

Revisions

Received Date:
July 4, 2022



PROJECT LOCATION PLAN (NTS)

CONTACTS

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LIST OF DRAWINGS

ARCHITECTURAL
A000 Cover
A010 Perspectives
A011 Material Specifications
A050 Spatial Separation
A051 Code Analysis
A100 Site Plan and Project Data
A101 Proposed Floor Plans L1 & L2
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A500 Context & Shadow Study
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LANDSCAPE
L1.01 Landscape Materials

CIVIL
C1 Conceptual Site Servicing Plan
C02 Conceptual Surface Works & Site Grading

JAWL PROPERTIES
1030 FORT STREET
JUNE 29, 2022

Project #	2112	Date	JUNE 29, 2022
		Revision	6
Sheet #	A000		



2022-06-28

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VIEW FROM FORT STREET WEST



VIEW OF FORT STREET FRONTAGE



VIEW OF NORTH FACING FACADE




VIEW FROM FORT STREET EAST

6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022
5	RZ/DP Response to ADP Comment - Rev3	APRIL 21, 2022
4	RZ/DP Content for ADP - Rev2	FEB 09, 2022
3	RZ/DP Response to TRG Comment - Rev1	NOV 30, 2021
2	RZ/DP	SEPT 15, 2021
1	Issued for Development Tracker	AUG 03, 2021
NO.	DESCRIPTION	DATE



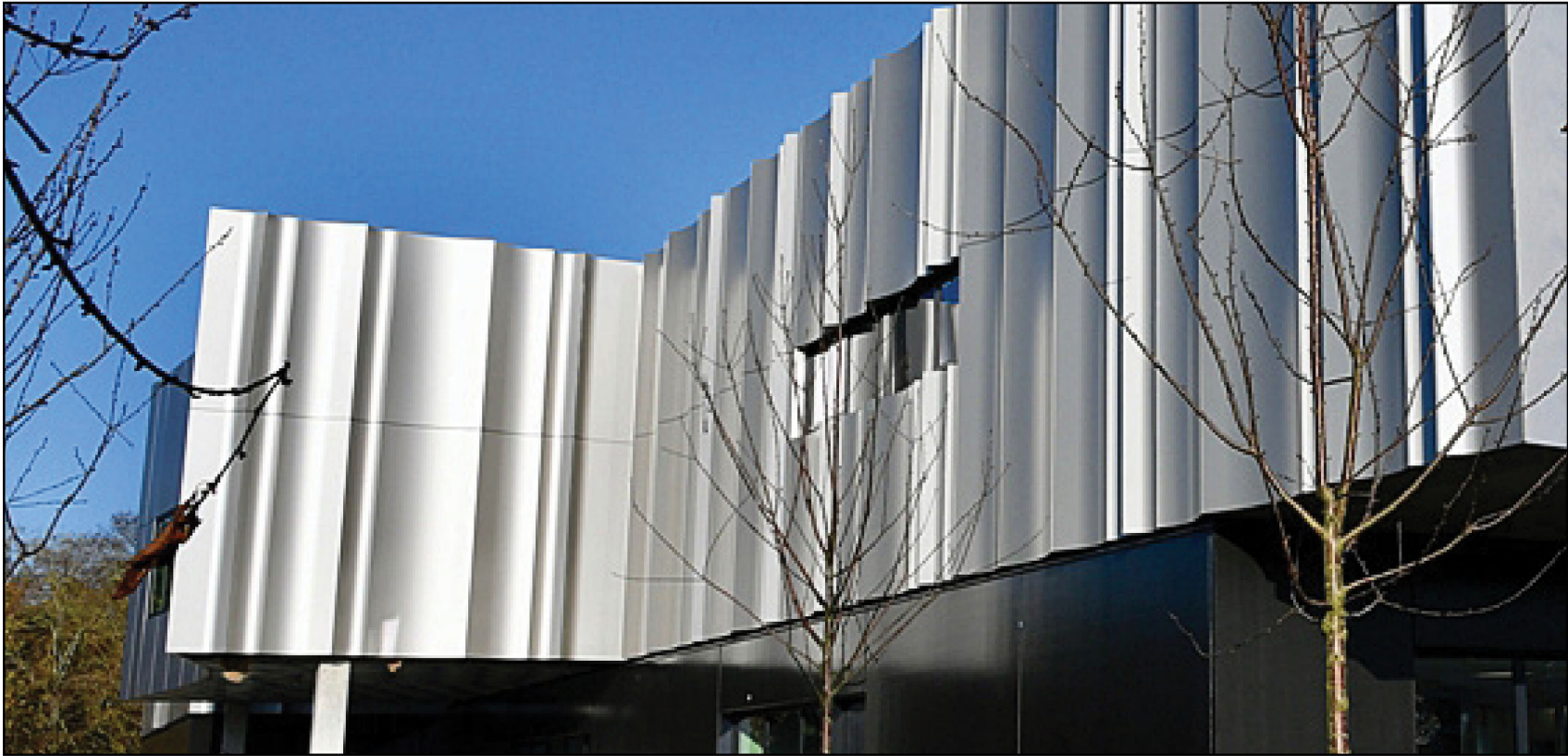
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Project		
1030 FORT STREET		
JAWL PROPERTIES 1030 Fort Street, Victoria BC		
Sheet Name	Perspectives	
Date JUNE 29, 2022		
Scale 1 : 200	Project # 2112	Revision JUNE 29, 2022 6
		Sheet # A010



Terra cotta precedent:
10 Bond Street, NYC



Pre-finished metal precedent:
École Ducasse, 64 Rue du Ranelagh, Paris

MATERIAL
PALETTE

- 1

TERRA COTTA
Glazed ceramic tile in warm red brown color with scalloped profile
- 2

PRE-FINISHED METAL
Red brown color with scalloped profile
- 3

FRITTED GLASS
Vertical opaque frits of the 3 chosen red brown hues
- 4

CEDAR SOFFIT
Vertical grain, clear finish
- 5

CEMENTITIOUS PANEL
Board and batten type finish with 2 selected red brown colors
- 6

ARCHITECTURAL CONCRETE
- 7

CONCRETE

PHYSICAL
SAMPLING



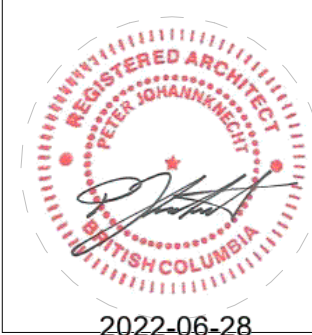
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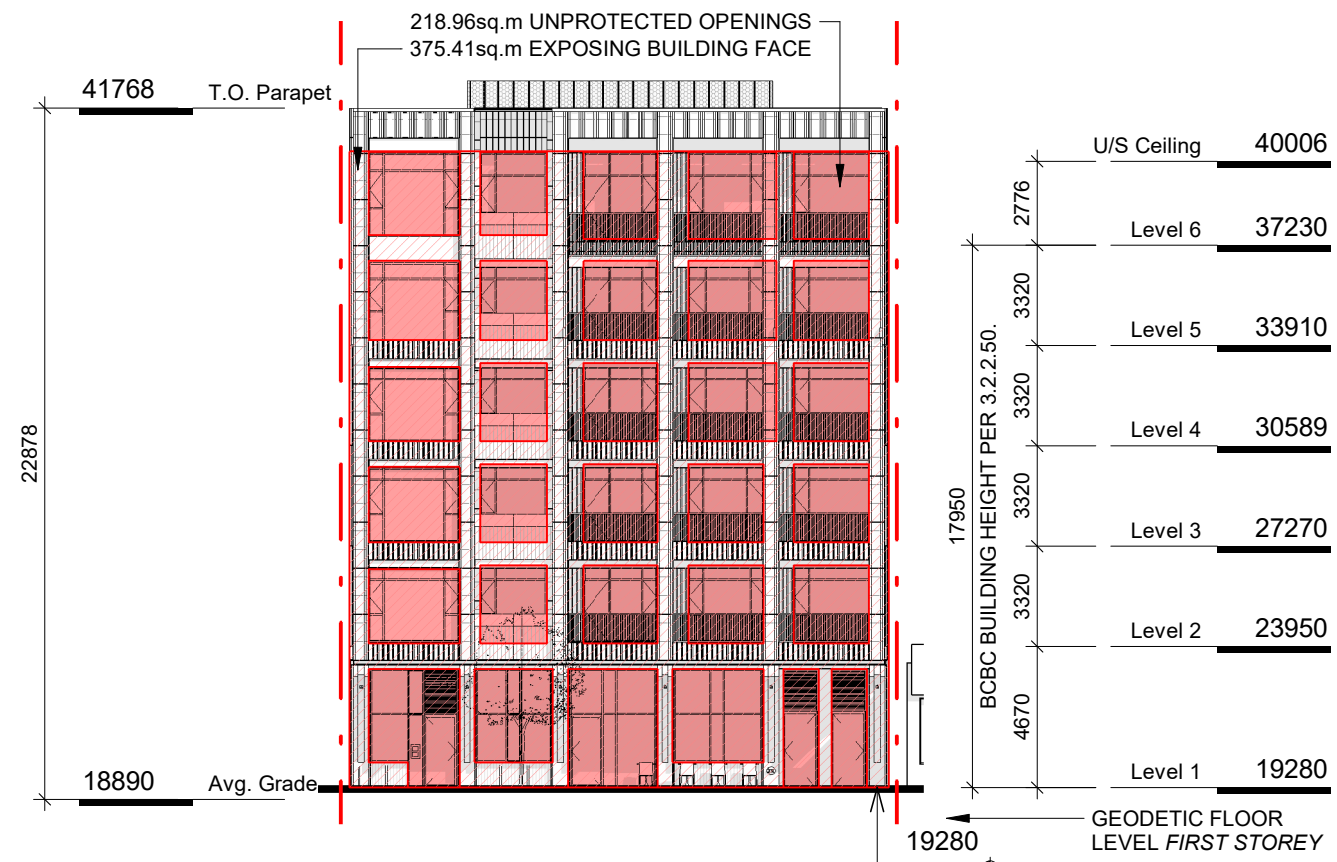


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Project		1030 FORT STREET	
		JAWL PROPERTIES 1030 Fort Street, Victoria BC	
Sheet Name		Material Specifications	
Date			
JUNE 29, 2022			
Scale	1 : 25	Project #	2112
		Revision	
		JUNE 29, 2022	
		Sheet #	A011
2022-06-28			



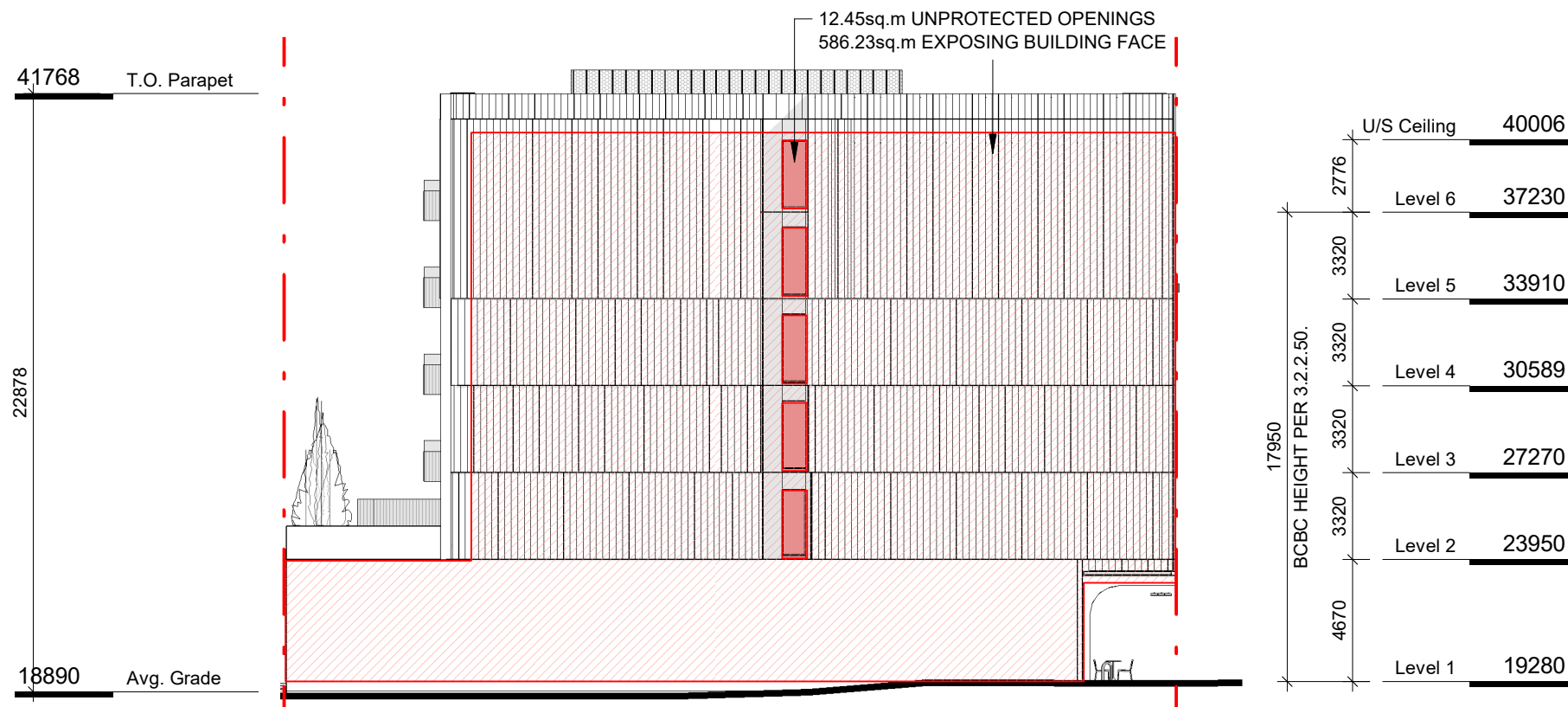


SOUTH ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
(C/L RD) 11.66m	100		375.41	218.96	58

TABLE 3.2.3.7	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
(C/L RD) 11.66m	100		N/A	N/A	N/A

3 South Elevation - LD Key
SCALE = 1 : 250

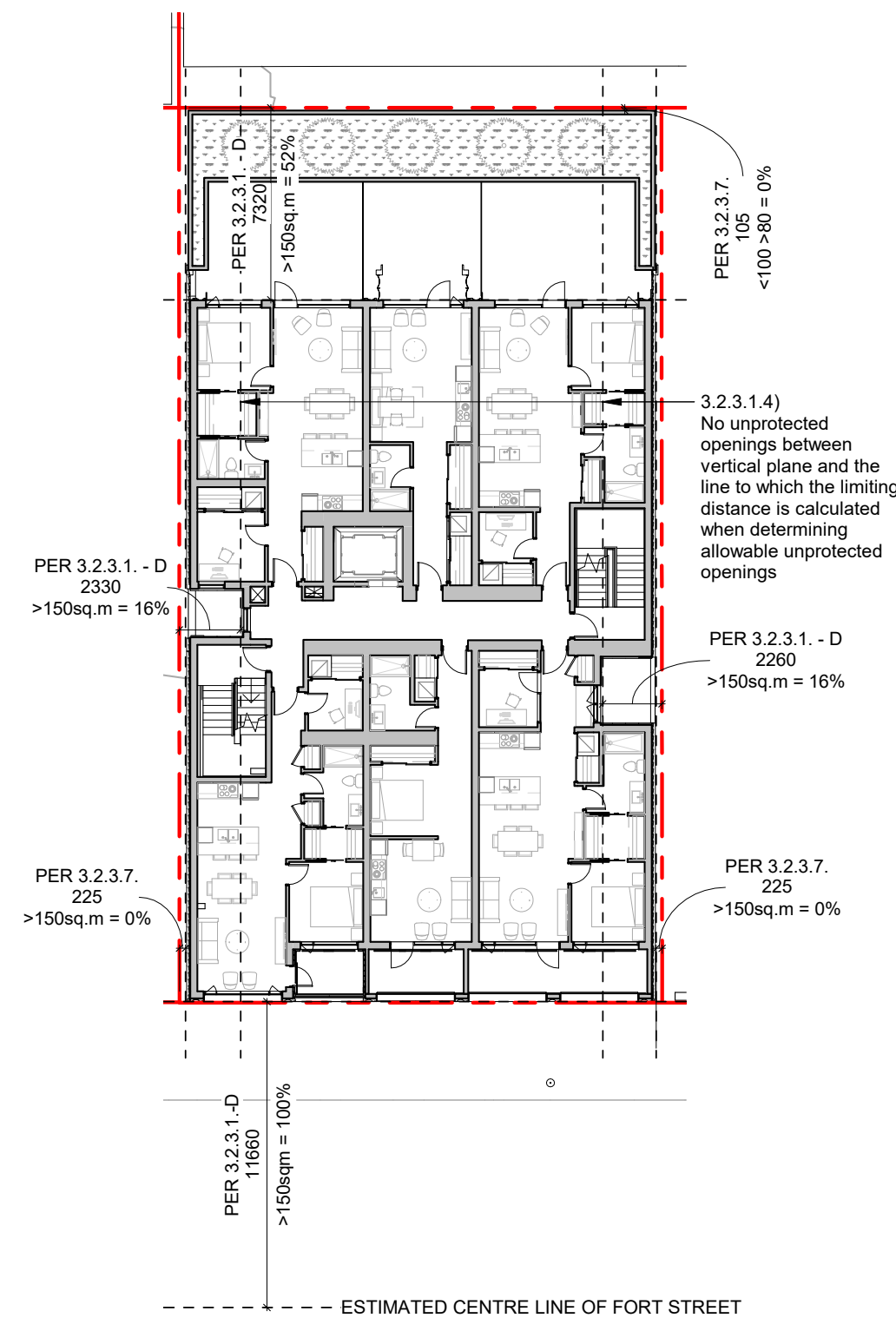


WEST ELEVATION

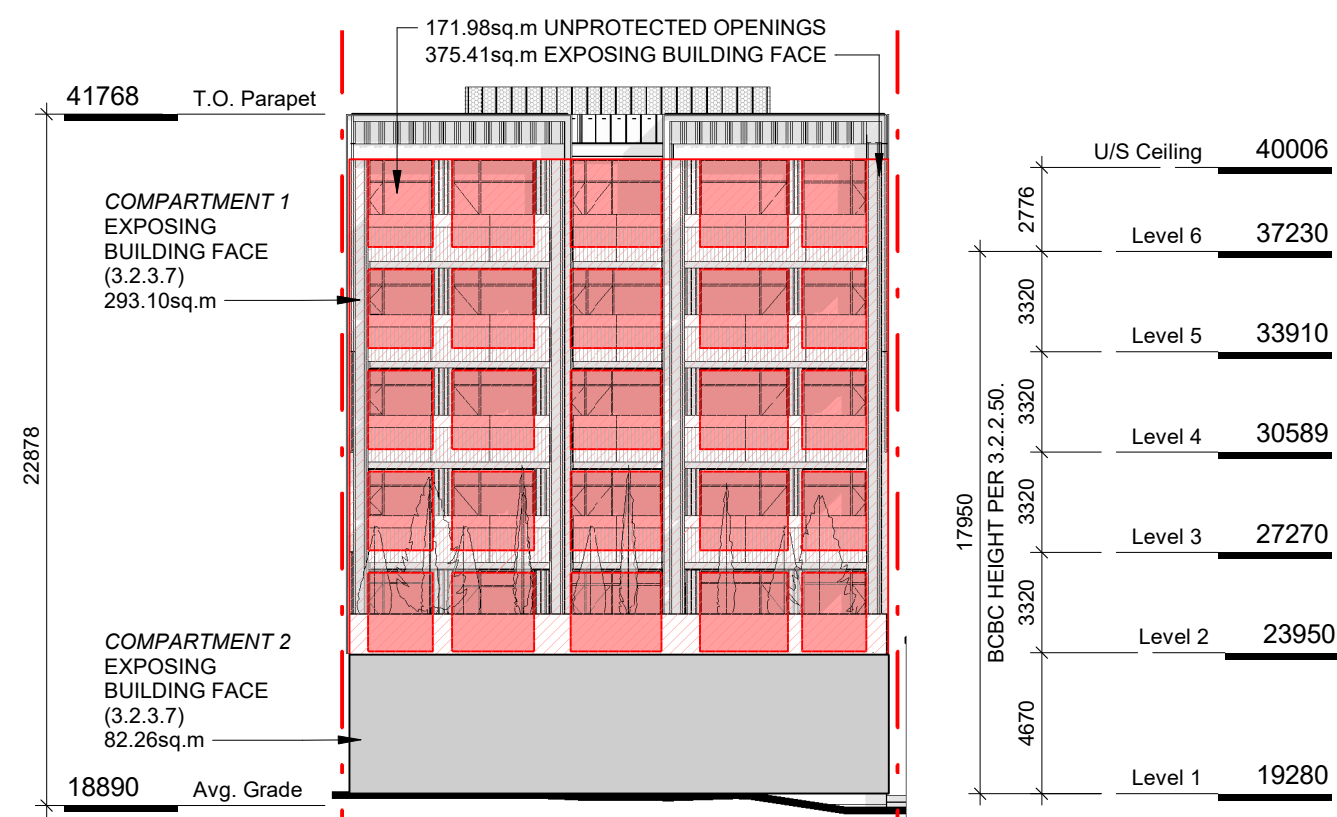
TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
2.33m (2m)	16		586.23	12.45	2

TABLE 3.2.3.7	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
0.225 (0)	0		1 hr	Noncombustible	Noncombustible

6 West Elevation - LD Key
SCALE = 1 : 250



9 Spatial Separation Keyplan
SCALE = 1 : 250



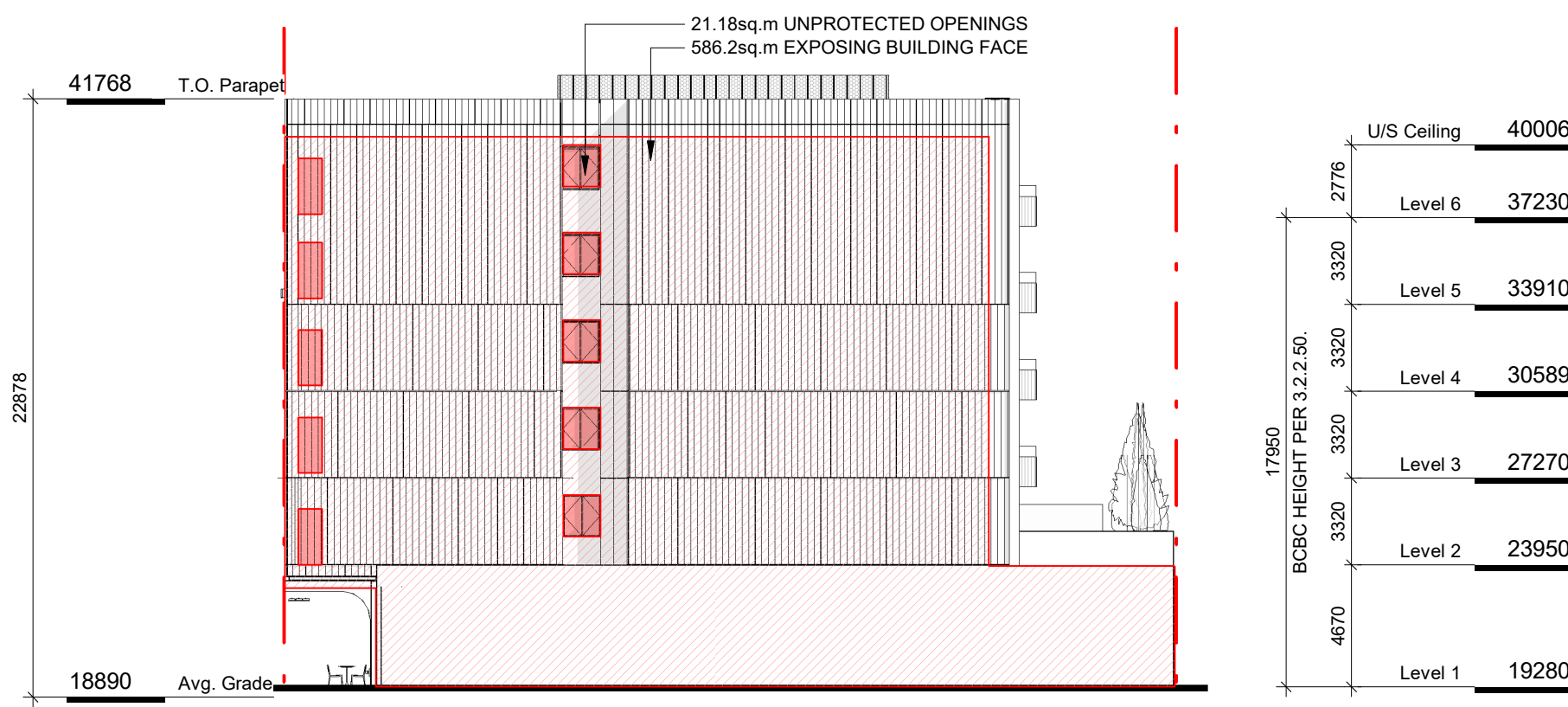
NORTH ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
6.92 (6)	52		375.41	171.98	46

TABLE 3.2.3.7	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
6.9m (6)	52		45 min	ALL	ALL

TABLE 3.2.3.7	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
0.1m (0)	0		1 hr	Noncombustible	Noncombustible

5 North Elevation - LD Key
SCALE = 1 : 250



EAST ELEVATION

TABLE 3.2.3.1.-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
2.26m (2m)	16		586.23	21.18	4

TABLE 3.2.3.7	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
0.225 (0)	0		1 hr	Noncombustible	Noncombustible

4 East Elevation - LD Key
SCALE = 1 : 250

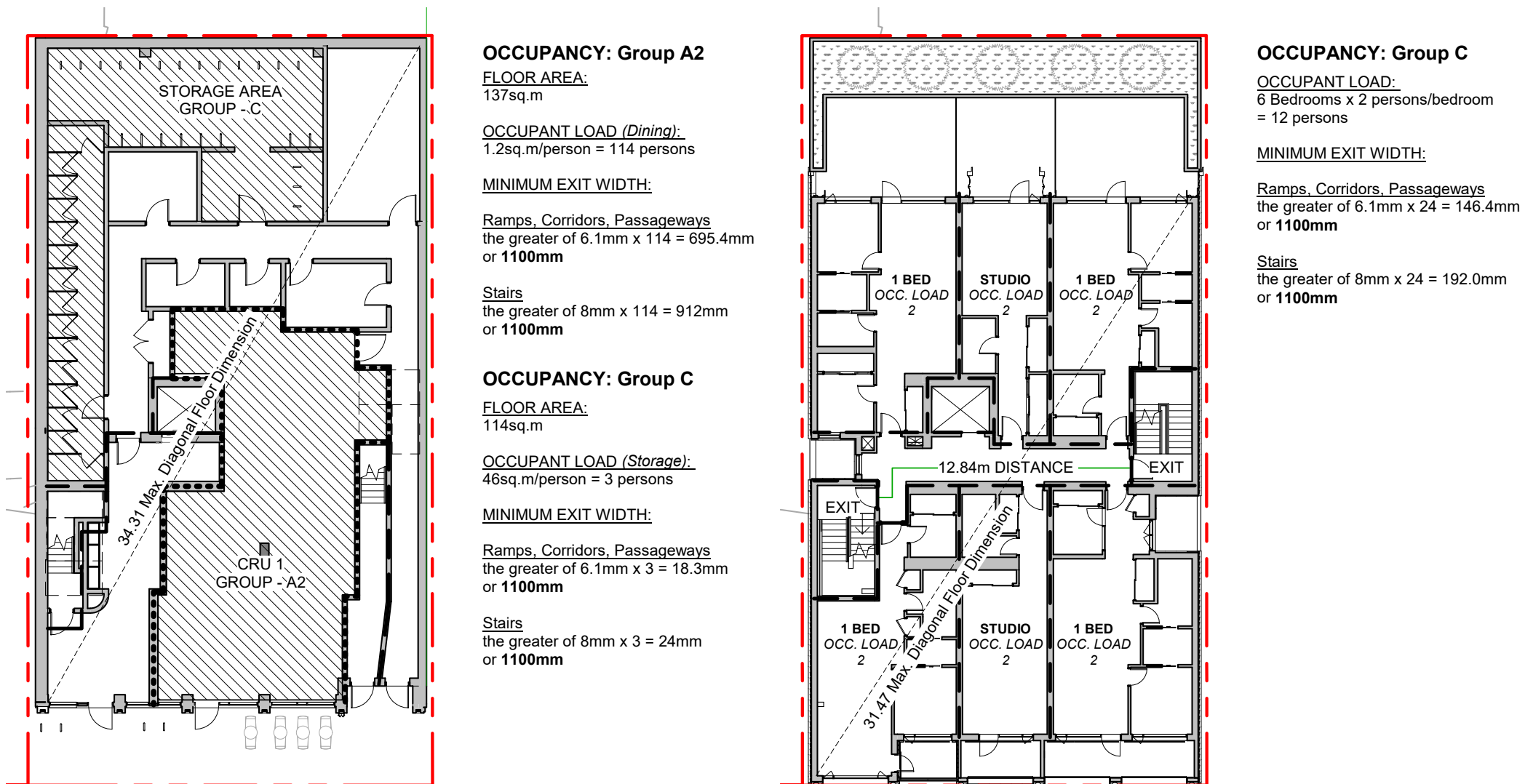
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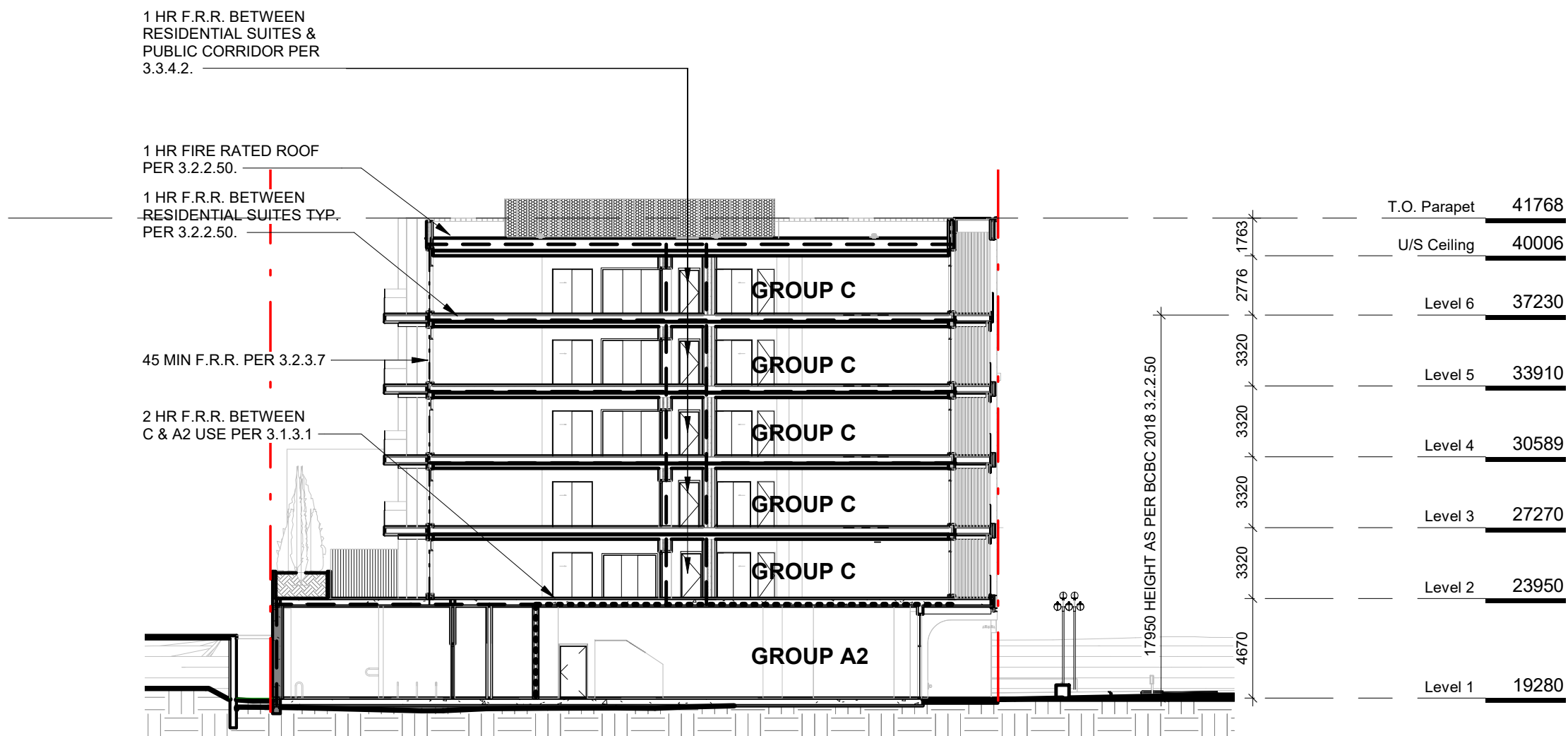
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Project	1030 FORT STREET
JAWL PROPERTIES	1030 Fort Street, Victoria BC
Sheet Name	Spatial Separation
Date	JUNE 29, 2022
Scale	1 : 250
Project #	2112
Revision	APRIL 21, 2022 5
Sheet #	A050
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1 Level 1 Code Plan
SCALE = 1 : 250

2 Level 2-6 Typ. Code Plan
SCALE = 1 : 250



3 F.R.R. Separations - Key Section
SCALE = 1 : 250

BUILDING CODE ANALYSIS

PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> RENOVATION	<input type="checkbox"/> ADDITION
GOVERNING BUILDING CODE	2018 BC BUILDING CODE	<input checked="" type="checkbox"/> PART 3	<input type="checkbox"/> PART 9
MAJOR OCCUPANCY	A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3.1.2.1
SUPERIMPOSED OCCUPANCY	A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3.2.2.7
BUILDING AREA	576	m²	1.4.1.2
GRADE	18.75	m geodetic	1.4.1.2
BUILDING HEIGHT (STOREYS, m)	6	STOREYS ABOVE GRADE	<18 m, LEVEL 1 TO LEVEL 6
	0	STOREYS BELOW GRADE	1.4.1.2, 3.2.2.50

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION

CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED	3.2.2.50
No. OF STREETS FACING	1	3.2.2.10
CONSTRUCTION TYPES PERMITTED	<input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE	3.2.2.50
FIRE ALARM SYSTEM	YES NO	3.2.4.1
STANDPIPE SYSTEM	YES NO	3.2.5.8
HIGH BUILDING	YES NO	3.2.6.1
INTERCONNECTED FLOOR SPACE	YES NO	3.2.8

FIRE RESISTANCE RATINGS

HORIZONTAL SEPARATIONS	1 hr FLOORS 1 hr MEZZANINE 1 hr ROOF	3.2.2.50
LOADBEARING WALLS, COLUMNS & ARCHES	1 hr (NOT LESS THAN THAT REQUIRED FOR SUPPORTED STRUCTURE)	3.2.2.50
EXITS	1 hr	3.4.4.1
MAJOR OCCUPANCY SEPARATION	2 hr C to A2	3.1.3.1

EXITS FROM FLOOR AREAS

NUMBER OF EXITS REQUIRED	2	3.4.2.1
SEPARATION OF EXITS (MIN.)	1/2 MAX. DIAGONAL FLOOR AREA, BUT NEED NOT BE > 9 m	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	45 m, GROUP C 45 m, GROUP A2	3.4.2.5
MEZZANINE	YES NO	3.2.8

OCCUPIED FLOOR AREAS & OCCUPANT LOAD

LEVEL 1	137	sq.m, A2 (Dining)	114	sq.m, C (Storage)	0 bds	C (Residential)	1.4.1.2, 3.1.17.1
LEVEL 2 - 6	0	sq.m, A2 (Dining)	0	sq.m, C (Storage)	6 bds	C (Residential)	1.4.1.2, 3.1.17.1
TOTAL	137	sq.m, A2 (Dining)	114	sq.m, C (Storage)	30 bds	C (Residential)	1.4.1.2, 3.1.17.1
OCCUPANT LOAD	114	1.2sq.m./person	3	46sq.m./person	60	2 persons*bdm	3.1.17.1

WATER CLOSETS

	OCCUPANT LOAD	REQUIRED	PROVIDED
LEVEL 1(A2)	114 PERSONS	2 M 3 F	T.B.D. AT T.I.

ACCESSIBILITY

UNIVERSAL WASHROOM	REQUIRED AT LEVEL 1	3.8.2.8.3
--------------------	---------------------	-----------

FIRE RESISTANCE RATING - KEY	
----	UNRATED FIRE SEPERATIONS
----	45 MIN
----	1 HOUR
----	1.5 HOUR
----	2 HOUR

3	RZ/DP Response to TRG Comment - Rev1	NOV 30, 2021
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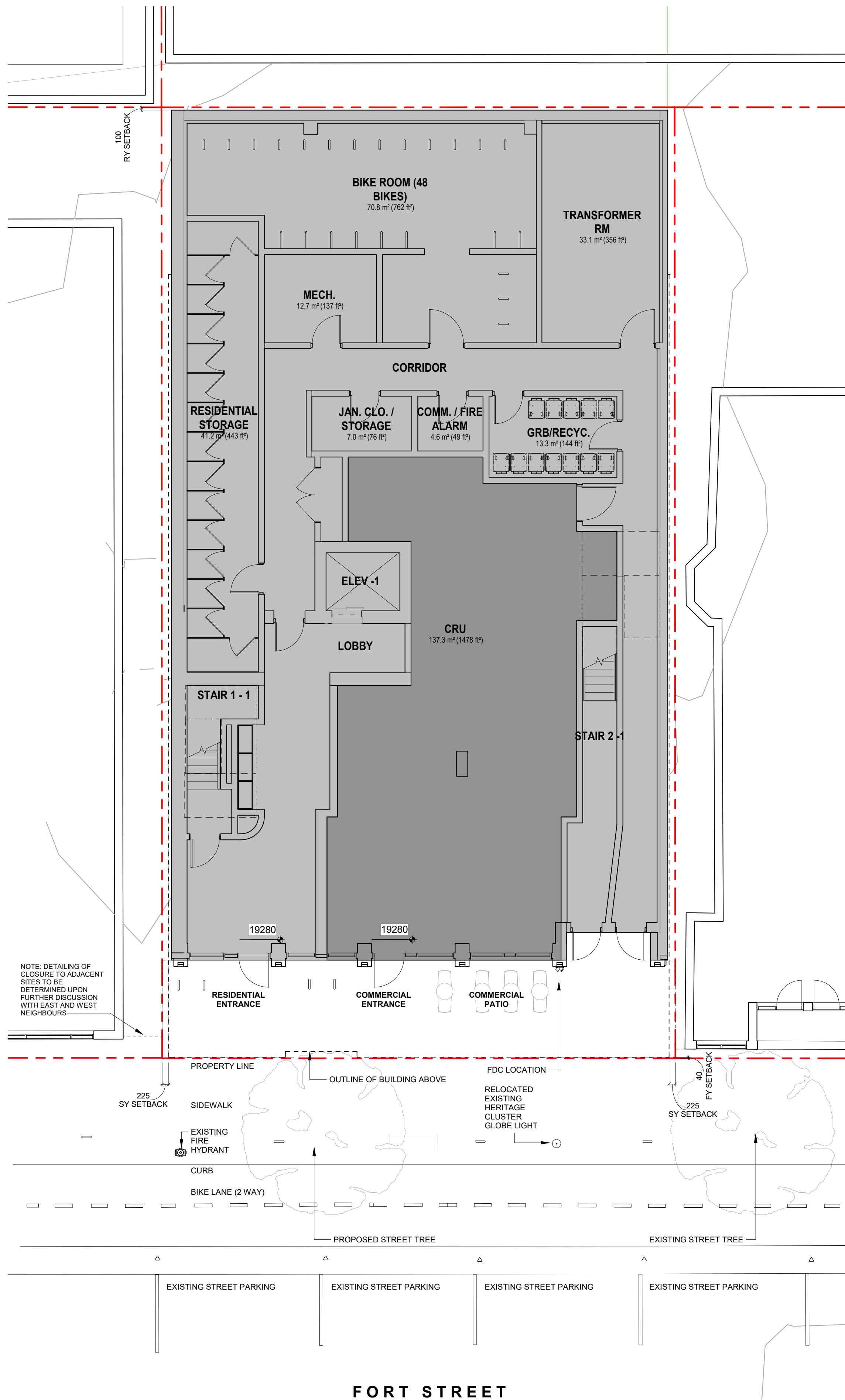


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Project	1030 FORT STREET
	JAWL PROPERTIES 1030 Fort Street, Victoria BC
Sheet Name	Code Analysis
Date	JUNE 29, 2022
Scale	As indicated
Project #	2112
Revision	NOV 30, 2021 3
Sheet #	A051





DATA

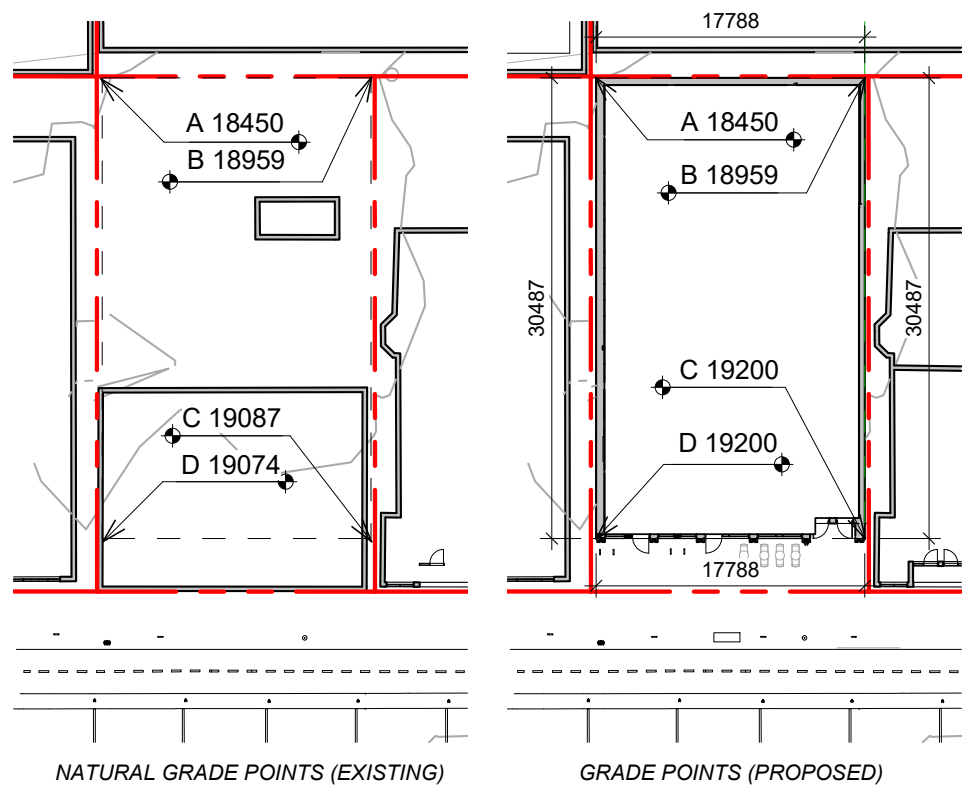
MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1030 FORT STREET, VICTORIA BC
LEGAL DESCRIPTION	LOT 1010, VICTORIA CITY, EXCEPT THE SOUTHERLY 8 FEET THEREOF
PROJECT DESCRIPTION	6 STOREY BUILDING 5 STOREYS RESIDENTIAL OVER 1 STOREY COMMERCIAL

PROJECT INFORMATION

ZONE (EXISTING)	CA-42	
PROPOSED ZONE	UNKNOWN	
SITE AREA (m ²)	628.5m ²	
TOTAL FLOOR AREA (m ²)	2,460m ²	
COMMERCIAL FLOOR AREA (m ²)	137m ²	
FLOOR SPACE RATIO	4 : 1	
SITE COVERAGE (%)	97.5%	
OPEN SITE SPACE (%)	14%	
ROOF STRUCTURE (%)	26%	
HEIGHT (m)	22.28m	
NUMBER OF STOREYS	6	
	REQUIRED	PROVIDED
PARKING STALLS (#) ON SITE	24	0
BICYCLE PARKING (#) SHORT TERM	8	8
BICYCLE PARKING (#) LONG TERM	36	48


BUILDING SETBACKS (m)	
FRONT YARD	0.04m
REAR YARD (LEVEL 1)	0.10m
REAR YARD (TO BUILDING FACE LEVEL 2-6)	7.35m
SIDE YARD (W)	0.23m
SIDE YARD (E)	0.23m
COMBINED SIDE YARDS	0.46m

SUPPORTING CALCULATIONS

[illegible]

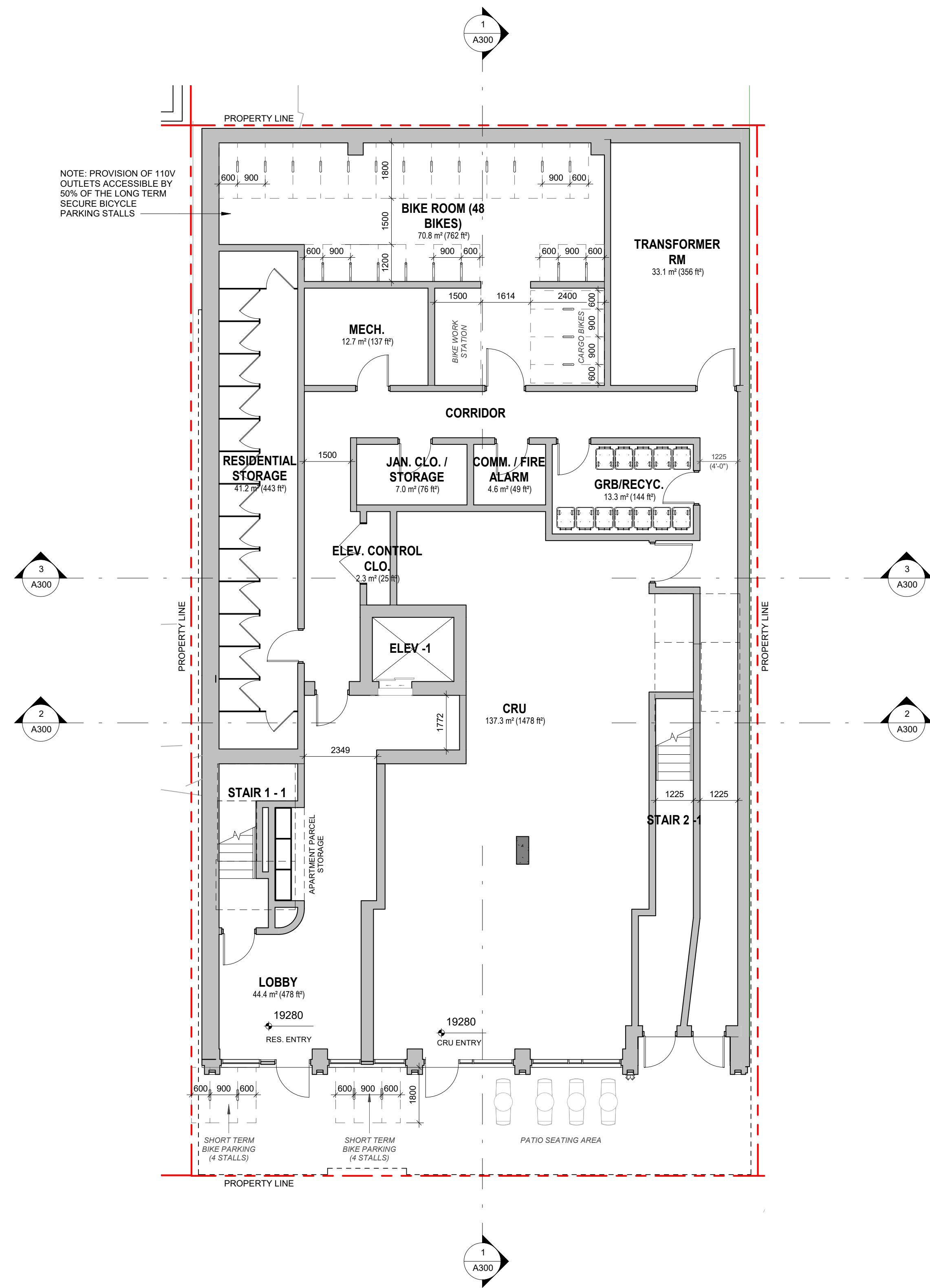
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Project 1030 FORT STREET

 JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet
No. **Site Plan and Project Data**

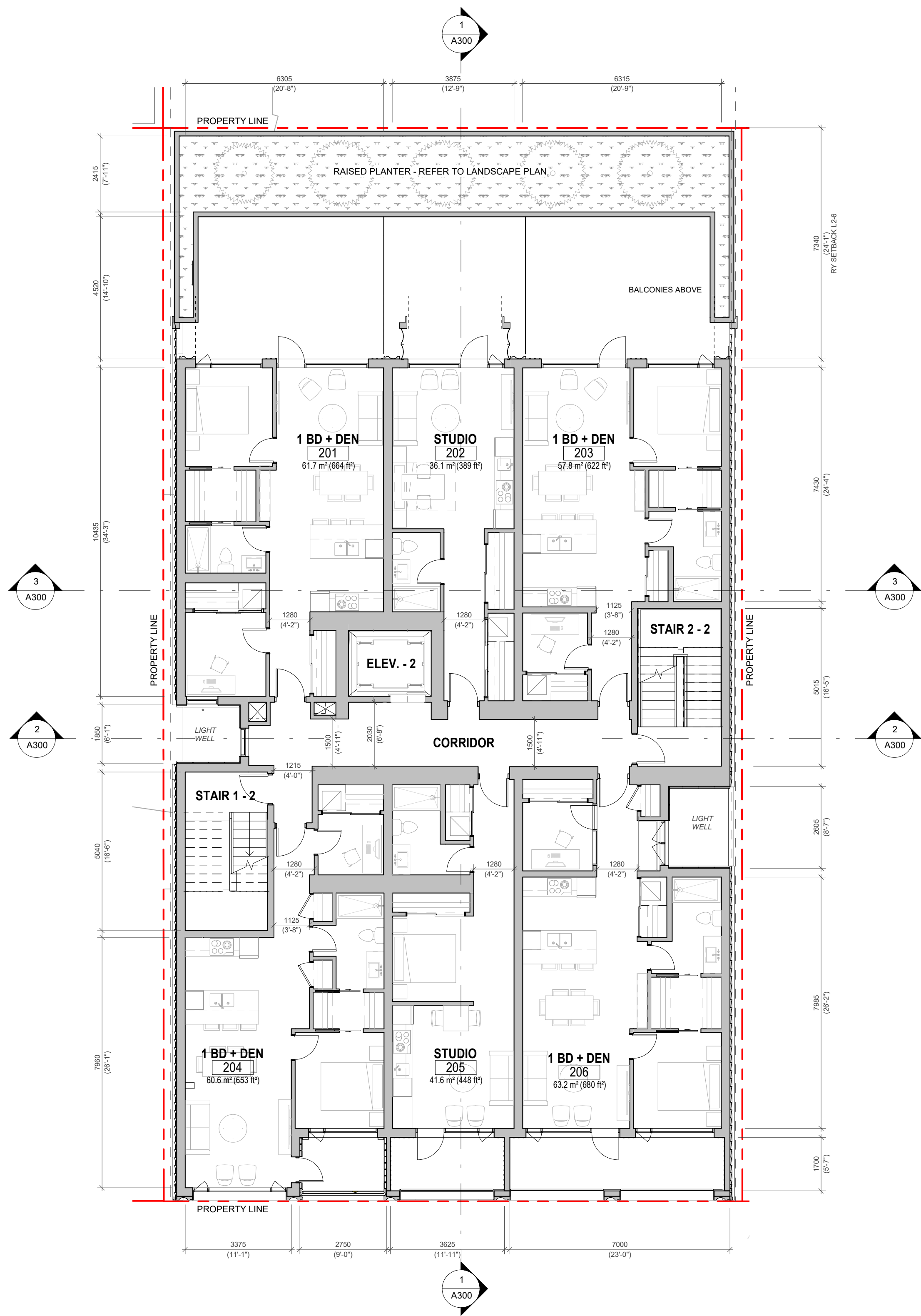
Date	
JUNE 29, 2022	
Scale	Project #



LEVEL 1 - ZONING REGULATION BYLAW - FLOOR AREA: 445sq.m
(measured to inside face of exterior wall, excluding elevator shaft & required bike parking)

LEVEL 1 - ZONING BYLAW 2018 - FLOOR AREA: 451sq.m
(measured to inside face of exterior wall, excluding required bike parking)

1 Level 1 Proposed Plan
SCALE = 1 : 100



LEVEL 2-6 - ZONING REGULATION BYLAW - FLOOR AREA: 403sq.m
(measured to inside face of exterior wall, excluding elevator shaft & required bike parking)

LEVEL 2-6 - ZONING BYLAW 2018 - FLOOR AREA: 409sq.m
(measured to inside face of exterior wall)

2 Levels 2 Proposed Plan
SCALE = 1 : 100

5	RZ/DP Response to ADP Comment - Rev3	APRIL 21, 2022
3	RZ/DP Response to TRG Comment - Rev1	NOV 30, 2021
2	RZ/DP	SEPT 15, 2021
1	Issued for Development Tracker	AUG 03, 2021
NO.	DESCRIPTION	DATE



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Project
1030 FORT STREET

JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet
Proposed Floor Plans L1 & L2

Date
JUNE 29, 2022

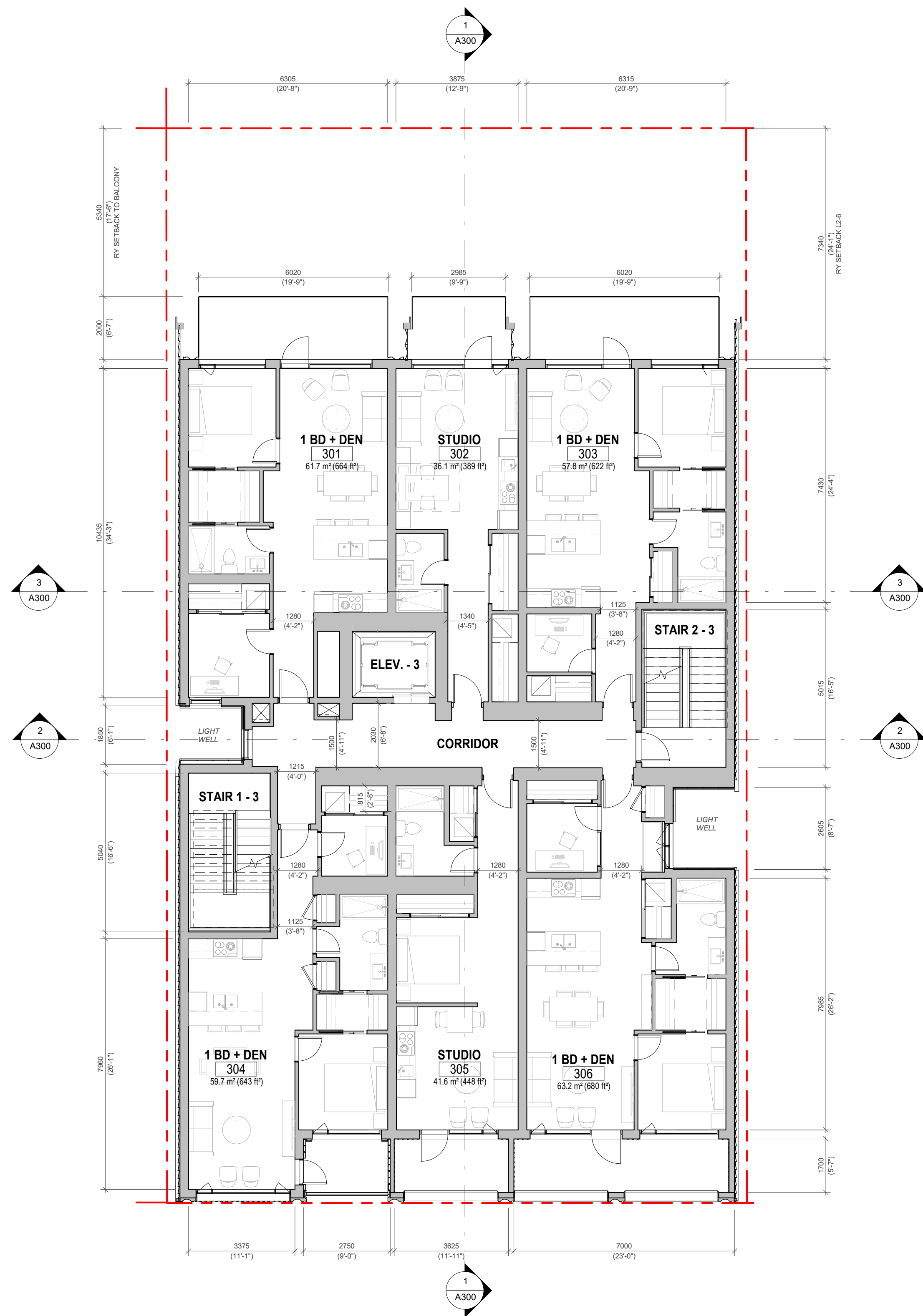
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2112

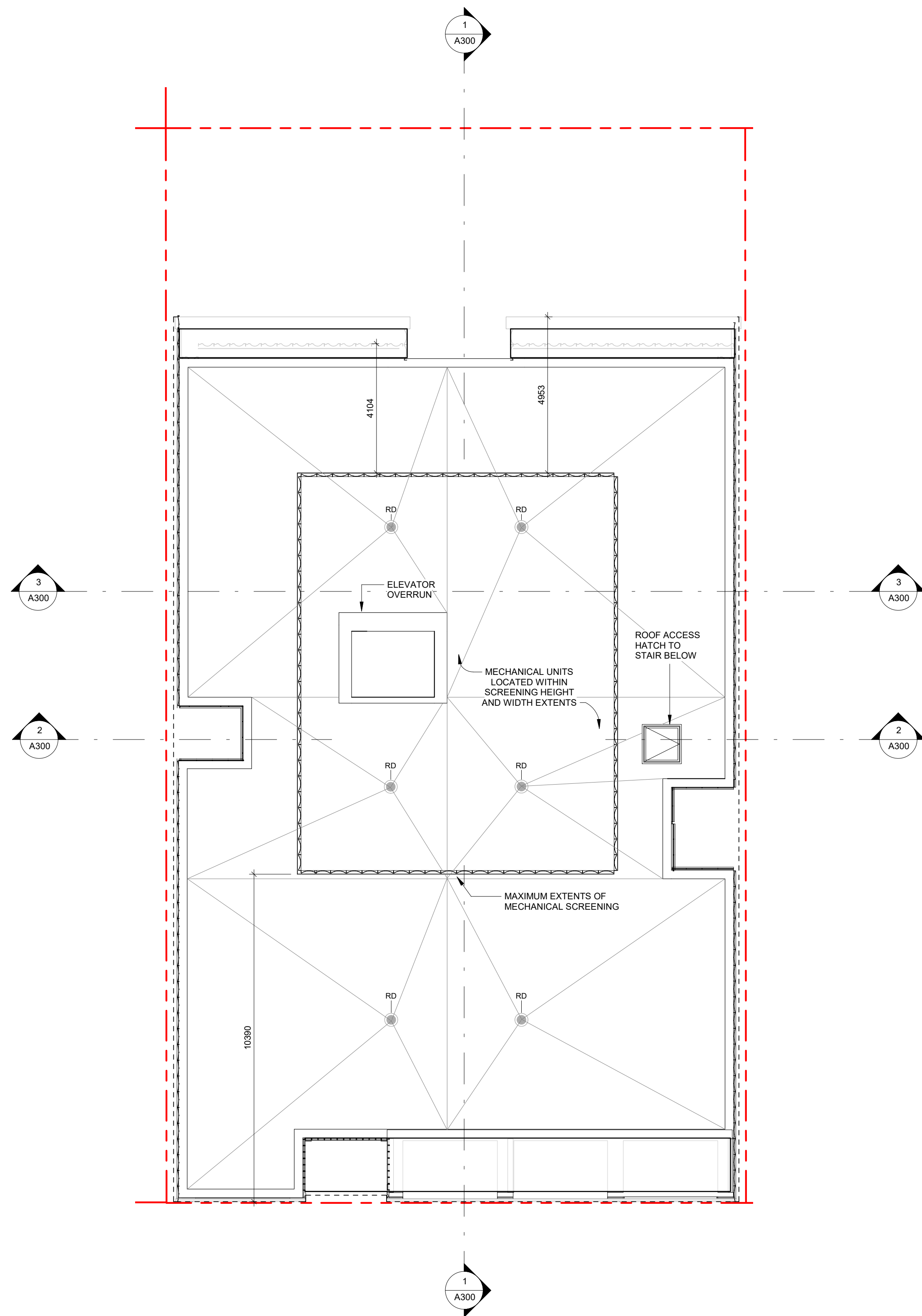
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A101





2 Level 3-6 Typical Proposed Plan
SCALE = 1 : 100



1 Roof Plan
SCALE = 1 : 100

5	RZ/DP Response to ADP Comment - Rev3	APRIL 21, 2022
3	RZ/DP Response to TRG Comment - Rev1	NOV 30, 2021
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Project
1030 FORT STREET

JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet
Proposed L3-6 & Roof Plan

Date
JUNE 29, 2022

Scale
1 : 100

Project #
2112

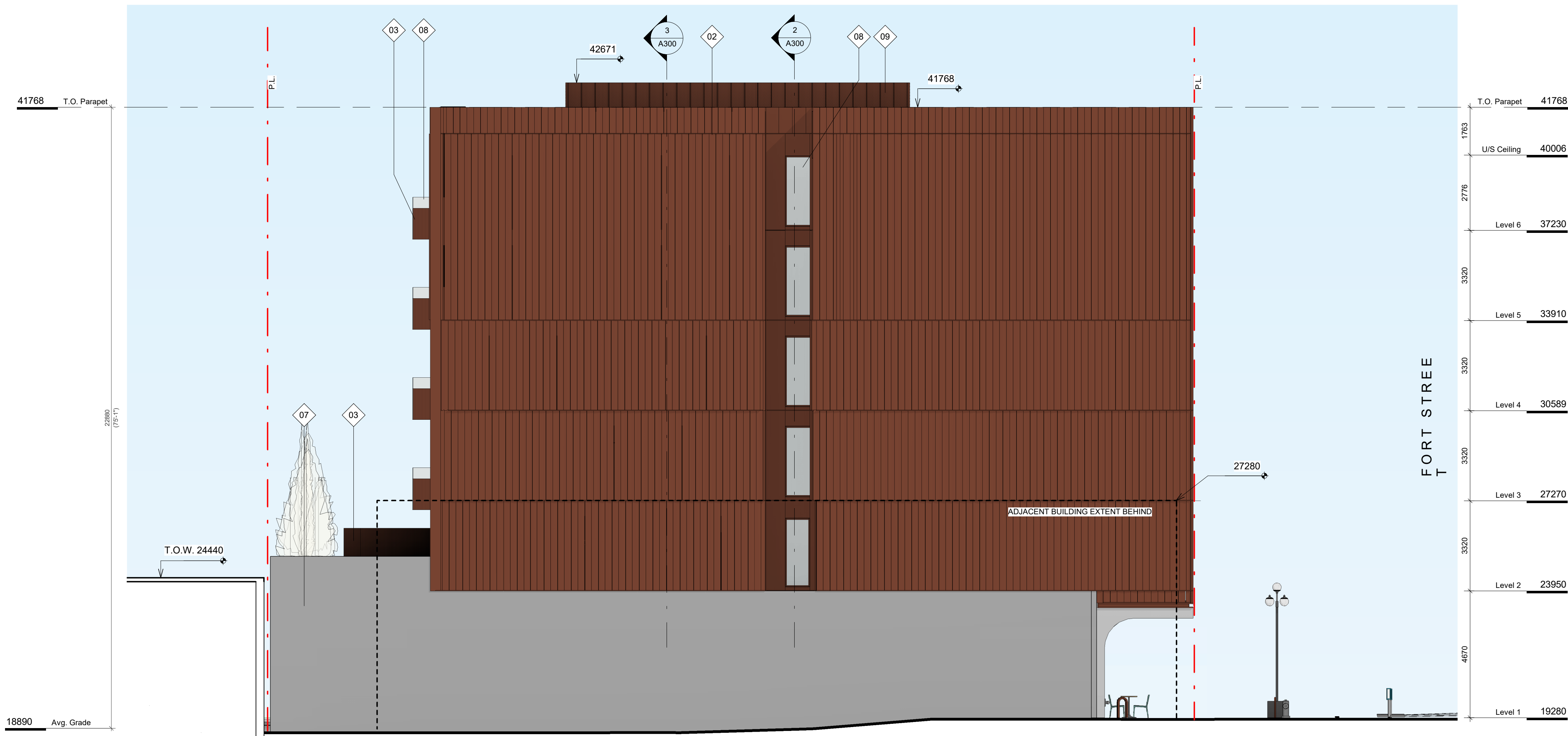
Revision
APRIL 21, 2022 5

Sheet #
A102

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1 South Elevation
SCALE = 1 : 100



2 West Elevation
SCALE = 1 : 100

FINISH MATERIALS



01. TERRA COTTA

02. PRE-FINISHED
METAL

03. FRITTED GLASS

04. CEDAR SOFFIT

05. CEMENTITIOUS
PANEL

06. ARCHITECTURAL
CONCRETE

07. CONCRETE

08. TRANSPARENT
GLASS

09. PRE-FINISHED
PERFORATED METAL

6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022
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Project
1030 FORT STREET
JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet
Name Building Elevations S-W

Date
JUNE 29, 2022

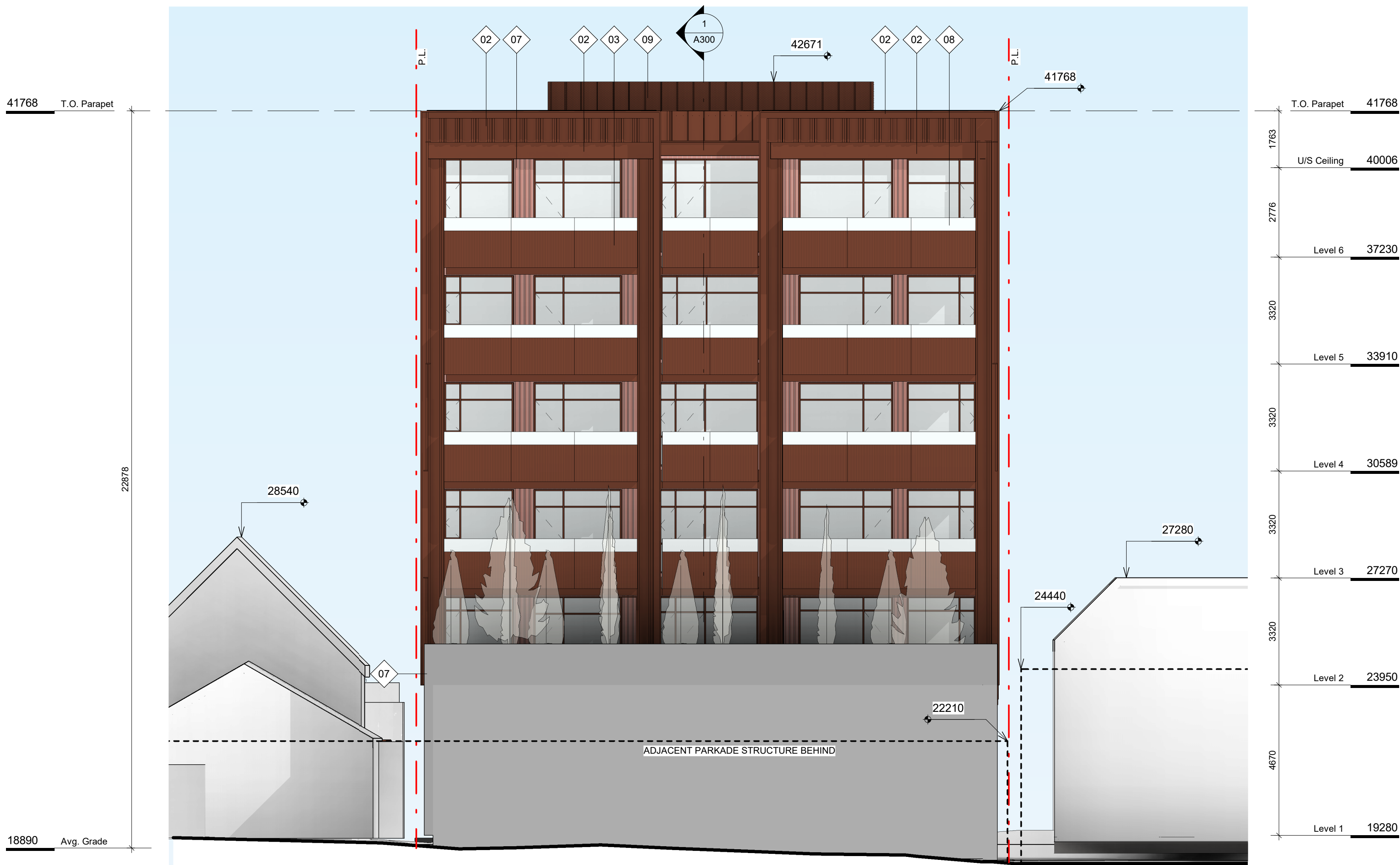
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Project #
2112

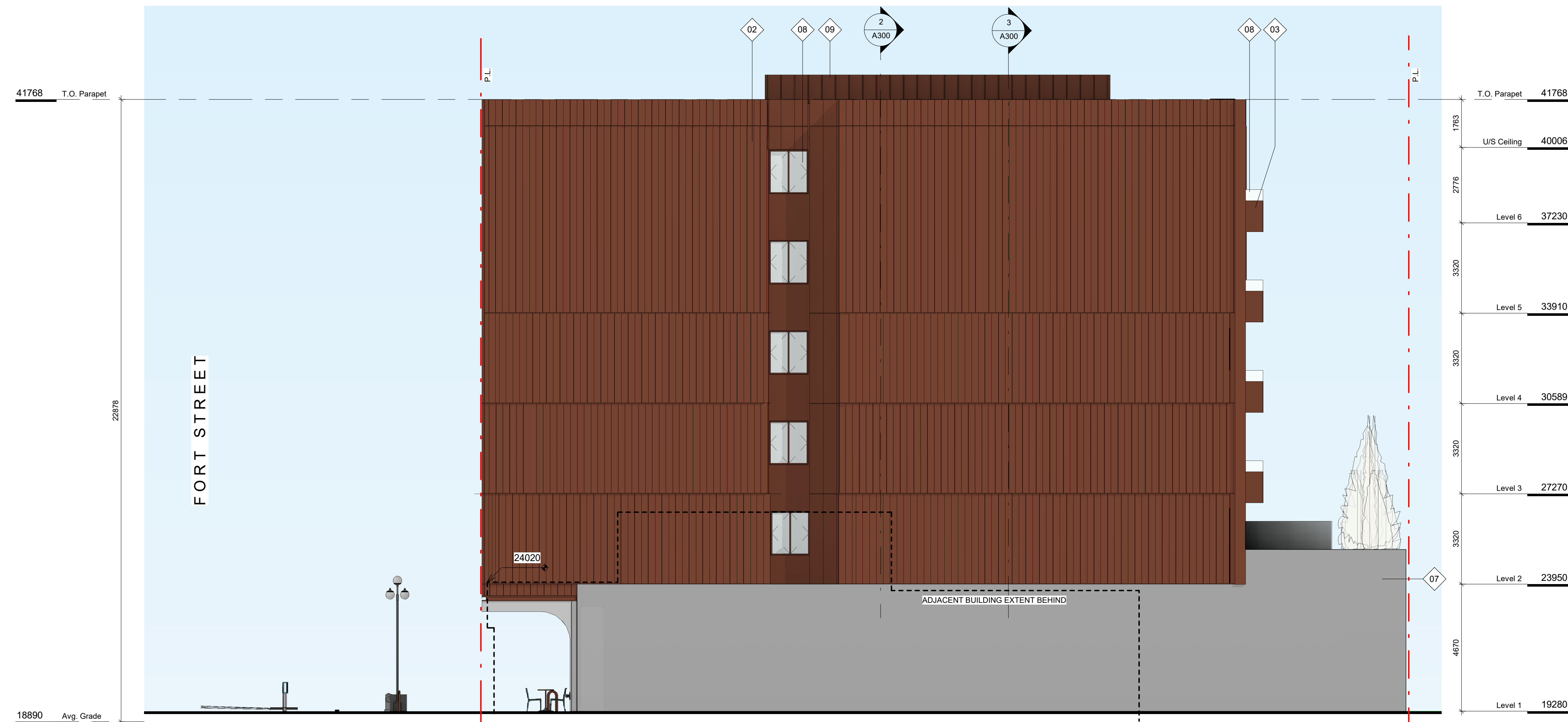
Revision
JUNE 29, 2022

Sheet #
A200

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1 North Elevation
SCALE = 1 : 100

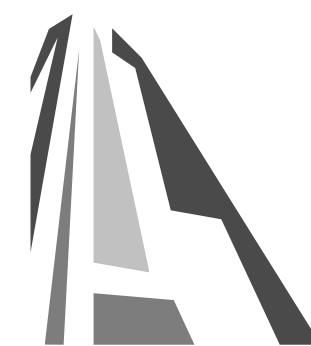


2 East Elevation
SCALE = 1 : 100

FINISH MATERIALS

- 01. TERRA COTTA
- 02. PRE-FINISHED METAL
- 03. FRITTED GLASS
- 04. CEDAR SOFFIT
- 05. CEMENTITIOUS PANEL
- 06. ARCHITECTURAL CONCRETE
- 07. CONCRETE
- 08. TRANSPARENT GLASS
- 09. PRE-FINISHED PERFORATED METAL

6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022
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Project
1030 FORT STREET

JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet Name
Building Elevations N-E

Date
JUNE 29, 2022

Scale
As indicated

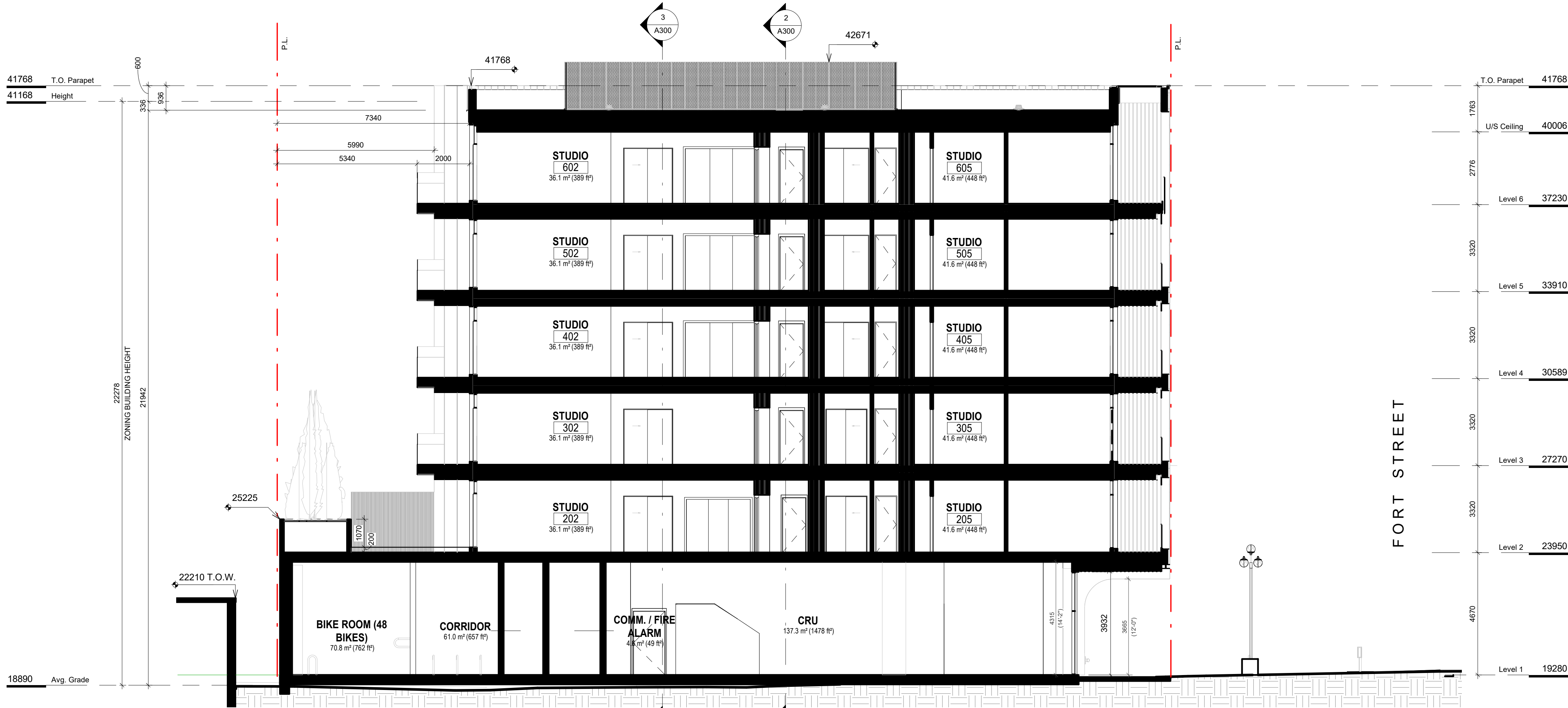
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Revision
JUNE 29, 2022

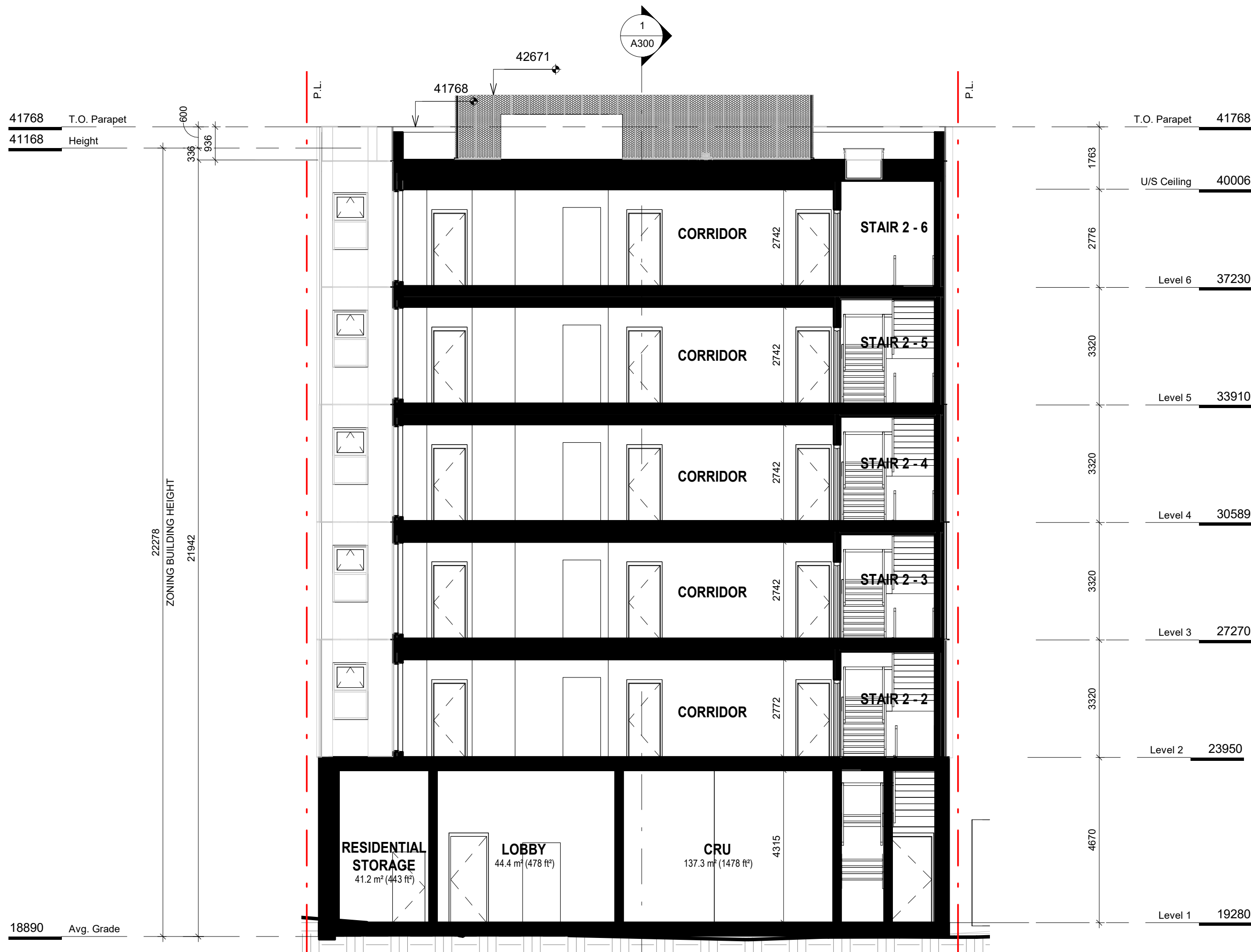
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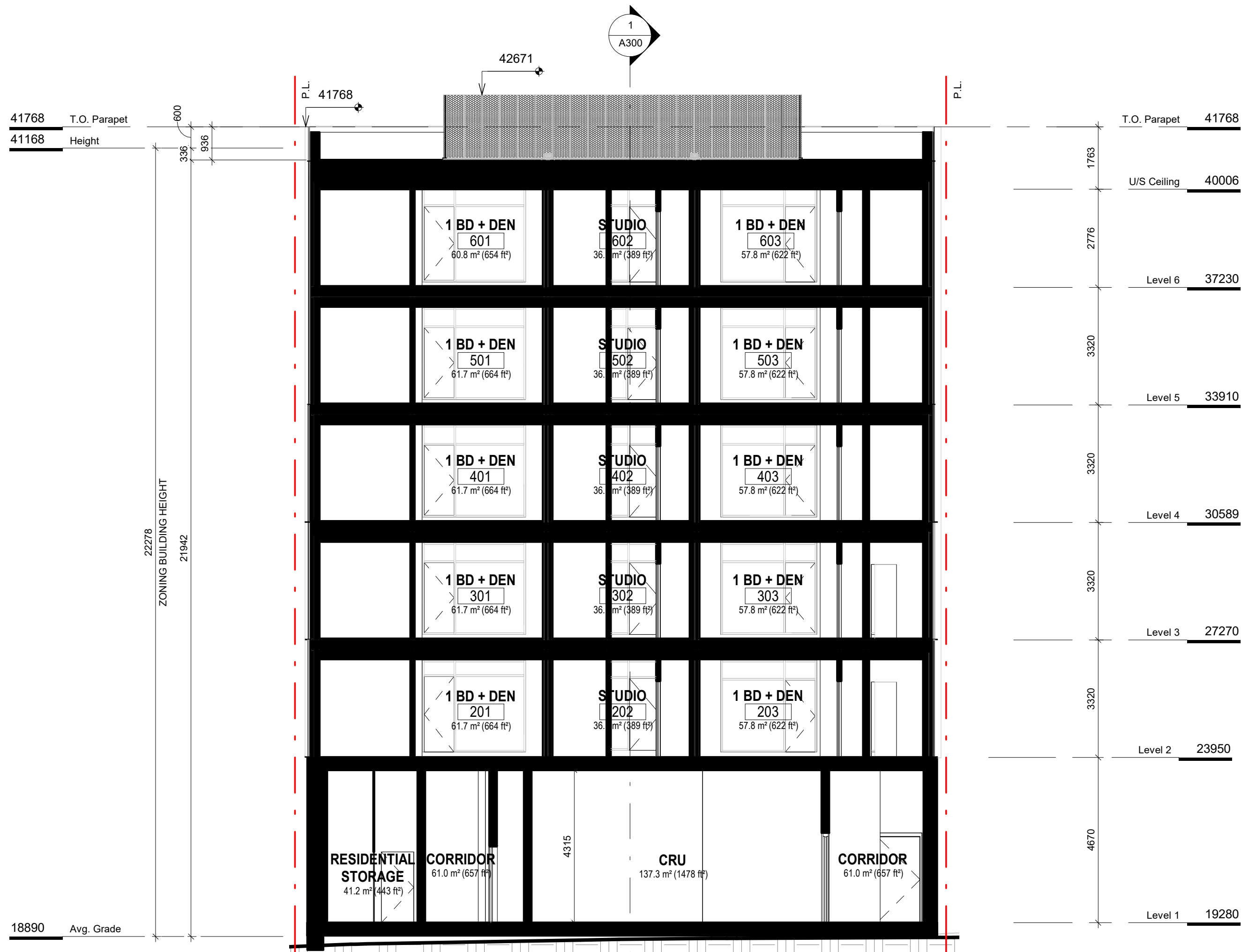
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1 Building Section 1
SCALE = 1 : 100



2 Building Section 2
SCALE = 1 : 100



3 Building Section 3
SCALE = 1 : 100

6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022
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NO.	DESCRIPTION	DATE



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Project
1030 FORT STREET

JAWL PROPERTIES
1030 Fort Street, Victoria BC

Sheet
Name
Building Sections

Date
JUNE 29, 2022

Scale
1 : 100

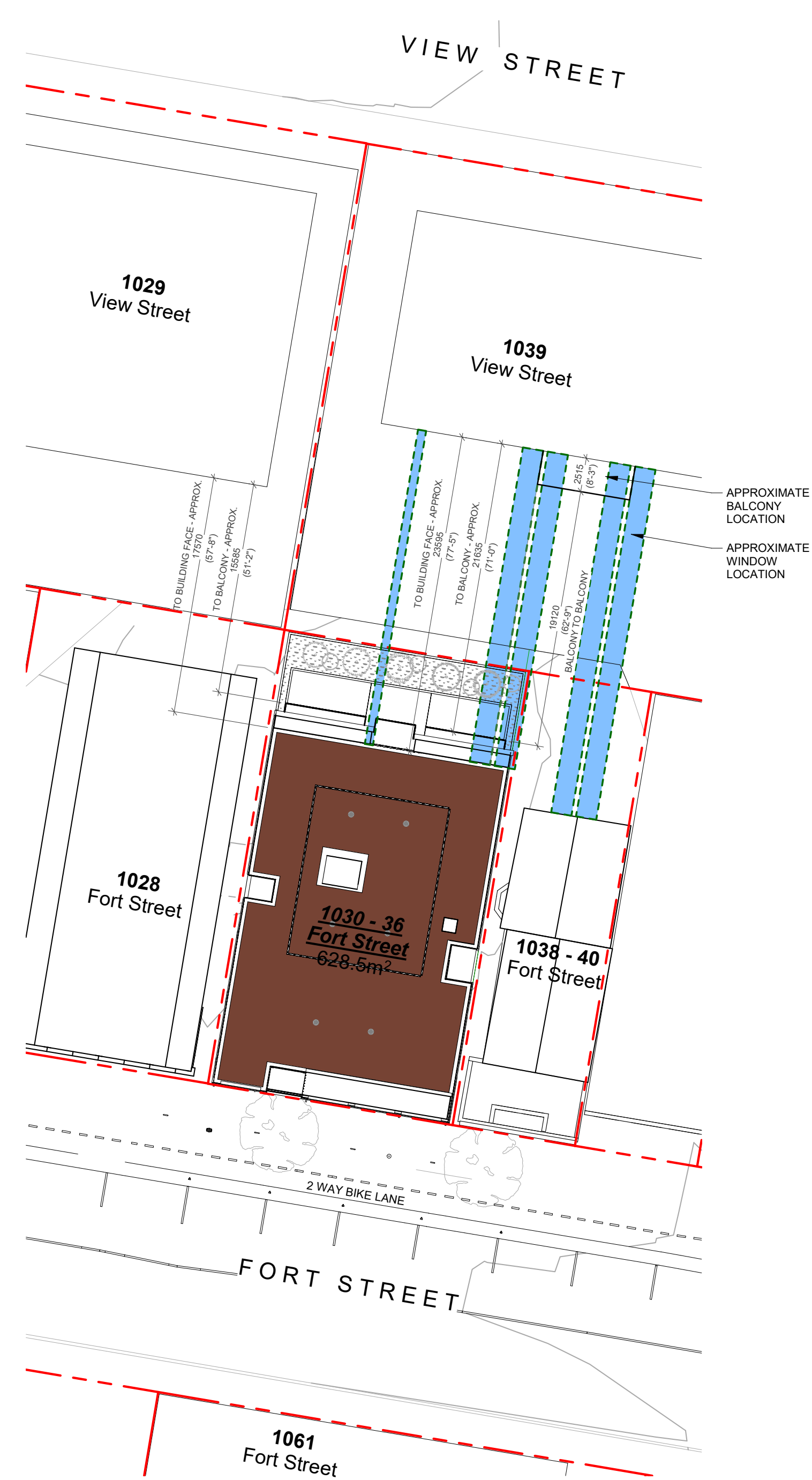
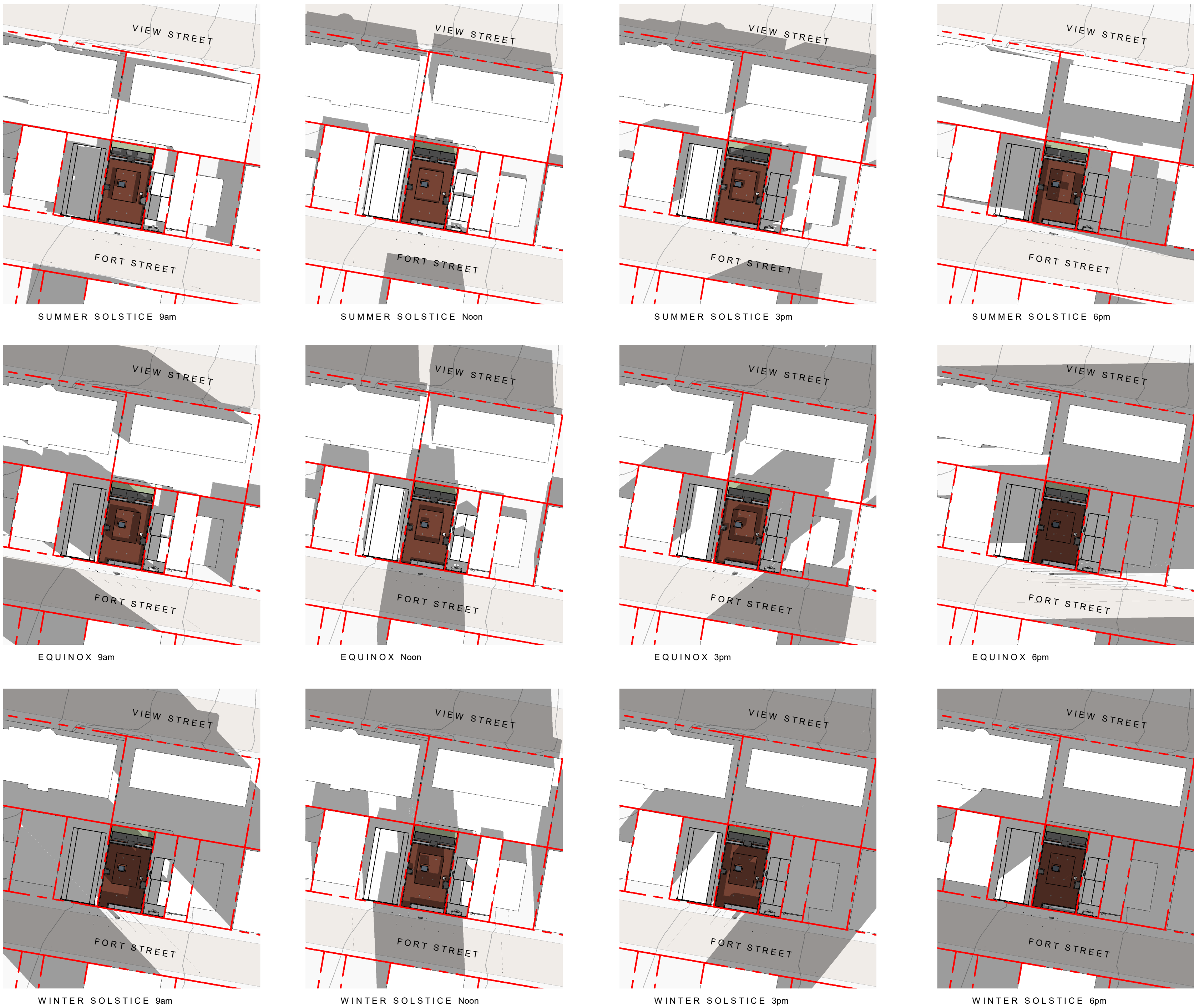
Project #
2112

Revision
JUNE 29, 2022
6

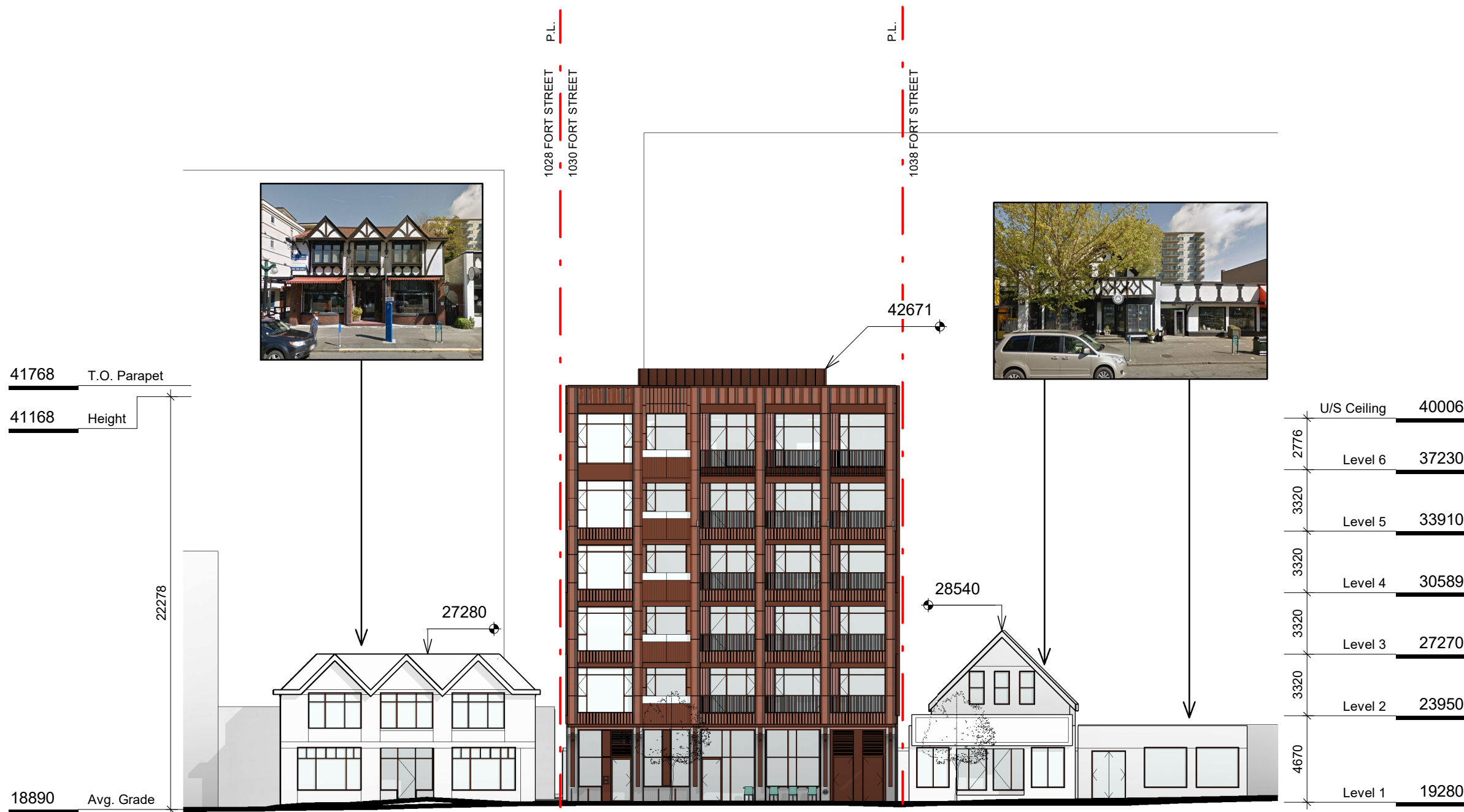
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2022-06-28

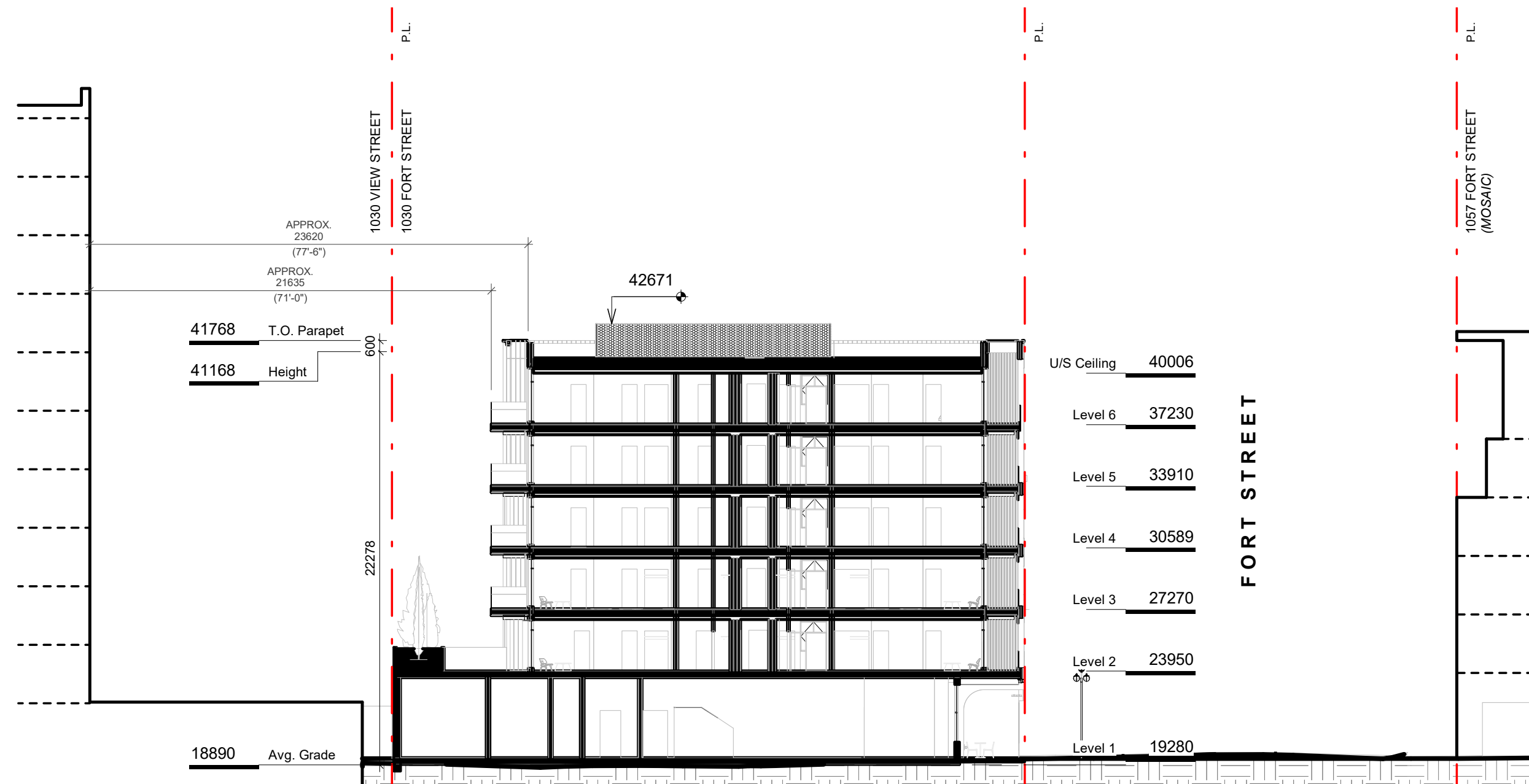
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15 Adjacent North Properties
SCALE = 1 : 300



1 South Elevation - Fort Street Context
SCALE = 1 : 250



14 Section - Fort Street & Context
SCALE = 1 : 250

6	RZ/DP Response to TRG Comment - Rev4	JUNE 29, 2022
5	RZ/DP Response to ADP Comment - Rev3	APRIL 21, 2022
3	RZ/DP Response to TRG Comment - Rev1	NOV 30, 2021
2	RZ/DP	SEPT 15, 2021
1	Issued for Development Tracker	AUG 03, 2021
NO.	DESCRIPTION	DATE



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Project

1030 FORT STREET

JAWL PROPERTIES

1030 Fort Street, Victoria BC

Sheet Name

Context & Shadow Study

Date	JUNE 29, 2022
Scale	As indicated
Project #	2112
Revision	JUNE 29, 2022
Sheet #	6
2022-06-28	A500



CONTEXT VIEW FROM FORT STREET WEST



CONTEXT VIEW FROM FORT STREET EAST

6	RZDP Response to TRG Comment - Rev4	JUNE 29, 2022
5	RZDP Response to ADP Comment - Rev3	APRIL 21, 2022
NO.	DESCRIPTION	DATE

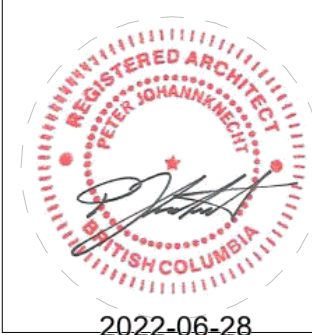


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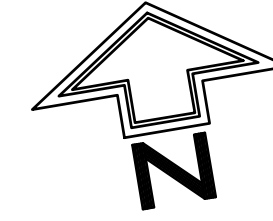
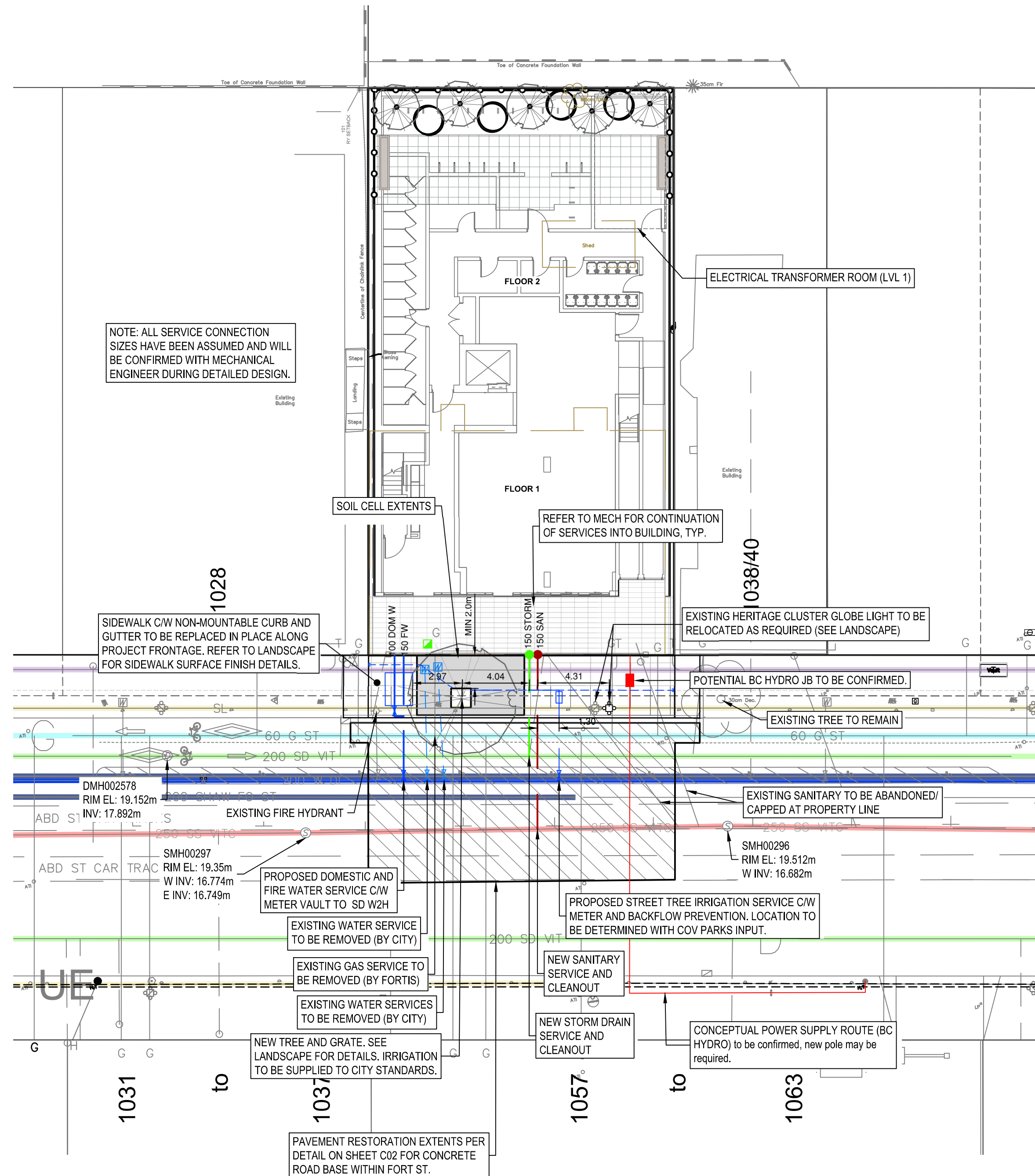
Project	1030 FORT STREET
	JAWL PROPERTIES 1030 Fort Street, Victoria BC
Sheet Name	Context Perspectives

Date	JUNE 29, 2022
Scale	1 : 200
Project #	2112
Revision	JUNE 29, 2022 6
Sheet #	A501



1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VICTORIA SPECIFICATIONS, MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MCMCD) PLATINUM EDITION, AND THESE DRAWINGS.
2. ALL CONSTRUCTION SURVEY LAYOUT TO BE PROVIDED BY THE CONTRACTOR.
3. PERMIT TO CONSTRUCT WORKS ON CITY RIGHT-OF-WAY MUST BE OBTAINED FROM THE CITY ENGINEERING DEPARTMENT BEFORE WORKS COMMENCE. NOTIFY CITY OF VICTORIA 48 HOURS PRIOR TO CONSTRUCTION.
4. ALL SERVICE LOCATIONS AND CROSSINGS ARE NOT GUARANTEED AS TO THEIR ACCURACY. LOCATIONS OF ALL EXISTING SERVICES, FEATURES AND APPURTENANCES SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED APPROXIMATE ONLY. VERIFY ALL LOCATIONS IN THE FIELD PRIOR TO CONSTRUCTION.
5. CONTACT BC-1 (1-800-474-8886), BC HYDRO, TELUS, SHAW CABLE, AND FORTIS BC FOR UNDERGROUND UTILITY LOCATIONS 72 HOURS PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO VIDEO INSPECT EXISTING 200mm STORM DRAIN BETWEEN EAST AND WEST PROPERTY LINES ALONG PROJECT FRONTAGE PRE AND POST CONSTRUCTION TO CONFIRM PIPE CONDITION.
7. EXISTING SERVICES MUST BE EXPOSED AT CROSSING POINTS PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN TO BE RELAYED TO ENGINEER AND CITY TECHNICIAN IMMEDIATELY.
9. ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET FINAL DESIGN GRADES. CITY CREWS TO INSTALL ALL SEWER AND DRAIN CONNECTIONS AND SERVICES UP TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
11. WATER SERVICE CONNECTIONS ARE TO BE INSTALLED TO NEW METER AT THE PROPERTY LINE BY THE CITY OF VICTORIA MUNICIPAL CREW, AT THE DEVELOPER'S EXPENSE. THE CONTRACTOR SHALL NOT OPERATE ANY WATERMAIN OR SERVICE VALVES.
12. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PARTIES REQUIRED FOR SERVICING TO PROPERTY LINE, INCLUDING ABANDONMENT OF EXISTING SERVICES. CAP ABANDONED HYDROTEL/SHAW CONDUIT 300mm OUTSIDE PROPERTY LINE.
13. UNDERGROUND WIRING TO BE CONSTRUCTED IN ACCORDANCE WITH BC ELECTRICAL CODE, BC HYDROTREL DRAWINGS AND SPECIFICATIONS.
14. OVERHEAD WIRING IS NOT SHOWN ON CONTRACT DRAWINGS.
15. STREETS SHALL BE SWEEPED CLEAN ON A REGULAR BASIS TO REMOVE ANY CONSTRUCTION DEBRIS.
16. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF VICTORIA STORMWATER BYLAW.
17. REMOVE ALL UNSUITABLE EXCAVATED MATERIAL AS PER SPECIFICATIONS, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
18. ALL TRAFFIC CONTROL TO CONFORM TO THE MOST CURRENT WORKSAFE BC, MCMCD AND MINISTRY OF TRANSPORTATION SPECIFICATIONS (TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS).
19. PROVIDE TRAFFIC CONTROL, SIGNAGE, BARRICADES, ILLUMINATION, AND DETOUR ROUTING AS REQUIRED TO MAINTAIN TRAFFIC FLOW AND EMERGENCY VEHICLE ACCESS. OUTBOUND ARTERIAL ROAD TRAVEL LANES TO BE OPEN AFTER 3:00 P.M.
20. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO EXISTING STREETS OR SERVICES BY CONSTRUCTION EQUIPMENT AND/OR TRUCKS HAULING MATERIALS TO THE SITE. THIS WILL INCLUDE DAILY CLEANING OR SWEEPING ALL EXISTING ROADS OF DIRT AND DEBRIS CAUSED BY CONSTRUCTION ACTIVITY.
21. ALL ASPHALT AND CONCRETE CUTS TO BE SQUARE CUT WITH SAW.
22. COORDINATE CONSTRUCTION OF ALL WORKS WITHIN ROADWAYS WITH CITY OF VICTORIA WORKS CREWS.
23. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC UTILITY CONSTRUCTION DETAILS.
24. FIELD SURVEY COMPLETED BY GEOVERRA 2020/2021.
25. CONTRACTOR IS TO PROVIDE AS-CONSTRUCTED DRAWING MARKUPS TO ENGINEER UPON CONSTRUCTION COMPLETION.

ADDRESS 1030 FORT STREET
LOT: REM 1010
BLOCK:
PLAN: VIP1A
ZONING: CA-42
LAND USE: COMMERCIAL/RESIDENTIAL



SERVICE	ESTIMATED SIZE	UTILITY PROVIDER	INSTALLATION FORCES	COST(\$) ¹
WATER	150mm	City of Victoria	City of Victoria	At Cost
SANITARY	150mm	City of Victoria	City of Victoria	At Cost
STORM DRAIN	150mm	City of Victoria	City of Victoria	At Cost
GAS	² Unconfirmed	Fortis	Utility Contractor	Based on Size
HYDRO	² Unconfirmed	BC Hydro	Utility Contractor	Based on Size
COMMUNICATIONS	² Unconfirmed	Telus/Shaw	Utility Contractor	Based on Size

² Design loads and service size to be confirmed by mechanical and Electrical consultants during detailed design stage.

WORKS AND SERVICES CHECK TABLE				
PLAN CHECKER		AUTHORIZED REPRESENTATIVE		DATE
		NAME	SIGNATURE	
UTILITY	BC HYDRO			
	TELUS			
	FORTIS BC			
	SHAW			
MUNICIPAL	UNDERGROUND UTILITIES			
	TRANSPORTATION DESIGN & INFRASTRUCTURE			
	LAND DEVELOPMENT			

SURFACE DETAIL			SEWER LATERAL			TEL MANHOLE			SIGNAL PULL BOX - SIDEWALK			HYDRO/TEL POLE TO BE REMOVED			SANITARY		
	STORM DRAIN MANHOLE		HYDRO MANHOLE		WATER VALVE ON MAIN		TEL POLE		SIGNAL PULL BOX - SIDEWALK		HYDRO/TEL POLE TO BE REMOVED		SANITARY				
	STORM DRAIN VENT		HYDRO POLE		WATER SERVICE VALVE		TEL POLE WITH DIP		SIGNAL PULL BOX - STREET		GAS METER		STORM				
	CATCH BASIN		HYDRO POLE WITH DIP		WATER METER		TEL POLE WITH LIGHT		LIGHT POLE (STEEL)		GAS VALVE		WATER				
	DRAIN CLEANOUT		JOINT POLE		BOULEVARD SERVICE		TEL SERVICE BOXES		SIGNAL POLE (STEEL)		GAS SNIFFER		HYDRO				
	DRAIN LATERAL		HYDRO POLE WITH LIGHT		FIRE HYDRANT		TEL VAULT		LIGHT/SIGNAL POLE (STEEL)		TEST HOLE		LIGHTING				
	SANITARY SEWER MANHOLE		HYDRO SERVICE BOXES		REDUCER		TEL ANCHOR		CLUSTER LAMP - TYPE A		FENCE LINE		GAS				
	SANITARY SEWER VENT		HYDRO VAULT		LIGHT MANHOLE		HYDRO/TEL POLE TO BE RELOCATED		CLUSTER LAMP - TYPE B		RETAINING WALL		TEL/CABLE				
	SEWER CLEANOUT				LIGHT PULL BOX - SIDEWALK				STREET SIGN		TREE						
									PARKING METER		ROCK OUTCROP						



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	####	####	####		####	####	####	####												
	####	####	####		####	####	####	####												
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	####	####	####		####	####	####	####												
	####	####	####		####	####	####	####												
	3	2022/06/22	RE-ISSUED FOR DEVELOPMENT PERMIT		BH	CD	JCS	BH												
	2	2022/04/21	RE-ISSUED FOR DEVELOPMENT PERMIT		BH	CD	JCS	BH												
	1	2021/12/01	RE-ISSUED FOR DEVELOPMENT PERMIT/RE-ZONING		BH	CD	JCS	BH												
	0	2021/09/15	ISSUED FOR DEVELOPMENT PERMIT/RE-ZONING		BH	CD	JCS	BH												
ISS/REV	YYYY-MM-DD	DESCRIPTION			DES	DRN	CHK	PM												

CLIENT:

JAWL PROPERTIES LTD.
1515 Douglas St Suite 200,
Victoria, BC

CLIENT REF. NO:

####

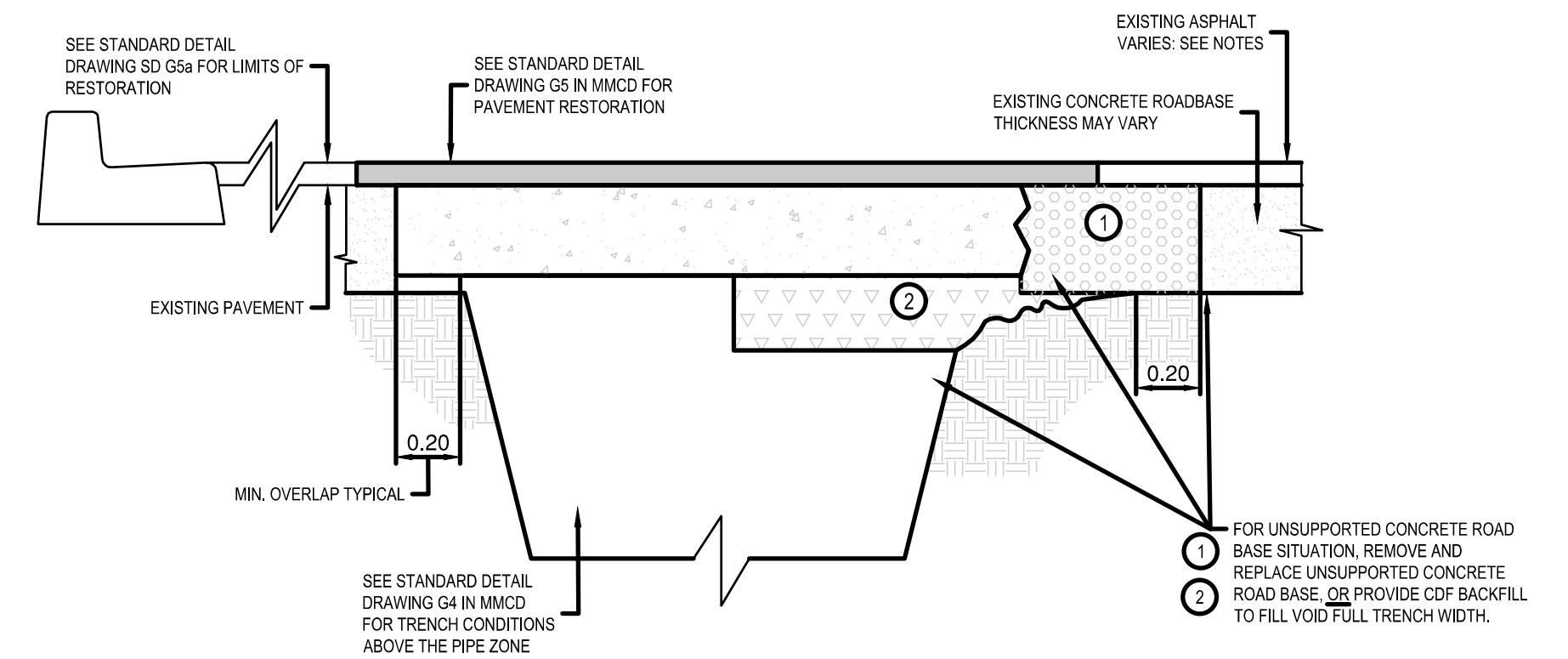
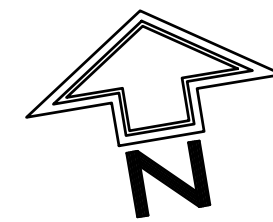
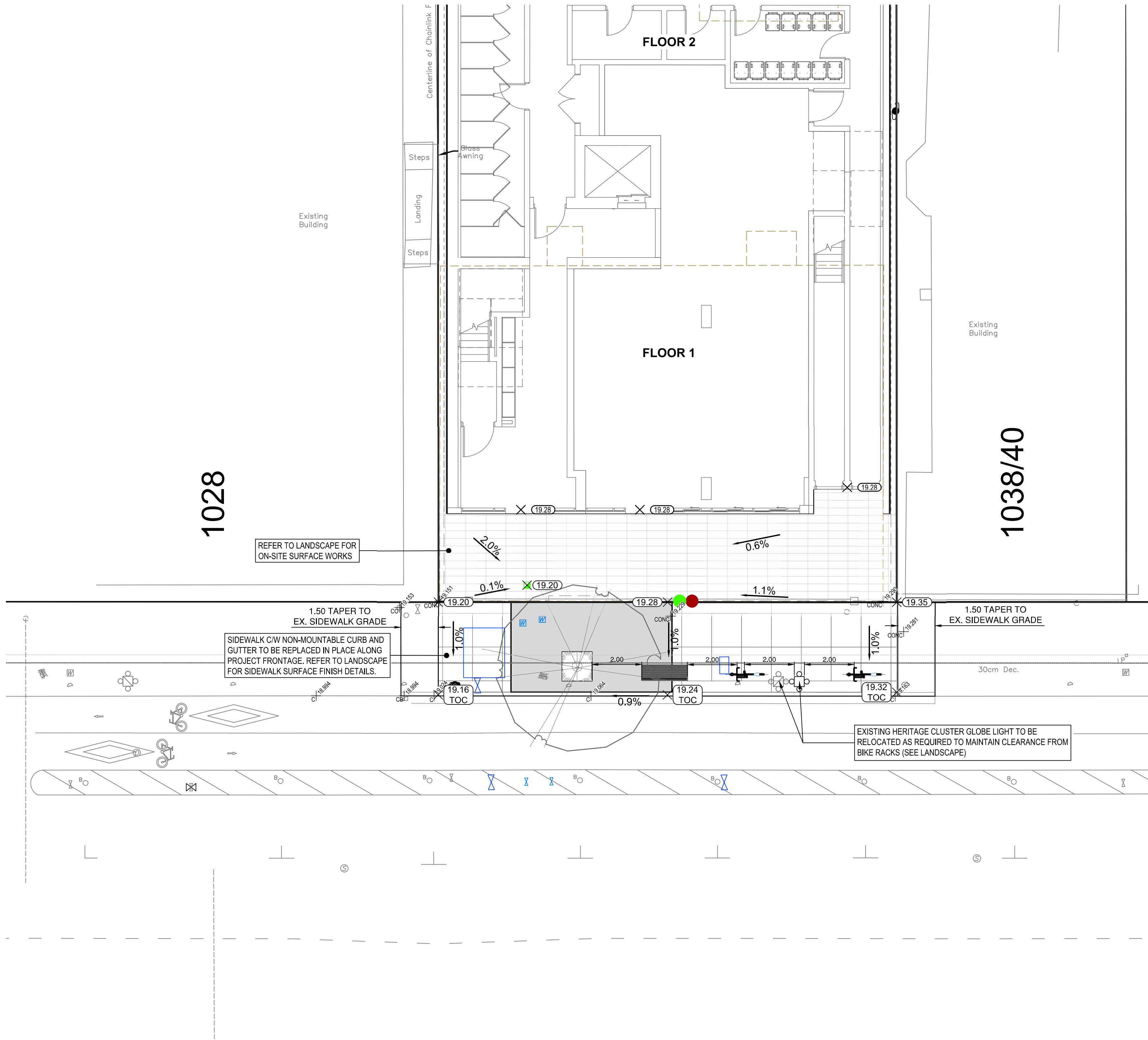
wsp

301-3600 Uptown Blvd
Victoria BC, Canada
V8Z 0B5

T-1 250-596-5510
F-1 250-386-2844
wsp.com

PROJECT:	1030 FORT STREET MIXED-USE DEVELOPMENT
PROJECT NO:	211-06978-00
SCALE:	1:200
DISCIPLINE:	CIVIL

TITLE:	
CONCEPTUAL CIVIL PLAN	
DRAWING NO:	
C01	
SHEET NO: 1 OF 2	
ISSUE:	ISS/REV:
RE-ISSUED FOR DEVELOPMENT PERMIT	3
2022/06/22	



- NOTES:
1. IF PAVEMENT THICKNESS IS 150mm OR LESS, REPLACE CONCRETE ROAD BASE UP TO EXISTING PAVEMENT LOWER LEVEL.
 2. IF PAVEMENT THICKNESS IS GREATER THAN 150mm REPLACE CONCRETE ROAD BASE UP TO A LEVEL OF 150mm BELOW THE SURFACE OF EXISTING PAVEMENT.
 3. MUNICIPALITY MAY REQUEST FURTHER ASPHALT REMOVAL DEPENDING ON PAVEMENT CONDITIONS.
 4. REFER TO CONTRACT DRAWINGS FOR DETAILED SPECIFICATIONS.
 5. RESTORE CONCRETE ROAD BASE TO 200mm THICKNESS.
 6. DOWEL NEW CONCRETE ROAD BASE INTO EXISTING AT THE DISCRETION OF THE CITY ENGINEER.

TRENCH RESTORATION FOR CONCRETE ROAD BASE

1:20
CoV SD G5b

LEGEND

SURFACE DETAIL				SEWER LATERAL				TEL MANHOLE				SIGNAL PULL BOX - SIDEWALK				HYDRO/TEL POLE TO BE REMOVED			
⊙	STORM DRAIN MANHOLE	⊙	HYDRO MANHOLE	⊙	WATER VALVE ON MAIN	⊙	TEL POLE	⊙	TEL POLE WITH DIP	⊙	TEL POLE WITH LIGHT	⊙	LIGHT/SIGNAL PULL BOX - STREET	⊙	GAS METER	⊙	GAS VALVE	⊙	GAS SNIFFER
⊙	STORM DRAIN VENT	⊙	HYDRO POLE	⊙	WATER SERVICE VALVE	⊙	TEL POLE WITH LIGHT	⊙	TEL POLE WITH LIGHT	⊙	TEL SERVICE BOXES	⊙	LIGHT POLE (STEEL)	⊙	LIGHT/SIGNAL POLE (STEEL)	⊙	TEST HOLE	⊙	FENCE LINE
⊙	CATCH BASIN	⊙	HYDRO POLE WITH DIP	⊙	BOULEVARD SERVICE	⊙	TEL SERVICE BOXES	⊙	TEL VAULT	⊙	POLE ANCHOR	⊙	CLUSTER LAMP - TYPE A	⊙	CLUSTER LAMP - TYPE B	⊙	RETAINING WALL	⊙	TREE
⊙	DRAIN CLEANOUT	⊙	JOINT POLE	⊙	FIRE HYDRANT	⊙	TEL VAULT	⊙	POLE ANCHOR	⊙	HYDRO/TEL POLE TO BE RELOCATED	⊙	CLUSTER LAMP - TYPE A	⊙	CLUSTER LAMP - TYPE B	⊙	RETAINING WALL	⊙	TREE
⊙	DRAIN LATERAL	⊙	HYDRO POLE WITH LIGHT	⊙	REDUCER	⊙	TEL VAULT	⊙	POLE ANCHOR	⊙	HYDRO/TEL POLE TO BE RELOCATED	⊙	CLUSTER LAMP - TYPE A	⊙	CLUSTER LAMP - TYPE B	⊙	RETAINING WALL	⊙	TREE
⊙	SANITARY SEWER MANHOLE	⊙	HYDRO SERVICE BOXES	⊙	REDUCER	⊙	TEL VAULT	⊙	POLE ANCHOR	⊙	HYDRO/TEL POLE TO BE RELOCATED	⊙	CLUSTER LAMP - TYPE A	⊙	CLUSTER LAMP - TYPE B	⊙	RETAINING WALL	⊙	TREE
⊙	SANITARY SEWER VENT	⊙	HYDRO VAULT	⊙	REDUCER	⊙	TEL VAULT	⊙	POLE ANCHOR	⊙	HYDRO/TEL POLE TO BE RELOCATED	⊙	CLUSTER LAMP - TYPE A	⊙	CLUSTER LAMP - TYPE B	⊙	RETAINING WALL	⊙	TREE
⊙	SEWER CLEANOUT	⊙	HYDRO VAULT	⊙	REDUCER	⊙	TEL VAULT	⊙	POLE ANCHOR	⊙	HYDRO/TEL POLE TO BE RELOCATED	⊙	CLUSTER LAMP - TYPE A	⊙	CLUSTER LAMP - TYPE B	⊙	RETAINING WALL	⊙	TREE

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ISS/REV	YYYY-MM-DD	DESCRIPTION	DES	DRN	CHK	PM	
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2	2022/04/21	RE-ISSUED FOR DEVELOPMENT PERMIT	BH	CD	JCS	BH	
1	2021/12/01	RE-ISSUED FOR DEVELOPMENT PERMIT-RE-ZONING	BH	CD	JCS	BH	
0	2021/08/15	ISSUED FOR DEVELOPMENT PERMIT-RE-ZONING	BH	CD	JCS	BH	

PROFESSIONAL
OF
B. W. HARMS
49278
BRITISH
ENGINEER
2022-06-22

CLIENT:

JAWL PROPERTIES LTD.
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Victoria, BC

CLIENT REF. NO:

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F: 1 250-386-2844
wsp.com

PROJECT:

1030 FORT STREET
MIXED-USE DEVELOPMENT

PROJECT NO:
211-06978-00

SCALE:
1:100

DISCIPLINE:
CIVIL

TITLE:

CONCEPTUAL SURFACE WORKS
& SITE GRADING

DRAWING NO:
C02

SHEET NO:
2 OF 2

ISSUE:
RE-ISSUED FOR DEVELOPMENT PERMIT

ISS/REV:
3

2022/06/22