FERNWOOD ROAD MISSING MIDDLE TOWNHOMES

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: 2,144 m² (23,077 s.f.)

FLOOR SPACE RATIO: 1 FSR

SITE COVERAGE 40% (855 m²)

OPEN SITE SPACE 44.5% (952 m²)

LANDSCAPE SPACE 10% (208m²)

GRADE OF BUILDING:

North Bldg	33.97 m
South Bldg	34.83 m
West Bldg	36.47 m

(See Site Plan for Avg. Grade Calculation)

HEIGHT OF BUILDING:

North Bldg	10.73 m
South Bldg	9.87 m
West Bldg	8.78 m

NUMBER OF STOREYS: 3 Storeys

RESIDENTIAL PARKING: 14 Stalls Total
13 stalls in garages (100% Level 2 EV)
1 Accessible van stall

BICYCLE PARKING:
Required
18 Short Term (6/bldg x 3)
12 Class 1 (15%, 2 Oversized)
Units 1,2,3,5,6 and 7
Provided
18 Short term (racks distributed through site)
6 Class 1 (2 Oversize, secure in-suite provided for Units 1,2,3)
6 Class 1 (secure facility on site wrepair provided for Units 5,6,7)

SETBACKS:	North Bldg	South Bldg	West Bldg
FRONT (West):	1.96 m	18.19 m	16.57 m
REAR (East):	34.94 m	4.1 m	3.95 m
SIDE (North):	1.89 m	23.7 m	5.1 m
SIDE (South):	0.73 m	3.1 m	23.54 m
COMBINED SIDE:	2.62 m	26.8 m	28.64 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

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

ARCHITECT
dHKarchitects
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Victoria, BC V8Z 6T8
250.590.9980

CIVIL CONSULTANT
Kyle Engineering
Suite 1 - 40 Cadillac Ave
Victoria, BC
250.475.6906

LANDSCAPE CONSULTANT
LADR Landscape Architects Inc.
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Victoria, BC, V8T 1M5
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ARBORIST
Capital Tree Service
Victoria, BC
250.415.7244

Drawing List

LIST OF ABBREVIATIONS

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

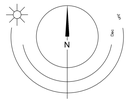
ACST	Acrylic Stucco	HP	High Point	ST	Structure
ACT	Acoustical Tile	HSS	Hollow Steel Section	STL	Steel
AFF	Above Finished Floor	H/W	Hardware	STN	Stain(ed)
AL	Aluminum	INSUL	Insulated	STNT	Stone Tile
BG	Building Grade	LAM	Laminated Glass	SS	Stainless Steel
CEM	Cementitious Backing Board	LP	Low Point	SVF	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



Frame

Revisions
Received Date:
April 5, 2025

Rev.	Date	Description
6	250425	ISSUED FOR DP REVISIONS
5	250205	ISSUED FOR DP CORRECTION
4	250122	ISSUED FOR DP REVISIONS
2	241030	ISSUED FOR DP REVISIONS

Issued	2025-04-25	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

REGISTERED ARCHITECT ADAM DUNNETT BRITISH COLUMBIA 2025-04-28

dHKa

A000

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977 Fort Street V8V 3K3 **T** 1•250•658•3367
Nanaimo
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Frame

Rev.	Date/Description

Issued:	2025-04-25	Description:	DP Documents
Drawn By:	Author	Checked By:	Checker
Scale:	1 : 150	Project Number:	2404

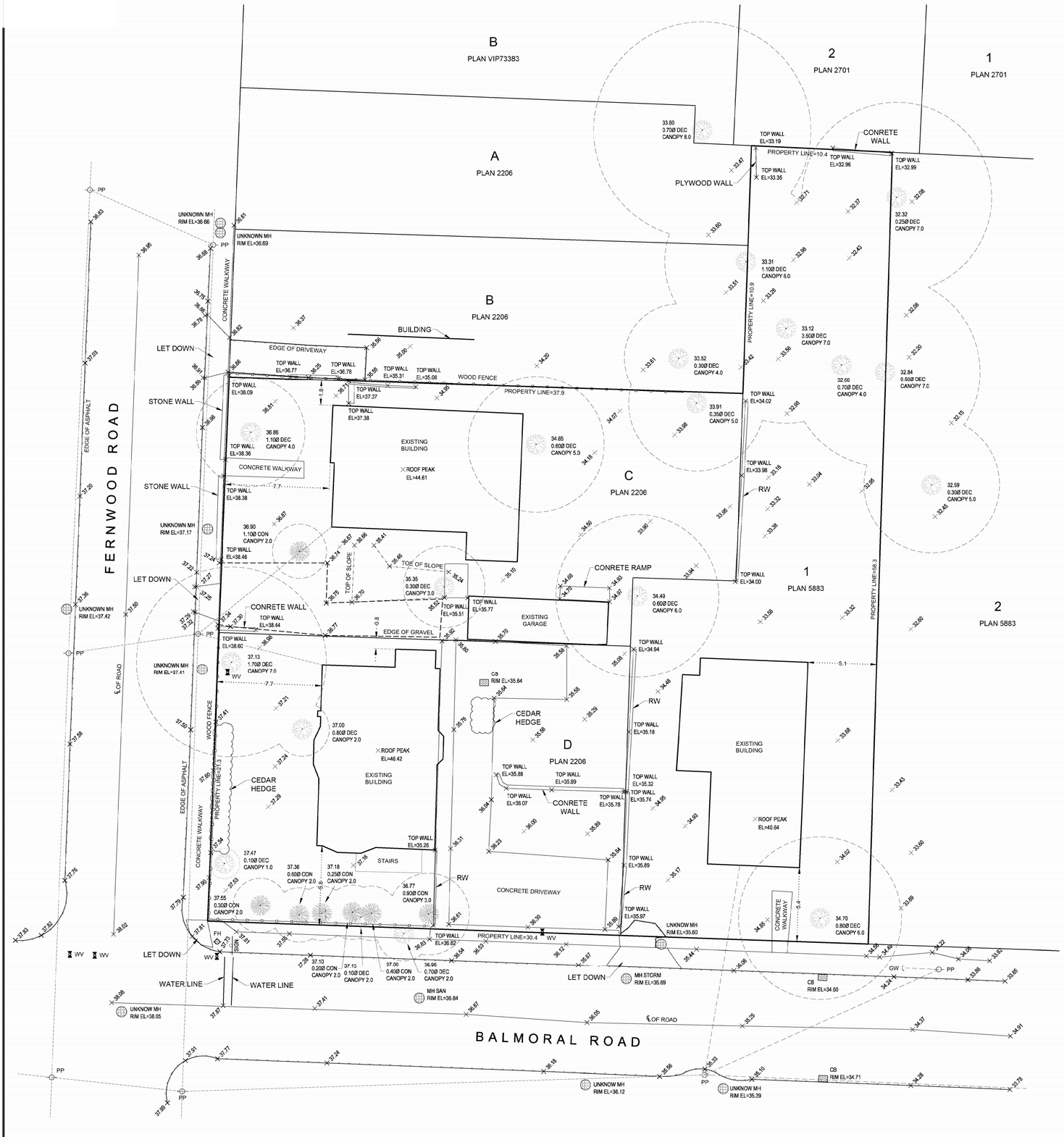
NOTE: All dimensions are shown in millimeters.

Fernwood Road Missing Middle Townhomes

Survey

A001

dHKarchitects
Victoria
1977 Fort Street
Nanaimo
V8V 3K3 T 1-250-658-3367
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810



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
3089 WASHINGTON AVENUE
VICTORIA, BC
V9A 1P7
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 (E06327). 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

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

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

NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

Perspective Views

REGISTERED ARCHITECT
CHRISTOPHER RICHARD HAMILTON
BRITISH COLUMBIA
2025-04-28

dHKa

A002

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

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Perspective Rendering at Balmoral Road

Frame

Rev.	Date	Description
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2	241030	ISSUED FOR DP REVSIONS

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

NOTE: All dimensions are shown in millimeters.

Fernwood Road
Missing Middle
Townhomes

Perspective Views

REGISTERED ARCHITECT
RICHARD MCKAY
BRITISH COLUMBIA
2025-04-28

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

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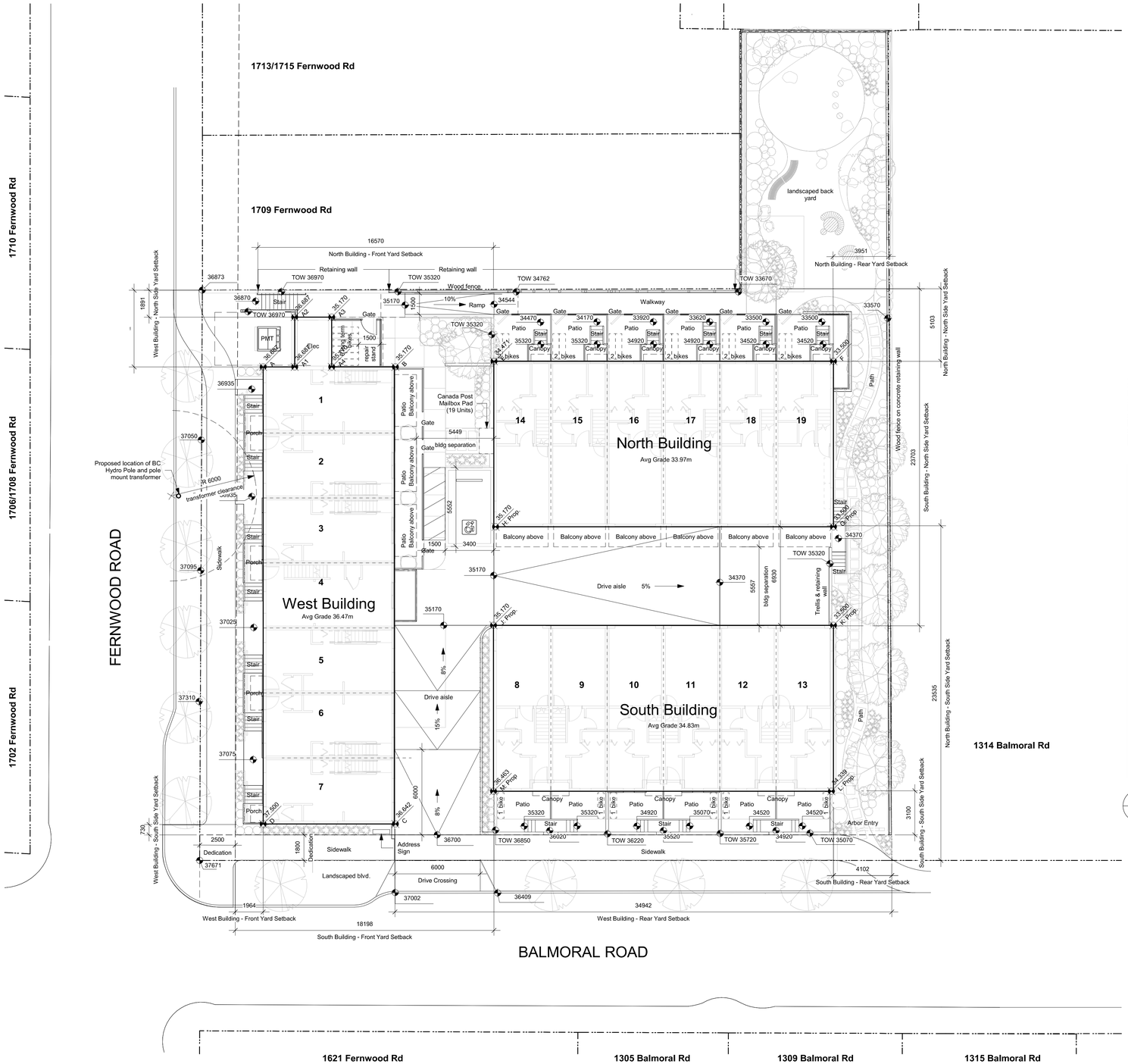

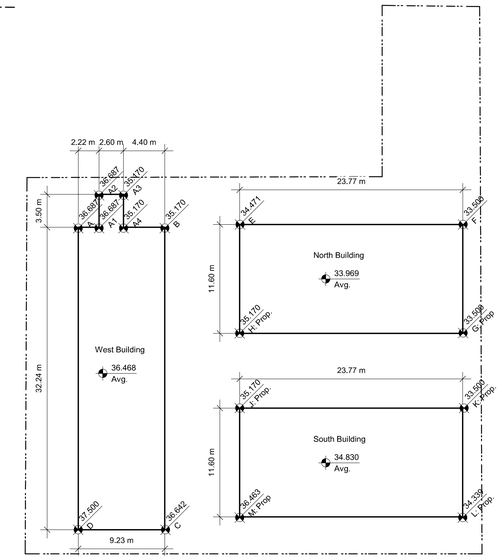

Grade Point	Existing Grade	Proposed Grade	Lowest Point	Grade Points	Average of Points	Distance Betweeen Points	Totals
A	37.00	36.69	36.69	A & A1	35.93	2.20	79.043
A1	37.00	36.69	36.69	A1 & A2	35.92	3.50	125.724
A2	36.86	36.69	36.69	A2 & A3	36.06	2.60	93.747
A3	35.57	35.17	35.17	A3 & A4	35.93	3.50	125.756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

2 Average Grade Calculations
A101 SCALE: 1 : 300

Rev.	Date	Description
6	250425	ISSUED FOR DP REVISIONS
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Scale	As indicated	Project Number	2404

NOTE: All dimensions are shown in millimeters.

Fernwood Road Missing Middle Townhomes

Site Plan

REGISTERED ARCHITECT
CHARLES RICHARD HOLMES
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1925-04-28

A101

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977 Fort Street V8V 3K3 **T** 1•250•658•3367
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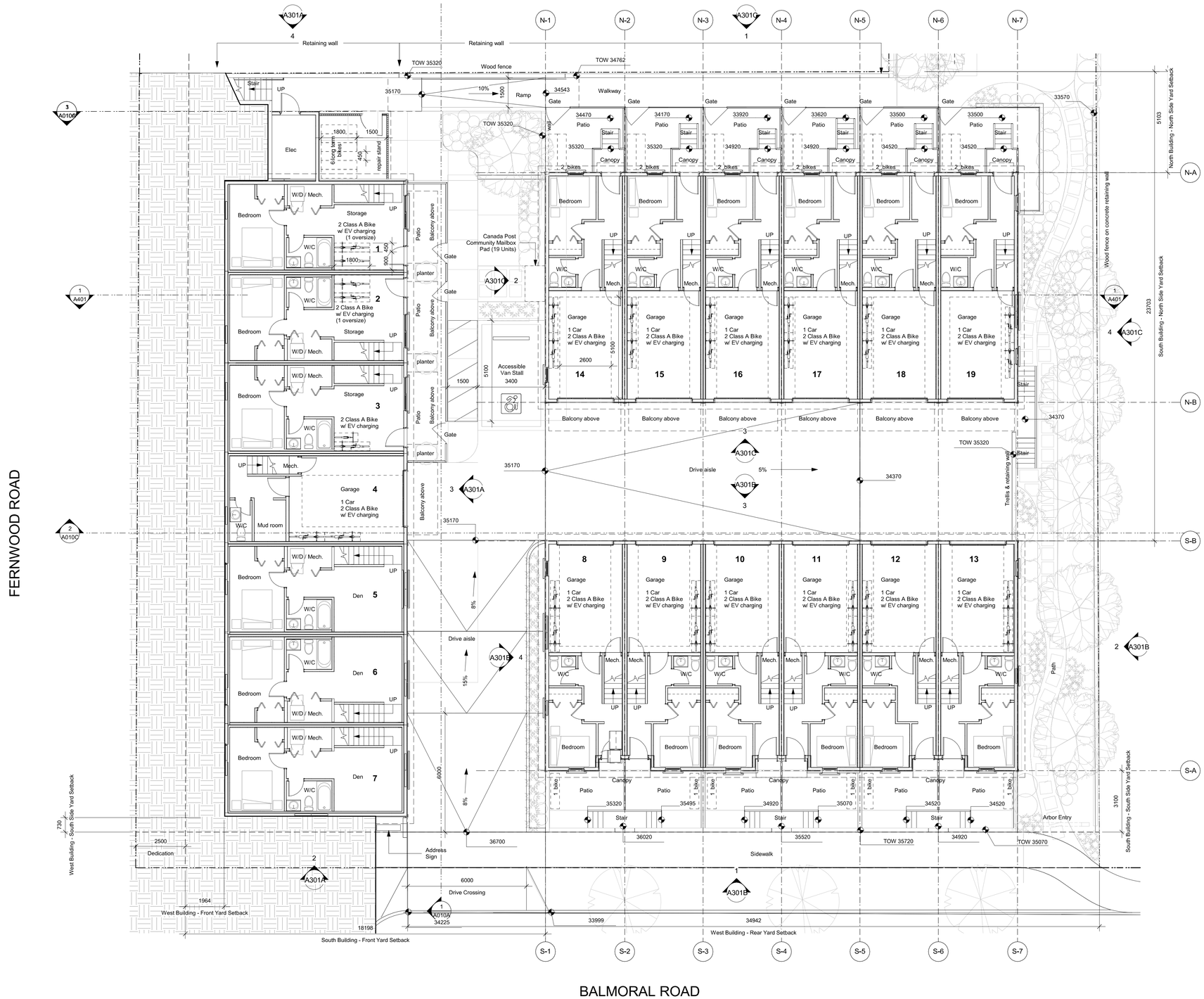

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2	241030	ISSUED FOR DP REVISIONS

Issued	2025-04-25	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

0 2500 5000 mm

1 : 100

A201

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Victoria
977 Fort Street V8V 3K3 **T** 1•250•658•3367
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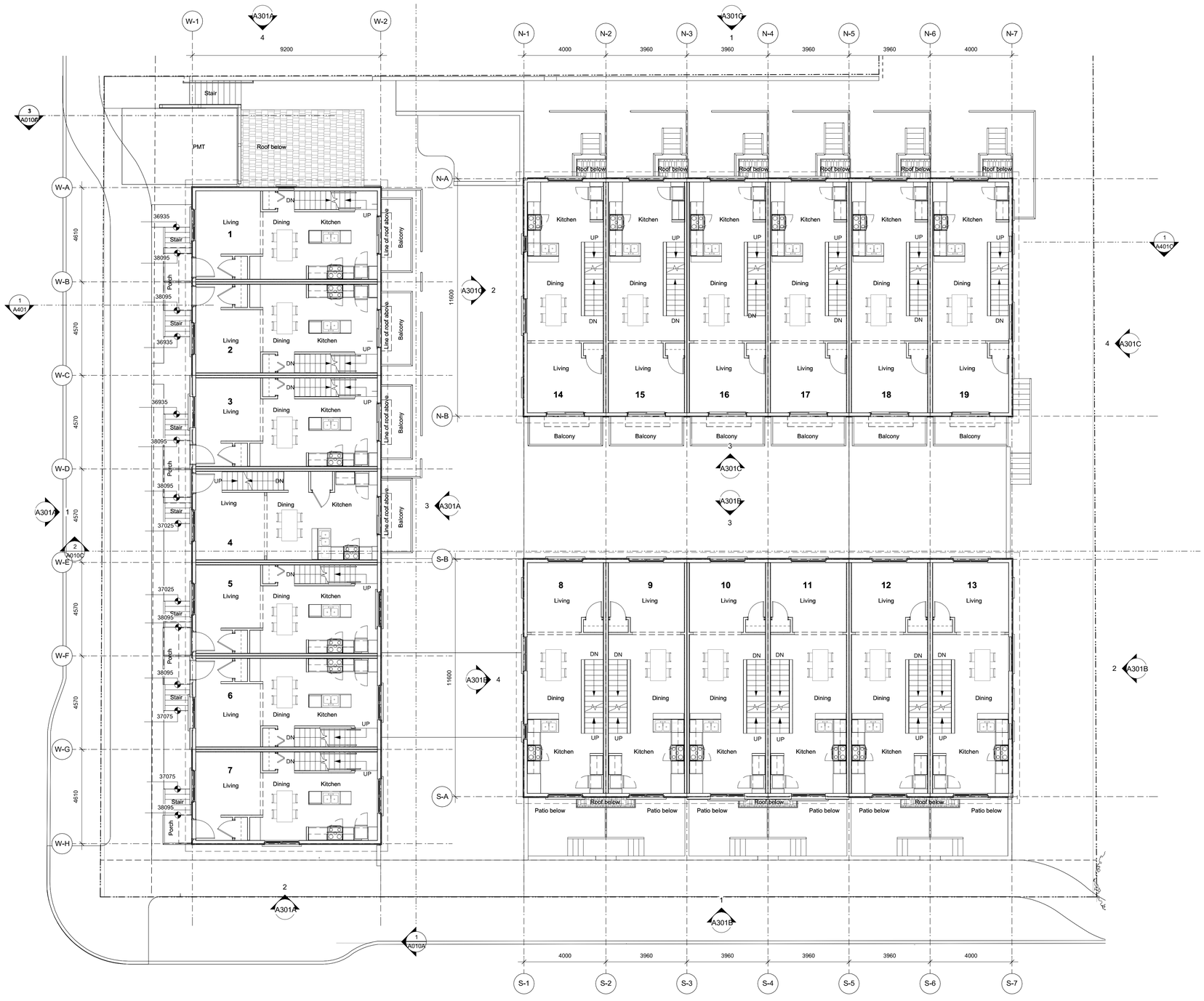

N

0
2500
5000 mm
1 : 100

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2	241030	ISSUED FOR DP REVSIONS
Rev.	Date	Description

Issued	2025-04-25	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 L2 Plan

REGISTERED ARCHITECT
CHARLES RICHARD KIBSULF
BRITISH COLUMBIA
2025-04-28

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A202

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

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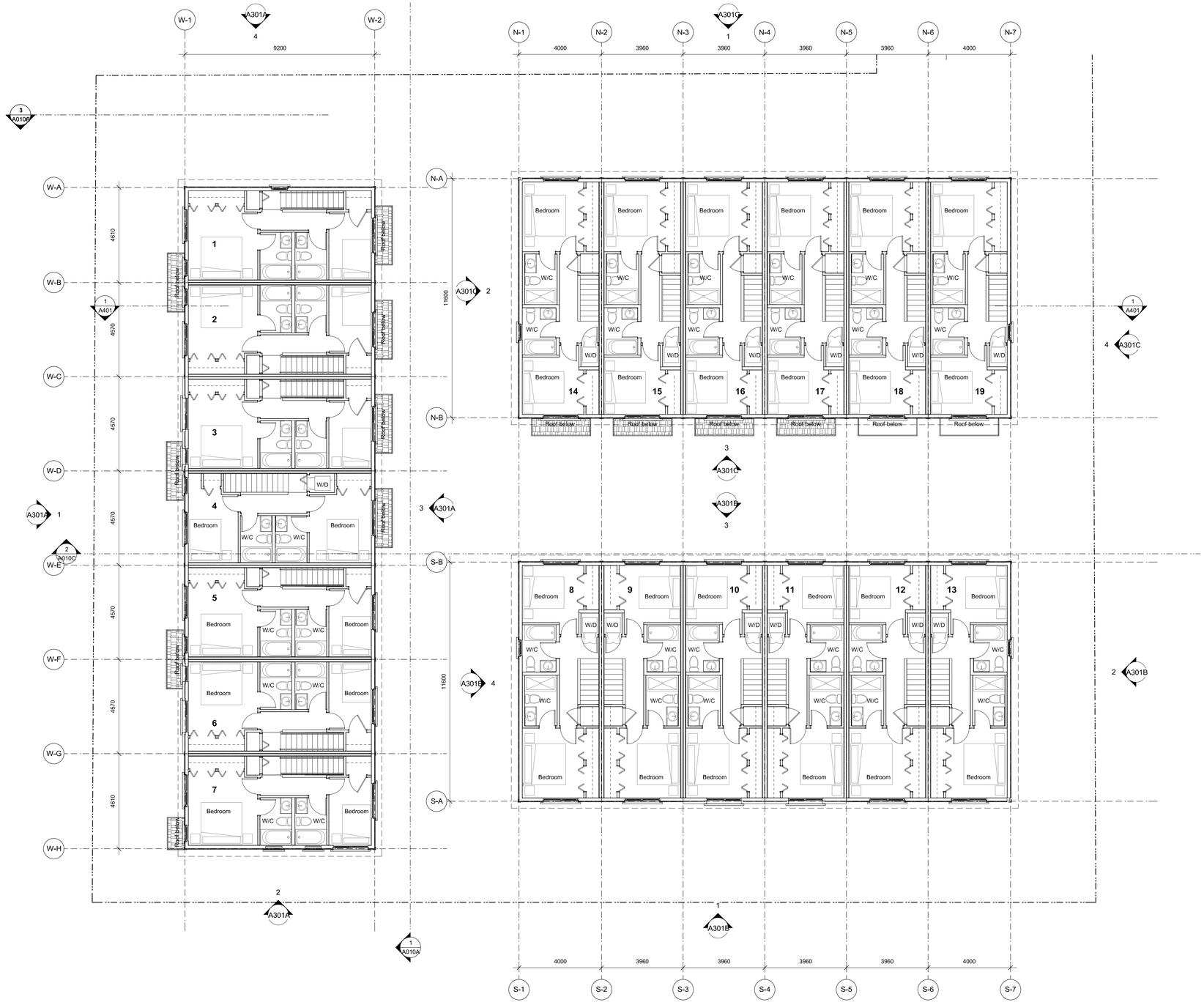

1 Overall L3 Plan
A203 SCALE: 1 : 100

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4	250122	ISSUED FOR DP REVISIONS
2	241030	ISSUED FOR DP REVSIONS

Issued	2025-04-25	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

REGISTERED ARCHITECT
RICHARD
2025-04-28
BRITISH COLUMBIA

A203

0 2500 5000 mm
1 : 100

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

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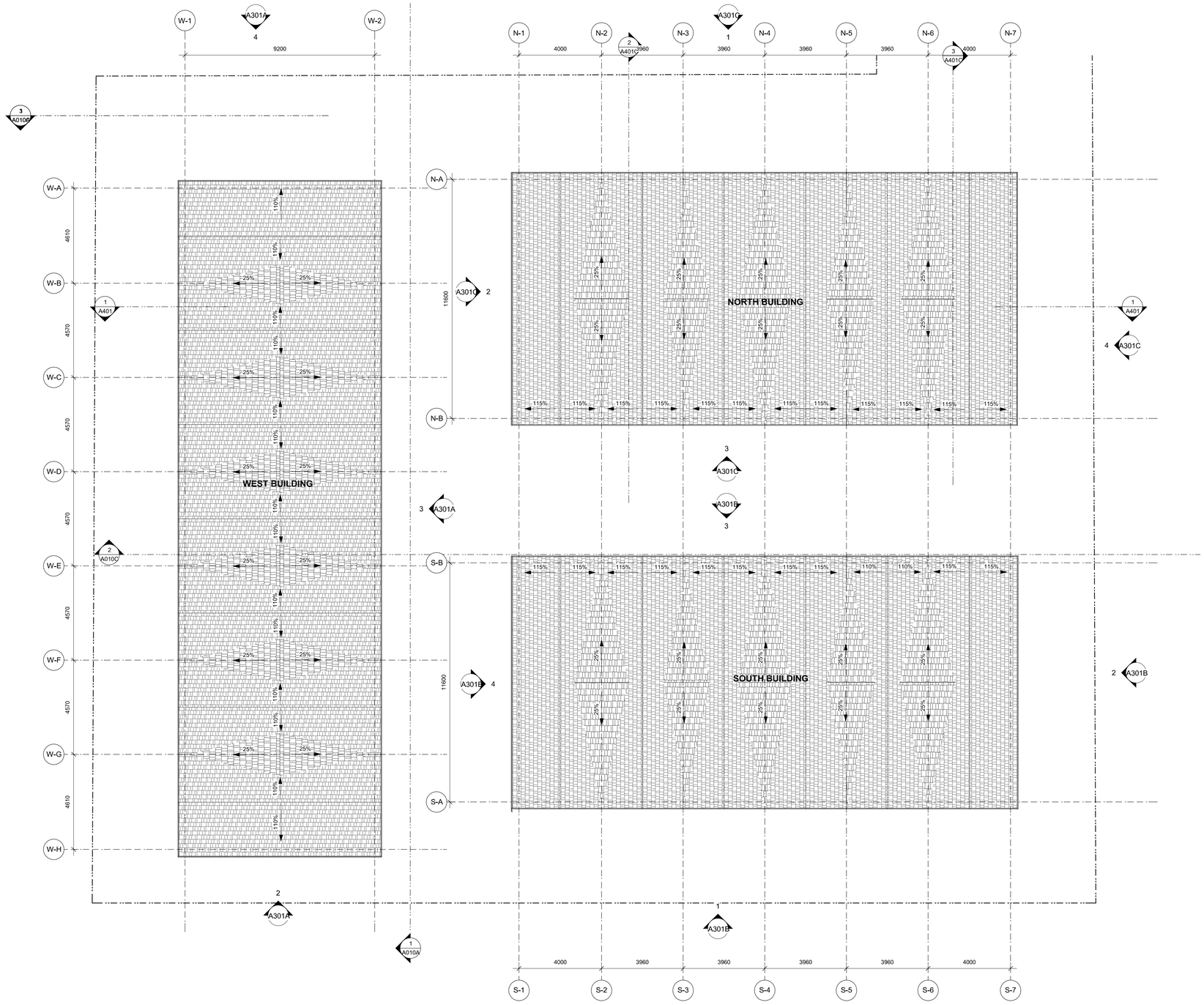
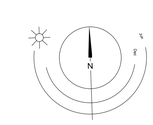


1 A204 Overall Roof Plan
SCALE: 1 : 100



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Frame

Rev.	Date	Description
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2	241030	ISSUED FOR DP REVSIONS

Issued	2025-04-25	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

REGISTERED ARCHITECT
LARS RICHARD THUNE
2025-04-28
BRITISH COLUMBIA

A204

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

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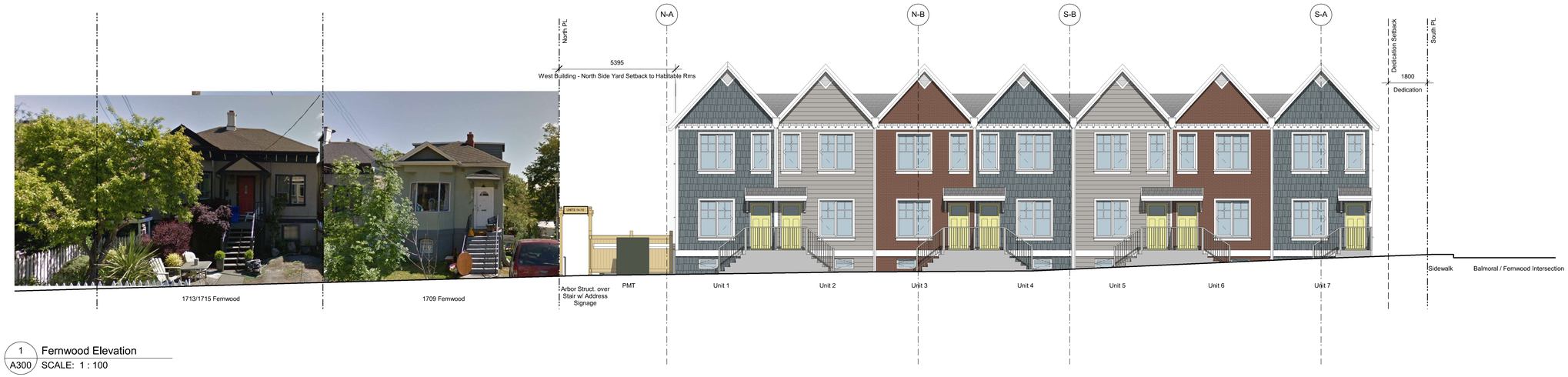
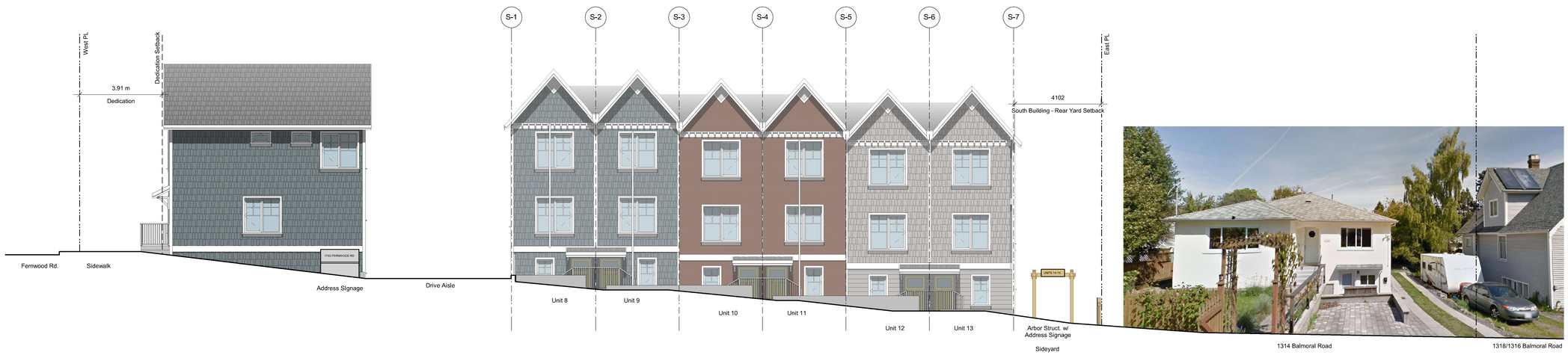


1 A300 Fernwood Elevation
SCALE: 1 : 100



2 A300 Balmoral Elevation
SCALE: 1 : 100

Frame

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

Issued	2025-04-25	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

REGISTERED ARCHITECT
CHRISTOPHER RICHARD DOYLE
2025-04-28
BRITISH COLUMBIA

dHKa

A300

dHKarchitects
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977 Fort Street V8V 3K3 **T** 1•250•658•3367
Nanaimo
102-5190 Dublin Way V9T 0H2 **T** 1•250•585•5810

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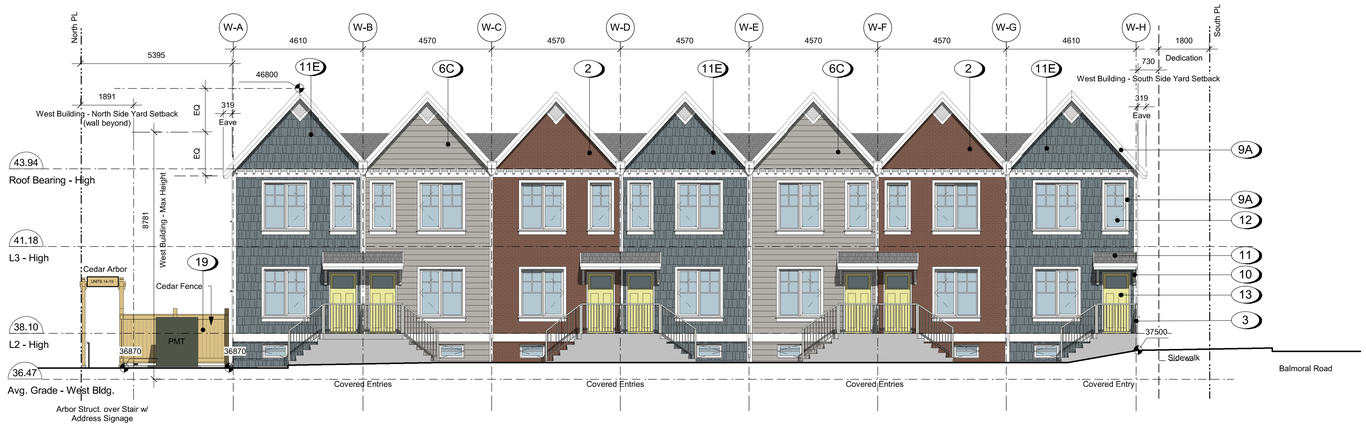
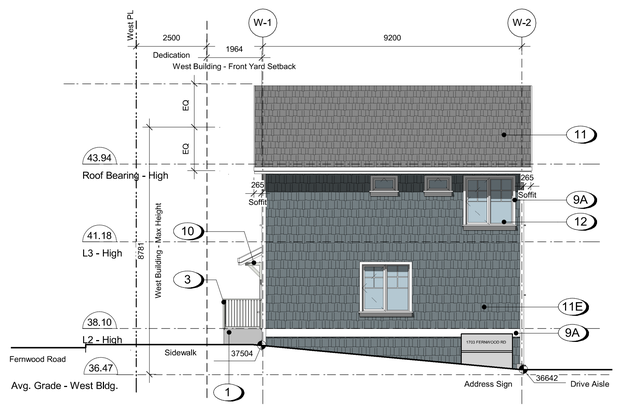
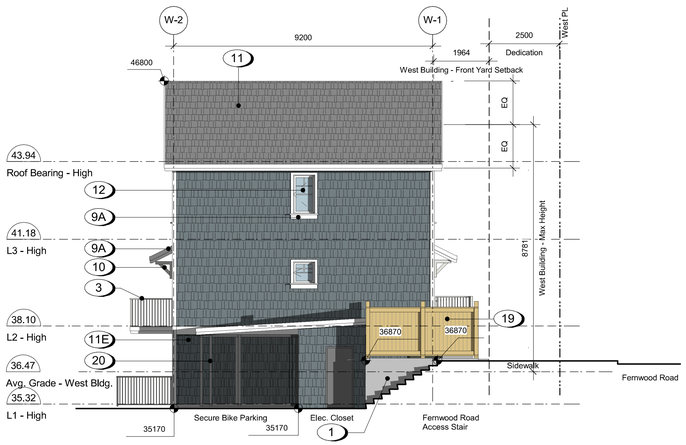


1 West Building - West Elevation
A301A SCALE: 1 : 100



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

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



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

Materials Legend

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

Colour Legend

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

Rev.	Date	Description
6	250425	ISSUED FOR DP REVISIONS
5	250205	ISSUED FOR DP CORRECTION
4	250122	ISSUED FOR DP REVISIONS
2	241030	ISSUED FOR DP REVSIONS

Issued	2025-04-25	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

West Building Elevations

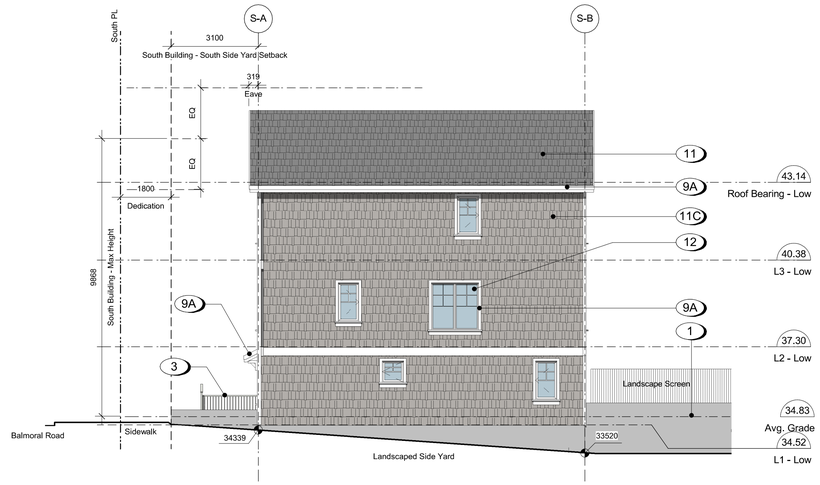
REGISTERED ARCHITECT CHRISTOPHER RICHARDS BOTTS BRITISH COLUMBIA 2025-04-28

A301A

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

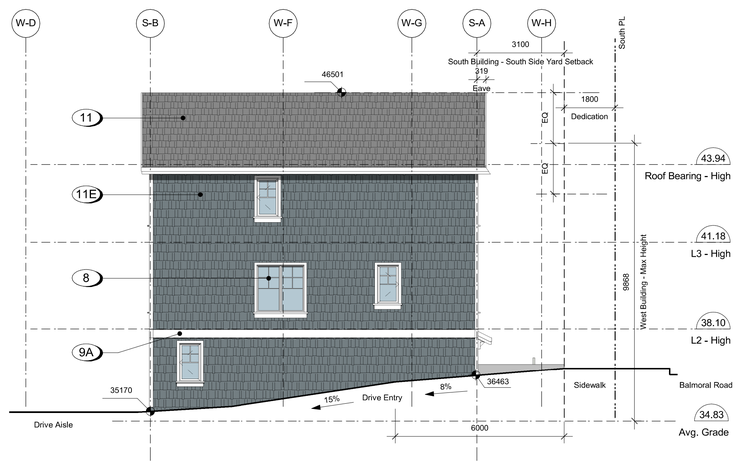
2025-04-28 1:33:39 PM

1 South Building - South Elevation
A301B SCALE: 1 : 100



2 South Building - East Elevation
A301B SCALE: 1 : 100

3 South Building - North Elevation
A301B SCALE: 1 : 100



4 South Building - West Elevation
A301B SCALE: 1 : 100

Frame

Materials Legend

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

Colour Legend

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

Rev.	Date	Description
6	250425	ISSUED FOR DP REVISIONS
4	250122	ISSUED FOR DP REVISIONS
2	241030	ISSUED FOR DP REVISIONS

Issued	2025-04-25	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

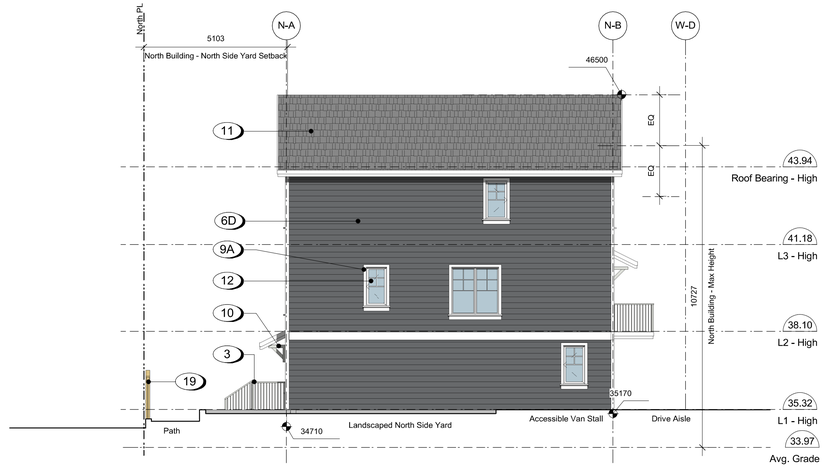
REGISTERED ARCHITECT CHRISTOPHER RICHARD DAVIS BRITISH COLUMBIA 2025-04-28

A301B

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

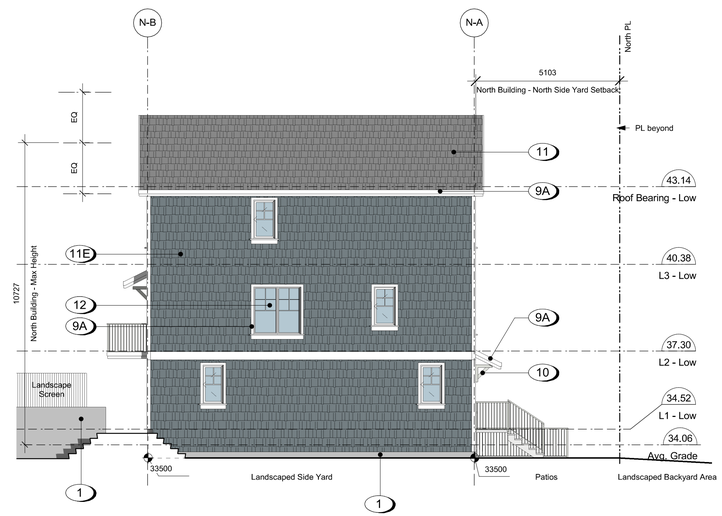
2025-04-28 1:33:42 PM

1 North Building - North Elevation
A301C SCALE: 1 : 100



2 North Building - West Elevation
A301C SCALE: 1 : 100

3 North Building - South Elevation
A301C SCALE: 1 : 100



4 North Building - East Elevation
A301C SCALE: 1 : 100

Frame

Materials Legend

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

Colour Legend

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

Rev.	Date	Description
6	250425	ISSUED FOR DP REVISIONS
4	250122	ISSUED FOR DP REVISIONS
2	241030	ISSUED FOR DP REVSIONS

Issued	2025-04-25	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

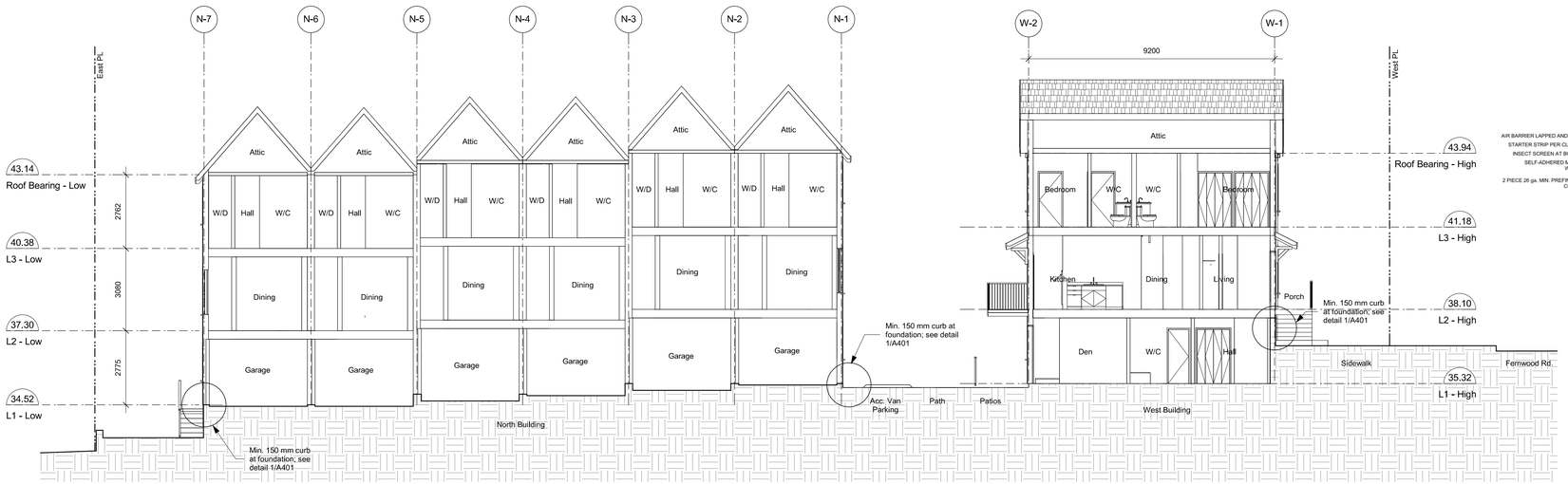
North Building Elevations

REGISTERED ARCHITECT CHRISTOPHER RICHARDS BOTTS BRITISH COLUMBIA 2025-04-28

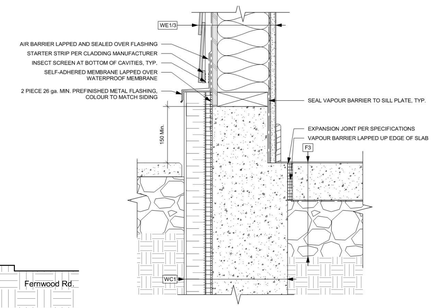
A301C

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

2025-04-28 1:33:44 PM



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



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

Frame

Rev.	Date	Description
6	250425	ISSUED FOR DP REVISIONS
2	241030	ISSUED FOR DP REVISIONS

Issued	2025-04-25	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

REGISTERED ARCHITECT
RICHARD PETER FRIESEN
2025-04-28
BRITISH COLUMBIA

dHKa

A401

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977 Fort Street V8V 3K3 **T** 1•250•658•3367
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102-5190 Dublin Way V9T 0H2 **T** 1•250•585•5810

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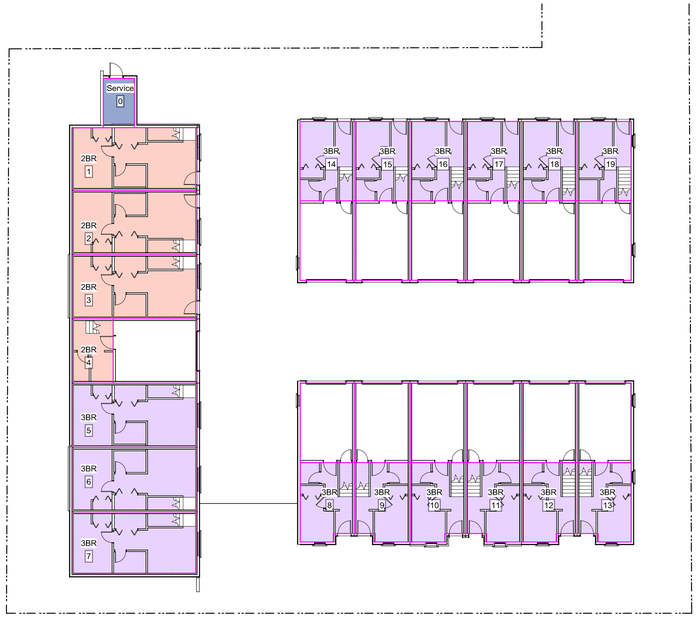
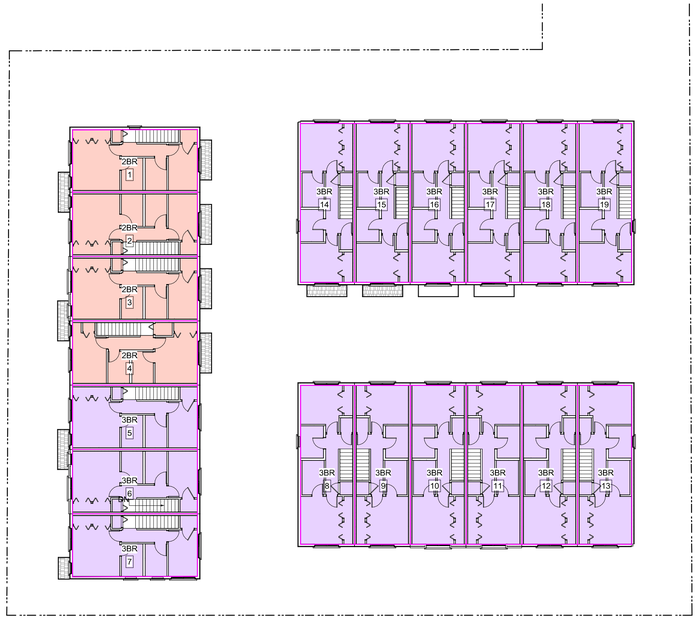
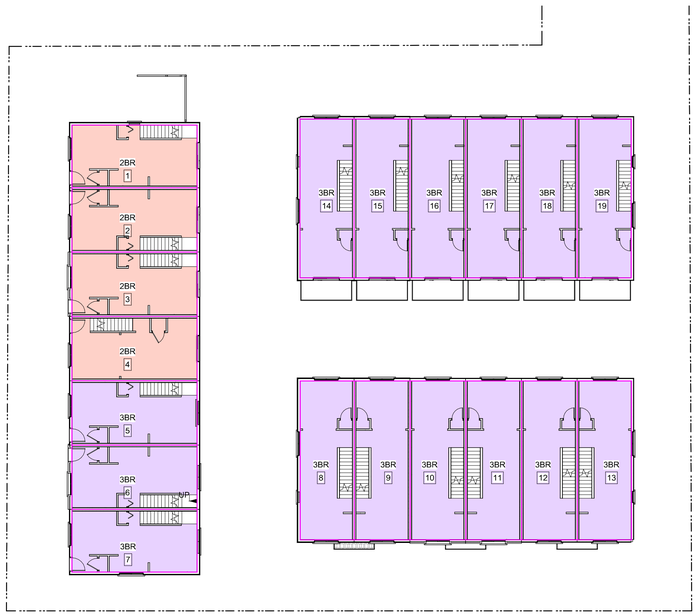


1 A900 Level 1 Areas
SCALE: 1 : 200



3 A900 Level 3 Areas
SCALE: 1 : 200



2 A900 Level 2 Areas
SCALE: 1 : 200

Unit Areas(FAR)	
Level	**Area**
Elec Closet	
L1 - Mid	**7.71 m²**
Unit 1	
L1 - Mid	**38.62 m²**
L3 - Mid	**39.44 m²**
L2 - Mid	**39.64 m²**
Unit 2	
L1 - Mid	**39.71 m²**
L3 - Mid	**40.57 m²**
L2 - Mid	**40.65 m²**
Unit 3	
L1 - Mid	**39.71 m²**
L3 - Mid	**40.58 m²**
L2 - Mid	**40.65 m²**
Unit 4	
L1 - Mid	**12.91 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**

Unit Areas(FAR)	
Level	**Area**
L2 - Mid	**39.64 m²**
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**

Unit Areas(FAR)	
Level	**Area**
L2 - Mid	**43.45 m²**
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	**2143.88 m²**

2025-04-28 1:33:48 PM

Frame

Rev.	Date	Description
6	250425	ISSUED FOR DP REVISIONS
4	250122	ISSUED FOR DP REVISIONS
2	241030	ISSUED FOR DP REVISIONS

Issued	2025-04-25	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

REGISTERED ARCHITECT
RICHARD
2025-04-28
BRITISH COLUMBIA

dHKa

A900

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Victoria
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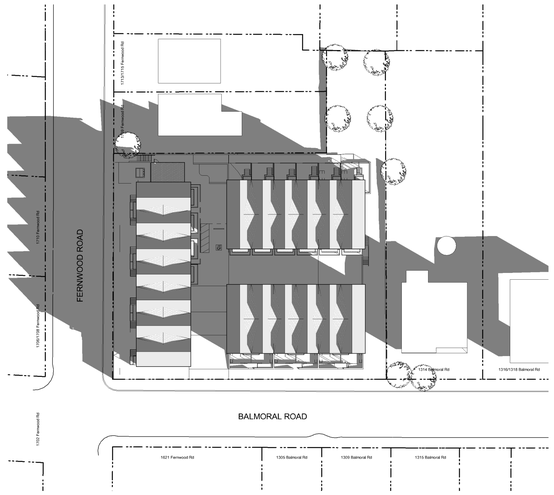
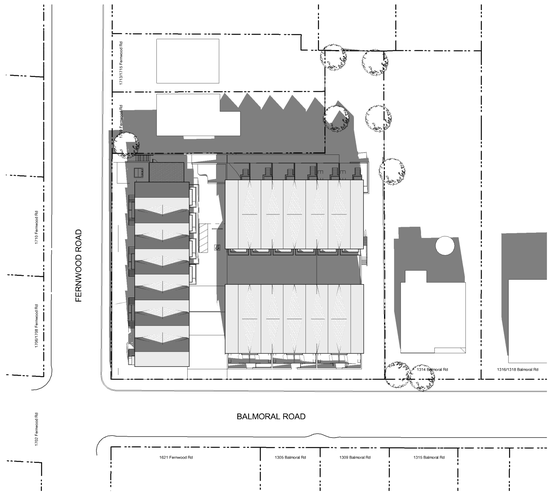
Nanaimo
102-5190 Dublin Way V9T 0H2 **T** 1•250•585•5810

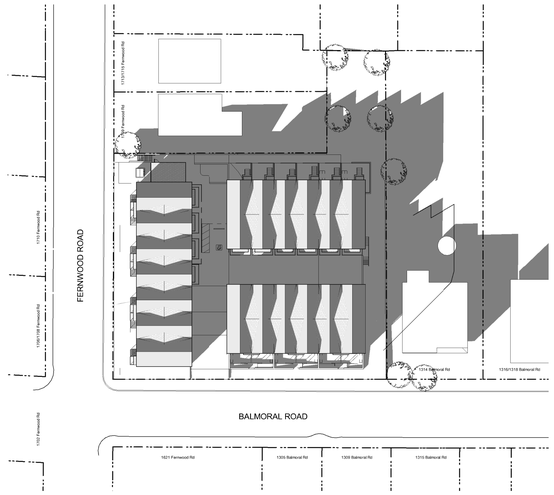
Frame



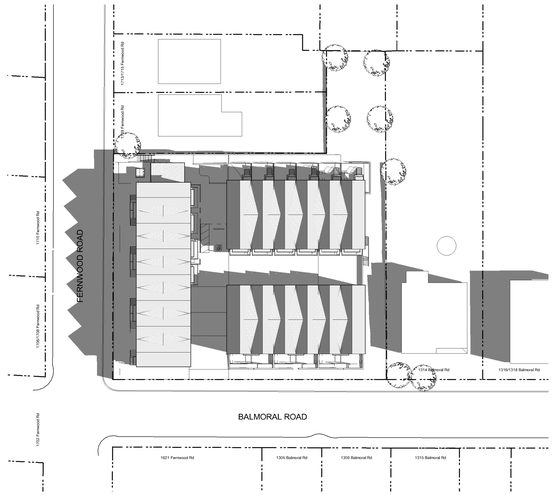
1 March 20 - 9AM
A005 SCALE: 1 : 500



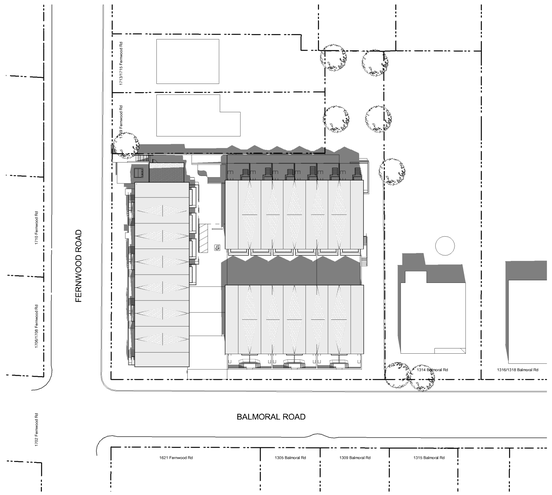
2 March 20 - 12PM
A005 SCALE: 1 : 500



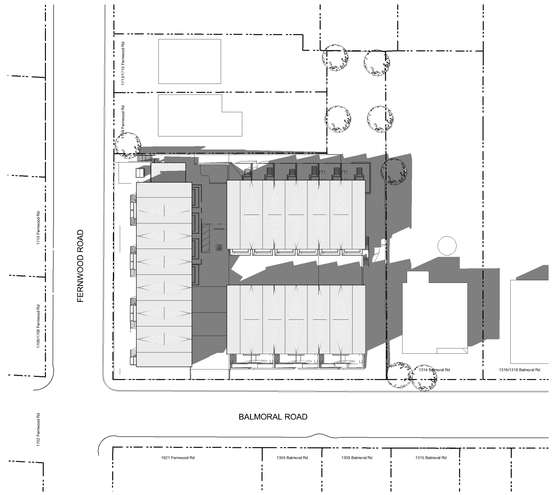
3 March 20 - 3PM
A005 SCALE: 1 : 500



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



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



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

Rev.	Date	Description

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

NOTE: All dimensions are shown in millimeters.

Fernwood Road Missing Middle Townhomes

Shadow Studies

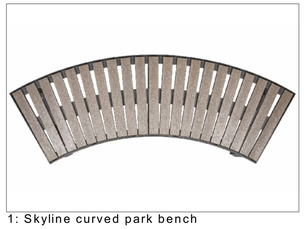
REGISTERED ARCHITECT
RICHARD DAVIS
BRITISH COLUMBIA
2025-04-28

A005

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

2025-04-28 1:33:56 PM

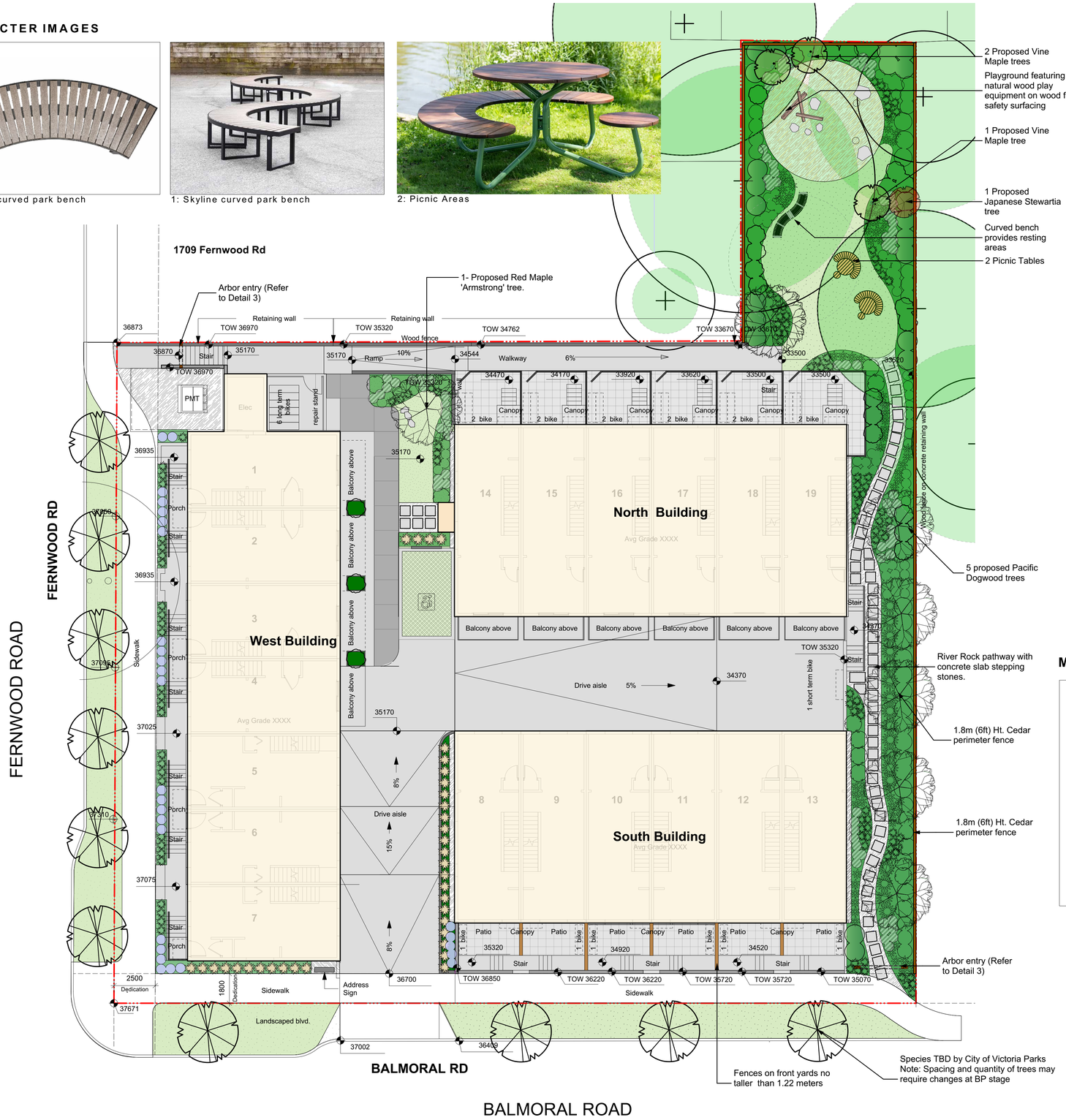
CHARACTER IMAGES



1: Skyline curved park bench

1: Skyline curved park bench

2: Picnic Areas



Recommended Nursery Stock

Trees

Total: 22	Botanical Name	Common Name	Size
	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

Total: 43	Botanical Name	Common Name	Size
	Mahonia aquifolium	Tall Oregon Grape	#5 pot
	Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
	Vaccinium ovatum	Evergreen Huckleberry	#5 pot

Small Shrubs

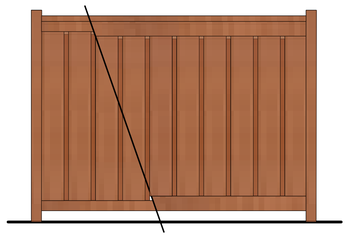
Total: 176	Botanical Name	Common Name	Size
	Gaultheria shallon	Salal	#1 pot
	Lavender stoechas 'Anoluk'	Spanish Lavender	#1 pot
	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot

Perennials, Annuals and Ferns

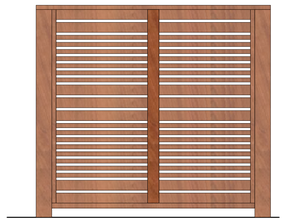
Total: 232	Botanical Name	Common Name	Size
	Blechnum spicant	Deer Fern	#1 pot
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Helictotrichon sempervirens	Blue Oat Grass	# 1 pot
	Polystichum munitum	Sword Fern	#1 pot

Notes:

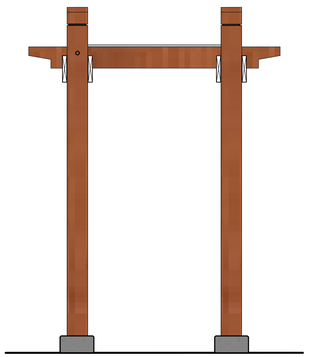
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



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
- Engineered Wood Fibar
- Planting Beds
- River Rock manteinance border
- Reinforced Grass Grid

1:125

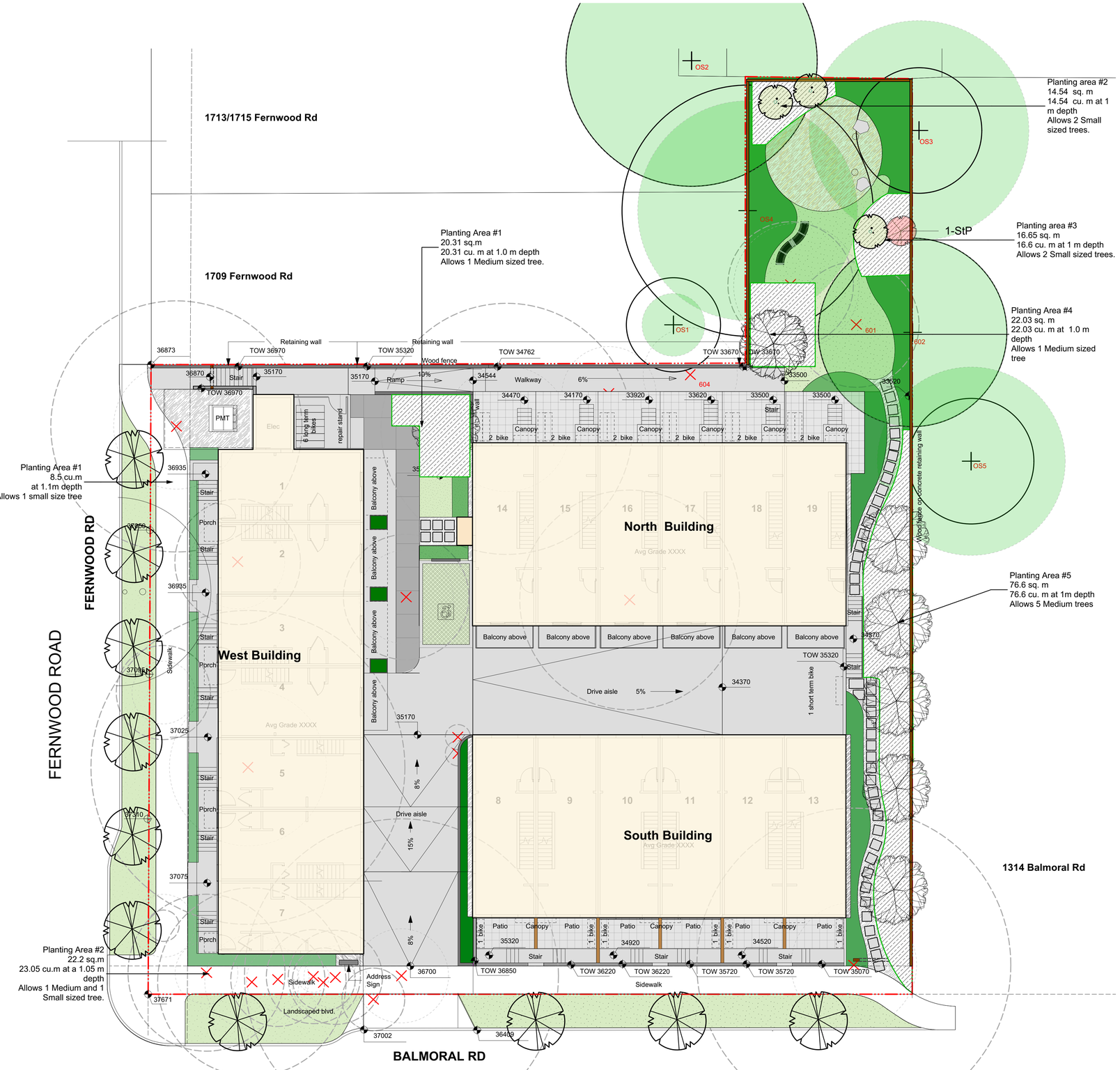
SCALE 1:125
0 1 2 5 10

ISSUED FOR DP REVISIONS Rev.4: Apr 28- 25
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



TREE LEGEND

EXISTING TREE TO BE RETAINED

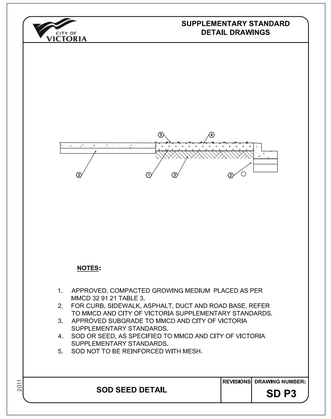
TR-00 — Tree Tag #. See Tree Inventory
Critical Root Zone
Dripline radius (m)

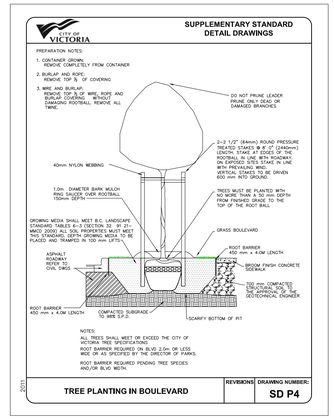
EXISTING TREE TO BE REMOVED

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.





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 **
				Replacement Trees Proposed			Soil Volume Required (m3)			
Onsite										
1	20.31	1.00	20.31		1.0			20.00		20.00
2	14.54	1.00	14.54	2.0			12.00			12.00
3	16.65	1.00	16.65	2.0			12.00			12.00
4	22.03	1.00	22.03		1.0			20.00		20.00
5	76.60	1.00	76.60		5.0			75.00		75.00
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.

1:125

SCALE 1:125
0 1 2 5 10

ISSUED FOR DP REVISIONS Rev.4: Apr 28- 25
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.

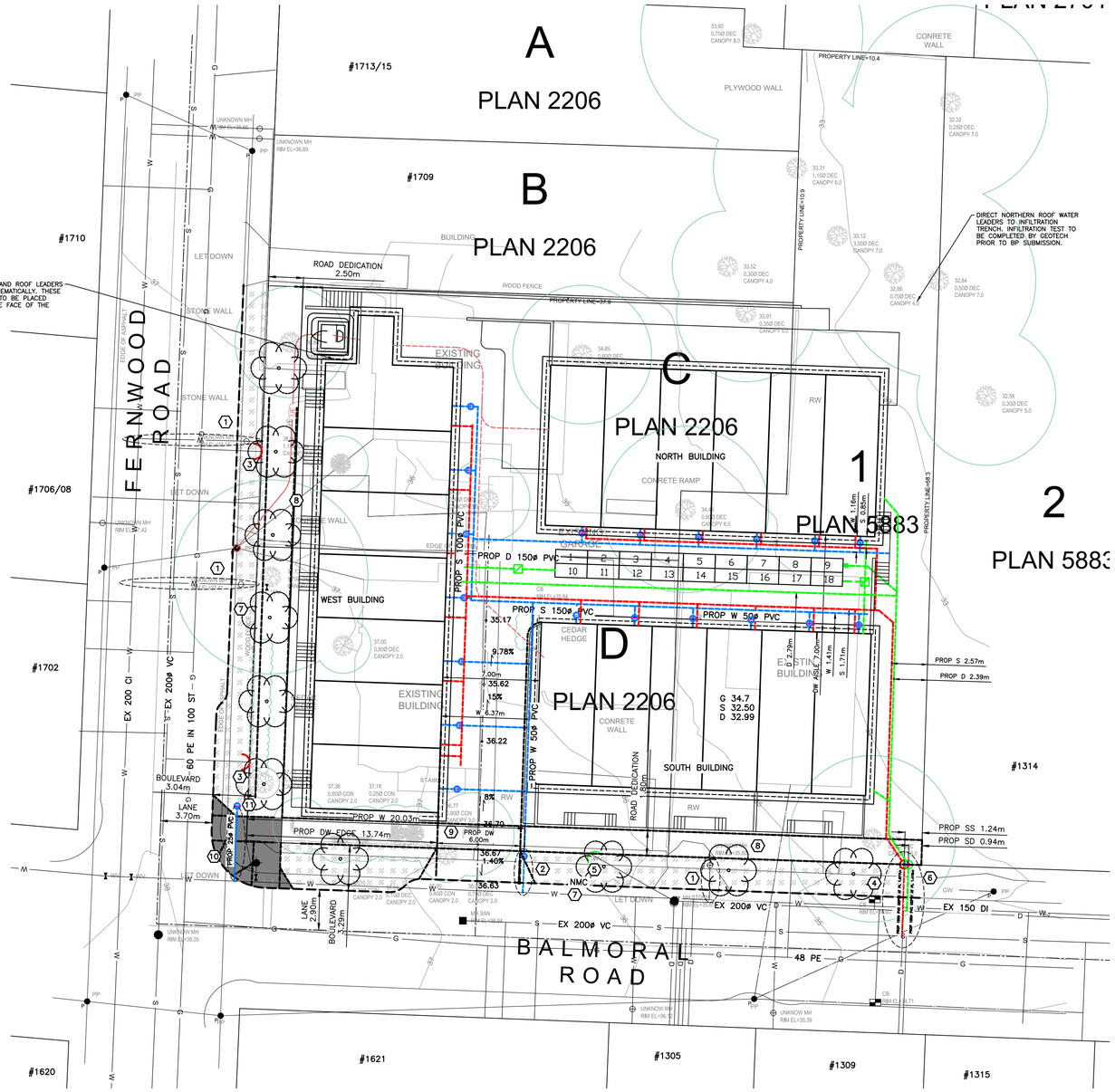
(7) REMOVE EXISTING AND REPLACE WITH NEW CURB AND GUTTER WITH NEW 300mm GUTTER PAN NON MOUNTABLE CURB AND GUTTER (MMCD C4) AS SHOWN

(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

PERMIT TO PRACTICE NUM: 1000348

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.

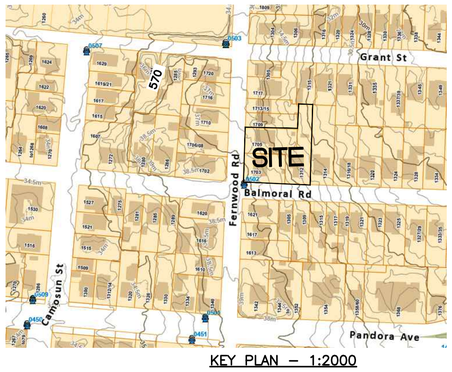
TESTING REQUIREMENTS
CONFORMANCE TESTING IS TO BE PROVIDED BY THE CONTRACTORS TESTING ENGINEER FOR ALL ROAD CROSSINGS, ROAD BASE, CONCRETE, AND PAVING CONSTRUCTION MATERIALS AND AS OTHERWISE REQUIRED BY CITY OR THE ENGINEER.

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



KEY PLAN – 1:2000

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

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — E. S. KYLE # 44451 — 25 APR 2025

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

6	
5	
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2	
1	ISSUED FOR DEVELOPMENT PERMIT

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

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

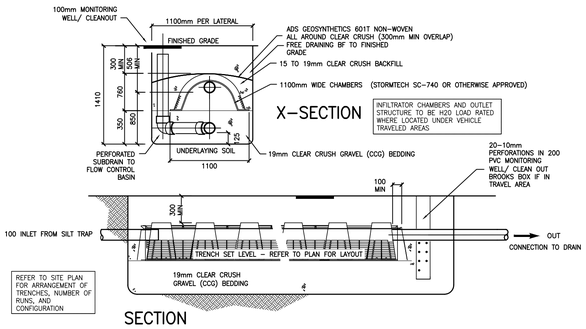
CITY OF VICTORIA

1705,1703 FERNWOOD & 1312 BALMORAL ROAD

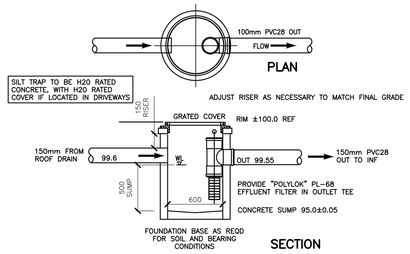
SEWER, STORM, WATER AND ROAD SERVICES

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



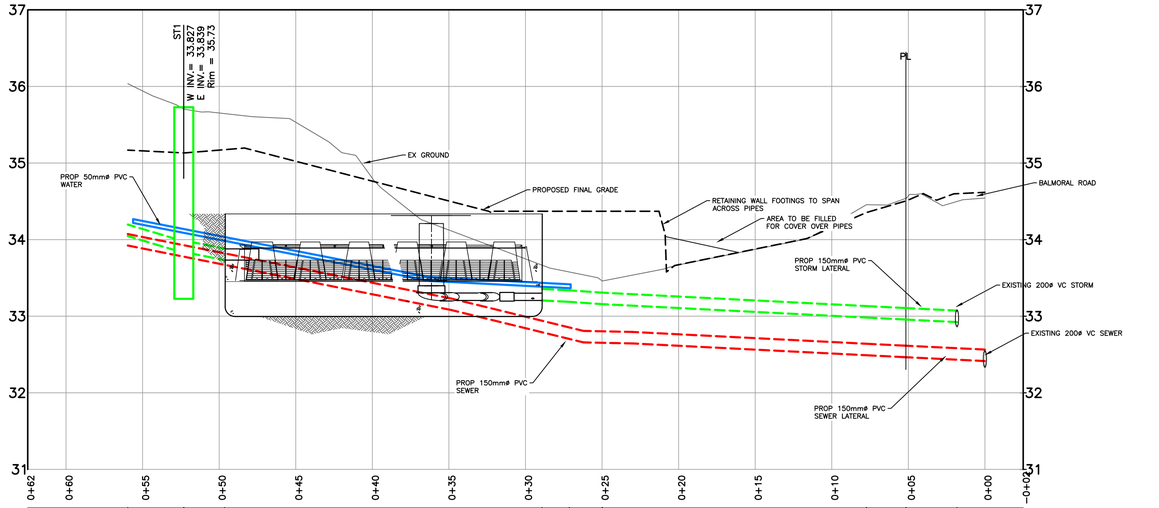
SWM STORAGE/FILTRATION TRENCH – D11C



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 0+52.31 RIM=35.73 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 2.77m 150ø PVC @ 1.09% Invert In 33.157 Invert Out 33.188 17.53m 150ø PVC @ 1.00% Invert In 32.982 Invert Out 33.157 2.58m 150ø PVC @ -1.00% Invert In 32.956 Invert Out 32.982 3.34m 150ø PVC @ 1.00% Invert In 32.923 Invert Out 32.956
Prop Sewer Data:	21.11m 150ø PVC @ 3.99% Invert In 33.081 Invert Out 33.923 8.64m 150ø PVC @ 4.90% Invert In 32.658 Invert Out 33.081 1.34m 150ø PVC @ 1.00% Invert In 32.645 Invert Out 32.658 15.51m 150ø PVC @ 1.00% Invert In 32.490 Invert Out 32.645 2.35m 150ø PVC @ 1.00% Invert In 32.466 Invert Out 32.490 5.16m 150ø PVC @ 1.00% Invert In 32.415 Invert Out 32.466

1:40 (0, 0.8, 2.4m) — 1:200 (0, 4, 12m)

ROAD PROFILE

SCALE V 1:40 H 1:200

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**

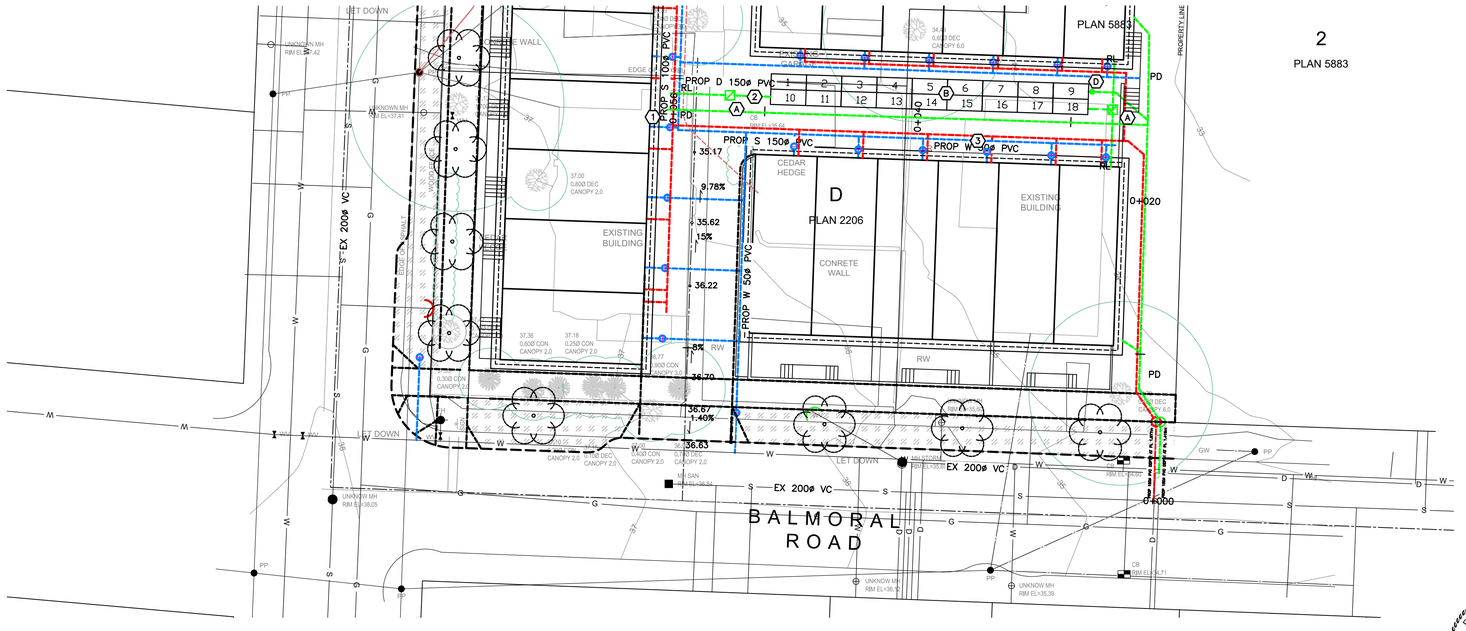
STORMWATER MANAGEMENT

(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 — 25 APR 2024

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

6	
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1	ISSUED FOR DEVELOPMENT PERMIT

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

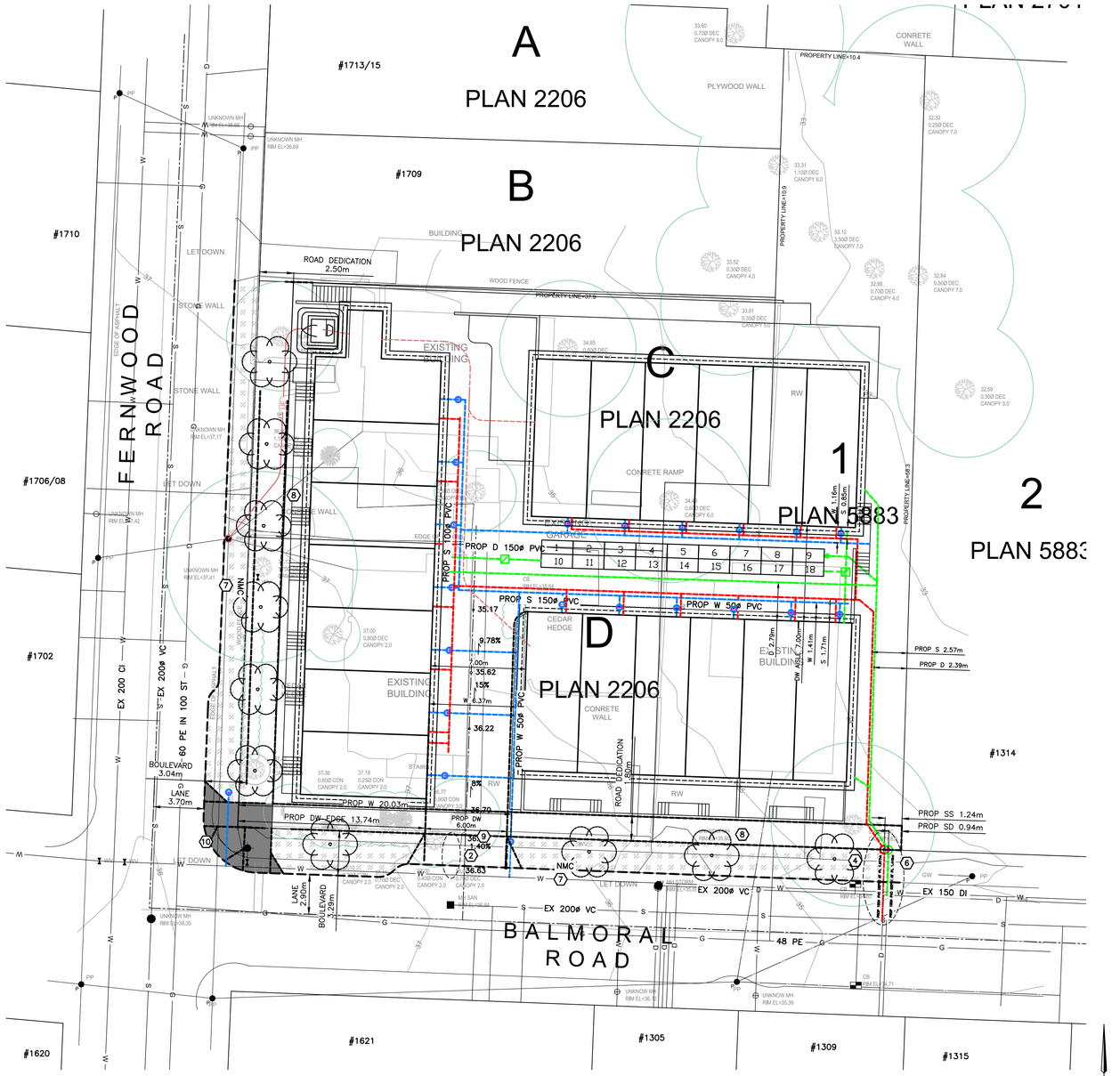
SAANICH FILE No.	–
SAANICH DESIGN No.	–
DRAWING No.	Sheet 2 of 5

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 ENGINEER — PROVINCE OF BRITISH COLUMBIA — E. S. KYLE # 44451 — 25 APR 2025

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
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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

6	
5	
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1	ISSUED FOR DEVELOPMENT PERMIT

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

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA

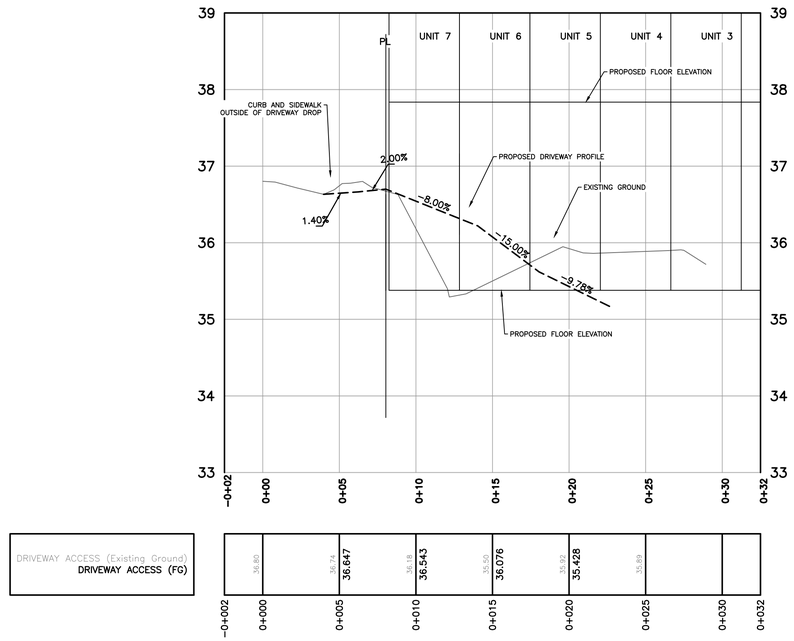
1705,1703 FERNWOOD & 1312 BALMORAL ROAD

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 3 of 5

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



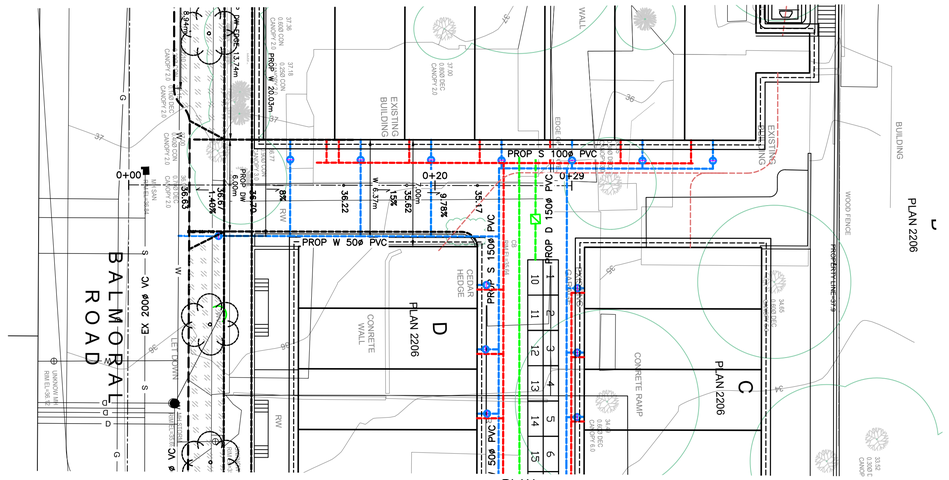
DRIVEWAY ACCESS (Existing Ground) DRIVEWAY ACCESS (FG)	-0+002	0+000	0+005	0+010	0+015	0+020	0+025	0+030	0+032
DRIVEWAY ACCESS (Existing Ground)		36.80	36.74	36.18	35.50	35.92	35.89		
DRIVEWAY ACCESS (FG)			36.647	36.543	36.076	35.428			

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

E. S. KYLE
44451
25 April 2025

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 (TS)	Ctrl Monument ▲	Traverse Hub	Gas Valve	Water Meter ⊖

REVISIONS

6	
5	
4	
3	
2	
1	ISSUED FOR DEVELOPMENT PERMIT

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

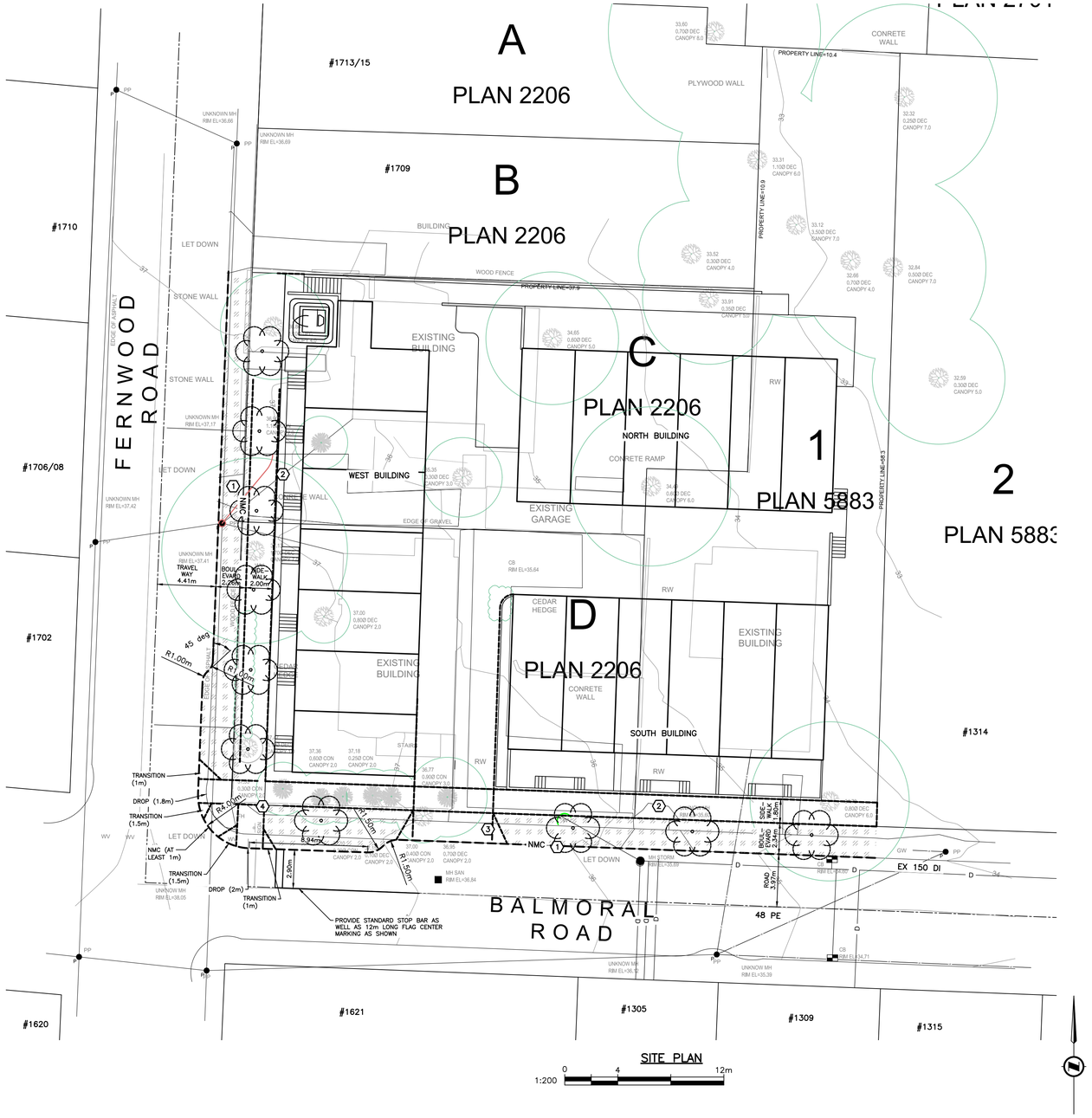
DRIVEWAY ENTRANCE DETAILS

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

FILE No. –

DESIGN No. –

DRAWING No. Sheet 4 of 5



SITE PLAN

1:200 0 4 12m

DETAILED CONSTRUCTION NOTES:

1. REMOVE EXISTING AND REPLACE WITH NEW CURB AND GUTTER WITH NEW 300mm GUTTER PAN NON MOUNTABLE CURB AND GUTTER (MMCD C4) AS SHOWN
2. REMOVE EXISTING AND REPLACE WITH NEW SIDEWALK ALONG FRONTAGE TO NEAREST JOINT LINE. AS SHOWN. (2.0m WIDE ON FERNWOOD, 1.8m WIDE ON BALMORAL) CoV STANDARD DRG SD C7c. BROOM FINISHED
3. PROVIDE 6.0m WIDE DRIVEWAY IN ACCORDANCE WITH CITY STANDARDS W/ 1m WIDE FLARES APPROXIMATELY 2.0m DEEP.
4. PROVIDE WHEEL CHAIR RAMP FOR SIDEWALK DROP IN ACCORDANCE WITH CoV STANDARD DRAWING SD 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 — 25 APR 2025

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

THE CITY OF VICTORIA: April 25, 2025 / U:\CS1400 Customer Files\2024\DV Civil\DV24-10 Fernwood – A Frame\03 EN-DN\040 Internal Drawings\00 Current\DV24-10 250422 Site Servicing Plan.dwg

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

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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

6	
5	
4	
3	
2	
1	ISSUED FOR DEVELOPMENT PERMIT

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

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 5 of 5