



.1 Paving and Surfacing Materials

- .1 Typical paving materials for pedestrian and traffic surfaces (walkways, plazas, stairs, ramps, etc):
 - .1 Concrete:
 - .1 Exposed Aggregate (10mm nominal size)
 - .2 Broom Finish (preferable for wheelchair access areas)
 - .3 Smooth troweled finish not acceptable
 - .2 Concrete Pavers:
 - .1 Nominal sizes, permeable installation
 - .3 Asphalt
 - .1 Roadways
 - .2 Parking Areas
 - .3 Pathways
 - .4 Gravel
 - .1 Service Roads
 - .2 Paths/Trails
 - .3 Garden Areas (crushed rock or limestone, consult FMGR)
- .2 Minimize the surface area of paved and impermeable surfaces:
 - .1 Use permeable paving wherever possible.
 - .2 EcoGrid and other similar systems shall only be used where directed by FMGT.

.2 Exterior Walkways and Concrete Work

- .1 All walkways shall be minimum 1200 mm wide, and sized to suit the intensity of traffic, prominence of location, etc.
- .2 Concrete Sidewalks
 - .1 Provide mock-up area to review aggregate exposure above concrete.
 - .2 Control Joints: space at 3000mm, or match existing pattern.
 - .3 Flyash: use in concrete mixture; maximum 20% of cementitious content.
 - .4 Concrete slab thickness:
 - .1 Sidewalks and Walkways: minimum 100 mm thick.
 - .2 Vehicular Traffic Sidewalks: minimum 150 mm thick.
- .3 Concrete Base for Light Standards
 - .1 provide base upstand, either as a trapezoid extension of the sidewalk (preferred) or independent, to prevent light pole damage from landscape equipment.

.3 Drainage of Pedestrian Paved Areas

- .1 Walkways 1,200mm wide and level lengthwise shall have a continuous cross fall slope of 2%. Walkways in excess of 1,200mm wide should be crowned.
- .2 Large Paved Areas shall be sloped to drains, minimum 1% to maximum 2% fall. Where falls are 2%, provide sufficient number of drains to prevent "dishing".
- .3 Provide positive slopes away from entrances and exits, not less than 4%, to adequate storm drains, gratings or landscape. Do not extend the 4% slope for more than 2m horizontally.

.4 Fire and Service Vehicle Accessibility



- .1 Review with the Fire Departments - Municipal Fire Chiefs of both Saanich and Oak Bay, in the early planning stages and obtain their agreement to the following:
 - .1 Design and location of fire access roads, fire hydrants, annunciator panels, etc.
 - .1 Design fire access roads as "loop" (no dead-ends). "Y"s may be considered, subject to above agreement.

.5 Service Vehicle Accessibility and Service Areas

- .1 Road Access: Provide road access for service, shipping/ receiving and waste removal to all major buildings.
- .2 Loading Platforms: To be provided only where requested by Users, to satisfy a particular demand. Where required, design shall consider all appropriate WBC requirements regarding steps and guardrails.
- .3 Waste Receptacle Containment: Building and site design shall provide adequate operational space for waste containers (refer to Section 2.5 – Site Furnishings for typical Waste Receptacle Specifications). Minimum requirements for most buildings include:
 - .1 Concrete Pad
 - .1 Ground Level (not on a loading dock)
 - .2 Confirm dimensions with FMGR-WRC
 - .3 Where exterior wet waste containers (bagged food disposal, animal and biological wastes, etc.) are required, they shall be located near the service entry of the building, in the same vicinity but separated from other waste containers.
 - .2 Access
 - .1 Direct in-line service access to front-load waste containers shall be at least 1.5 times the length of an industry standard front-load compactor truck.
 - .2 Access and operation of typical waste collection vehicles are usually accommodated by the fire truck access standards for lane widths, turning radii and load bearing capability, OR:
 - .1 Minimum access width of 3.65m to any front-loads waste container enclosures.
 - .2 Minimum vertical clearance above waste containers of 4.25m.
 - .3 A ramp or ground level access (no steps) from the building to the service area is required to allow recycling totes to be wheeled easily to designated outside pickup area.

.6 Parking

- .1 The number and capacity of parking lots within Ring Road shall not be increased.
- .2 Where possible and without compromising adequate visual clearance for safety, parking lots shall be visually screened from the principal roads and buildings by one or a combination of planting, or depressing the lot below existing grade. Mounding shall only be used in consultation with FMGR.