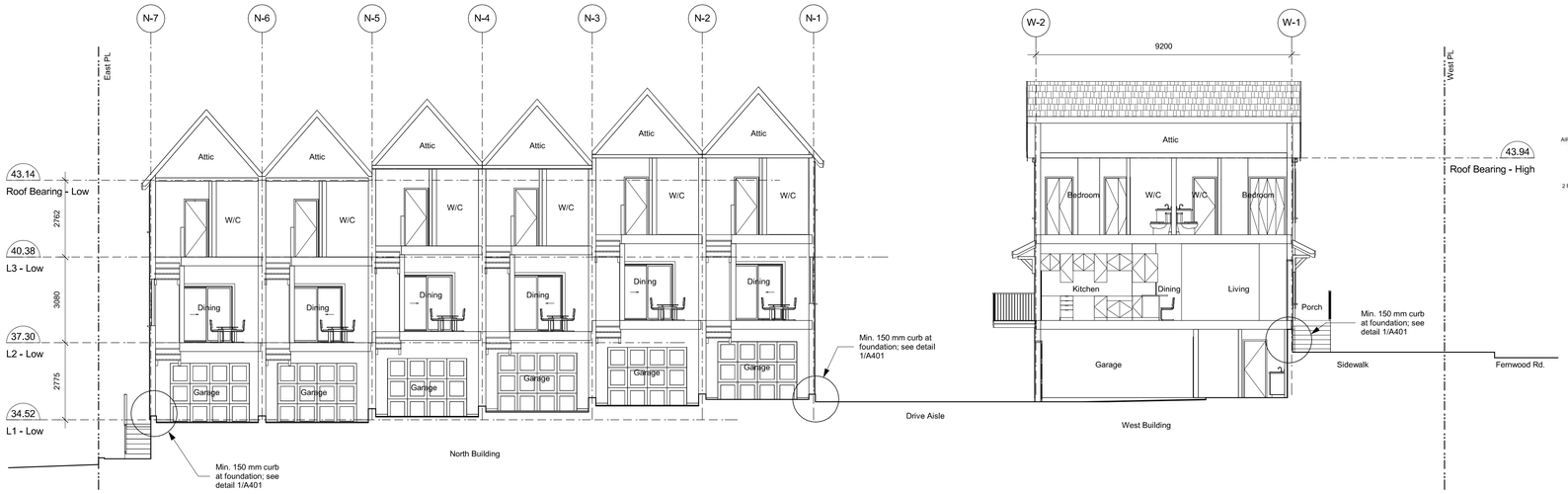
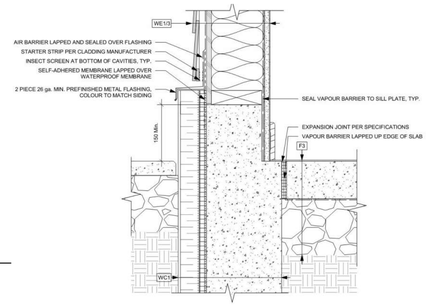



1 A401 Building Section A - West and North Buildings, Typ
SCALE: 1 : 100




TYP CURB DETAIL AT FOUNDATION - N.T.S.

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# Fernwood Road Missing Middle Townhomes

## Building Sections

A401

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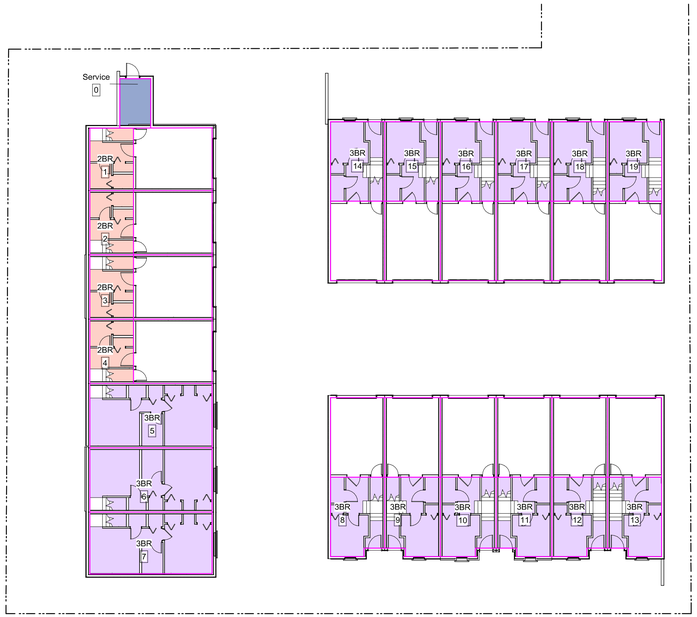
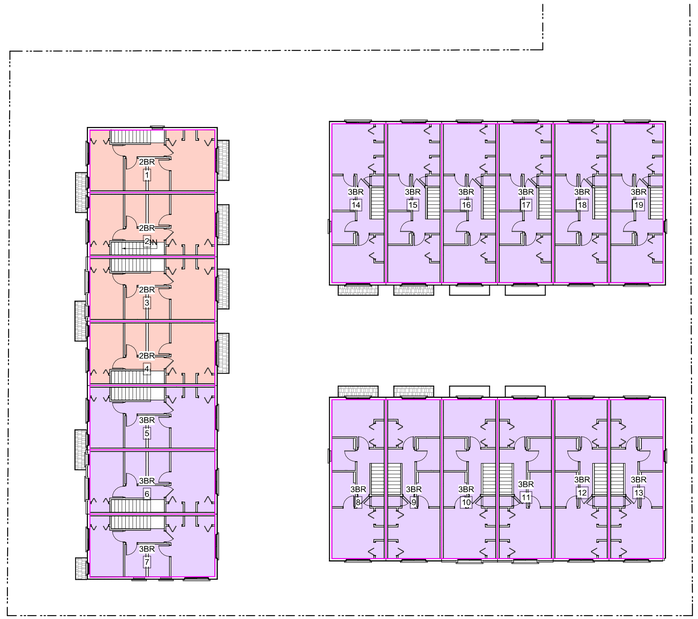
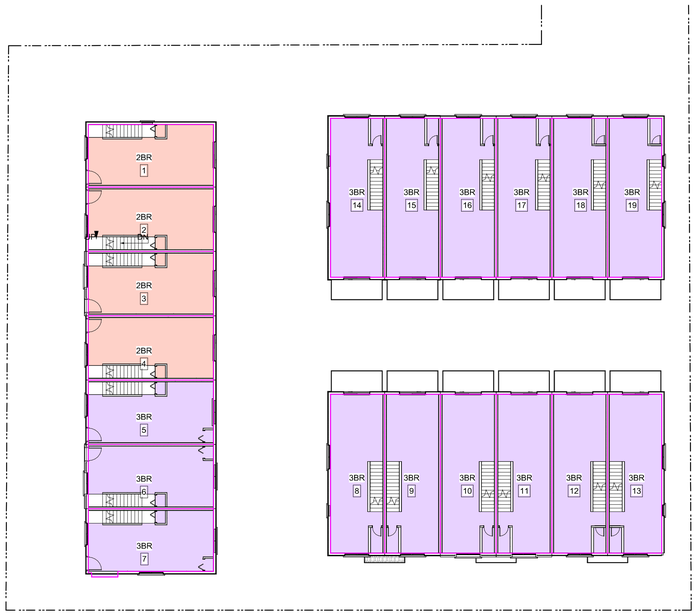



1 Level 1 Areas
A900 SCALE: 1 : 200




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 m² |
| Unit 1 | |
| L1 - Mid | 13.77 m² |
| L3 - Mid | 39.44 m² |
| L2 - Mid | 39.64 m² |
| Unit 2 | |
| L1 - Mid | 14.19 m² |
| L3 - Mid | 40.57 m² |
| L2 - Mid | 40.65 m² |
| Unit 3 | |
| L1 - Mid | 14.19 m² |
| L3 - Mid | 40.58 m² |
| L2 - Mid | 40.65 m² |
| Unit 4 | |
| L1 - Mid | 14.19 m² |
| L3 - Mid | 40.57 m² |
| L2 - Mid | 40.65 m² |
| Unit 5 | |
| L1 - Mid | 39.71 m² |
| L3 - Mid | 40.57 m² |
| L2 - Mid | 40.65 m² |
| Unit 6 | |
| L1 - Mid | 39.71 m² |
| L3 - Mid | 40.57 m² |
| L2 - Mid | 40.65 m² |
| Unit 7 | |
| L1 - Mid | 38.09 m² |
| L3 - Mid | 39.60 m² |
| L2 - Mid | 40.40 m² |

| Unit Areas(FAR) | |
|---|---|
| Level | Area |
| Unit 8 | |
| L1 - Mid | 20.82 m² |
| L3 - Mid | 43.45 m² |
| L2 - Mid | 43.45 m² |
| Unit 9 | |
| L1 - Mid | 21.45 m² |
| L3 - Mid | 44.72 m² |
| L2 - Mid | 44.72 m² |
| Unit 10 | |
| L1 - Mid | 21.45 m² |
| L3 - Mid | 44.72 m² |
| L2 - Mid | 44.72 m² |
| Unit 11 | |
| L1 - Mid | 21.45 m² |
| L3 - Mid | 44.72 m² |
| L2 - Mid | 44.72 m² |
| Unit 12 | |
| L1 - Mid | 21.45 m² |
| L3 - Mid | 44.72 m² |
| L2 - Mid | 44.72 m² |
| Unit 13 | |
| L1 - Mid | 20.73 m² |
| L3 - Mid | 43.45 m² |
| L2 - Mid | 43.45 m² |
| Unit 14 | |
| L1 - Mid | 21.70 m² |
| L3 - Mid | 43.45 m² |
| L2 - Mid | 43.45 m² |

| Unit Areas(FAR) | |
|---|---|
| Level | Area |
| Unit 15 | |
| L1 - Mid | 22.34 m² |
| L3 - Mid | 44.72 m² |
| L2 - Mid | 44.72 m² |
| Unit 16 | |
| L1 - Mid | 22.34 m² |
| L3 - Mid | 44.72 m² |
| L2 - Mid | 44.72 m² |
| Unit 17 | |
| L1 - Mid | 22.34 m² |
| L3 - Mid | 44.72 m² |
| L2 - Mid | 44.72 m² |
| Unit 18 | |
| L1 - Mid | 22.34 m² |
| L3 - Mid | 44.72 m² |
| L2 - Mid | 44.72 m² |
| Unit 19 | |
| L1 - Mid | 21.70 m² |
| L3 - Mid | 43.45 m² |
| L2 - Mid | 43.45 m² |
| Grand total: 58 | 2070.01 m² |

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| Scale | 1 : 200 | Project Number | 2404 |

NOTE: All dimensions are shown in millimeters.

# Fernwood Road Missing Middle Townhomes

## Area Plans

A900

REGISTERED ARCHITECT
CHRISTOPHER DAVID HOLLAND
2025-01-23
BRITISH COLUMBIA

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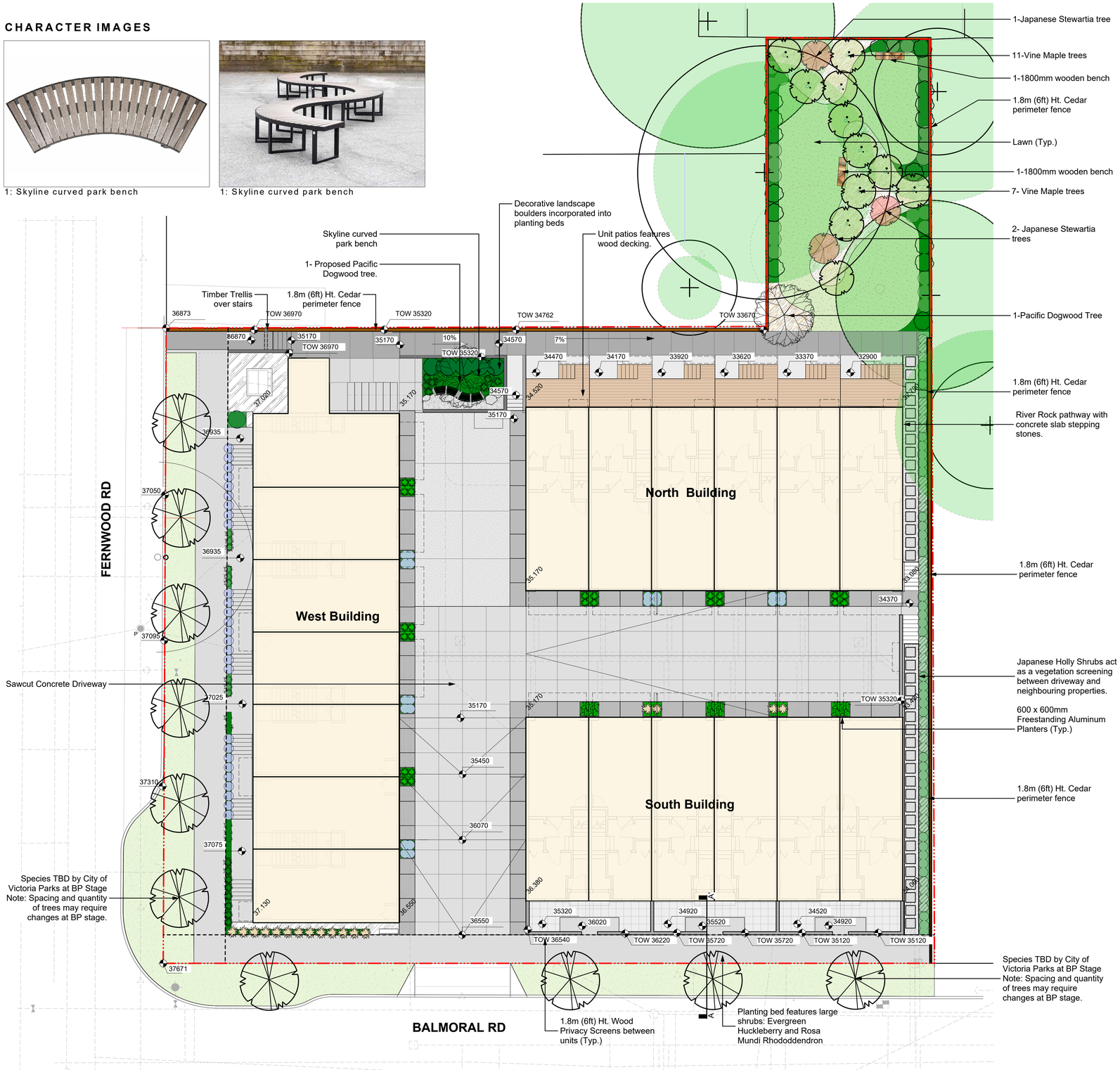
## CHARACTER IMAGES



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. |
| | | Cornus nuttallii | Pacific Dogwood | 2M Ht. |
| | | Stewartia pseudocamellia | Japanese Stewartia | 6cm cal. |
| TBD | 10 | Street Trees - Species to be determined | by the City of Victoria Parks Dept. | |

### Large Shrubs

| ID | Quantity | Botanical Name | Common Name | Size |
|---|---|---|---|---|
| Total: 46 | | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea | #7 pot |
| | | Mahonia aquifolium | Tall Oregon Grape | # 5 pot |
| | | Vaccinium ovatum | Evergreen Huckleberry | #2 pot |

### Small Shrubs

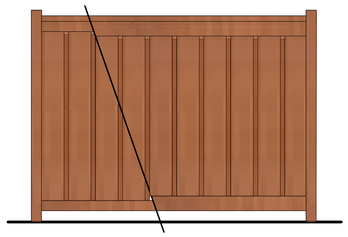
| | Botanical Name | Common Name | Size |
|---|---|---|---|
| Total: 100 | Gaultheria shallon | Salal | #1 pot |
| | Lavender stoechas 'Anoluk' | Spanish Lavender | #1 pot |
| | Nandina domestica 'Fire Power' | Fire Power Heavenly Bamboo | #1 pot |

### Perennials, Annuals and Ferns

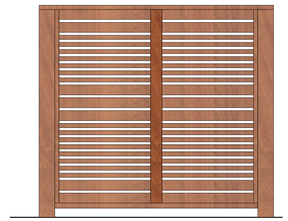
| | Botanical Name | Common Name | Size |
|---|---|---|---|
| Total: 104 | Blechnum spicant | Deer Fern | #1 pot |
| | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | #1 pot |
| | Helictotrichon sempervirens | Blue Oat Grass | # 1 pot |
| | Polystichum munitum | Sword Fern | #1 pot |

**Notes:**

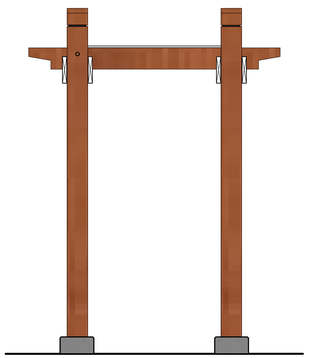
**1. All work to be completed to current BCSLA Landscape Standards**
**2. All soft landscape to be irrigated with an automatic irrigation system**



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



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



3 Timber Trellis over stairs
Scale: 1:25

## MATERIALS LEGEND

- Hydrapressed concrete slabs
- Colored sawcut concrete - Dark Grey
- Colored sawcut concrete - Natural
- Grass - Sod lawn
- Aggregate - Internal trail paths
- Planting Beds
- River Rock manteinance border
- Concrete-Exposed Aggregate

1:125

SCALE 1:125
0 1 2 5 10

Rev.3: Jan 20- 25
Rev.2: Oct 30 - 24
Rev.1: Oct 17 - 24

# 1705 Fernwood | Landscape Concept | L1


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


Project No: 2405 JUN-11-24

Planting area #3
30.1 sq. m
30.1 cu. m at 1 m depth
Allows 5 Small sized trees.

Planting Area #1
17.8 sq.m
17.8. cu. m at 1.0 m depth
Allows 1 Medium sized tree.

Planting Area #2
70.3 sq. m
70.3 cu. m at 1.0 m depth
Allows 1 Medium sized tree, and 9 Small sized trees

Planting Area #1
8.5 cu.m
at 1.1m depth
Allows 1 small size tree

Planting Area #2
22.2 sq.m
23.05 cu.m at a 1.05 m depth
Allows 1 Medium and 1 Small sized tree.

Planting Area #4
20 sq m.
20 cu. m at 1m depth
Allows 1 Medium tree

FERNWOOD RD

BALMORAL RD

West Building

North Building

South Building

2-Proposed Japanese Stewartia trees

1.8m (6ft) Ht. Wood Privacy Screens between units (Typ.)

Planting bed features large shrubs: Evergreen Huckleberry and Rosa Mundi Rhododdendron

1-Proposed Red Maple tree

TREE LEGEND

**EXISTING TREE TO BE RETAINED**

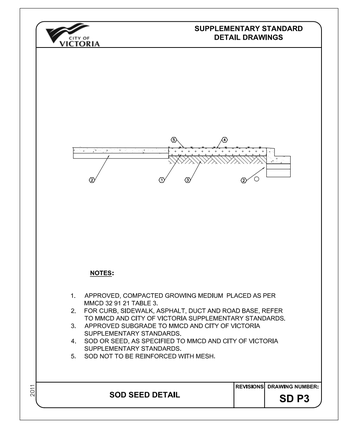
TR-00 — Tree Tag #. See Tree Inventory
Critical Root Zone
Dripline radius (m)

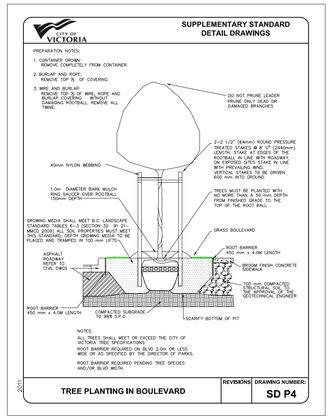
**EXISTING TREE TO BE REMOVED**

TR-00 — 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.




1:125

SCALE 1:125
0 1 2 5 10

Rev.3: Jan 20 - 25
Rev.2: Oct 30 - 24
Rev.1: Oct 17 - 24

# 1705 Fernwood | Tree Replacement Plan | L2


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


Project No: 2405 JUN-11-24

## ENVIRONMENTAL NOTES:

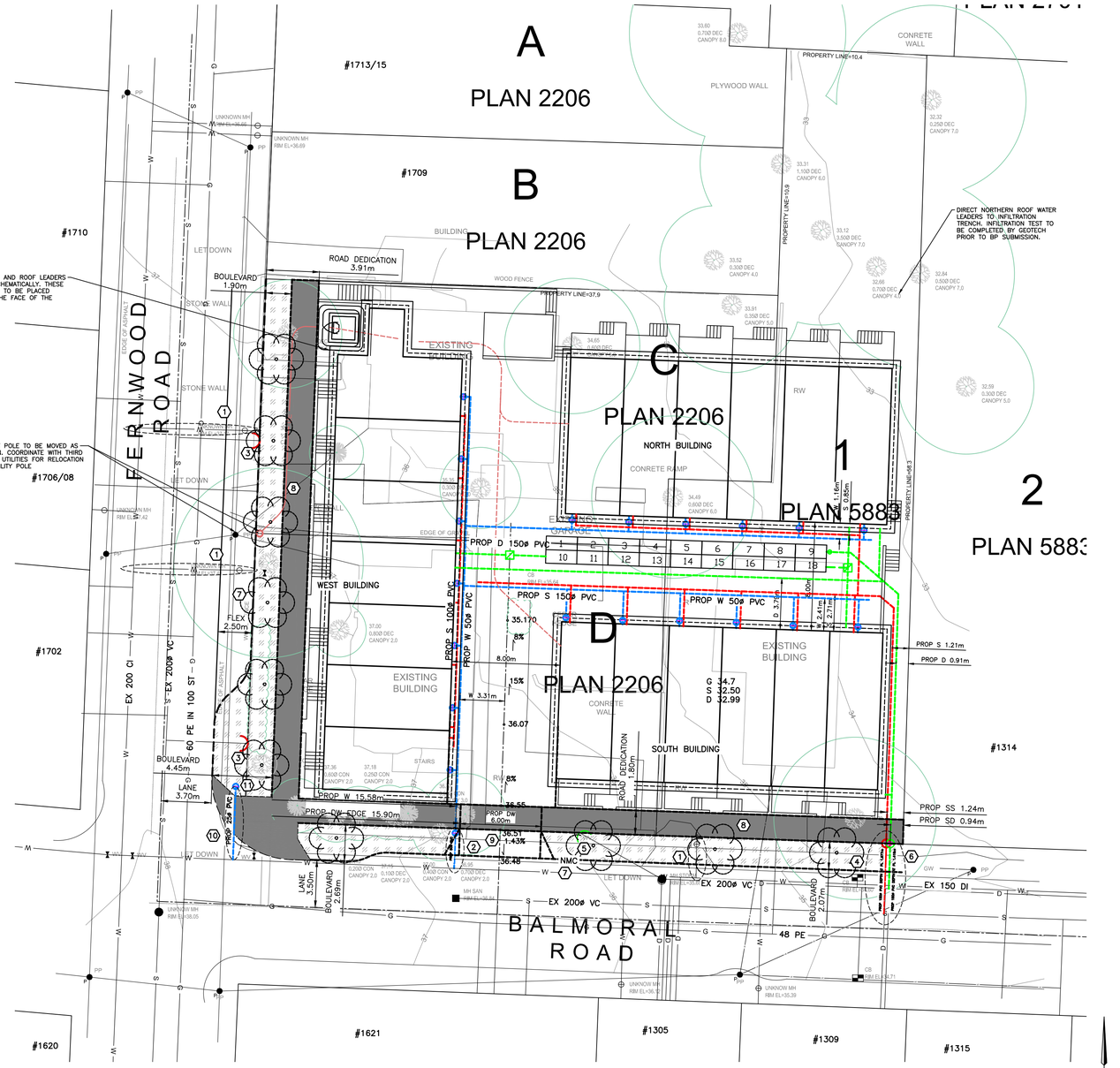
- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM. SOME BMP'S TO CONSIDER:
  - CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
  - NO EQUIPMENT RE-FUELING TO OCCUR IN THE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

## GENERAL CONSTRUCTION NOTES:

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 AND/OR REPLACE ALL INFRASTRUCTURE/PRIVATE 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.&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.
7. NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION 48HRS BEFORE BEGINNING WORKS.
8. CONFIRM 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 CoV STANDARD DRAWINGS
11. ALL BOULEVARDS TO BE RESTORED WITH 200mm TOPSOIL AND GRASS.
12. MAINTAIN VEHICLE AND PEDESTRIAN ACCESS AT ALL TIMES.
13. ALL EXISTING AND PROPOSED APPURTENANCES TO MEET FINAL GRADES.
14. ALL TRENCHING EXCAVATIONS AND BEDDING TO BE PER MMCD G4

## DETAILED CONSTRUCTION NOTES:

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
11. NEW 25mm WATER CONNECTION FOR IRRIGATION ALONG WITH ALL CHECK VALVES ETC REQUIRED BY CITY STANDARDS, BY CITY AT APPLICANTS EXPENSE.




SITE PLAN

1:200 0 4 12m


KEY PLAN – 1:2000

## 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

PERMIT TO PRACTICE NUM: 1000348

PROFESSIONAL PROVINCE OF BRITISH COLUMBIA E. S. KYLE # 44451 ENGINEER
2025.04.29


HOEL ENGINEERING LTD DBA
KYLE ENGINEERING
SUITE 1, 40 CADILLAC AVE,VICTORIA, BC, V8Z 1T2
250 475 6906


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/W | Wood Box | Flush Valve |
| Existing External U/G Utilities | e t g c | Sewer | S | Manhole | | Catch Basin | Hydrant |
| Proposed External U/G Utilities | | Water | W | Cleanout | | Culvert | Reducer |
| Street Lighting | Pole Mount / Standard Mount | Traffic Sign | | Silt Trap | | Cap / Plug | Air Valve |
| Post Top | Pedestrian Signal / Traffic Signal | Ctrl Monument | | Traverse Hub | | Gas Valve | Water Meter |

REVISIONS

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| 1 | |

REVISIONS APPROVED

| | REVISION # 1 | | | REVISION # 2 | | | REVISION # 3 | | |
|---|---|---|---|---|---|---|---|---|---|
| | Approved | Date | Signed | Approved | Date | Signed | Approved | Date | Signed |
| Design Engineer | | | | Design Engineer | | | Design Engineer | | |
| Manager of Development | | | | Manager of Development | | | Manager of Development | | |
| Development Coordinator | | | | Development Coordinator | | | Development Coordinator | | |

DESIGN APPROVED

| Approved By | Date | Signed |
|---|---|---|
| Design Engineer | | |
| Manager of Development | | |
| Development Coordinator | | |

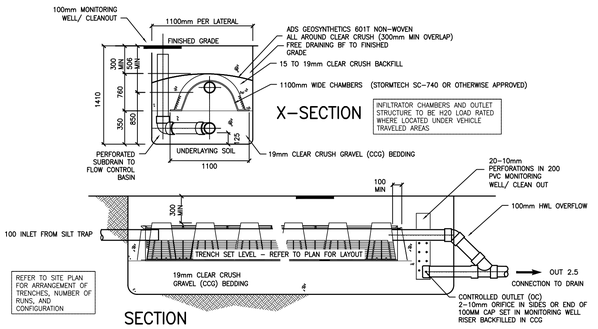
CITY OF VICTORIA

1705,1703 FERNWOOD & 1312 BALMORAL ROAD

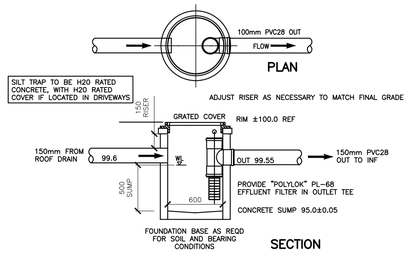
SEWER, STORM, WATER AND ROAD SERVICES

| | | | |
|---|---|---|---|
| B.M. : | GMC 286187 | | Elev: 37.792 |
| Design: | ESK | Drawn: ESK | Checked: ESK |
| Scale: | Hor: 1:200 | Vertical: 1:40 | Date: APRIL 2024 |

| | |
|---|---|
| FILE No. | – |
| DESIGN No. | – |
| DRAWING No. | Sheet 1 of 5 |



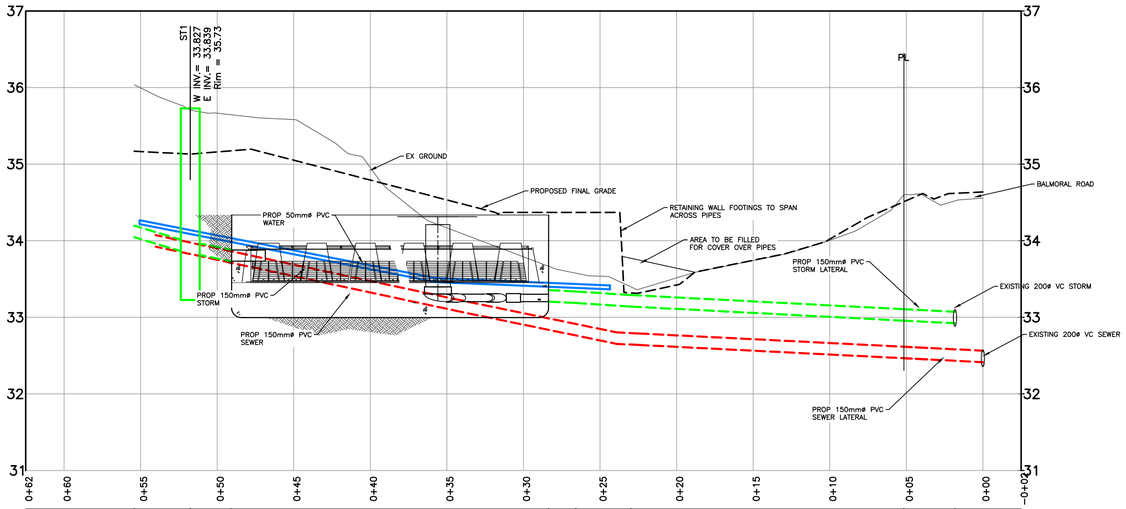

## SWM STORAGE/FILTRATION TRENCH – D11C




## SWM DRAIN SILT TRAP D12B

## DETAILED CONSTRUCTION NOTES:

1. PROVIDE 150mmø PVC SEWER AS SHOWN
2. PROVIDE 150mmø PVC STORM AS SHOWN
3. PROVIDE 50mmø PVC WATER AS SHOWN.




| | |
|---|---|
| Prop Storm Data: | 4.00m 150ø PVC @ 6.00% Invert In 33.827 Invert Out 34.067; 2.66m 150ø PVC @ 4.00% Invert In 33.732 Invert Out 33.839; 1.78m 150ø PVC @ 1.00% Invert In 33.188 Invert Out 33.206; 4.67m 150ø PVC @ 1.00% Invert In 33.141 Invert Out 33.188; 18.45m 150ø PVC @ 1.00% Invert In 32.956 Invert Out 33.141; 3.34m 150ø PVC @ 1.00% Invert In 32.923 Invert Out 32.956 |
| Prop Sewer Data: | 19.71m 150ø PVC @ 4.27% Invert In 33.081 Invert Out 33.923; 10.00m 150ø PVC @ 4.28% Invert In 32.654 Invert Out 33.081; 1.34m 150ø PVC @ 1.00% Invert In 32.640 Invert Out 32.654; 18.93m 150ø PVC @ 1.00% Invert In 32.451 Invert Out 32.640; 5.16m 150ø PVC @ 1.00% Invert In 32.415 Invert Out 32.466 |

0+51.76 RIM=35.73

1:40 0 0.8 2.4m

## ROAD PROFILE

SCALE V 1:40 H 1:200

1:200 0 4 12m

## 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**

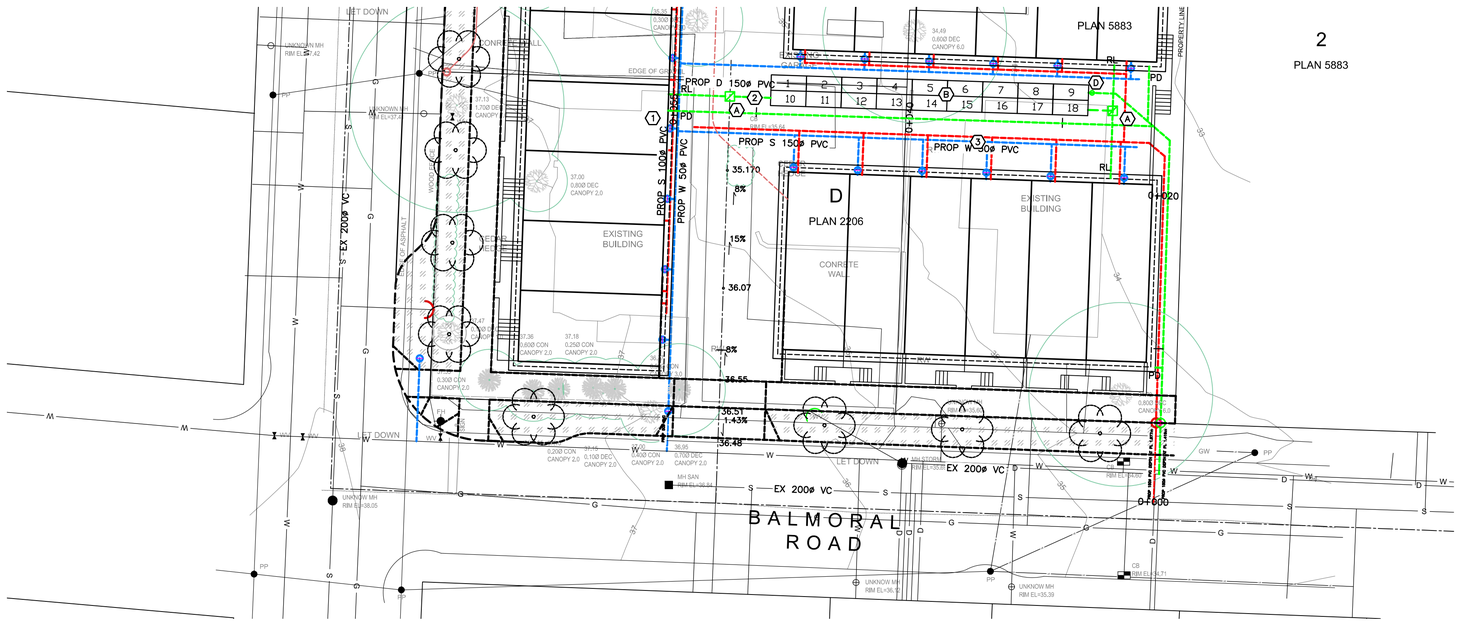
**STORMWATER MANAGEMENT**

(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.




## PLAN

SCALE 1:200

1:200 0 4 12m

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — E. S. KYLE # 44451
2025.01.20

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 | SW | Wood Box | Flush Valve |
| Existing External U/G Utilities | —e—t—g—c— | Sewer | —S— | Manhole | | Catch Basin | Hydrant |
| Proposed External U/G Utilities | | Water | —W— | Cleanout | | Culvert | Reducer |
| Street Lighting | Pole Mount / Standard Mount | Traffic Sign | | Silt Trap | | Cap / Plug | Air Valve |
| Post Top | Pedestrian Signal / Traffic Signal | Ctrl Monument | | Traverse Hub | | Gas Valve | Water Meter |

| REVISIONS | |
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| 6 | |
| 5 | |
| 4 | |
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| REVISIONS APPROVED | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| REVISION # 1 | | | REVISION # 2 | | | REVISION # 3 | | |
| Approved | Date | Signed | Approved | Date | Signed | Approved | Date | Signed |
| Design Engineer | | | Design Engineer | | | Design Engineer | | |
| Manager of Development | | | Manager of Development | | | Manager of Development | | |
| Development Coordinator | | | Development Coordinator | | | Development Coordinator | | |

| DESIGN APPROVED | | |
|---|---|---|
| Approved By | Date | Signed |
| Design Engineer | | |
| Manager of Development | | |
| Development Coordinator | | |

# DISTRICT OF SAANICH

**1705,1703 FERNWOOD & 1312 BALMORAL ROAD**

**SEWER, STORM, WATER AND ROAD SERVICES**

B.M. : GMC 286187 — Elev: 37.792
Design: ESK — Drawn: 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

## 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


SITE PLAN

1:200 0 4 12m

PERMIT TO PRACTICE NUM: 1000348

PROFESSIONAL PROVINCE OF BRITISH COLUMBIA E. S. KYLE # 44451 ENGINEER 2025-01-20

HOEL ENGINEERING LTD DBA

KYLE ENGINEERING
SUITE 1, 40 CADILLAC AVE,VICTORIA, BC, V8Z 1T2
250 475 6906

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/W | Wood Box | Flush Valve |
| Existing External U/G Utilities | —e— t —g— c— | Sewer | —S— | Manhole | | Catch Basin | Hydrant |
| Proposed External U/G Utilities | | Water | —W— | Cleanout | | Culvert | Reducer |
| Street Lighting | Pole Mount / Standard Mount | Traffic Sign | | Silt Trap | | Cap / Plug | Air Valve |
| Post Top | Pedestrian Signal / Traffic Signal | Ctrl Monument | | Traverse Hub | | Gas Valve | Water Meter |

REVISIONS

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REVISIONS APPROVED

| | REVISION # 1 | | | REVISION # 2 | | | REVISION # 3 | | |
|---|---|---|---|---|---|---|---|---|---|
| | Approved | Date | Signed | Approved | Date | Signed | Approved | Date | Signed |
| Design Engineer | | | | | | | | | |
| Manager of Development | | | | | | | | | |
| Development Coordinator | | | | | | | | | |

DESIGN APPROVED

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| Manager of Development | | |
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CITY OF VICTORIA

1705,1703 FERNWOOD & 1312 BALMORAL ROAD

SEWER, STORM, WATER AND ROAD SERVICES

| | | | |
|---|---|---|---|
| B.M. : | GMC 286187 | | Elev: 37.792 |
| Design: | ESK | Drawn: ESK | Checked: ESK |
| Scale: | Hor: 1:200 | Vertical: 1:40 | Date: APRIL 2024 |

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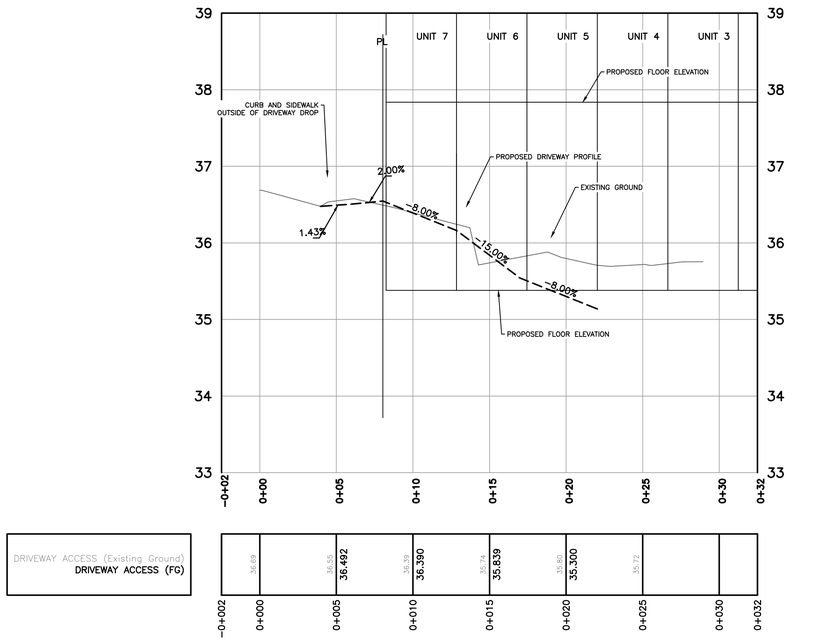
| FILE No. | – |
| DESIGN No. | – |
| DRAWING No. | Sheet 3 of 5 |

THE CITY OF VICTORIA: January 14, 2025 / U:\CS1400 Customer Files\2024\CV Civil\CV24-10 Fernwood – A Frame\03 EN-CN\040 Internal Drawings\00 Current\CV24-10 25 Site Servicing Plan.dwg

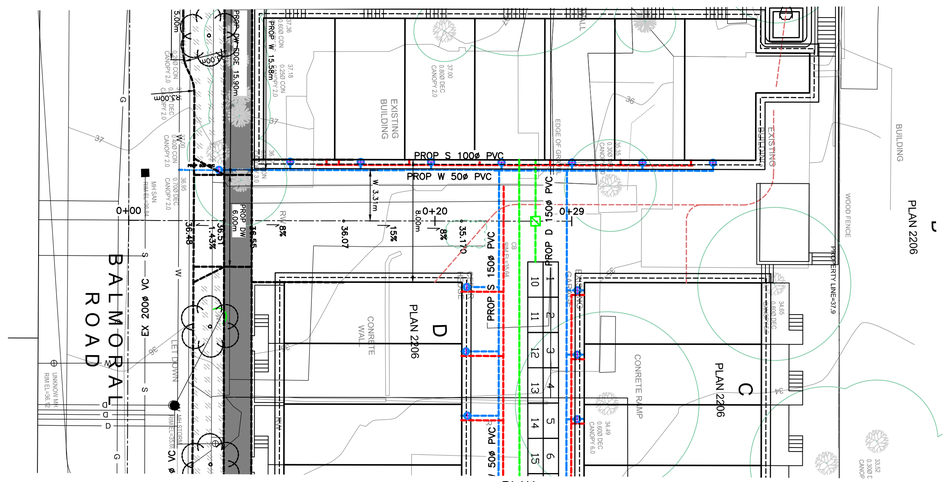



1:40 0 0.8 2.4m

## ROAD PROFILE

SCALE V 1:40 H 1:200

1:200 0 4 12m




## PLAN

SCALE 1:200

1:200 0 4 12m

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — E. S. KYLE # 44451

2025-01-20

THE CITY OF VICTORIA: January 14, 2025 / u:\CS1400 Customer Files\2024\CV Civil\CV24-10 Fernwood - A Frame\03 EN-CN\040 Internal Drawings\00 Current\CV24-10 25 Site Servcing Plan.dwg

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# CITY OF VICTORIA

## 1705,1703 FERNWOOD & 1312 BALMORAL ROAD

### DRIVEWAY ENTRANCE DETAILS

B.M. : GMC 286187 — Elev: 37.792

Design: ESK — Drawn: ESK — Checked: ESK

Scale: Hor: 1:200 Vertical: 1:40 — Date: APRIL 2024

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| FILE No. | – |
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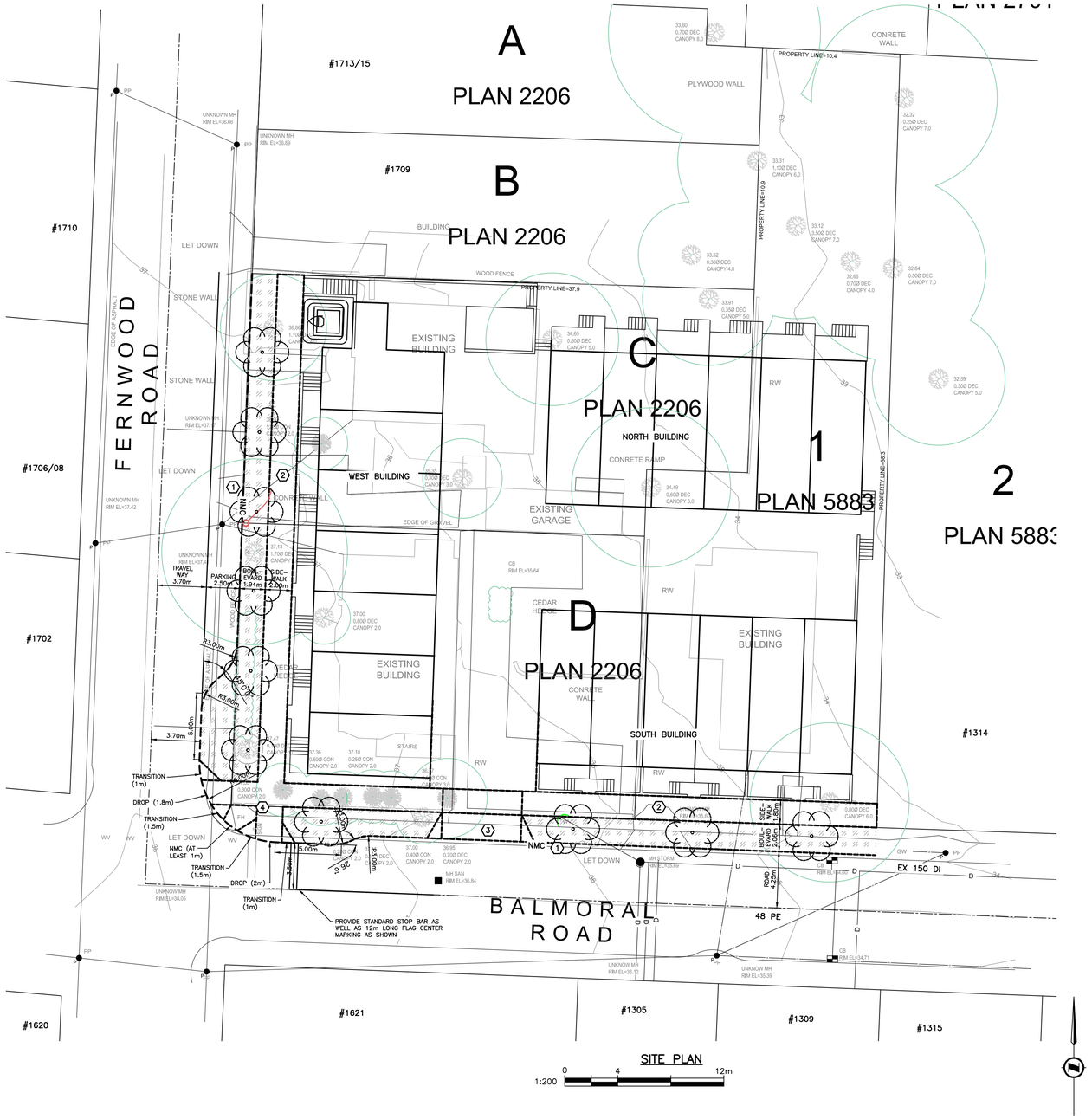
| DRAWING No. | Sheet 4 of 5 |




SITE PLAN

1:200 0 4 12m

## DETAILED CONSTRUCTION NOTES:

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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 C9a. Details to follow on drawing once alignment is agreed upon

PERMIT TO PRACTICE NUM: 1000348

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — E. S. KYLE # 44451 — 2025-01-20

HOEL ENGINEERING LTD DBA
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SUITE 1, 40 CADILLAC AVE,VICTORIA, BC, V8Z 1T2
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| Design Engineer | | | Design Engineer | | | Design Engineer | | |
| Manager of Development | | | Manager of Development | | | Manager of Development | | |
| Development Coordinator | | | Development Coordinator | | | Development Coordinator | | |

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CITY OF VICTORIA

1705,1703 FERNWOOD & 1312 BALMORAL ROAD

ROAD SERVICES

B.M. : GMC 286187 — Elev: 37.792
Design: ESK — Drawn: ESK — Checked: ESK
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FILE No. –
DESIGN No. –
DRAWING No. Sheet 5 of 5

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