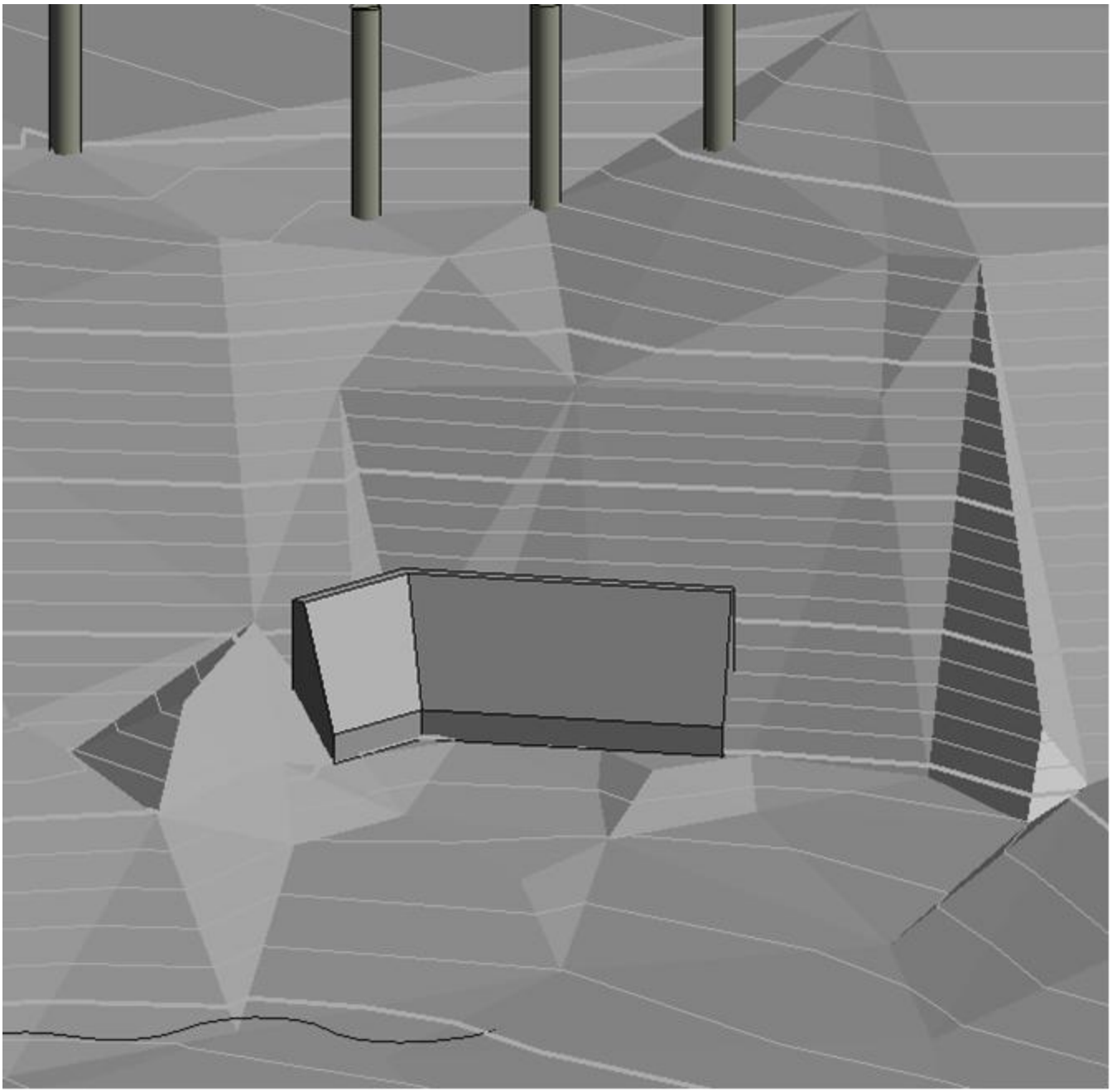
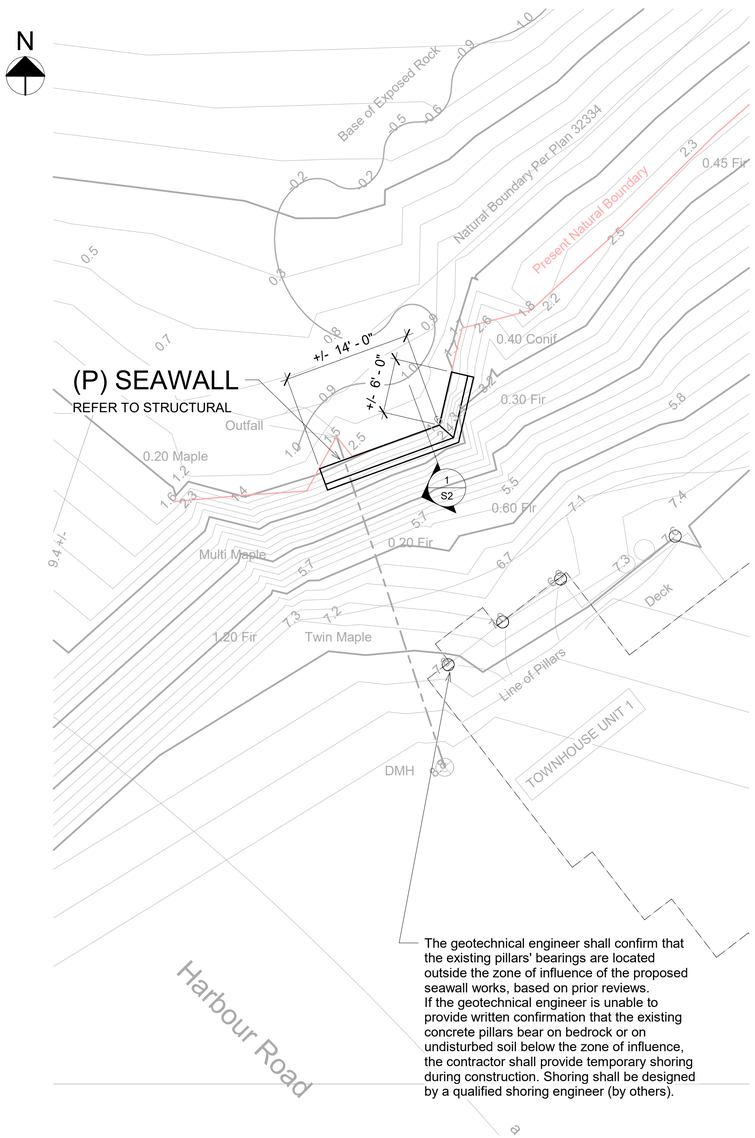


3D model view (topo values from Wey Meyenburg Land Surveying Ltd. - 16 July 2025)

*SK0248 2353 Harbour Rd seawall (*Shoal Harbour Strata VIS 1002)

New Seawall for Townhouse Unit 1



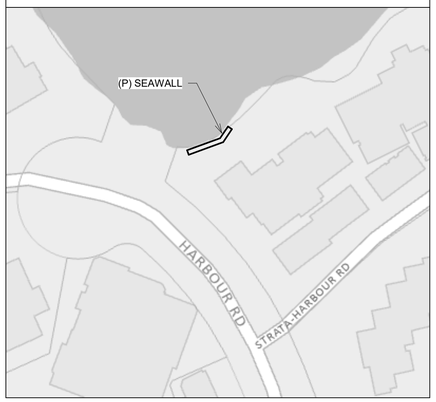
The geotechnical engineer shall confirm that the existing pillars' bearings are located outside the zone of influence of the proposed seawall works, based on prior reviews.
If the geotechnical engineer is unable to provide written confirmation that the existing concrete pillars bear on bedrock or on undisturbed soil below the zone of influence, the contractor shall provide temporary shoring during construction. Shoring shall be designed by a qualified shoring engineer (by others).

1 SITE PLAN
1 : 100

PROJECT SCOPE:

NEW SEAWALL TO STABILIZE ERODED BANK TOE AT PRESENT NATURAL BOUNDARY, NEAR TOWNHOUSE UNIT 1.

SITE CONTEXT MAP



TOPOGRAPHIC INFORMATION SHOWN IS FROM:

BC Land Surveyor's Site Plan of Part of:
Strata Plan 1002, Section 15,
Range 3 East, North Saanich District.
Civic Address: 2353 Harbour Road

Wey Mayenburg Land Surveying Inc.
Date: 14th day of October, 2022

SEAWALL HEIGHT AND LENGTH REQUIRED FROM:

Ryzuk Geotechnical
Geotechnical Memorandum
Project No. 4220-3
Date: December 18, 2025

SHEET NAME	SHEET NO.
DESIGN	
SITE PLAN	A1
STRUCTURAL	
STRUCTURAL GENERAL NOTES	S1
STRUCTURAL DETAILS	S2

DESIGN - BUILDING PERMIT

MAVERICKS BC
Building Designers & Structural Engineers
C-2009 Fernwood Rd
Victoria, BC V8T 2Y8
(778) 746-1224

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No.	Description	Date
	Issued for Building Permit	2025.12.19

Shoal Harbour Strata VIS 1002

2353 Harbour Rd seawall (Doug)

SITE PLAN

Project number	SK0248
Date	2025.12.19
Drawn by	AR
Checked by	DR

A1

Scale	As indicated

2025-12-19 9:47:00 AM

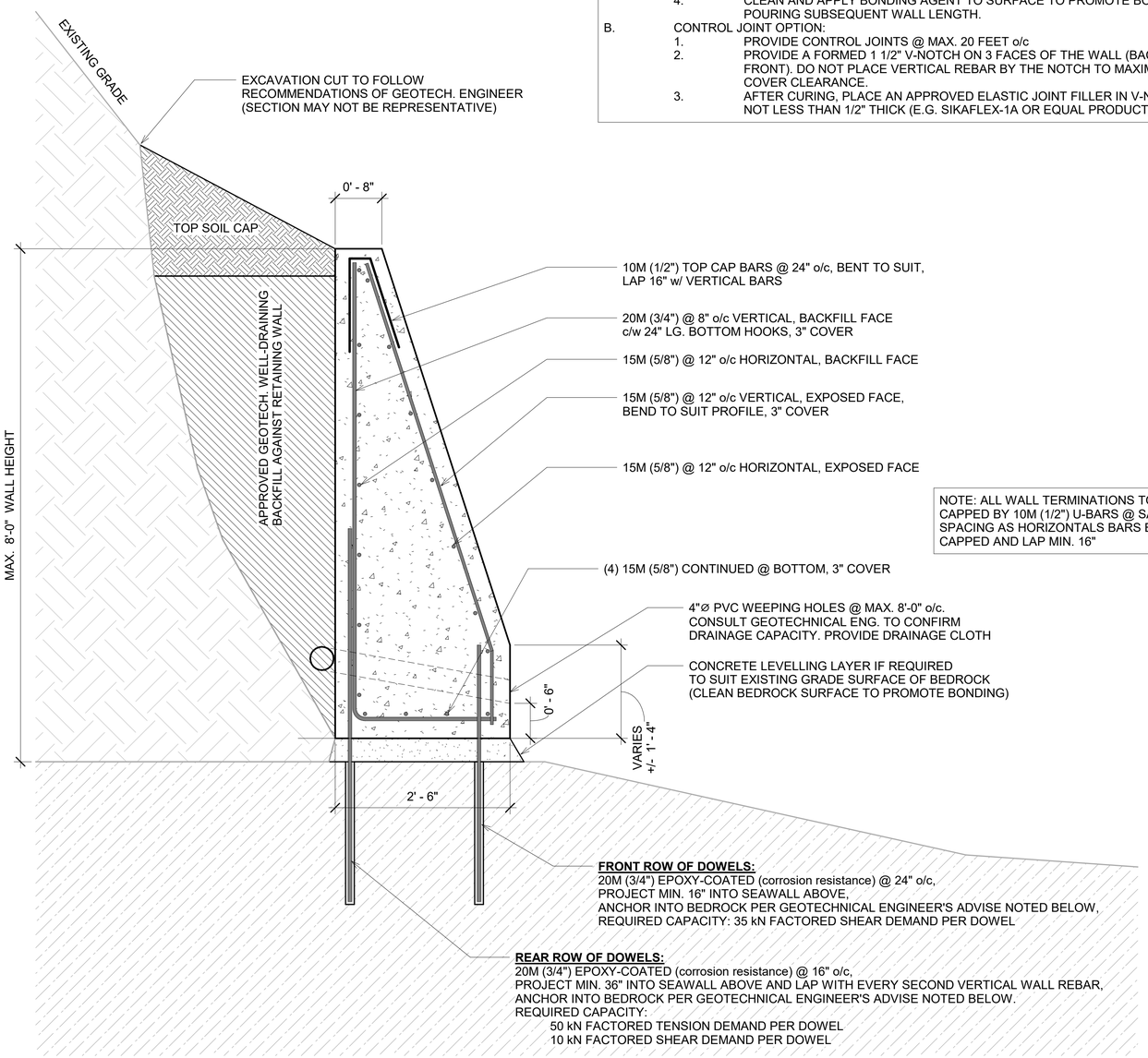
*SK0248 2353 Harbour Rd seawall (*Shoal Harbour Strata VIS 1002)

New Seawall for Townhouse Unit 1

CONSTRUCTION JOINT OR CONTROL JOINT NOTE:

A. CONSTRUCTION JOINT OPTION:
1. MAXIMUM WALL POUR LENGTH OF 20 FEET PERMITTED AT A TIME.
2. STOP POUR WITH HORIZONTAL WALL REBAR PROTRUDING 30" INTO THE NEXT POUR AND FORM A 2x6 VERTICAL KEYWAY PLACED IN THE MIDDLE OF THE WALL THICKNESS.
3. ALLOW WALL TO CURE AND SHRINK FOR A MINIMUM OF 7 DAYS BEFORE POURING THE SUBSEQUENT WALL LENGTH.
4. CLEAN AND APPLY BONDING AGENT TO SURFACE TO PROMOTE BONDING PRIOR TO POURING SUBSEQUENT WALL LENGTH.

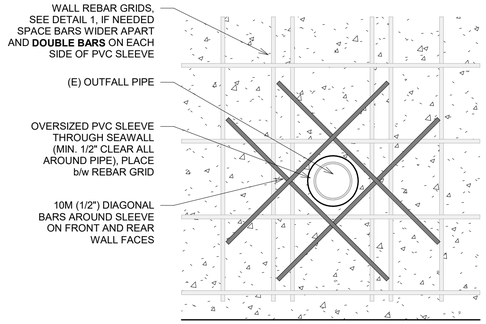
B. CONTROL JOINT OPTION:
1. PROVIDE CONTROL JOINTS @ MAX. 20 FEET o/c
2. PROVIDE A FORMED 1 1/2" V-NOTCH ON 3 FACES OF THE WALL (BACK, TOP AND FRONT). DO NOT PLACE VERTICAL REBAR BY THE NOTCH TO MAXIMIZE CONCRETE COVER CLEARANCE.
3. AFTER CURING, PLACE AN APPROVED ELASTIC JOINT FILLER IN V-NOTCHES OF NOT LESS THAN 1/2" THICK (E.G. SIKAFLEX-1A OR EQUAL PRODUCT).



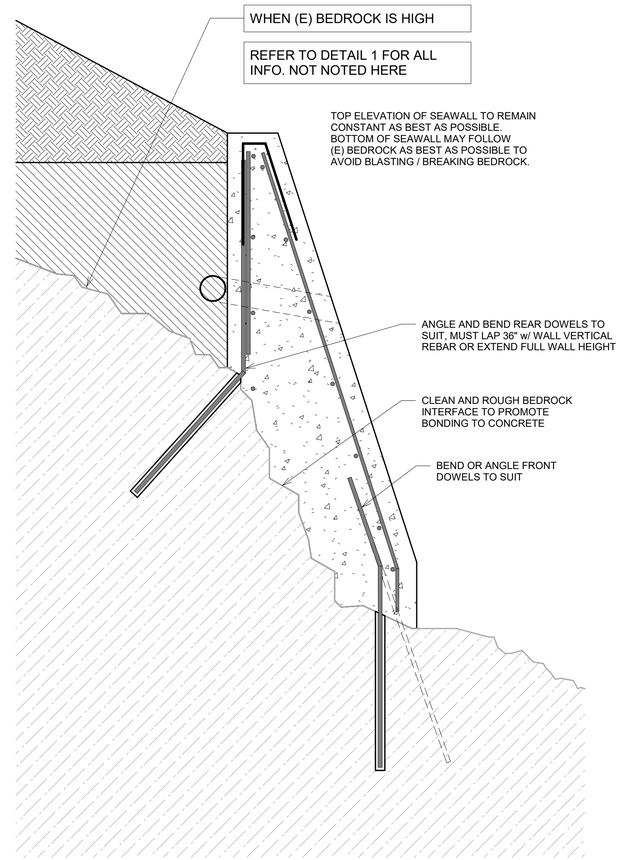
NOTE: ALL WALL TERMINATIONS TO BE CAPPED BY 10M (1/2") U-BARS @ SAME SPACING AS HORIZONTALS BARS BEING CAPPED AND LAP MIN. 16"

1 STRUCTURAL SECTION DETAIL 1
1" = 1'-0"

GEOTECHNICAL ENGINEER'S DOWEL ANCHORAGE RECOMMENDATIONS:
(from Ryzuk Geotechnical's "Supplementary Design Info" document dated December 18, 2025)
- MINIMUM 600mm (2'-0") EMBEDMENT INTO SOUND BEDROCK
- MINIMUM 38mm (1-1/2") DRILLED HOLES, CLEAN FROM DUST & DEBRIS
- BOND DOWELS WITH MINIMUM 30 MPa NON-SHRINK GROUT OR AN APPROVED EPOXY EQUIVALENT



2 OUTFALL PIPE SLEEVE
1" = 1'-0"



3 SEAWALL SECTION DETAIL 2
1" = 1'-0"

STRUCTURAL - BUILDING PERMIT

MAVERICKS BC
Building Designers & Structural Engineers
C-2009 Fernwood Rd
Victoria, BC V8T 2Y8
(778) 746-1224

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA D. R. RACHID # 51523 2025.12.19 STRUCTURAL
Permit to Practice 1004809

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No.	Description	Date
	Issued for Building Permit	2025.12.19

Shoal Harbour Strata VIS 1002

2353 Harbour Rd seawall (Doug)

STRUCTURAL DETAILS

Project number	SK0248
Date	2025.12.19
Drawn by	AR
Checked by	DR

S2

Scale	As indicated

2025-12-19 9:36:45 AM