

FERNWOOD ROAD MISSING MIDDLE TOWNHOMES



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: 2,141 m² (23,046 s.f.)

FLOOR SPACE RATIO: 1.001 FSR

SITE COVERAGE: 41% (880 m²)

OPEN SITE SPACE: 40% (857 m²)

LANDSCAPE SPACE: 10% (208m²)

GRADE OF BUILDING: North Bldg 34.06m
South Bldg 34.88m
West Bldg 36.55m
(See Site Plan for Avg. Grade Calculation)

HEIGHT OF BUILDING: North Bldg 11.36m
South Bldg 10.54m
West Bldg 8.47m

NUMBER OF STOREYS: 3 Storeys

RESIDENTIAL PARKING: 17 Stalls Total
16 stalls in garages (100% Level 2 EV)
1 Accessible Van

BICYCLE PARKING: 56 total
38 Class 1/EV Ready (in suites/garages)
18 Short term (rack)

SETBACKS: North Bldg South Bldg West Bldg
FRONT (Street): 19.65 m 19.89 m 2.0 m
REAR: 3.40 m 3.34 m 36.6 m
SIDE (North): 5.0 m 24.59 m 4.16 m
SIDE (South): 2.0 m 3.39 m 23.45 m
COMBINED SIDE: 7.0 m 27.98 m 27.61 m

SUITE COMPOSITION:
TOTAL: 19 SUITES
3 Bedroom 19
Ground-Orientated Units 19
Minimum Unit Floor Area 92.22 m²

BUILDING CODE SUMMARY:
BCBC Part 3, 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
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P. 604.710.3627

ARCHITECT
dHKarchitects
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ELECTRICAL CONSULTANT
AES Engineering
500 - 3795 Carey Road
Victoria, BC V8Z 6T8
250.580.9980

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

LANDSCAPE CONSULTANT
LADR Landscape Architects Inc.
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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

Project Rendering - North Looking View @ Fernwood / Balmoral Intersection

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	TOI	Top of Insulation
EL	Elevation	PLS	Plaster	TOP	Top of Parapet
EPC	Epoxy Polymer Coating	PSF	Pressed Steel Frame	TOS	Top of Slab
EXP AGG	Exposed Aggregate	PT	Paint	TOW	Top of Wall
EXT	Exterior	PTD	Paper Towel Dispenser	TP	Toilet Paper
FD	Floor Drain	PTW	Paper Towel Dispenser / Waste	UNF	Unfinished (for GWB means taped and filled by not sanded to minimum ULC requirements where applicable)
FEC	Fire Extinguisher Cabinet	RA	Roof Anchor	UNO	Unless Noted Otherwise
FFE	Finished Floor Elevation	RB	Rubber Base	UIS	Underside of..
FG	Finished Grade	RES	Resilient Flooring	VCT	Vinyl Composition Tile
GB	Grab Bar	RD	Roof Drain	VI	Vision Glass
GBL	Glass Block	RD-P	Roof Drain - Planter	VIS	Vinyl Impact Sheet
GL	Glass	RWL	Rain Water Leader	VT	Vinyl Tile
GWG	Georgian Wire Glass	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		

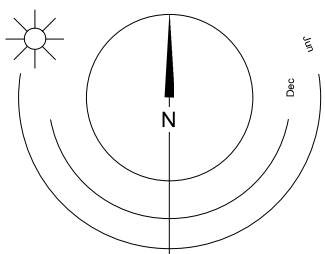
ANNOTATIONS LEGEND

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
[0.00]	ELEVATION DATUM
[2440]	CEILING HEIGHT
[AREA]	AREA OF DROP CEILING
[1]	KEYNOTE SYMBOL
[12]	MATERIAL TAG
[A901]	INTERIOR ELEVATION REFERENCE
[W1 C1 F1 B1]	ROOM FINISHES



Project Location - NTS



Rev.	Date	Description	
Issued	2024-06-16	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

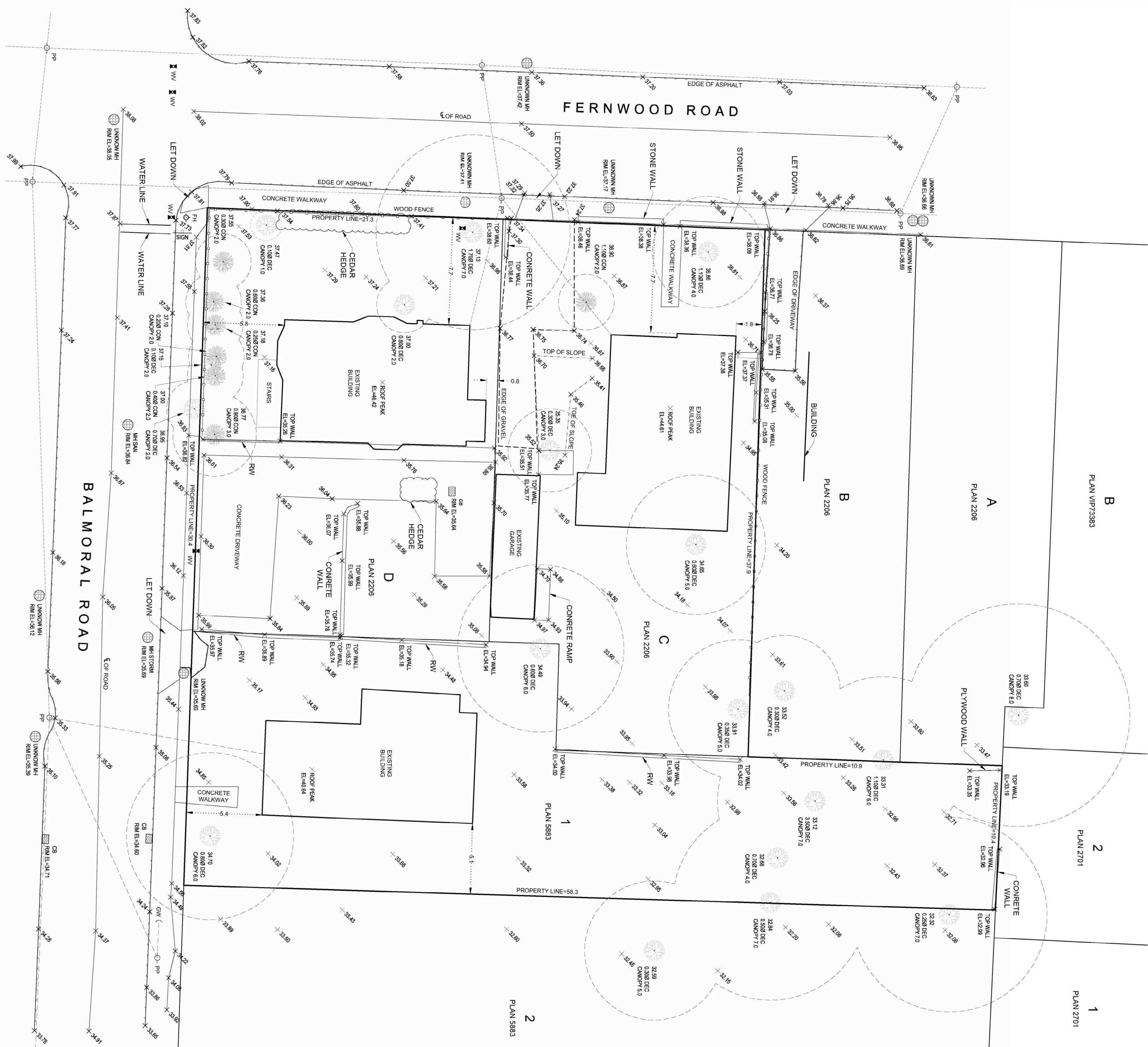
Project Data

A000

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V9T 0H2
T 1-250-658-3367
T 1-250-585-5810

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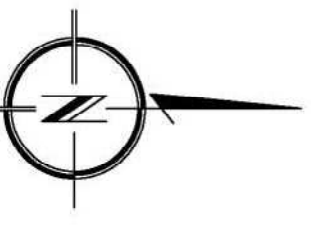


CITY OF VICTORIA
INTEGRATED SURVEY AREA #17
LEGAL ADDRESS: LOT D, PLAN 2206
1703 FERNWOOD ROAD
1705 FERNWOOD ROAD
1312 BALMORAL ROAD
LOT 1, PLAN 5883
ZONE: R1-B (SINGLE FAMILY DWELLING DISTRICT)
DPA: 16A

PID: 006-391-249
AREA: 647.3 m²
006-391-231
675.6 m²
006-941-601
814.6 m²
Total: 2,137.5 m²

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



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

LEGEND:

- X - DENOTES SPOT ELEVATION OF 32.08m (TYPICAL)
- CB - DENOTES SPRAY/PAINT DOT PLACED
- PH - DENOTES FIRE HYDRANT
- GW - DENOTES POWER POLE ANCHOR
- HM - DENOTES MANHOLE
- PP - DENOTES POWER POLE
- SW - DENOTES STREET SIGN
- WV - DENOTES WATER VALVE
- 36.95 - DENOTES CROWN DECIDUOUS TREE
- 0.709 DEC - WITH A GROUND ELEVATION OF 36.95m
- 0.200 CON - DENOTES CROWN CONIFEROUS TREE
- 0.200 CON - WITH A GROUND ELEVATION OF 37.10m
- 0.200 CON - AND A 2.0m CANOPY

DATUM:

ELEVATIONS ARE CITY GEODETIC AND ARE DERIVED FROM CONTROL MONUMENT 16-43 (669327), PUBLISHED ELEVATION = 32.781 METRES, ISA NO. 17, MAD 83, (C02060V02018).

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 SURVEYED SITE.

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

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

NOTE:

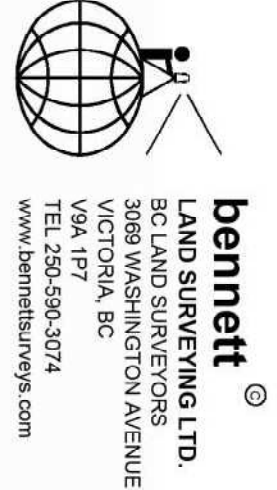
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CERTIFIED CORRECT

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.





1 N/E Perspective at Fernwood / Balmoral Intersection
A002 / SCALE: 1 : 5

Rev.	Date/Description		
Issued	2024-06-16	Description	DP Documents
Drawn By	Author	Checked By	Checker
Scale	1 : 5	Project Number	2404

NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

Perspective Views



Hka

A002

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1 Perspective view of Fernwood Road Elevation
A003 / SCALE: 1/8" = 1'-0"



2 Perspective view of Shared Backyard and North Building North Elevation
A003 / SCALE: 1/8" = 1'-0"

Rev.	Date	Description	DP Documents
Issued	2024-06-16	Description	DP Documents
Drawn By	ADM	Checked By	ADM
Scale		Project Number	2404

NOTE: All dimensions are shown in millimeters.

Fernwood Road Missing Middle Townhomes

Perspective Views

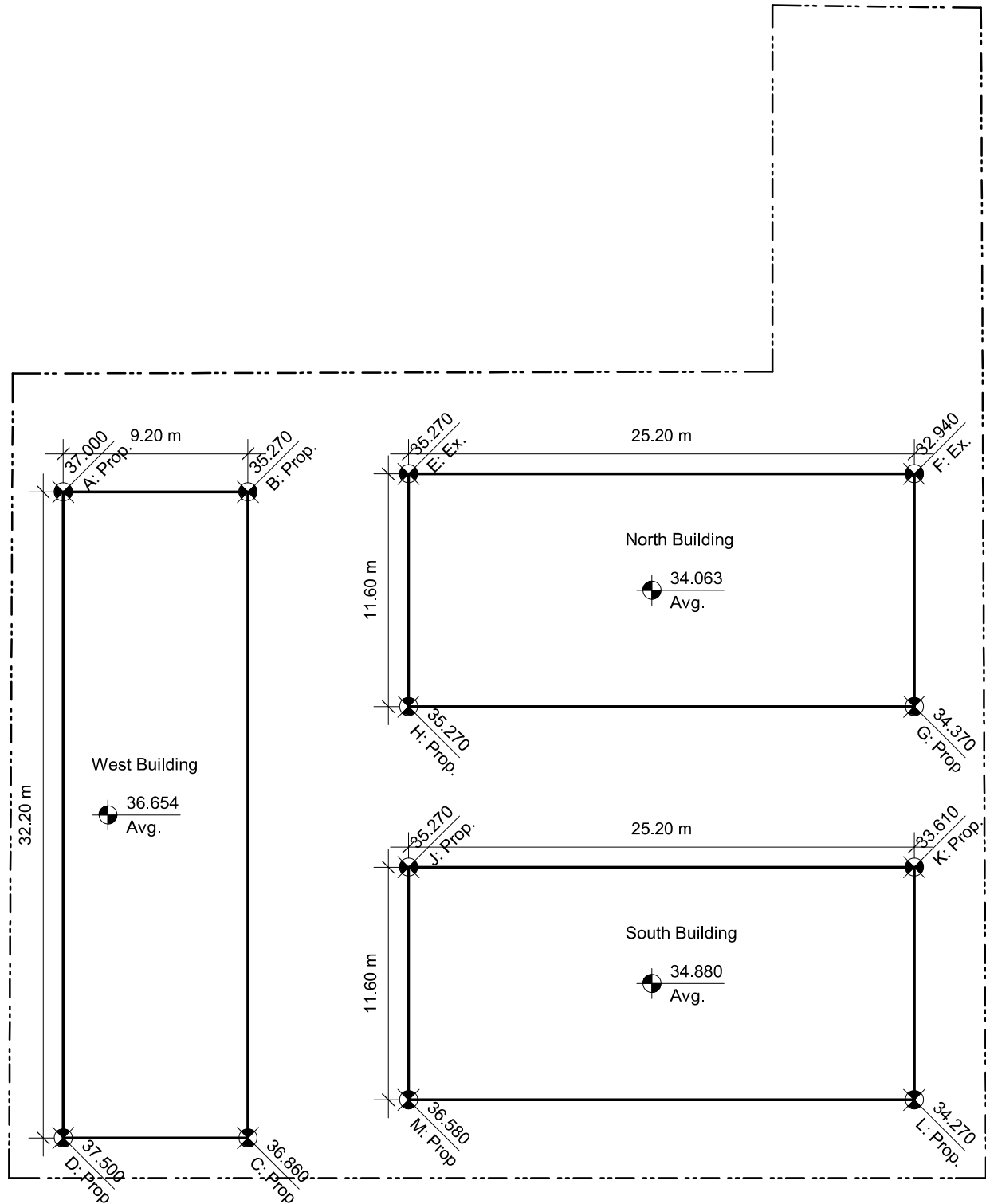
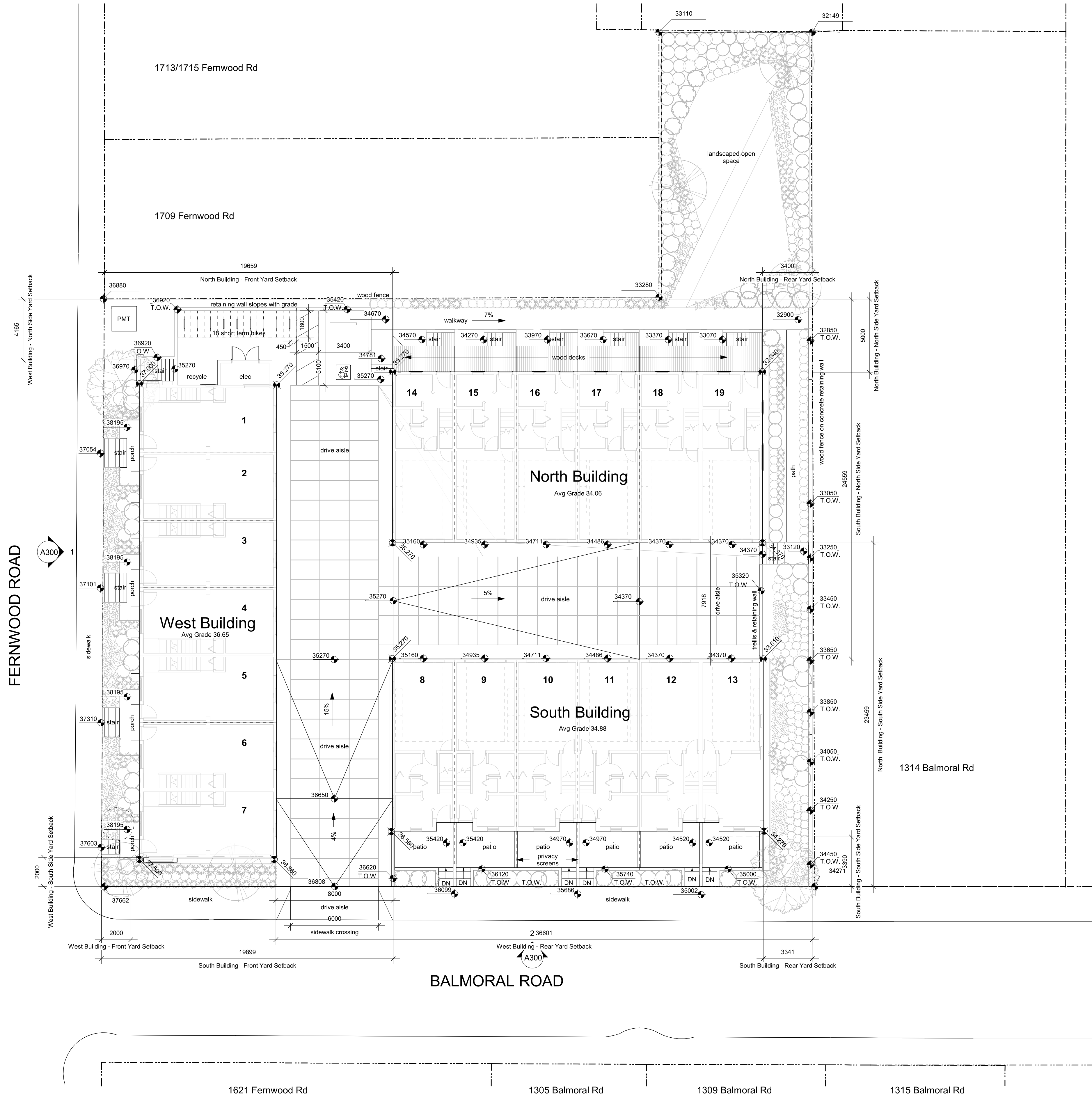


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A003

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Grade Point	Existing Grade	Proposed Grade	Lowest Point	Grade Points	Average of Points	Distance Between Points	Totals
A	37.00	37.00	37.00	A & B	36.14	9.20	332.44
B	35.57	35.27	35.27	B & C	36.07	32.20	1161.29
C	37.03	36.86	36.86	C & D	37.17	9.20	341.99
D	37.49	37.50	37.49	D & A	37.24	32.20	1199.22
						82.80	3034.95
							36.65
E	34.75	35.27	34.75	E & F	33.85	25.20	852.94
F	32.95	32.94	32.94	F & G	33.11	11.60	384.12
G	33.29	34.37	33.29	G & H	34.28	25.20	863.83
H	35.37	35.27	35.27	H & E	35.01	11.60	406.14
						73.60	2507.04
							34.06
J	35.78	35.27	35.27	J & K	34.44	25.20	867.89
K	33.66	33.61	33.61	K & L	33.94	11.60	393.70
L	34.31	34.27	34.27	L & M	35.31	25.20	889.89
M	36.36	36.58	36.36	M & J	35.81	11.60	415.43
						73.60	2566.91
							34.88

2 Average Grade Calculations
A101 SCALE: 1 : 300

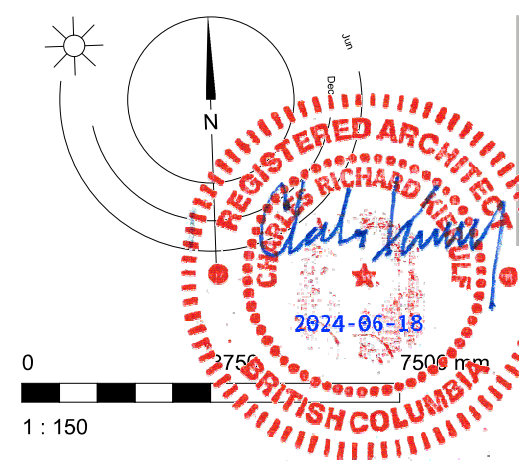
Rev.	Date/Description
1	2024-06-16
2	2024-06-18

Issued	2024-06-16	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

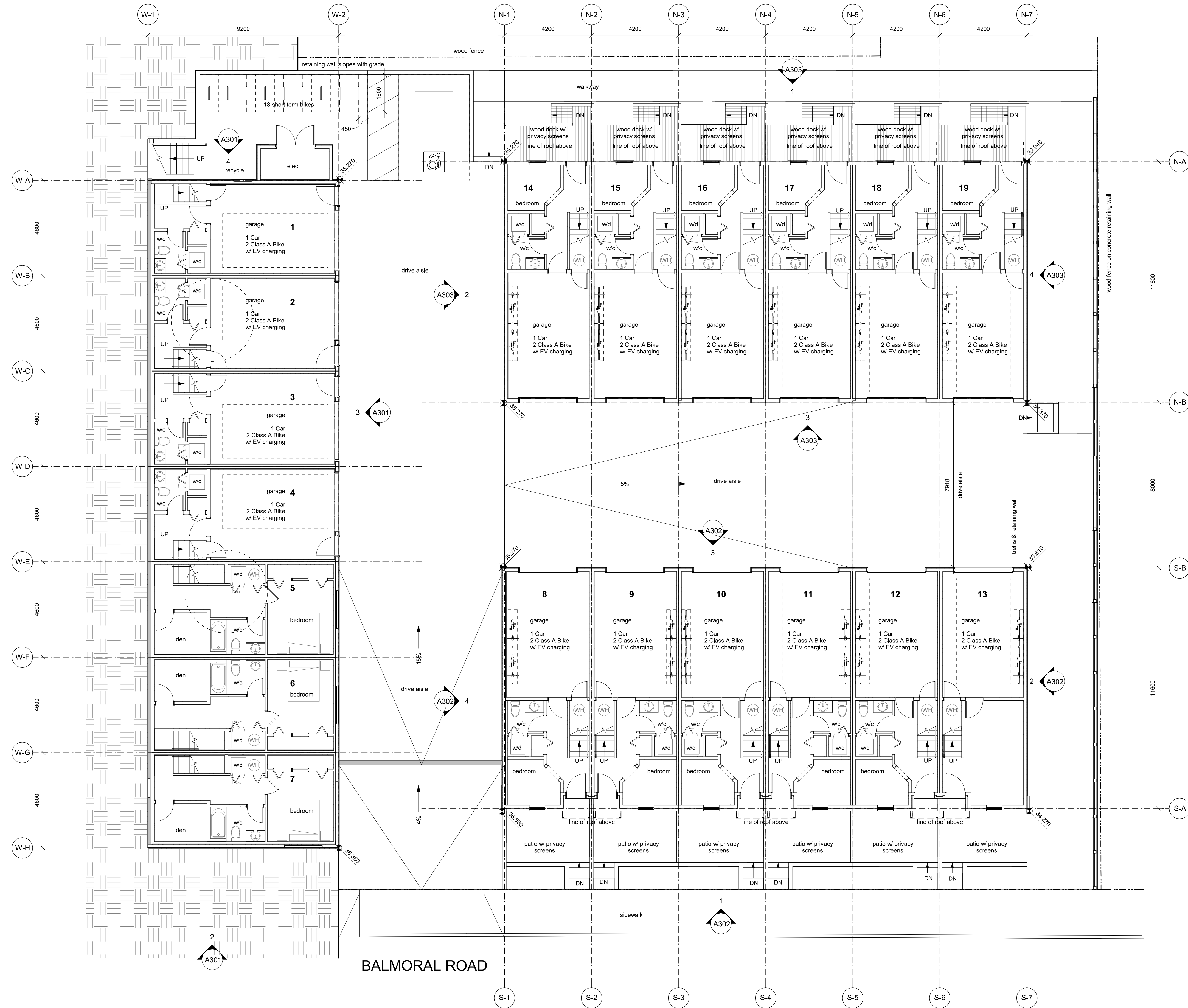


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1 Overall L1 Plan
A201 SCALE: 1 : 100

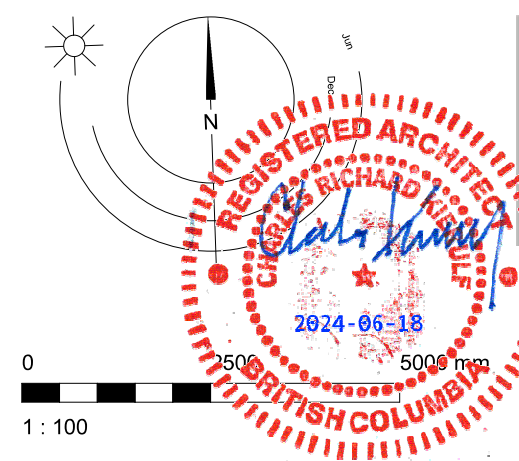
Rev.	Date/Description
1	2024-06-16

Issued	2024-06-16	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

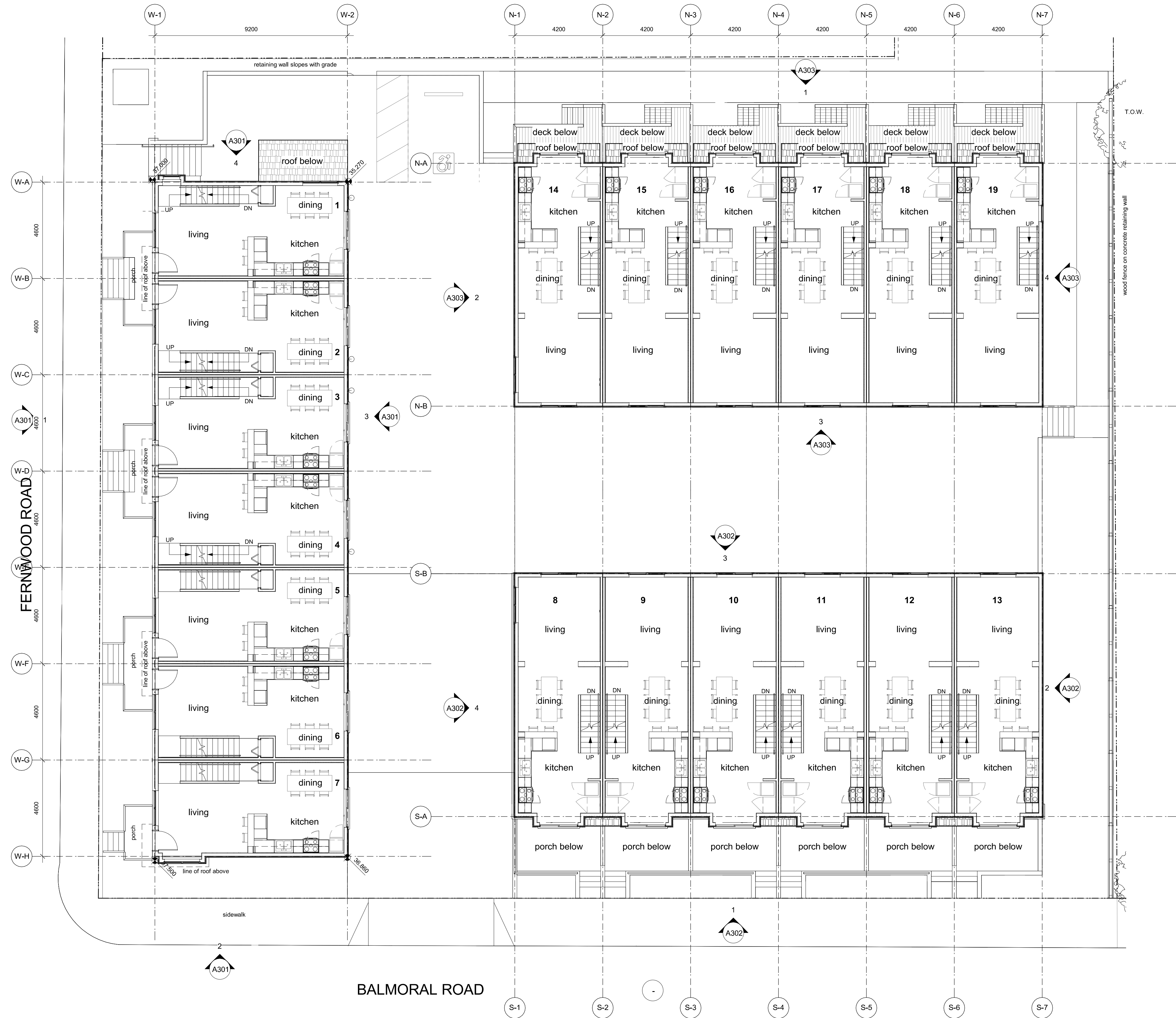


A201

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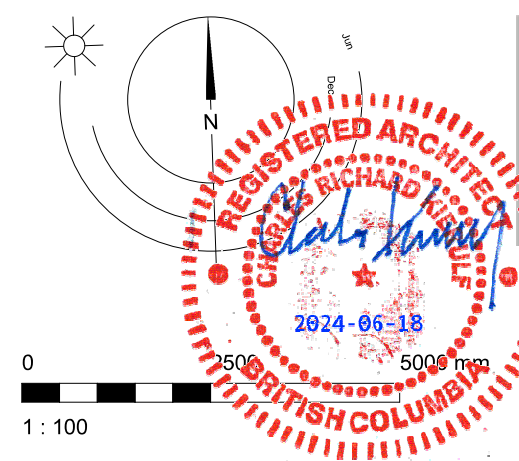
1 Overall L2 Plan
A202 SCALE: 1 : 100

Rev.	Date/Description	DP Documents
Issued	2024-06-16	Description
Drawn By	Author	Checked By
Scale	1 : 100	Project Number
		2404

NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

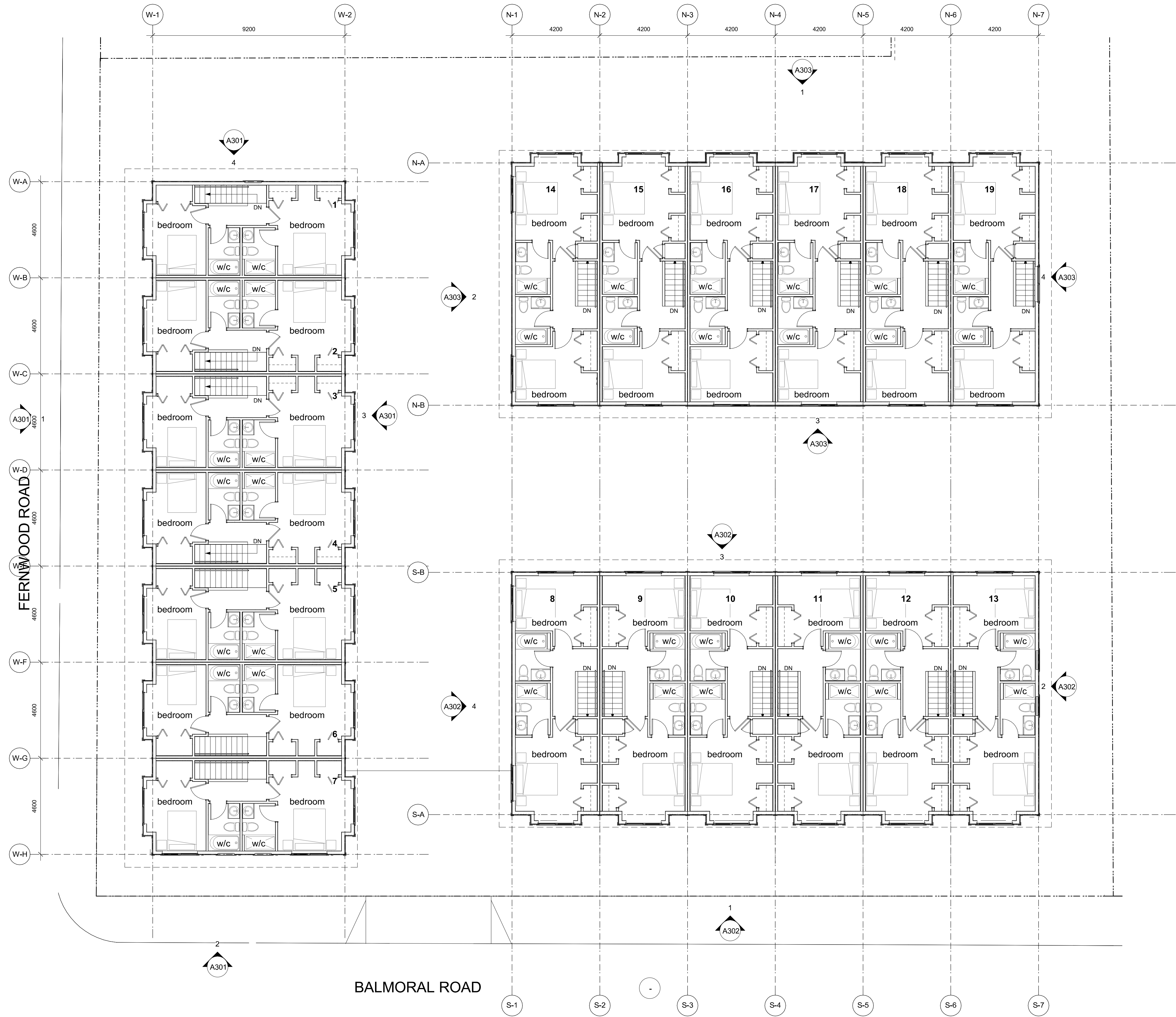
Overall L2 Plan



A202

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1 Overall L3 Plan
A203 SCALE: 1 : 100

Rev.	Date/Description
1	2024-06-16

Issued	2024-06-16	Description	DP Documents
Drawn By	Author	Checked By	Checker
Scale	1 : 100	Project Number	2404

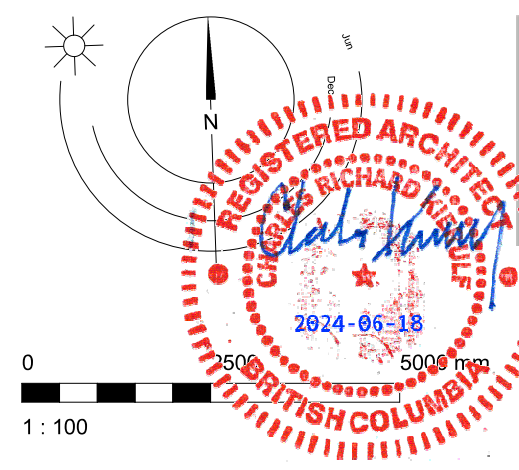
NOTE: All dimensions are shown in millimeters.

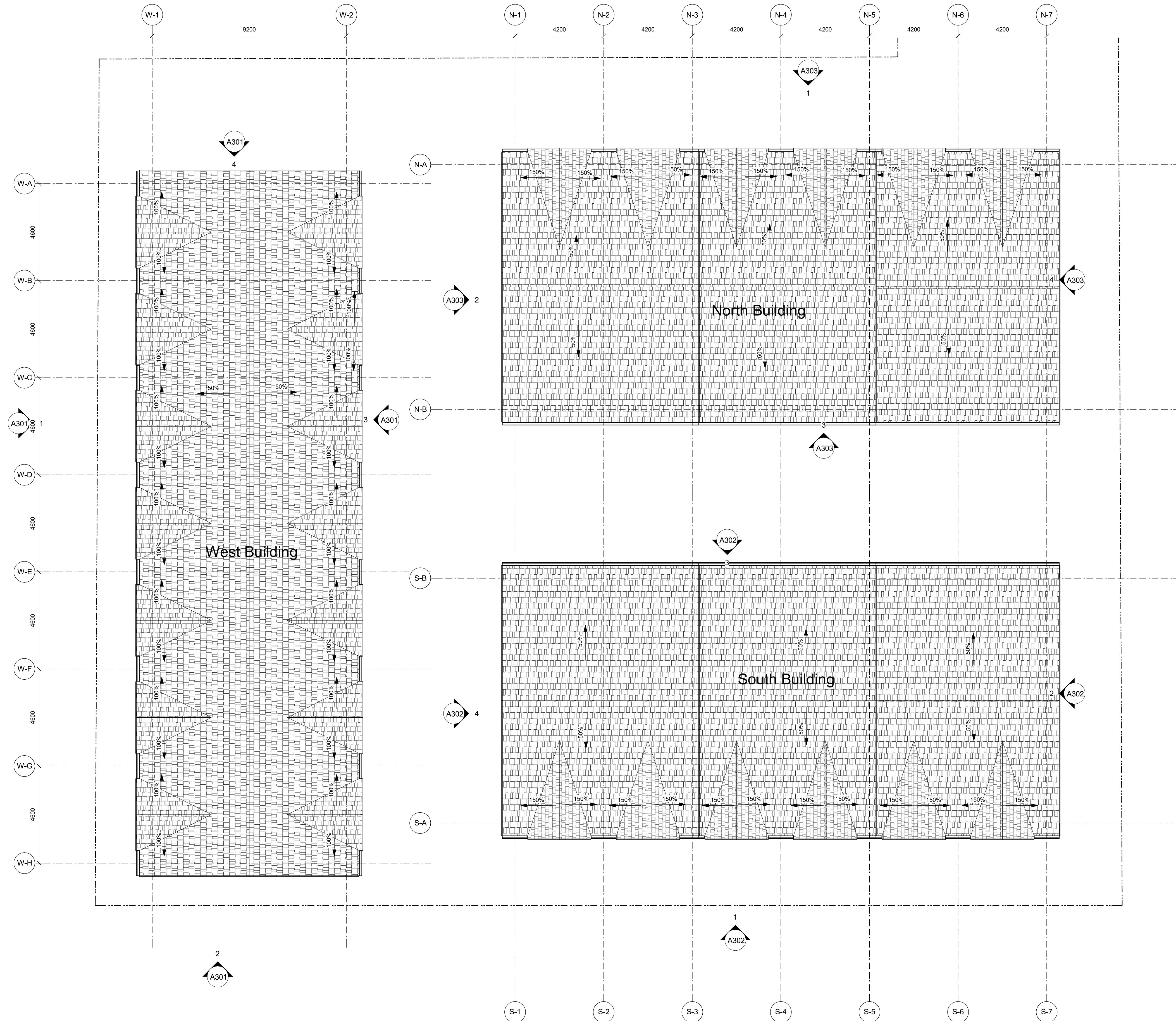
Fernwood Road
Missing Middle
Townhomes

Overall L3 Plan

A203

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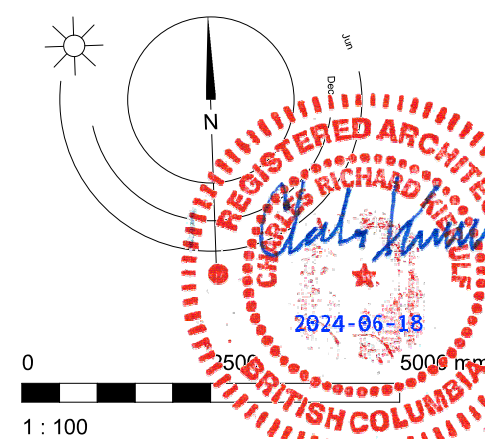
1 Overall Roof Plan
A204 SCALE: 1 : 100

Rev.	Date/Description
Issued	2024-06-16
Drawn By	Author
Scale	1 : 100
Project Number	2404

NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

Overall Roof Plan



A204

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1713/1715 Fernwood

1709 Fernwood



1 Fernwood Elevation
A300 SCALE: 1 : 100



1314 Balmoral Road

1318/1316 Balmoral Road

2 Balmoral Elevation
A300 SCALE: 1 : 100

Rev.	Date/Description		
Issued	2024-06-16	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

Street Elevations



Hka

A300

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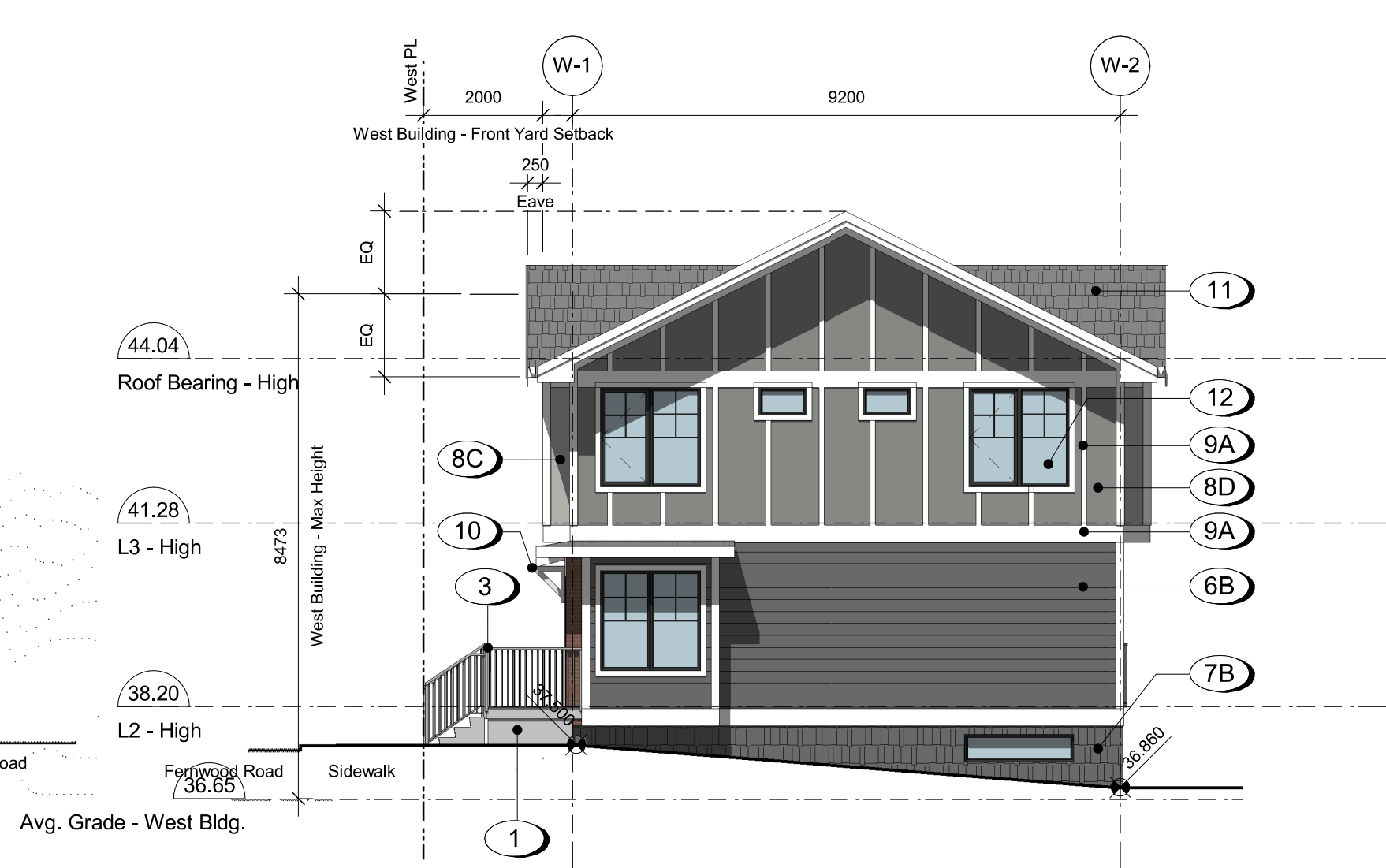
- 3 Metal Guard Railing
- 4 Pressure Treated Wood Guard
- 5 Pressure Treated Wood Stair/Decking
- 6 Fibre Cement Lap Siding
- 7 Fibre Cement Shingles
- 8 Fibre Cement Panels
- 9 Fibre Cement Trim
- 10 Canopy w/ Knee Braces
- 11 Asphalt Shingles
- 12 Windows - Prefinished Vinyl w/ Low-E Glazing
- 13 Doors - 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



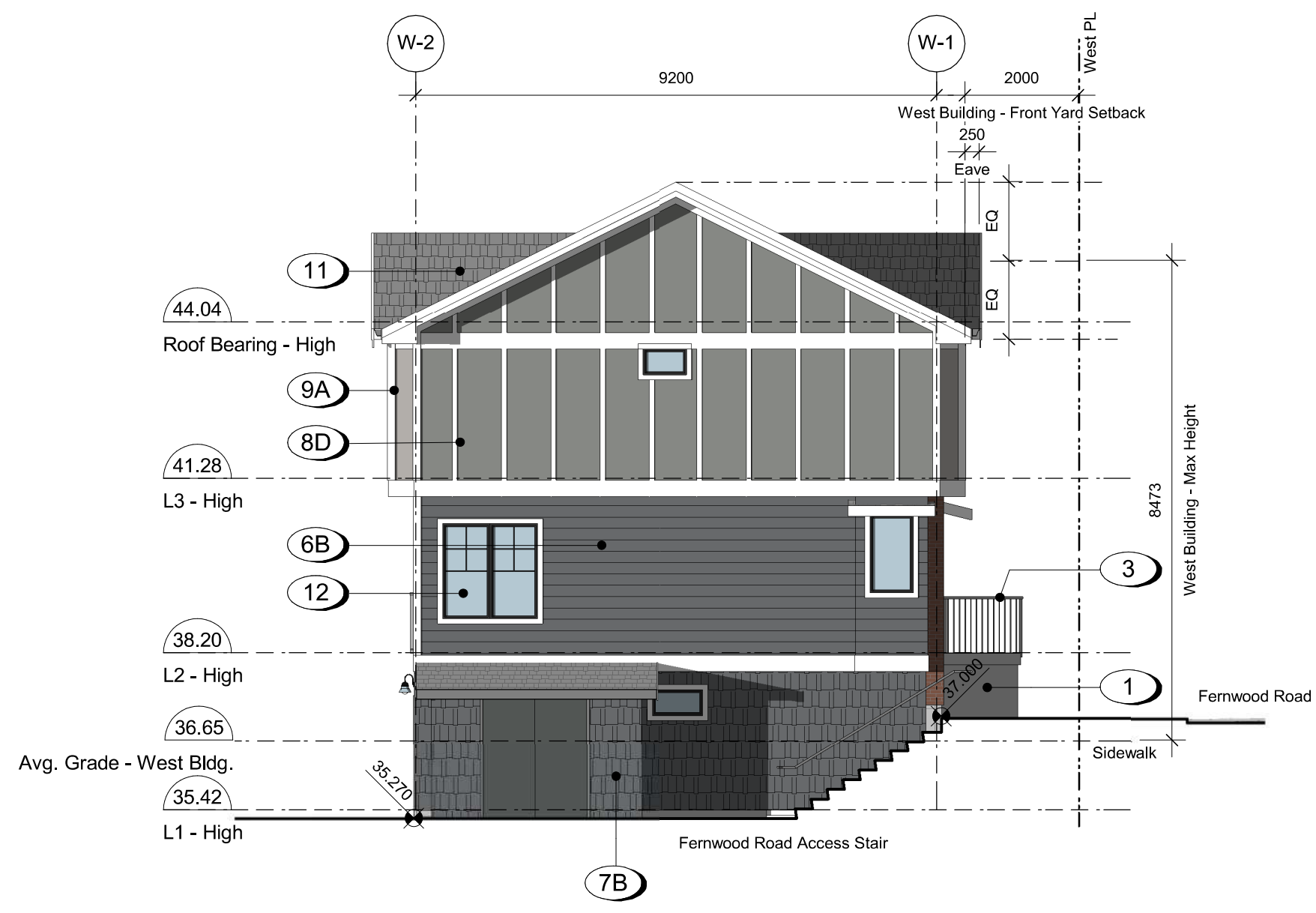
1 West Building - West Elevation
A301 SCALE: 1 : 100



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

Rev.	Date/Description	DP Documents
Issued	2024-06-16	Description
Drawn By	Author	Checked By
Scale	As indicated	Project Number
		2404

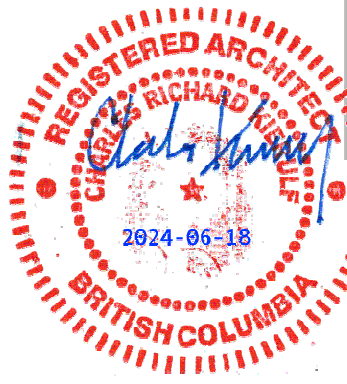
NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

West Building
Elevations

A301

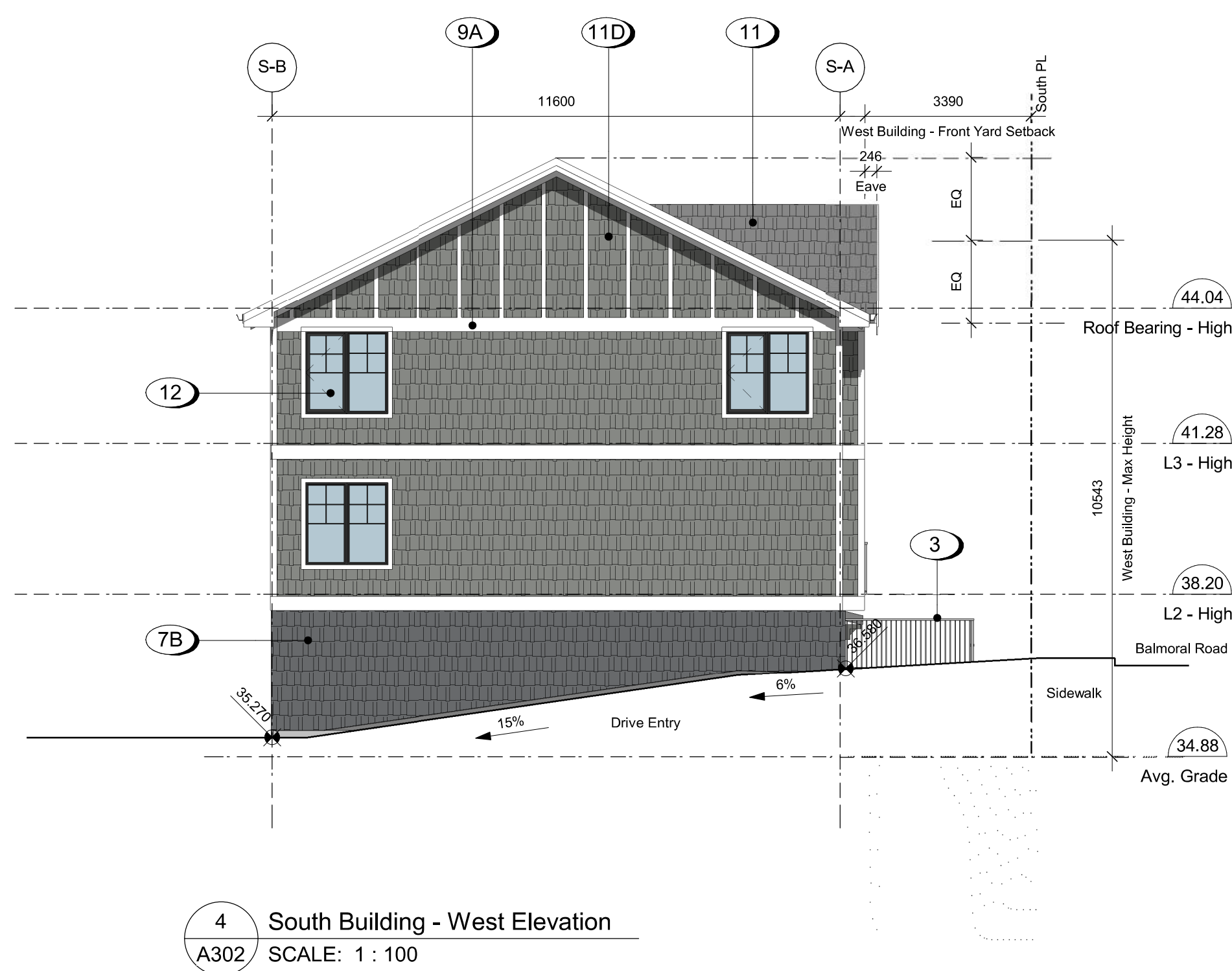
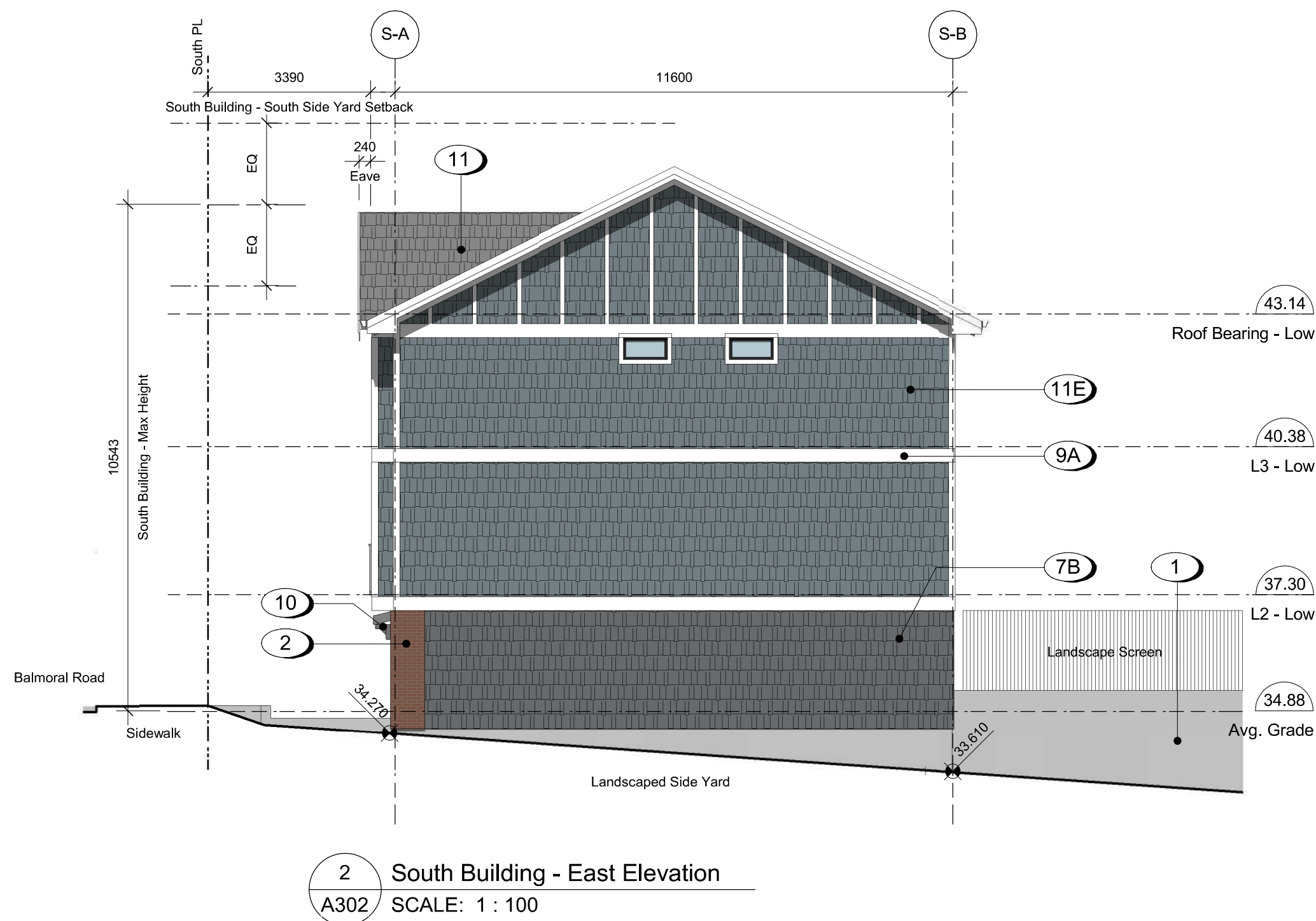
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- 3 Metal Guard Railing
- 4 Pressure Treated Wood Guard
- 5 Pressure Treated Wood Stair/Decking
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- 7 Fibre Cement Shingles
- 8 Fibre Cement Panels
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- 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
1	2024-06-16

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NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

South Building
Elevations

Hka
A302

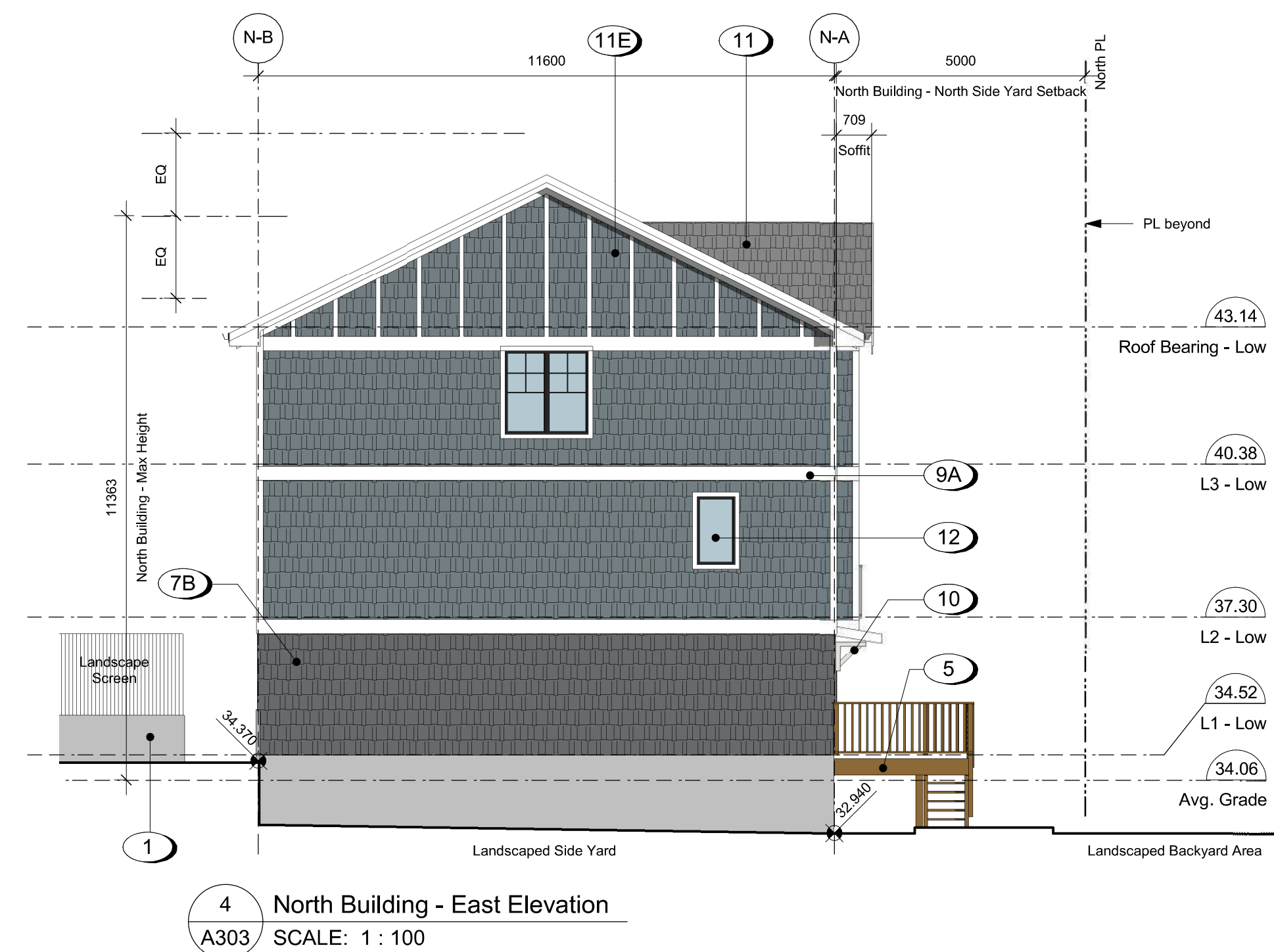
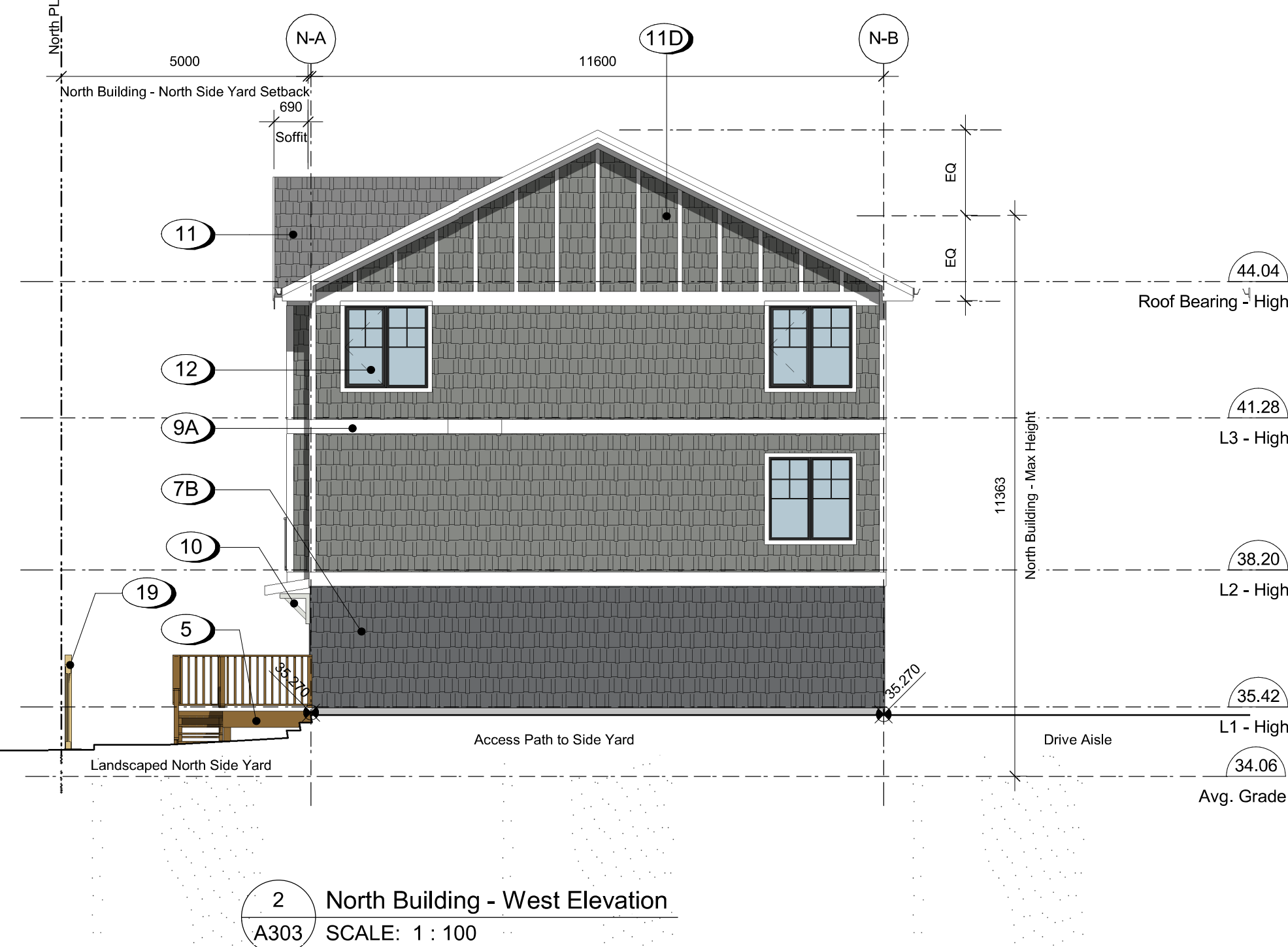


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- 3 Metal Guard Railing
- 4 Pressure Treated Wood Guard
- 5 Pressure Treated Wood Stair/Decking
- 6 Fibre Cement Lap Siding
- 7 Fibre Cement Shingles
- 8 Fibre Cement Panels
- 9 Fibre Cement Trim
- 10 Canopy w/ Knee Braces
- 11 Asphalt Shingles
- 12 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



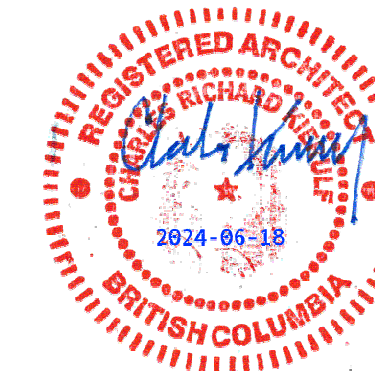
Rev.	Date/Description	DP Documents
Issued	2024-06-16	Description
Drawn By	Author	Checked By
Scale	As indicated	Project Number
		2404

NOTE: All dimensions are shown in millimeters.

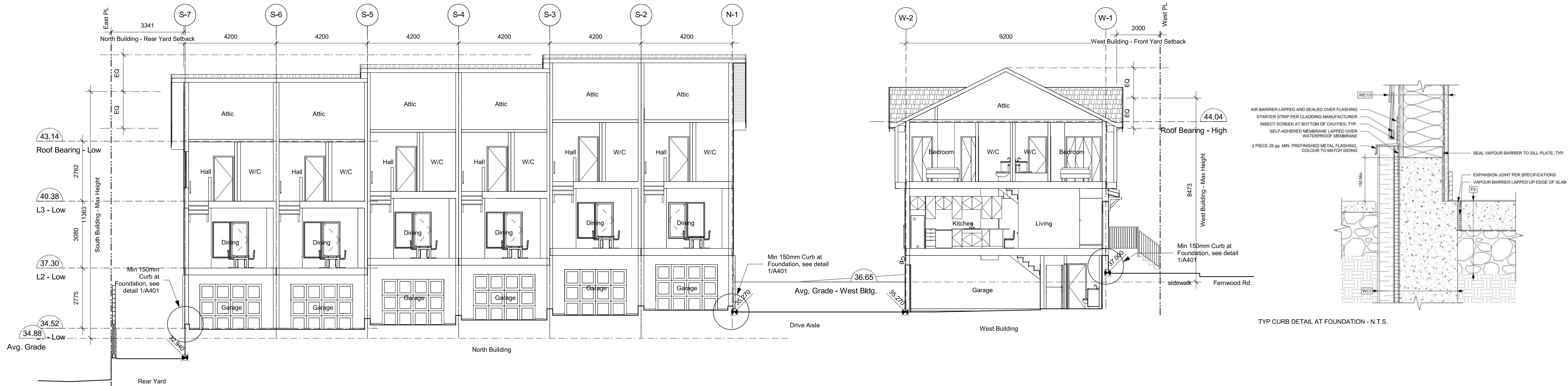
Fernwood Road
Missing Middle
Townhomes

North Building
Elevations

Hka A303



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

Rev.	Date/Description
Issued	2024-06-16 Description DP Documents
Drawn By	Author Checked By Checker
Scale	1 : 100 Project Number 2404

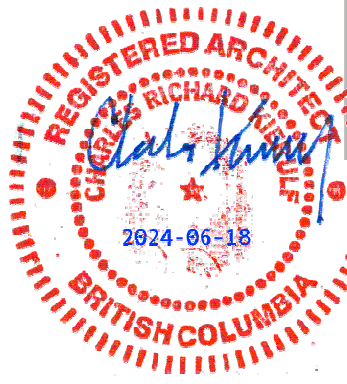
NOTE: All dimensions are shown in millimeters.

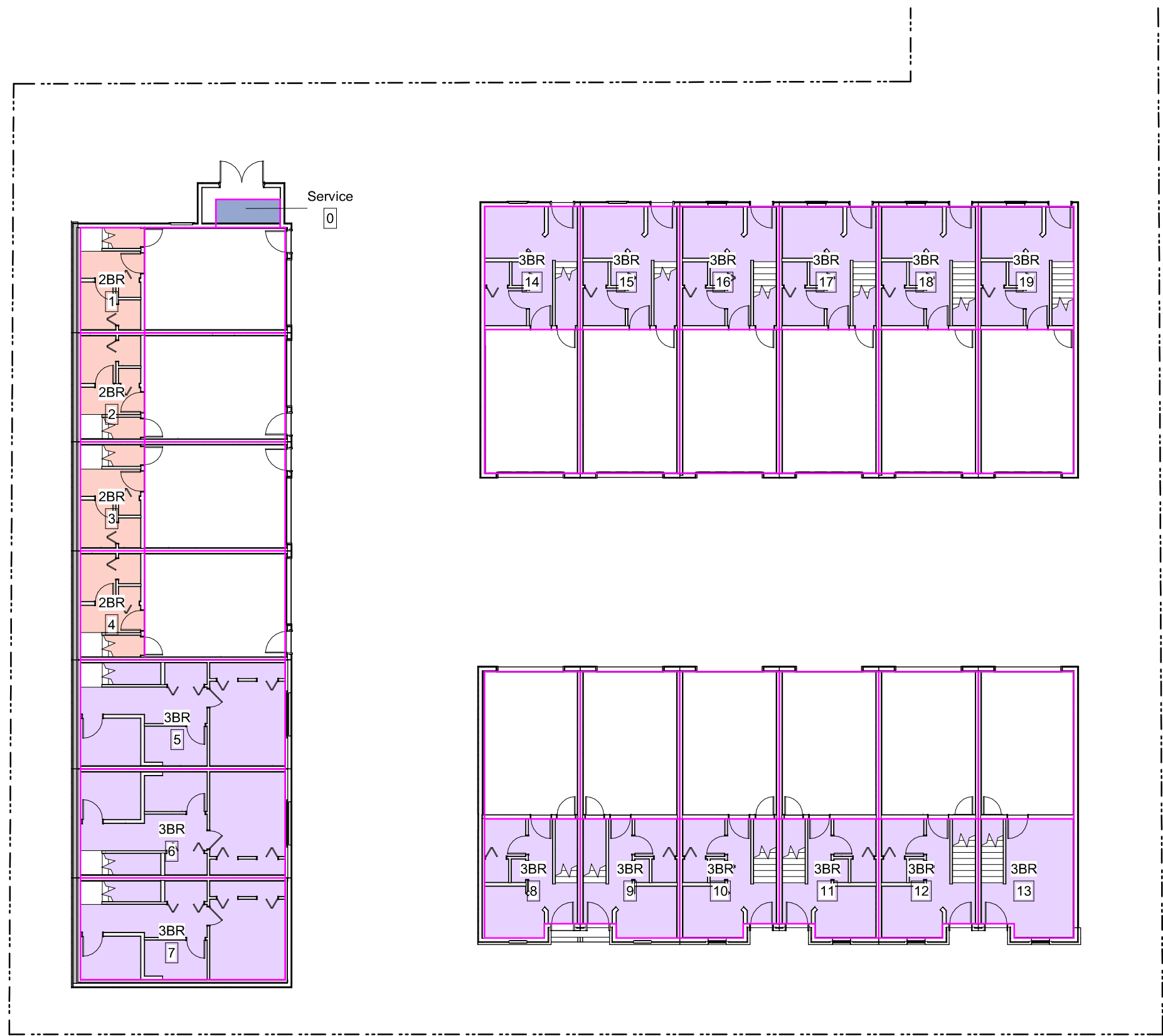
Fernwood Road
Missing Middle
Townhomes

Building Sections

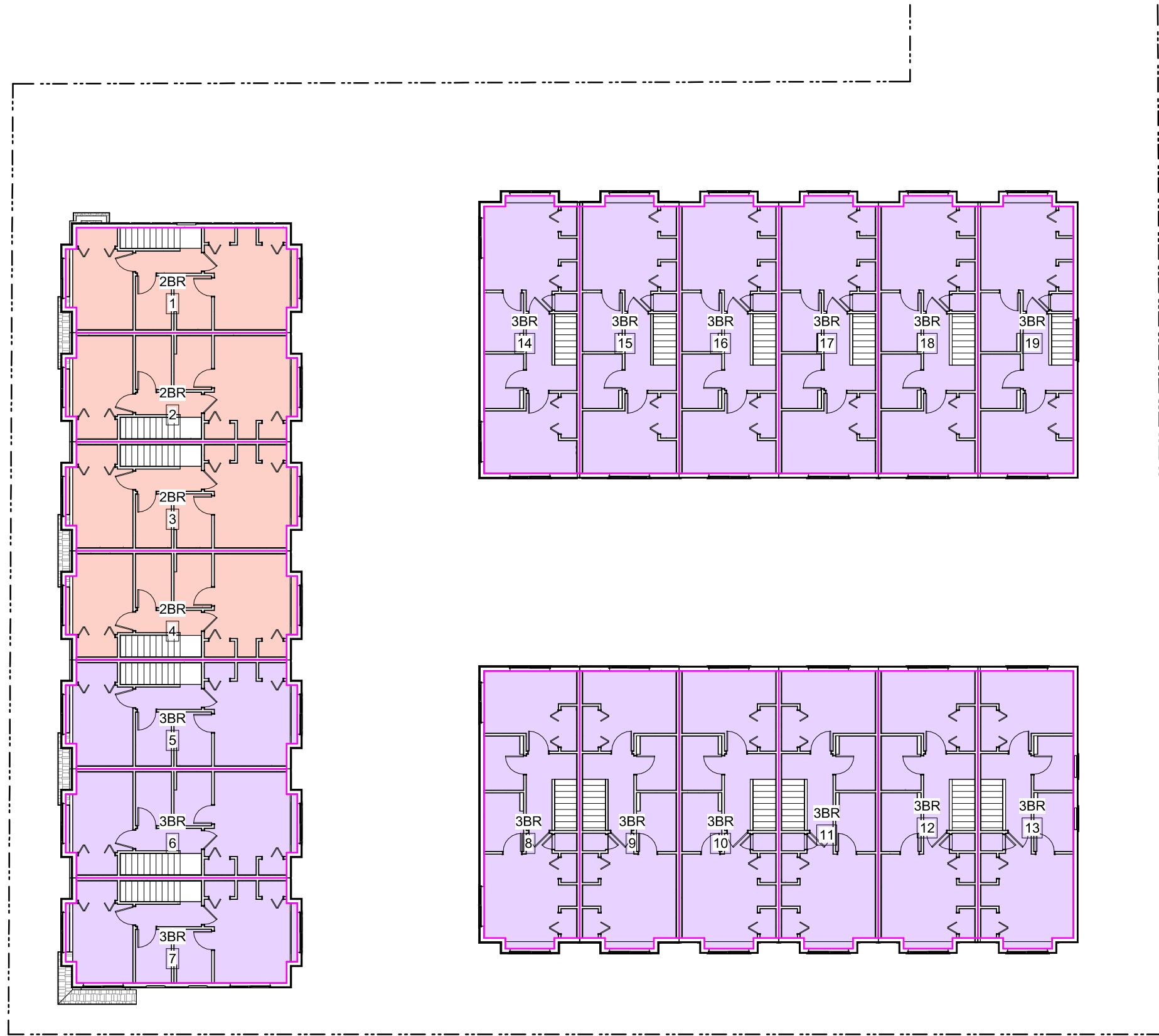
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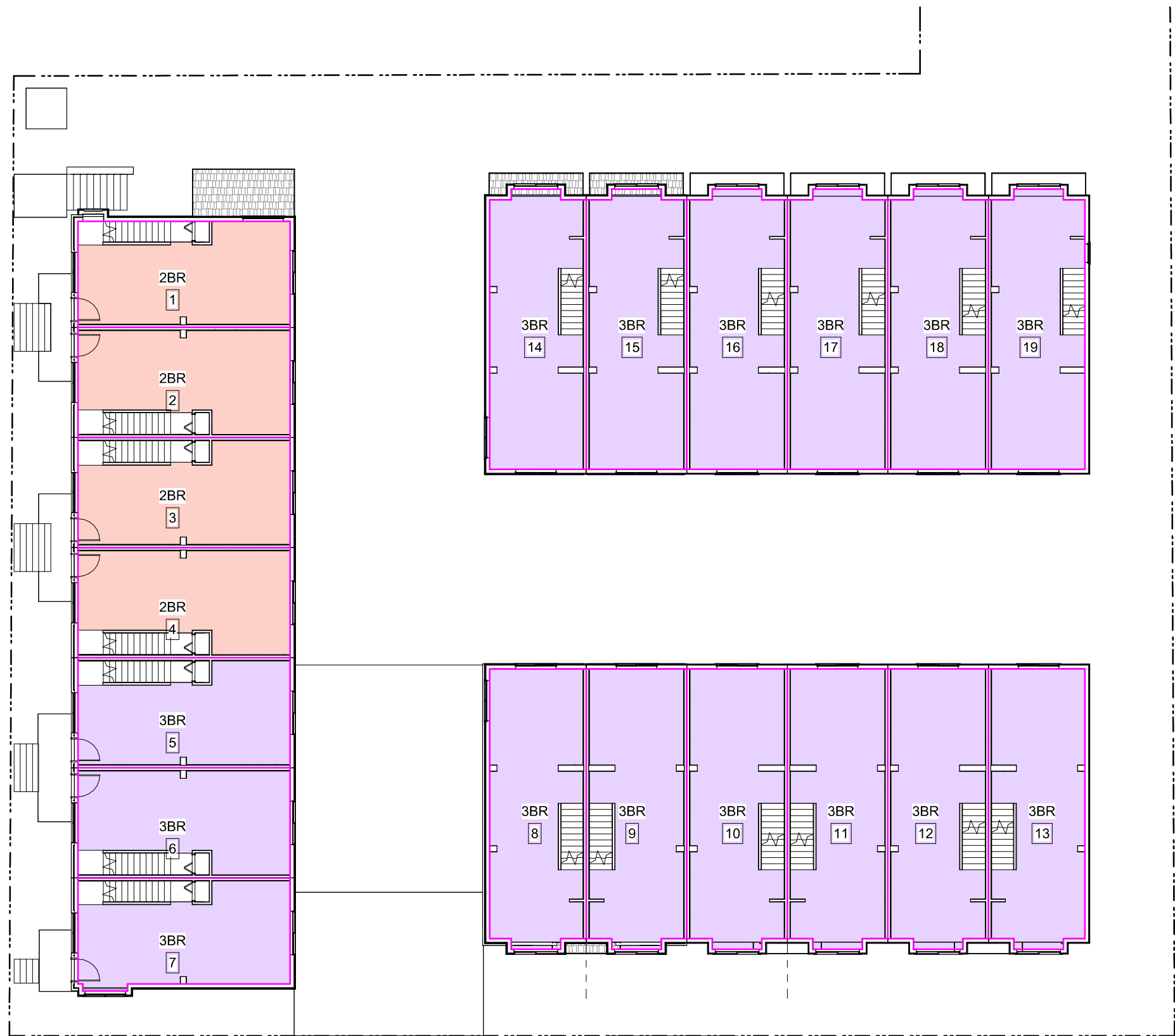




1 Level 1 Areas
A900 SCALE: 1 : 200



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	3.25 m ²

Unit 1	
L1 - Mid	12.01 m ²
L3 - Mid	41.48 m ²
L2 - Mid	39.27 m ²

Unit 2	
L1 - Mid	12.47 m ²
L3 - Mid	42.98 m ²
L2 - Mid	40.77 m ²

Unit 3	
L1 - Mid	12.47 m ²
L3 - Mid	42.98 m ²
L2 - Mid	40.77 m ²

Unit 4	
L1 - Mid	12.47 m ²
L3 - Mid	42.98 m ²
L2 - Mid	40.77 m ²

Unit 5	
L1 - Mid	39.74 m ²
L3 - Mid	42.98 m ²
L2 - Mid	40.77 m ²

Unit 6	
L1 - Mid	39.74 m ²
L3 - Mid	42.98 m ²
L2 - Mid	40.77 m ²

Unit 7	
L1 - Mid	37.11 m ²
L3 - Mid	41.48 m ²
L2 - Mid	39.83 m ²

Unit Areas(FAR)	
Level	Area

Unit 8	
L1 - Mid	19.41 m ²
L3 - Mid	46.31 m ²
L2 - Mid	46.31 m ²

Unit 9	
L1 - Mid	20.19 m ²
L3 - Mid	48.21 m ²
L2 - Mid	48.21 m ²

Unit 10	
L1 - Mid	20.19 m ²
L3 - Mid	48.22 m ²
L2 - Mid	48.22 m ²

Unit 11	
L1 - Mid	20.19 m ²
L3 - Mid	48.22 m ²
L2 - Mid	48.22 m ²

Unit 12	
L1 - Mid	20.19 m ²
L3 - Mid	48.22 m ²
L2 - Mid	48.22 m ²

Unit 13	
L1 - Mid	19.34 m ²
L3 - Mid	46.32 m ²
L2 - Mid	46.32 m ²

Unit 14	
L1 - Mid	20.95 m ²
L3 - Mid	46.33 m ²
L2 - Mid	46.33 m ²

Unit Areas(FAR)	
Level	Area

Unit 15	
L1 - Mid	21.83 m ²
L3 - Mid	48.23 m ²
L2 - Mid	48.23 m ²

Unit 16	
L1 - Mid	21.83 m ²
L3 - Mid	48.23 m ²
L2 - Mid	48.23 m ²

Unit 17	
L1 - Mid	21.83 m ²
L3 - Mid	48.23 m ²
L2 - Mid	48.23 m ²

Unit 18	
L1 - Mid	21.83 m ²
L3 - Mid	48.23 m ²
L2 - Mid	48.23 m ²

Unit 19	
L1 - Mid	20.95 m ²
L3 - Mid	46.33 m ²
L2 - Mid	46.33 m ²

Grand total:
58 2140.96 m²

Rev.	Date/Description		
Issued	2024-06-16	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

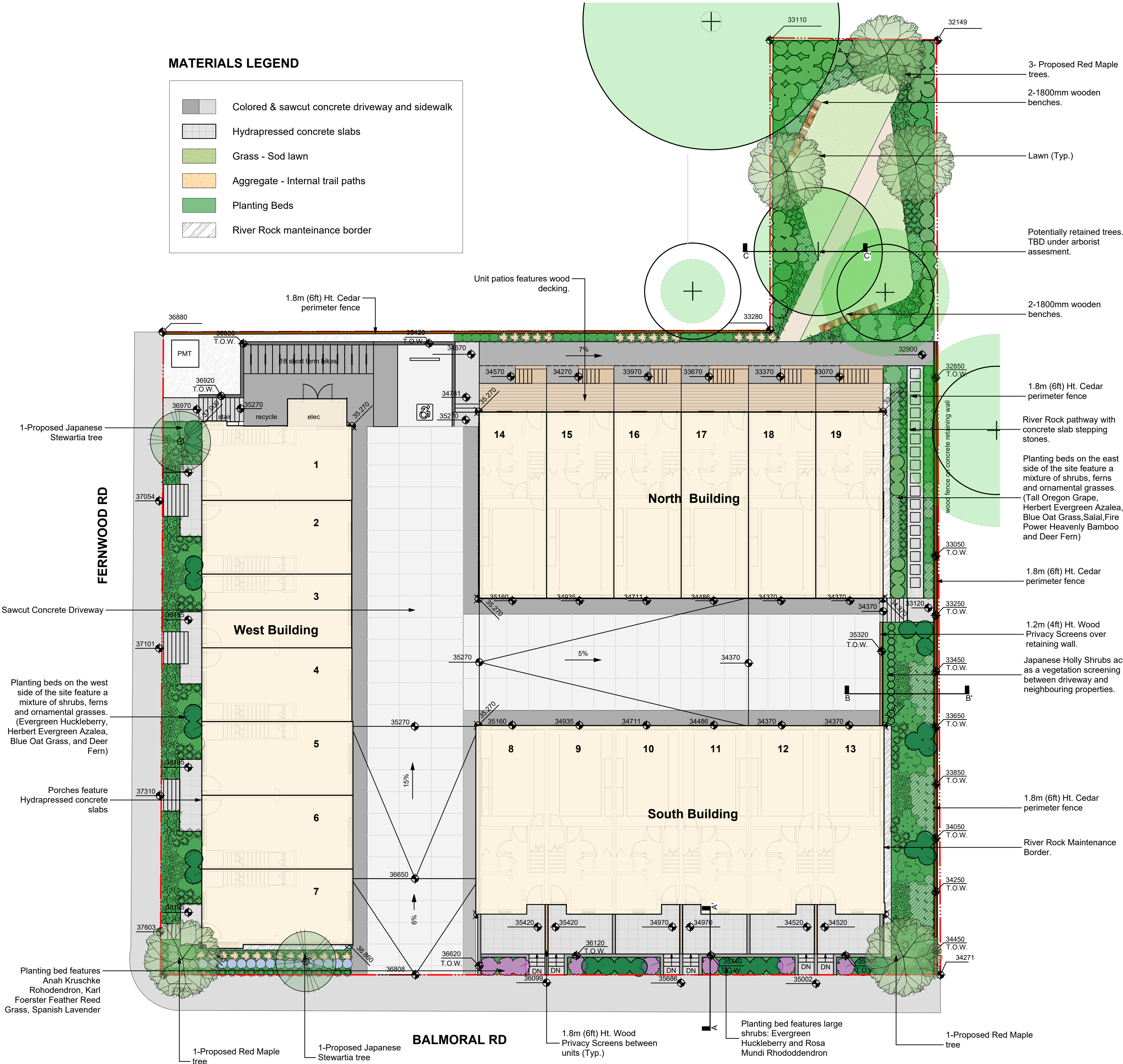
Hka A900

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MATERIALS LEGEND

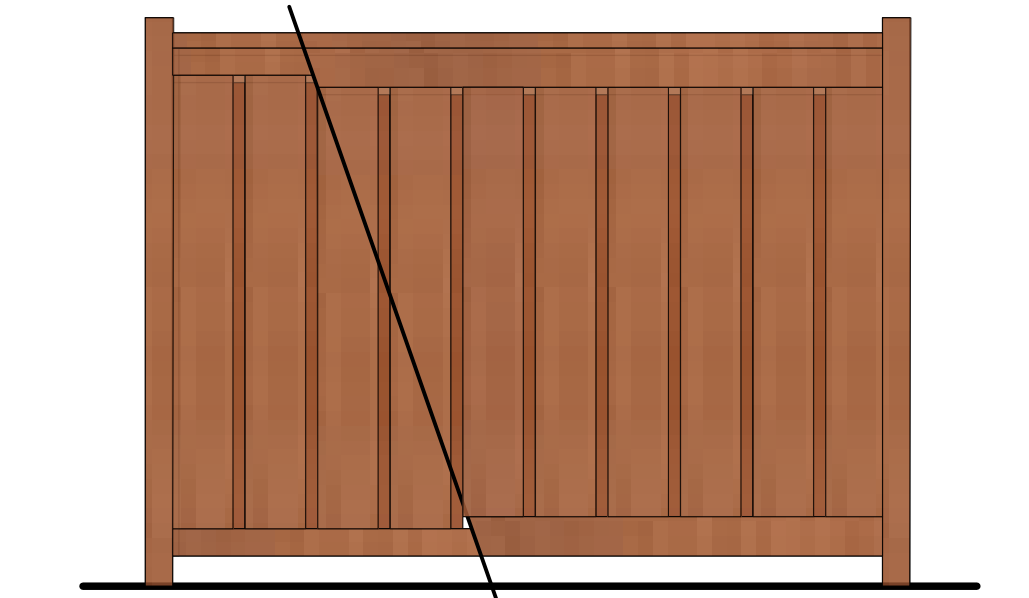
- Colored & sawcut concrete driveway and sidewalk
- Hydrapressed concrete slabs
- Grass - Sod lawn
- Aggregate - Internal trail paths
- Planting Beds
- River Rock maintenance border



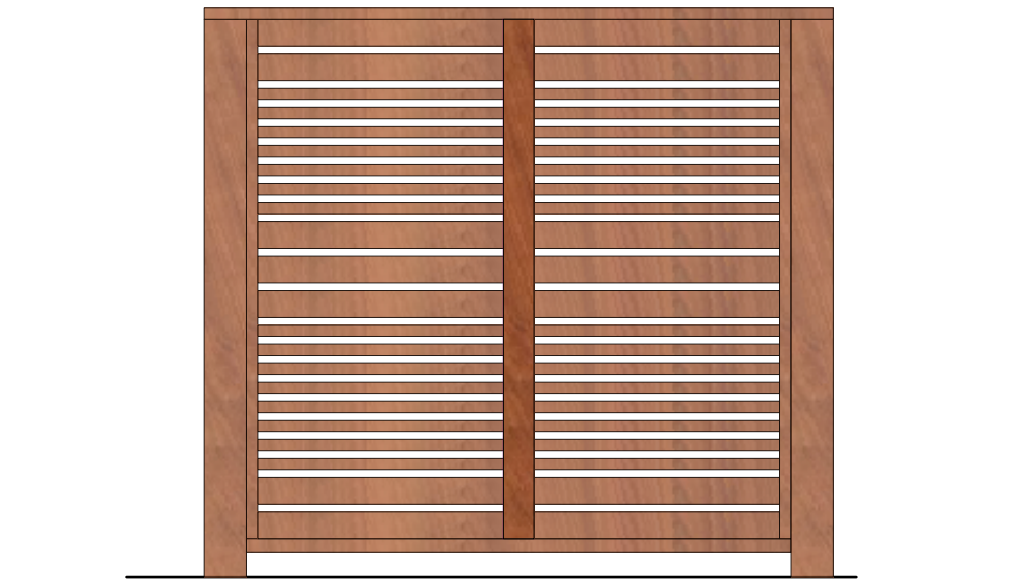
Recommended Nursery Stock

Trees			
Total:7	Botanical Name Acer rubrum 'Armstrong' Stewartia pseudocamellia	Common Name Armstrong Maple Japanese Stewartia	Size 2M Ht. 6cm cal.
Large Shrubs			
Total:122	Botanical Name Hydrangea arborescens 'Annabelle' Ilex crenata 'Sky Pencil' Mahonia aquifolium Rhododendron 'Rosa Mundi' Vaccinium ovatum	Common Name Annabelle Hydrangea Sky Pencil Holly Tall Oregon Grape Rosa Mundi Rhododendron Evergreen Huckleberry	Size #7 pot #2 pot #5 pot #7 pot #2 pot
Medium Shrubs			
Total:12	Botanical Name Rhododendron 'Anah Kruschke'	Common Name Anah Kruschke Rohodendron	Size #7 pot
Small Shrubs			
Total: 353	Botanical Name Azalea japonica 'Herbert' Calamagrostis x acutiflora 'Karl Foerster' Gaultheria shallon Lavender stoechas 'Anoluk' Nandina domestica 'Fire Power'	Common Name Herbert Evergreen Azalea Karl Foerster Feather Reed Grass Salal Spanish Lavender Fire Power Heavenly Bamboo	Size 6cm cal. #1 pot #1 pot #1 pot #1 pot
Perennials, Annuals and Ferns			
Total: 319	Botanical Name Blechnum spicant Calamagrostis x acutiflora 'Karl Foerster' Helictotrichon sempervirens	Common Name Deer Fern Karl Foerster Feather Reed Grass Blue Oat Grass	Size #1 pot #1 pot #1 pot

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

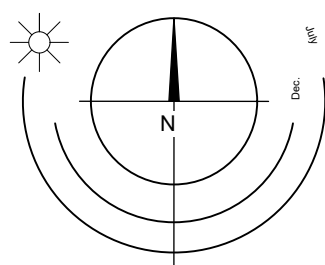


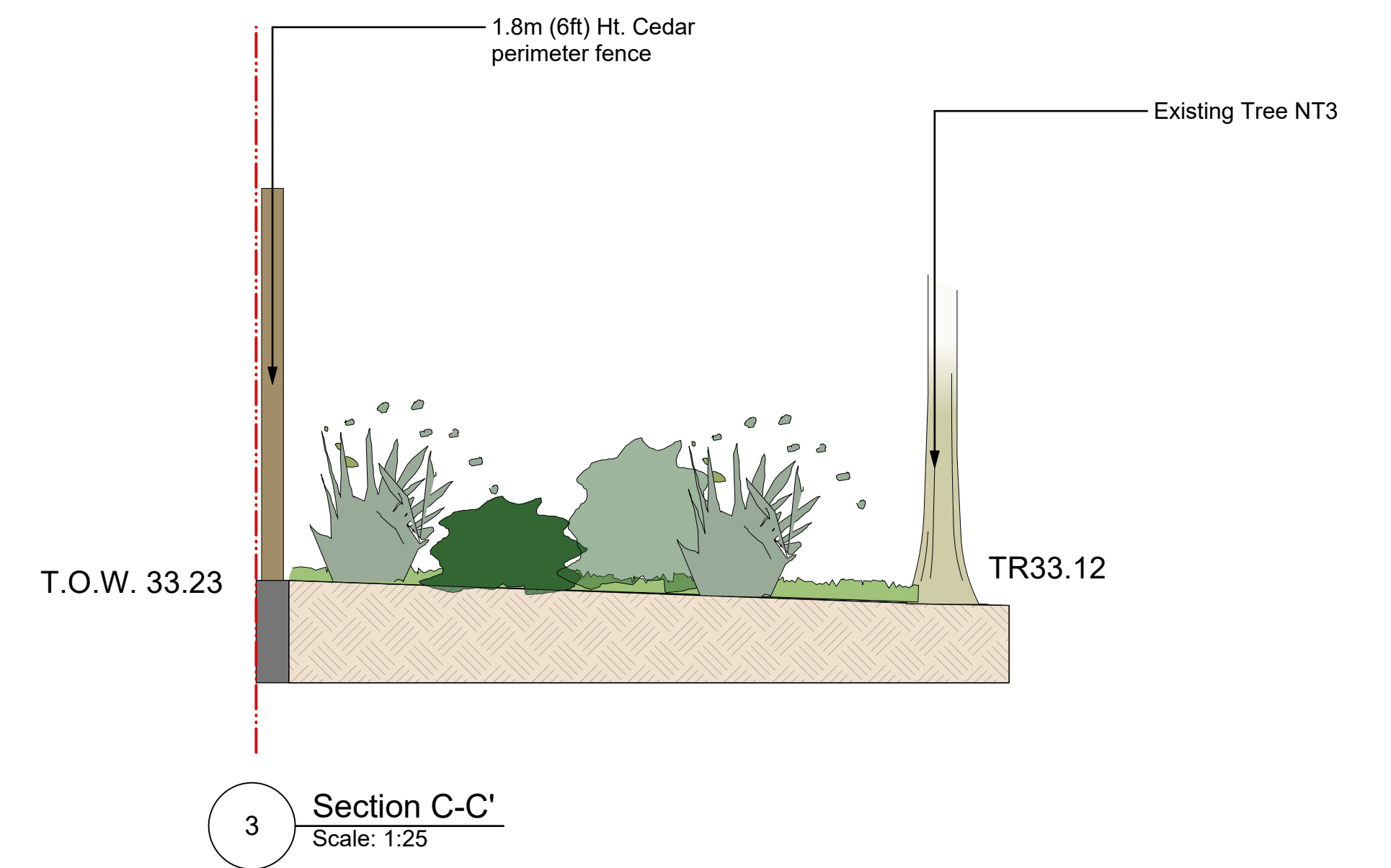
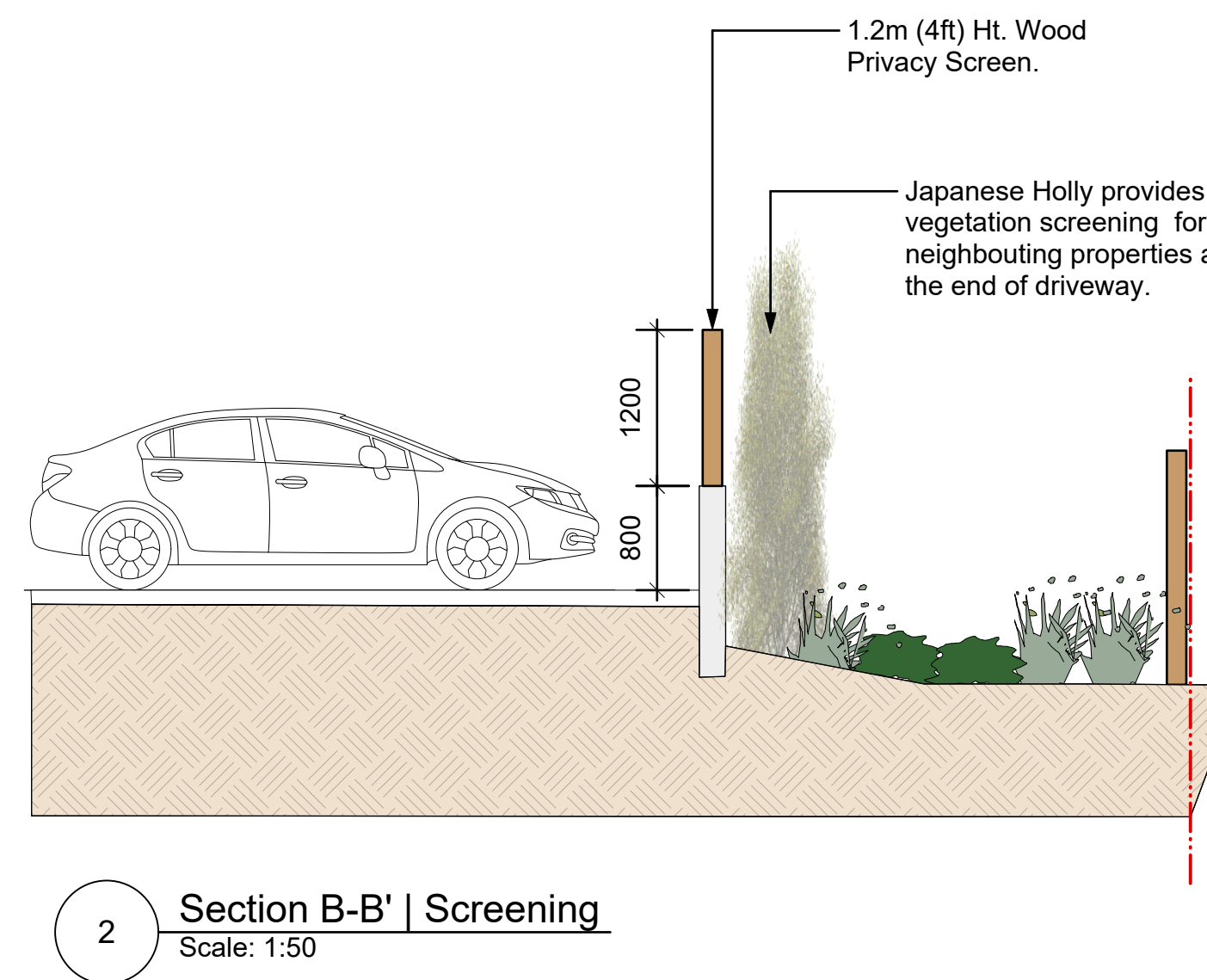
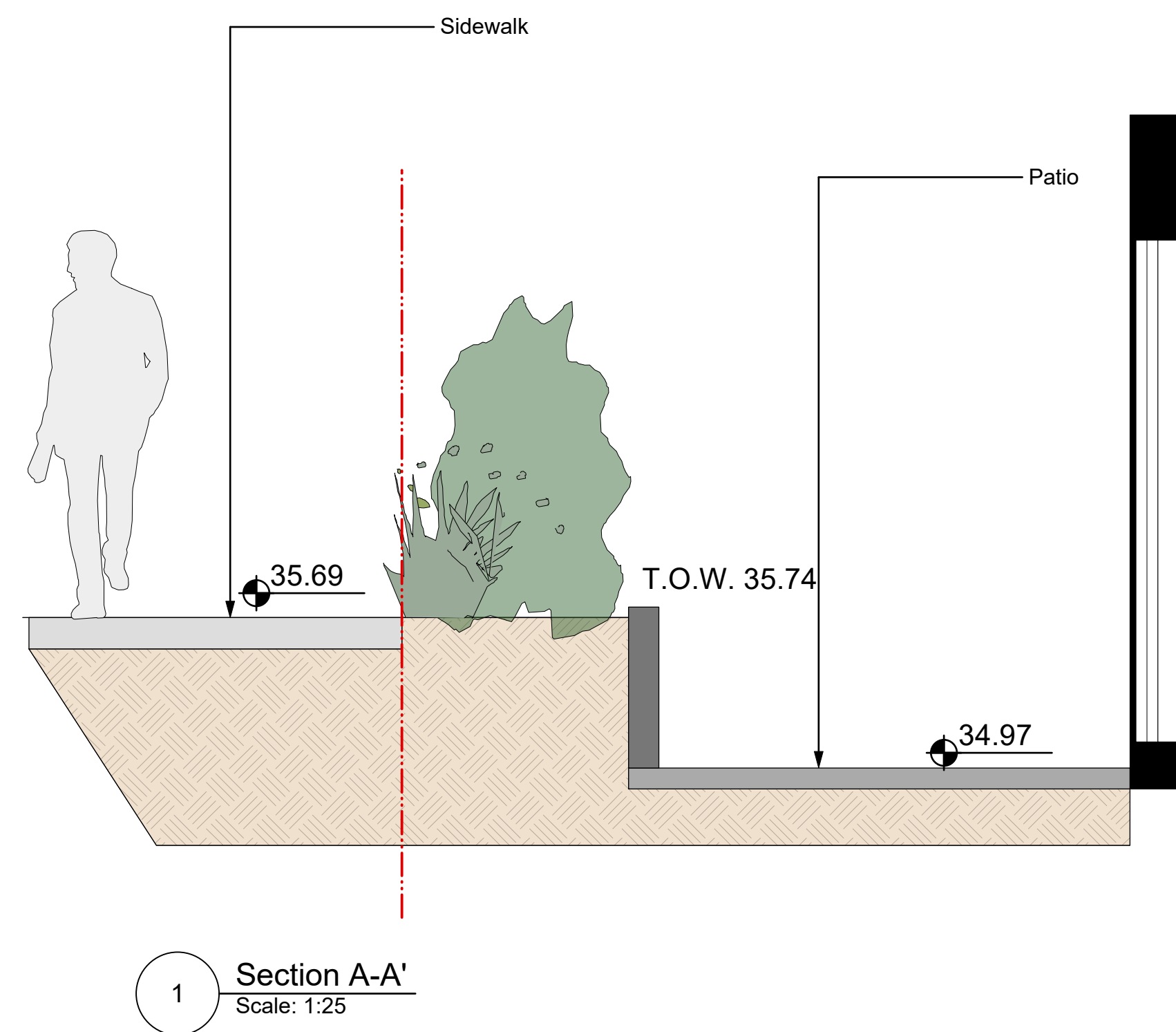
1 6'-0" (1800 mm) Ht. Wood Perimeter Fence
Scale: 1:25



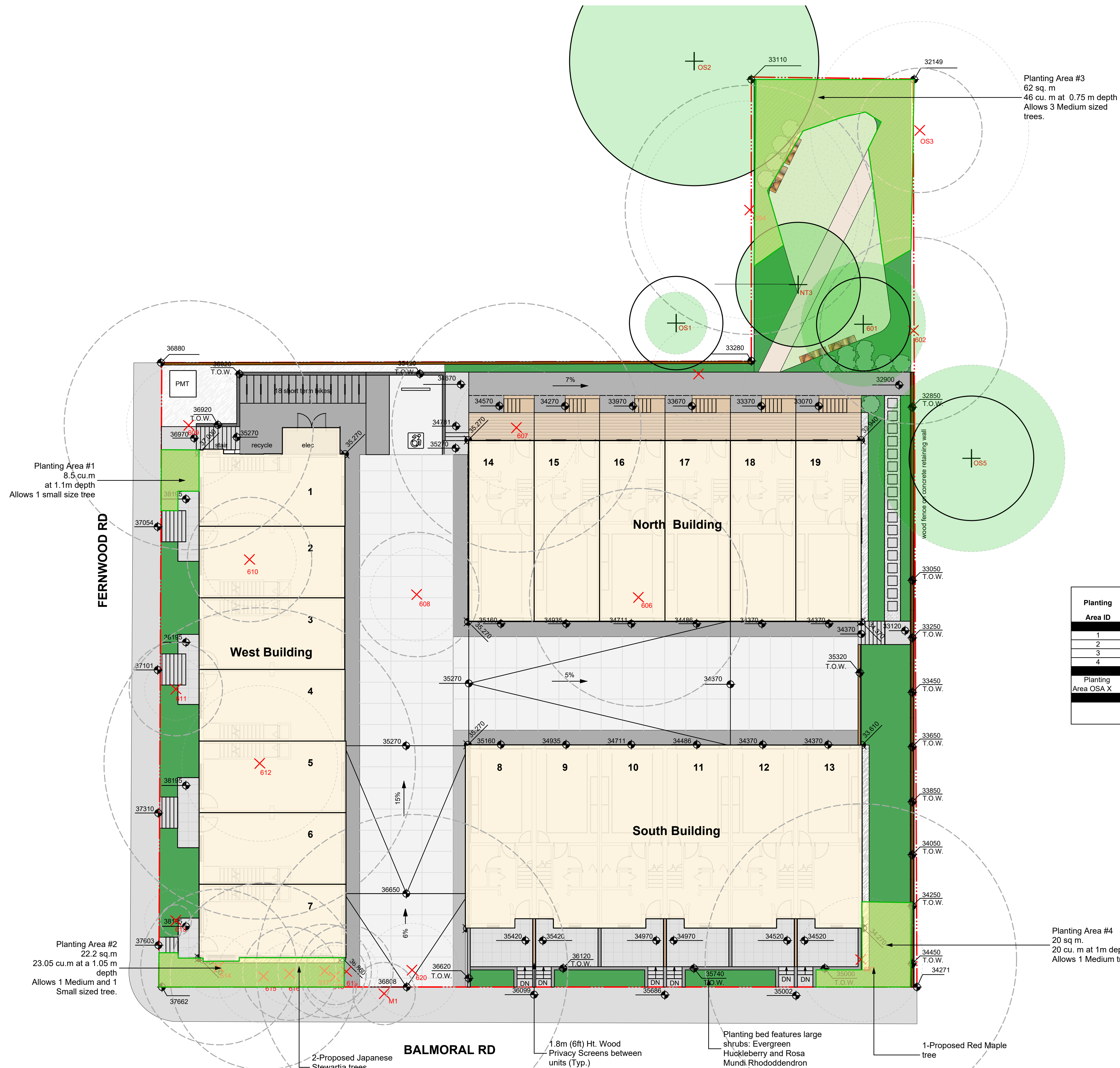
2 6'-0" (1800mm) Ht. Cedar Privacy Screen
Scale: 1:25

1705 Fernwood | Landscape Concept

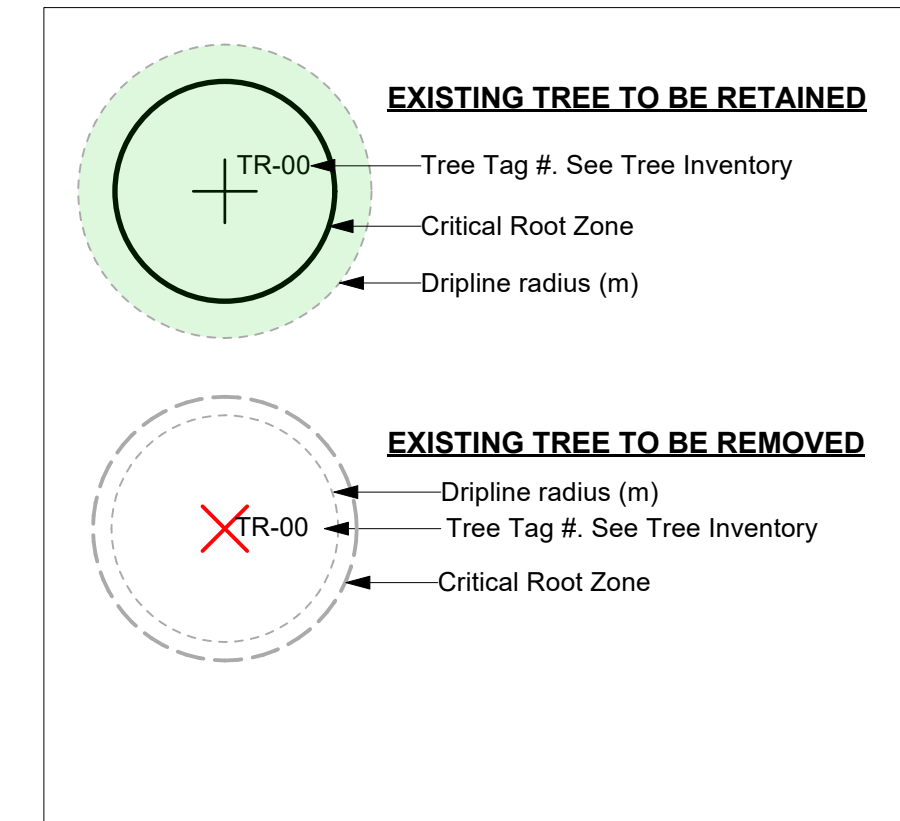




1705 Fernwood | Landscape Concept | Sections



TREE LEGEND



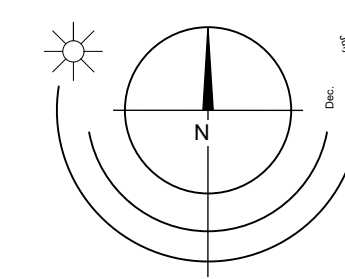
NOTES:

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 **
1	8.50	1.00	8.50	0.0	1.0		8.00			8.00
2	22.20	1.05	23.31	1.0	1.0		8.00	15.00		23.00
3	62.00	0.75	46.50	0.0	3.0		0.00	45.00		45.00
4	20.00	1.00	20.00	0.0	1.0		0.00	20.00		20.00
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.

1705 Fernwood | Tree Replacement Plan



THE CITY OF VICTORIA, May 31, 2024 / U:\CS1400 Customer Files\2024\Civil\Q24-10 Fernwood - A Frame\Q3 EN-CN\Q40 Internal Drawings\00 Current\Civil\Q24-10 240530 Site Servicing Plan.dwg

ENVIRONMENTAL NOTES:

- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM. SOME BMP'S TO CONSIDER:
 - CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
 - NO EQUIPMENT RE-FUELING TO OCCUR IN THE WORK AREA UNLESS SPILL PROTECTION MEASURES ARE IN PLACE.
 - A SPILL KIT IS TO BE MAINTAINED ON SITE THROUGHOUT THE CONSTRUCTION PERIOD.
 - SURFACE WATER IS TO BE MANAGED WITHIN THE WORK AREA AND TREATED BEFORE DISCHARGED. THIS MAY INCLUDE ONSITE DETENTION AND/OR CULVERT FILTRATION.
 - COVER EXPOSED SOILS IN INCLEMENT WEATHER ie TARP, HYDRO SEED OR ORGANIC LEAF MULCH.
 - STOCKPILE SOILS AWAY FROM CULVERT INLETS AND ENSURE THEY ARE COVERED IF LEFT FOR MORE THAN 48 HOURS.
 - PLACE DRAIN ROCK AND 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:

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

DETAILED CONSTRUCTION NOTES:

- THREE (3) EXISTING WATER CONNECTIONS AND METERS TO BE DECOMMISSIONED BY CoV AT APPLICANTS EXPENSE.
- NEW 50mm WATER SERVICE AND METER BY CoV AT APPLICANTS EXPENSE.
- EXISTING SEWER CONNECTIONS TO BE CAPPED AT PL BY CONTRACTOR
- 150mm PVC SEWER CONNECTION AT 1% AND IC BY CoV AT APPLICANTS EXPENSE.
- EXISTING STORM CONNECTION TO BE CAPPED AT PL BY CONTRACTOR.
- 150mm PVC STORM WATER CONNECTION AND IC BY CONTRACTOR AT APPLICANTS EXPENSE.
- REMOVE AND REPLACE EXISTING CURB AND GUTTER WITH NEW 300mm GUTTER PAN NON MOUNTABLE CURB AND GUTTER (MMCD C4)
- REMOVE AND REPLACE EXISTING SIDEWALK ALONG FRONTAGE TO NEAREST JOINT LINE. AS SHOWN. (1.88m WIDE ON FERNWOOD, 2.0m WIDE ON BALMORAL) CoV STANDARD DRG SD C7c. BROOM FINISHED
- PROVIDE 7.0m WIDE DRIVEWAY IN ACCORDANCE WITH CITY STANDARDS W/ 1m WIDE FLARES APPROXIMATELY 2.0m DEEP.
- PROVIDE WHEEL CHAIR RAMP FOR SIDEWALK DROP IN ACCORDANCE WITH CoV STANDARD DRAWING SD C9a

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.

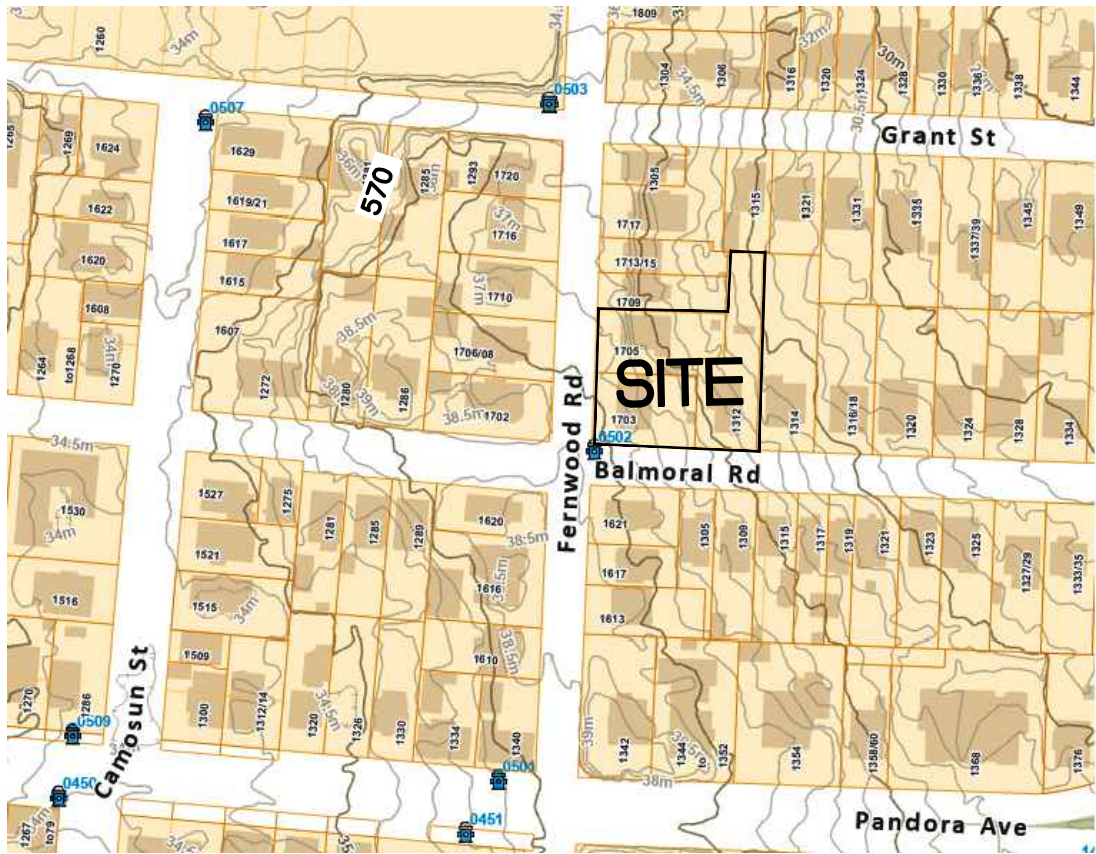
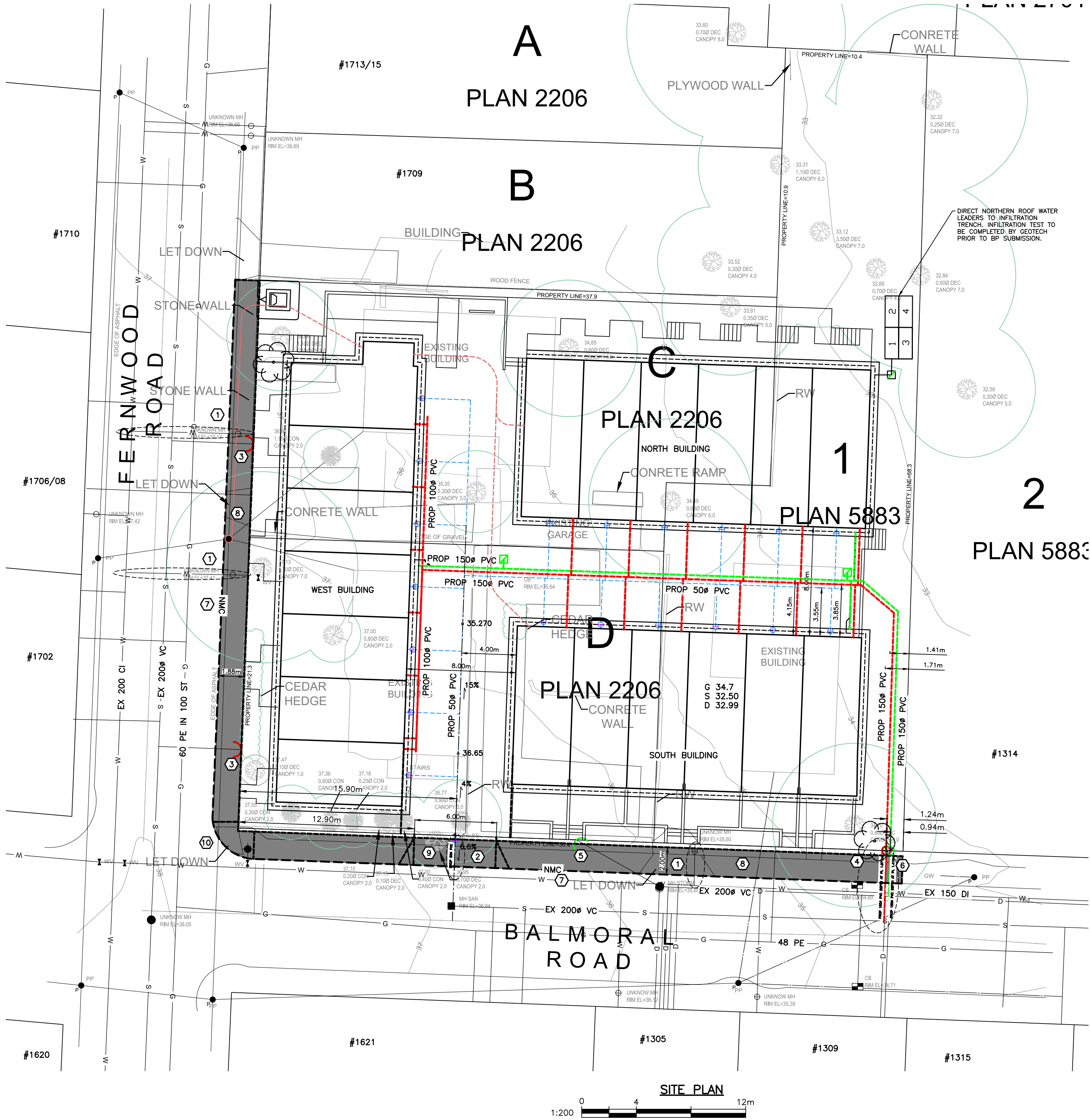
TESTING REQUIREMENTS
CONFORMANCE TESTING IS TO BE PROVIDED BY THE CONTRACTORS TESTING ENGINEER FOR ALL ROAD CROSSINGS, ROAD BASE, CONCRETE, AND PAVING CONSTRUCTION MATERIALS AND AS OTHERWISE REQUIRED BY CITY OR THE ENGINEER.

ALL TESTING IS TO BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.

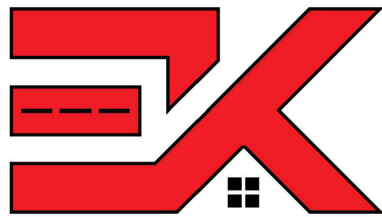
MISCELLANEOUS
ALL PUBLIC ROADS ARE TO BE MAINTAINED MUD AND DUST FREE DURING CONSTRUCTION.

ALL LANDSCAPING AND STRUCTURES TO BE REINSTATED TO ORIGINAL CONDITION OR BETTER.

PAVEMENT RESTORATION FOR RESIDENTIAL ROADS TO BE PER CoV STD DWGS

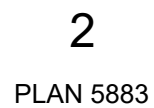
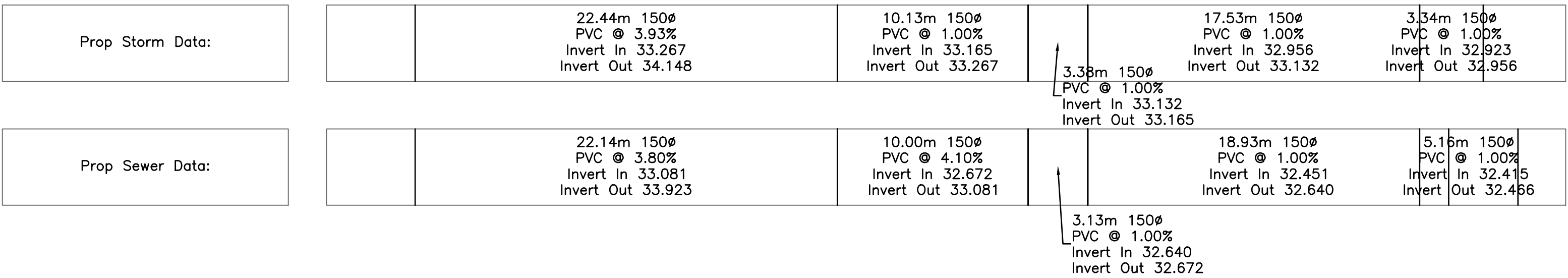


PERMIT TO PRACTICE NUM: 1000348



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

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES 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	REVISION # 1					REVISION # 2					REVISION # 3					Approved By	Date	Signed	1705,1703 FERNWOOD & 1312 BALMORAL ROAD	DESIGN No.	—
	Proposed Municipal Infrastructure					Ditch	Sidewalk	Wood Box	Flush Valve	5	Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed	Design Engineer			SEWER, STORM, WATER AND ROAD SERVICES								
	Existing External U/G Utilities					Sewer	Manhole	Catch Basin	Hydrant	4	Design Engineer			Design Engineer			Design Engineer			Manager of Development				B.M. : GMC 286187	Elev: 37.792						
	Proposed External U/G Utilities					Water	Cleanout	Culvert	Reducer	3	Manager of Development			Manager of Development			Manager of Development			Development Coordinator						Design: ESK	Drawn: ESK	Checked: ESK			
Street Lighting					Pole Mount	Standard Mount	Traffic Sign	Silt Trap	2	Development Coordinator			Development Coordinator			Development Coordinator			Development Coordinator			Scale: Hor: 1:200		Vertical: 1:40	Date: APRIL 2024				DRAWING No.	Sheet 1 of 4	
Post Top					Pedestrian Signal	Traffic Signal	Ctrl Monument	Traverse Hub	1																						



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			DISTRICT OF SAANICH		SAANICH FILE NO.	-							
																REVISION # 1									REVISION # 2			REVISION # 3			Approved By		Date	Signed	1705,1703 FERNWOOD & 1312 BALMORAL ROAD		SAANICH DESIGN NO.	-
																Approved									Approved			Approved			Design Engineer				SEWER, STORM, WATER AND ROAD SERVICES			
																Date									Date			Date			Manager of Development				B.M. : GMC 286187			
																Signed									Signed			Signed			Manager of Development				Elev: 37.792			
																Design Engineer									Design Engineer			Design Engineer			Development Coordinator				Design: ESK			
																Manager of Development									Manager of Development			Manager of Development			Development Coordinator				Drawn: ESK			
																Development Coordinator									Development Coordinator			Development Coordinator			Development Coordinator				Checked: ESK			
																																			Scale: Hor: 1:250			
																																			Vertical: 1:50			
																																		Date: APRIL 2024				
																																		DRAWING NO.		Sheet 2 of 4		

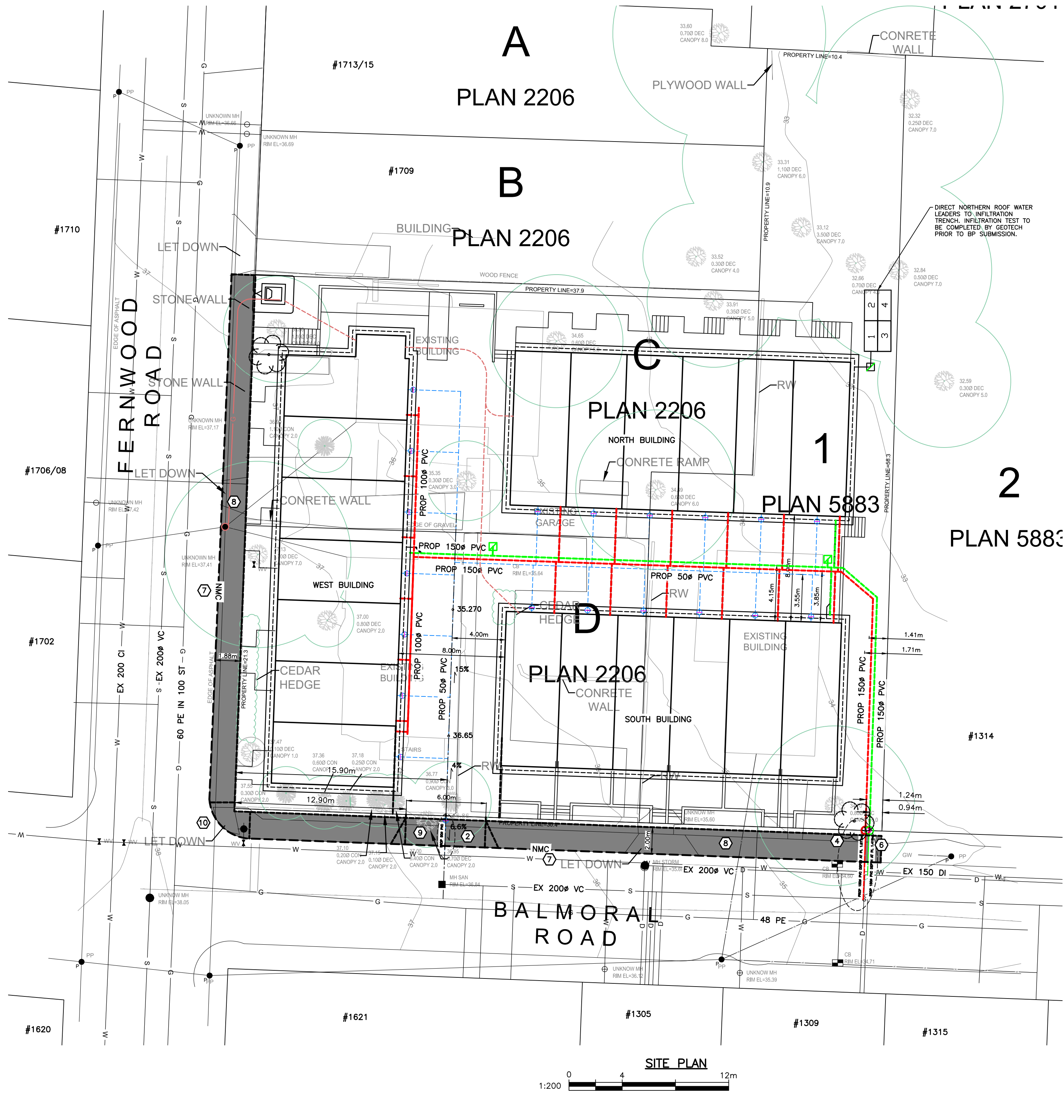
THE CITY OF VICTORIA May 31, 2024 / U:\CS1400 Customer Files\2024\CV Civil\2024-10 Fernwood - A Frame\03 EN-CN\040 Internal Drawings\00 Current\CV24-10 240530 Site Servicing Plan.dwg

NOTES:

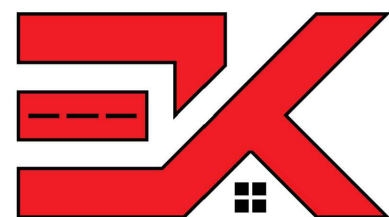
THIS DRAWING SHOWS THE FINAL SERVICES LAYOUT, WITH THE SERVICES TO BE CAPPED REMOVED FROM THE DRAWING FOR CLARITY.

DETAILED CONSTRUCTION NOTES:

- 1
- REMOVED
- 2
- NEW 50mm WATER SERVICE AND METER BY CoV AT APPLICANTS EXPENSE.
- 3
- REMOVED
- 4
- 150mm PVC SEWER CONNECTION AT 1% AND IC BY CoV AT APPLICANTS EXPENSE.
- 5
- REMOVED
- 6
- 150mm PVC STORM WATER CONNECTION AND IC BY CONTRACTOR AT APPLICANTS EXPENSE.
- 7
- REMOVE AND REPLACE EXISTING CURB AND GUTTER WITH NEW 300mm GUTTER PAN NON MOUNTABLE CURB AND GUTTER (MMCD C4)
- 8
- REMOVE AND REPLACE EXISTING SIDEWALK ALONG FRONTAGE TO NEAREST JOINT LINE, AS SHOWN. (1.88m WIDE ON FERNWOOD, 2.0m WIDE ON BALMORAL) CoV STANDARD DRG SD C7c. BROOM FINISHED
- 9
- PROVIDE 7.0m WIDE DRIVEWAY IN ACCORDANCE WITH CITY STANDARDS W/ 1m WIDE FLARES APPROXIMATELY 2.0m DEEP.
- 10
- PROVIDE WHEEL CHAIR RAMP FOR SIDEWALK DROP IN ACCORDANCE WITH CoV STANDARD DRAWING SD C9a



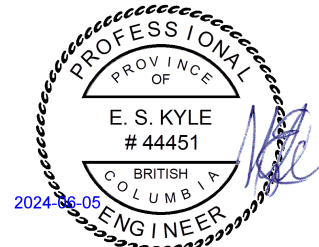
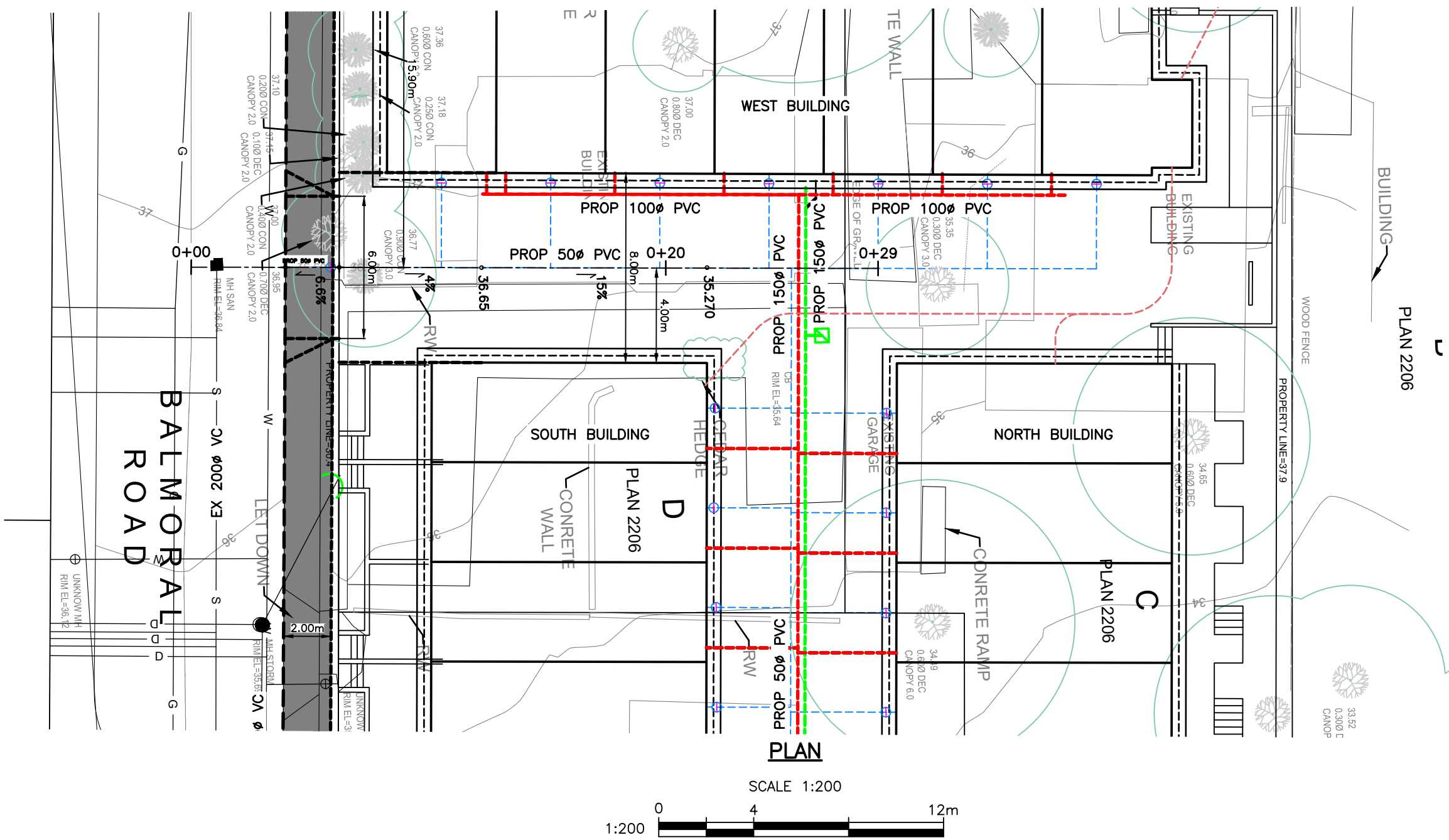
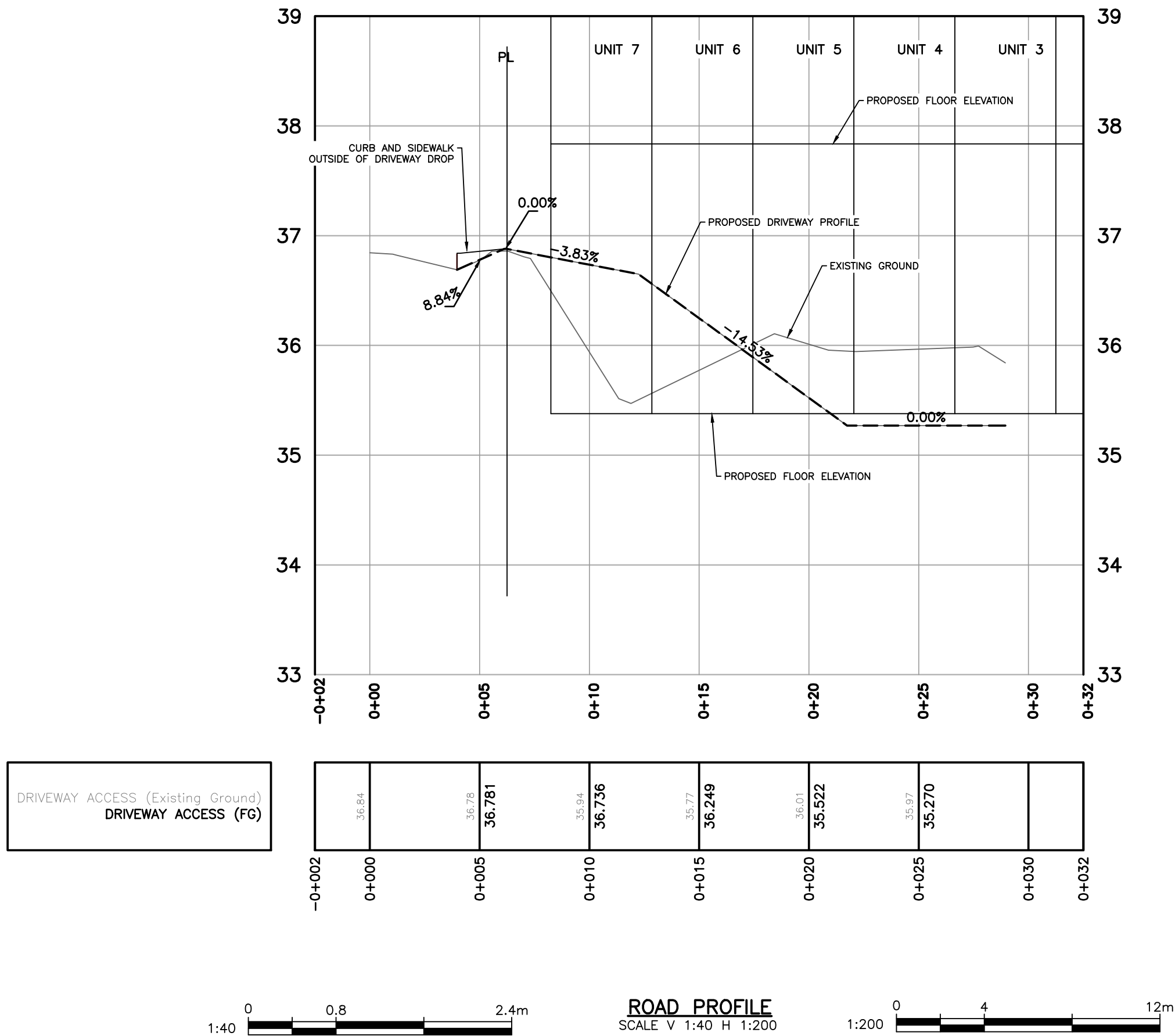
PERMIT TO PRACTICE NUM: 1000348



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

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES	LEGEND										REVISIONS		REVISIONS APPROVED									DESIGN APPROVED			CITY OF VICTORIA		FILE No.	—	
													REVISION # 1			REVISION # 2			REVISION # 3			Approved By	Date	Signed	1705,1703 FERNWOOD & 1312 BALMORAL ROAD		DESIGN No.	—	
													Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed	Design Engineer			SEWER, STORM, WATER AND ROAD SERVICES				
													Design Engineer			Design Engineer			Design Engineer			Manager of Development			B.M. : GMC 286187	Elev: 37.792			
													Manager of Development			Manager of Development			Manager of Development			Development Coordinator			Design: ESK	Drawn: ESK	Checked: ESK		
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.													Development Coordinator			Development Coordinator			Development Coordinator			Development Coordinator			Scale: Hor: 1:200 Vertical: 1:40	Date: APRIL 2024	DRAWING No.	Sheet 3 of 4	

THE CITY OF VICTORIA: May 31, 2024 / U:\CS1400 Customer Files\2024\CV Civil\CV24-10 Fernwood - A Frame\03 EN-CN\040 Internal Drawings\00 Current\CV24-10 240530 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	—D—	Curb	—C—	Concrete Box	☒	Valve	⊗	6	REVISION # 1			REVISION # 2			REVISION # 3			Approved By	Date	Signed	1705,1703 FERNWOOD & 1312 BALMORAL ROAD		DESIGN No.	—
	Proposed Municipal Infrastructure										Ditch	—D—	Sidewalk	S/W	Wood Box	☒	Flush Valve	⊗	5	Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed	Design Engineer			DRIVEWAY ENTRANCE DETAILS			
	Existing External U/G Utilities										Sewer	—S—	Manhole	○	Catch Basin	☒	Hydrant	⊗	4	Design Engineer			Design Engineer			Design Engineer			Manager of Development			B.M. : GMC 286187	Elev: 37.792		
	Proposed External U/G Utilities										Water	—W—	Cleanout	□	Curb	☒	Reducer	⊗	3	Manager of Development			Manager of Development			Manager of Development			Development Coordinator			Design: ESK	Drawn: ESK	Checked: ESK	
	Street Lighting										Pole Mount	⊗	Standard Mount	○	Traffic Sign	⊗	Silt Trap	□	Cap / Plug	⊗	2	Development Coordinator			Development Coordinator			Development Coordinator			Scale: Hor: 1:200	Vertical: 1:40	Date: APRIL 2024	DRAWING No.	Sheet 4 of 4
	Post Top										⊗	Pedestrian Signal	⊗	Traffic Signal	⊗	Ctrl Monument	⊗	Gas Valve	⊗	Water Meter	⊗	1													