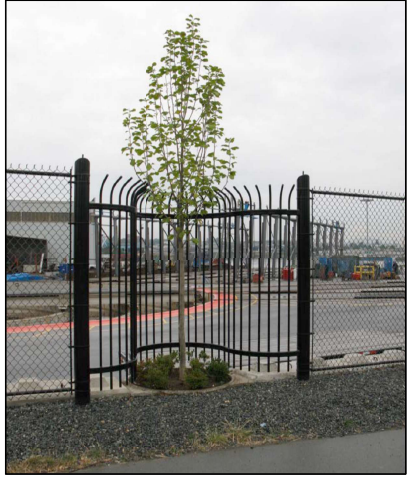
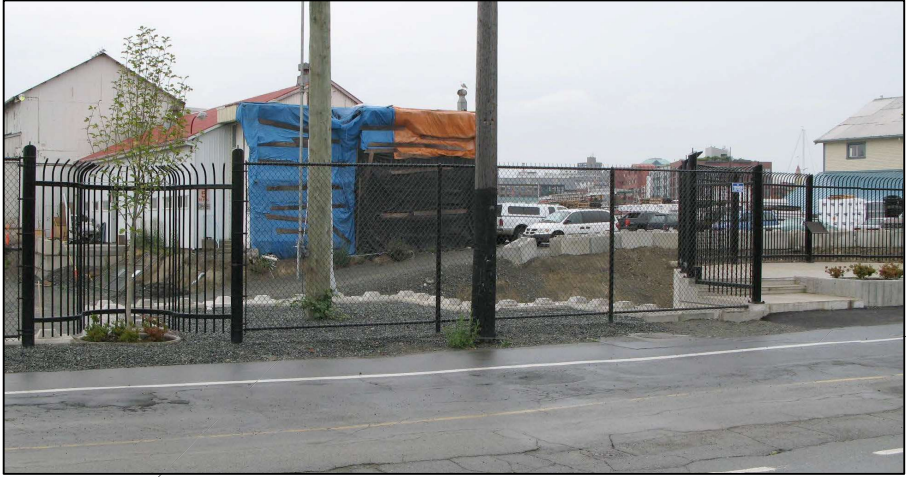


1 Context Plan
Scale: 1:3000



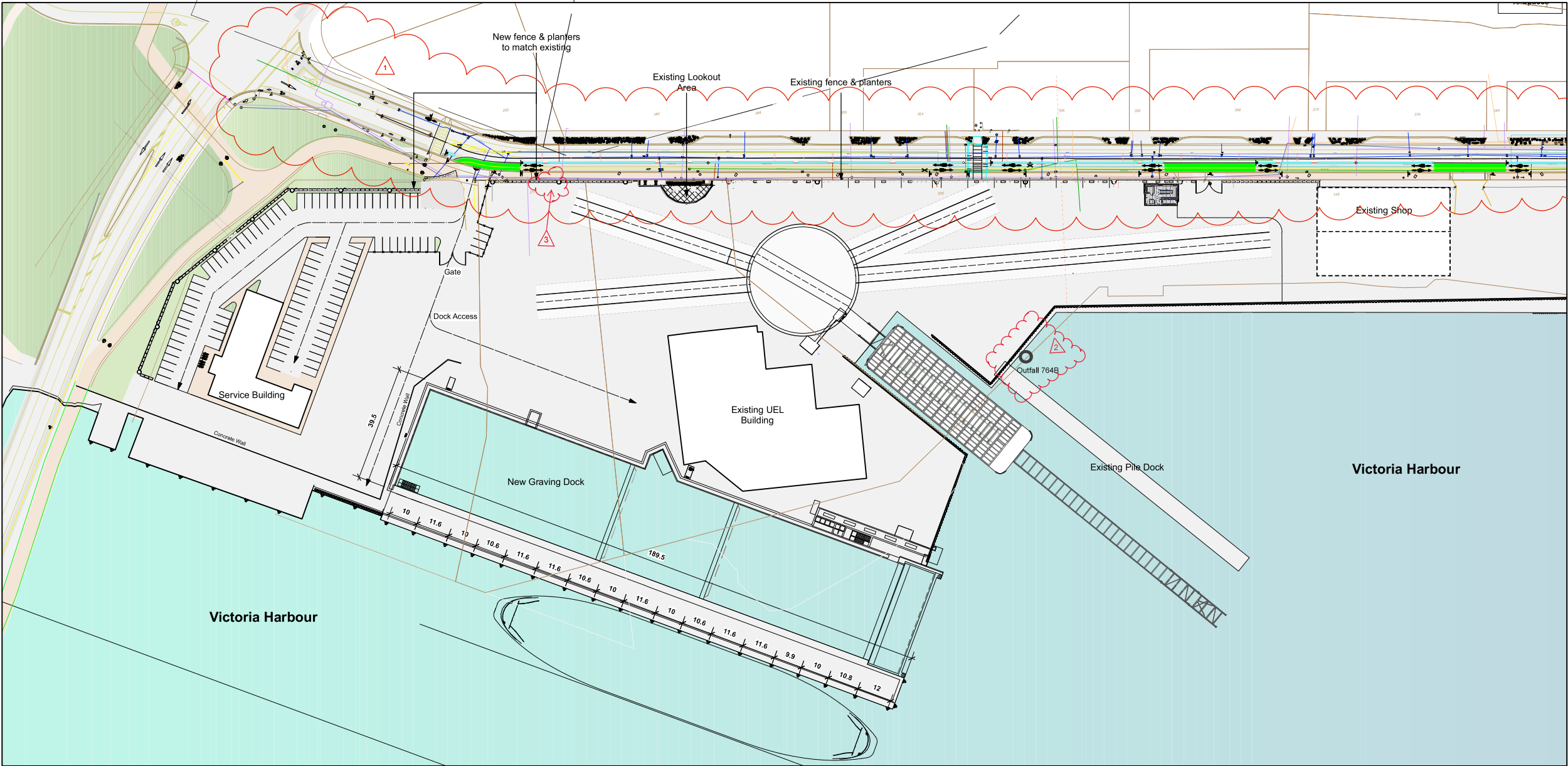
2 Existing Planters



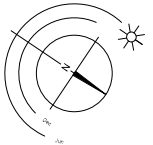
3 Lookout, Existing Fence & Planters

Revision Notes

- 1 Updated Harbour Road with current Civil Plan. 22-06-28
- 2 Site storm water following treatment in the water treatment plant will be discharged into the harbour via the existing outfall No. 764B. No new outfalls to the harbour are proposed.
- 3 The redundant crossing will be replaced with full height curb, gutter, and sidewalk.



4 Proposed Site Plan
Scale: 1:750



ISSUED	22-06-28	UPDATED CIVIL ROADWAY
Rev	Date	Description
01	28 JUNE 2022	ISSUED FOR PERMIT
Drawn by	mk	Checked by
Scale	As Noted	Sheet number
		1735

NOTE: All dimensions are shown in meters.

de Hoog & Kierulf architects

VICTORIA OFFICE
877 Fort Street
Victoria, BC V8T 2K3
T 1-250-858-3367

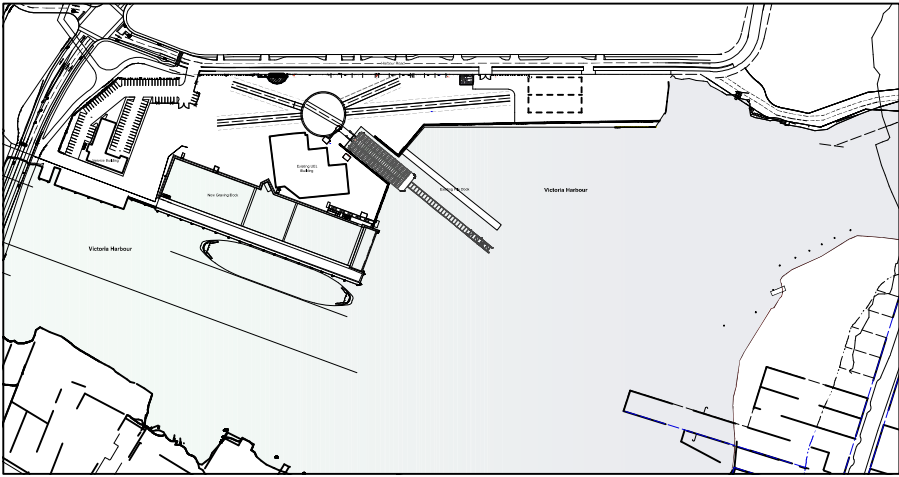
NANAIMO OFFICE
182-5188 Duxton Way
Nanaimo, BC V9T 2K4
T 1-250-585-5810

Point Hope Graving Dock
Harbour Road
Victoria, BC

Site Plan & Context

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Sheet No. **A01**



1 Context Plan
Scale: 1:3000
A01



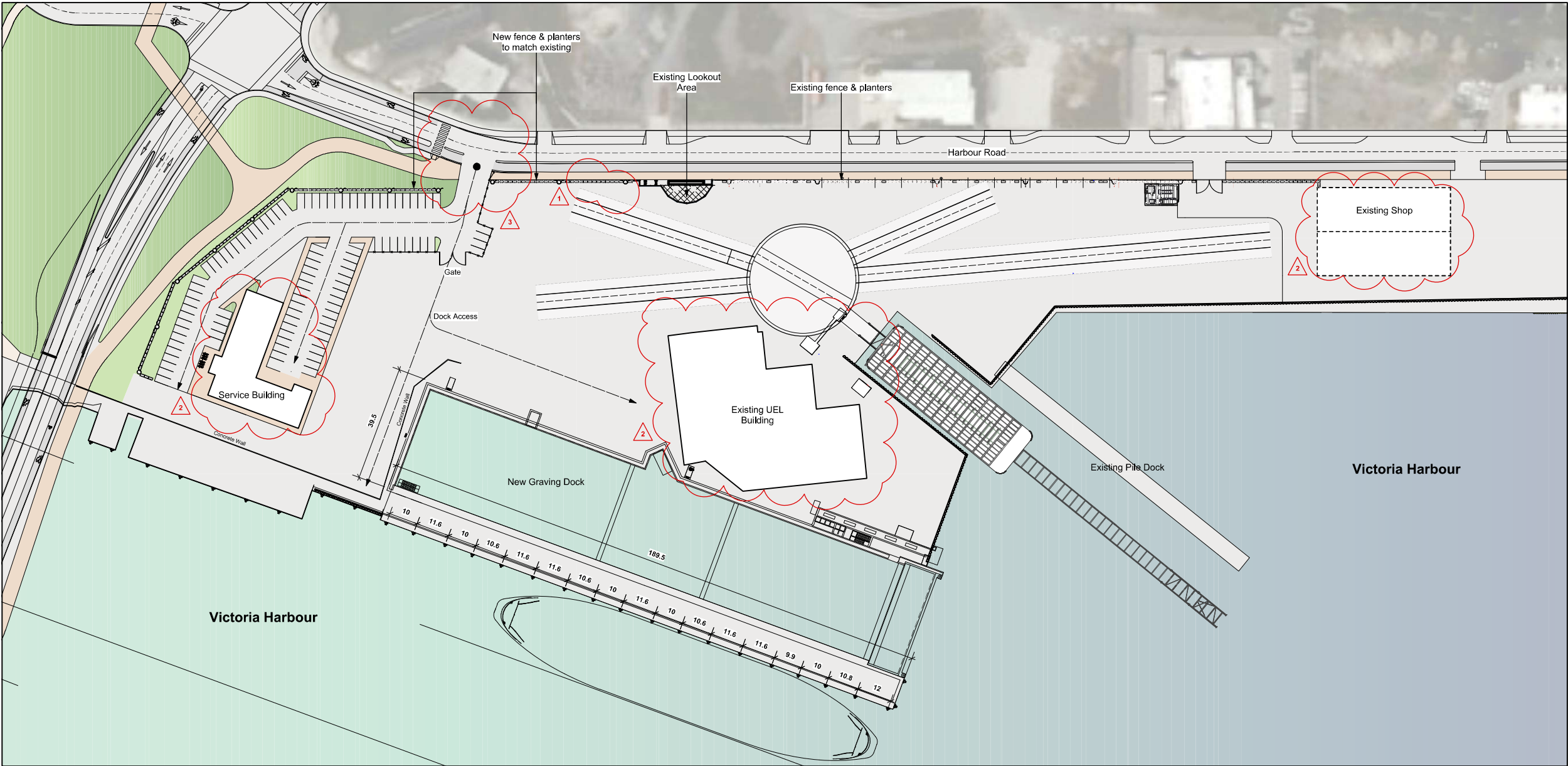
2 Existing Planters
A01



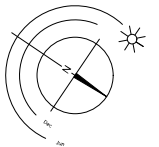
3 Lookout, Existing Fence & Planters
A01

- Revision Notes**
- 1 Remove redundant driveway and replace with standard curb and gutter.
 - 2 Buildings are not part of this Development Permit and will be the subject of separate Development Permits as required.
 - 3 The turning movements of a WM20 vehicle shall be accommodated on site without obstructing the public ROW when the proposed gates are closed.

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date:
February 26/18
Deemed Date:
November 22/17



4 Proposed Site Plan
Scale: 1:750
A01



Rev	Date	Description
1	16 JAN 2018	Issued for
2		Revised by
3		Approved by
4		Approved by

NOTE: All dimensions are shown in meters.

de Hoog & Kierulff architects

VICTORIA OFFICE
777 FORT STREET
VICTORIA, BC V8V 2K3
T 1-250-688-3367

NAIMANO OFFICE
182-51100 DUSKIN WAY
NAIMANO, BC V2T 2A5
T 1-250-585-5818

Point Hope Graving Dock
Harbour Road
Victoria, BC

Site Plan & Context
A01





Original Submission

Received Date:
September 29, 2017

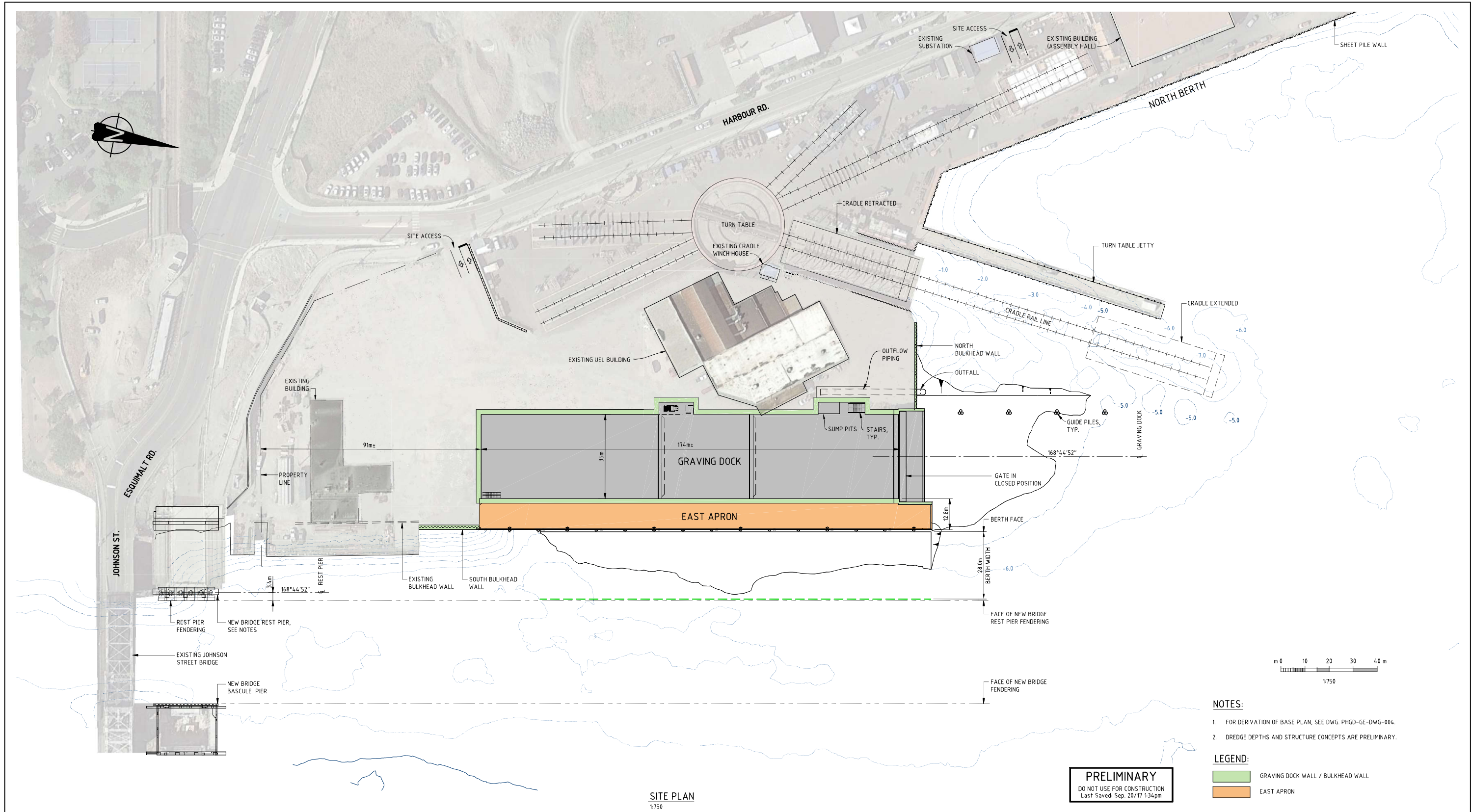
A	GENERAL NOTES					
	REVISIONS					
	No.	DESCRIPTION	BY	DATE		
	0	ISSUED FOR REVIEW	SJ	02/JUN/17		






345 Harbour Road, Victoria, B.C. V9A 3S2
Phone: 250- 385-3623 Fax 250- 385-3166
ISO 9001:2008, 14001:2004 & OHSAS 18001:2007 Certified
Email: Info@pointhopemaritime.com

DRAWING NO.		N/A	
APPROVED	DATE	PROJECT: N/A	
APPROVED	DATE	SHEET OF	REVISION
APPROVED	DATE	1/1	0
CHECKED	DATE	SCALE	
DRAWN	DATE	1:500 metric	
SJ	02/JUN/2017		

OVERVIEW of PHGD
incl WATER LOT



- NOTES:
- 1. FOR DERIVATION OF BASE PLAN, SEE DWG. PHGD-GE-DWG-004.
 - 2. DREDGE DEPTHS AND STRUCTURE CONCEPTS ARE PRELIMINARY.
- LEGEND:
- GRAVING DOCK WALL / BULKHEAD WALL
 - EAST APRON

											D SHEET	SCALE	SHOWN	ENGINEERING AND PERMIT STAMPS (As Required)		CUSTOMER		PHM GRAVING DOCK GENERAL SITE GENERAL ARRANGEMENT			
																					
B	18-AUG-17	ISSUED FOR DISCUSSION	RM	JCW	JCW	-	JCW	-			WORLEYPARSONS PROJECT No				**This drawing is prepared for the use of the contractual customer of WorleyParsons Canada Services Ltd. and WorleyParsons Canada Services Ltd. assumes no liability to any other party for any representations contained in this drawing.**		DRG No		PHGD-GE-DSK-2005	REV	
A	18-AUG-17	ISSUED FOR DISCUSSION	RM	JCW	JCW	-	JCW	-			307071-01155									B	
REV	DATE (DD-MMM-YY)	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED	CUSTOMER	REF DRAWING No	REFERENCE DRAWING TITLE											

LOCATION: U:\YV\307071\01155_PHM_PTHOPEGVOK\1_DRAWINGS\1_1_AND_EV02_MARINE\01_SKETCHES\307071-01155-00-HA-DSK-2005NEW.DWG
USER NAME: robert.muller
PLOT DATE & TIME: 20/9/2017 1:37:04 PM
SAVE DATE & TIME: 20/9/2017 1:34:42 PM

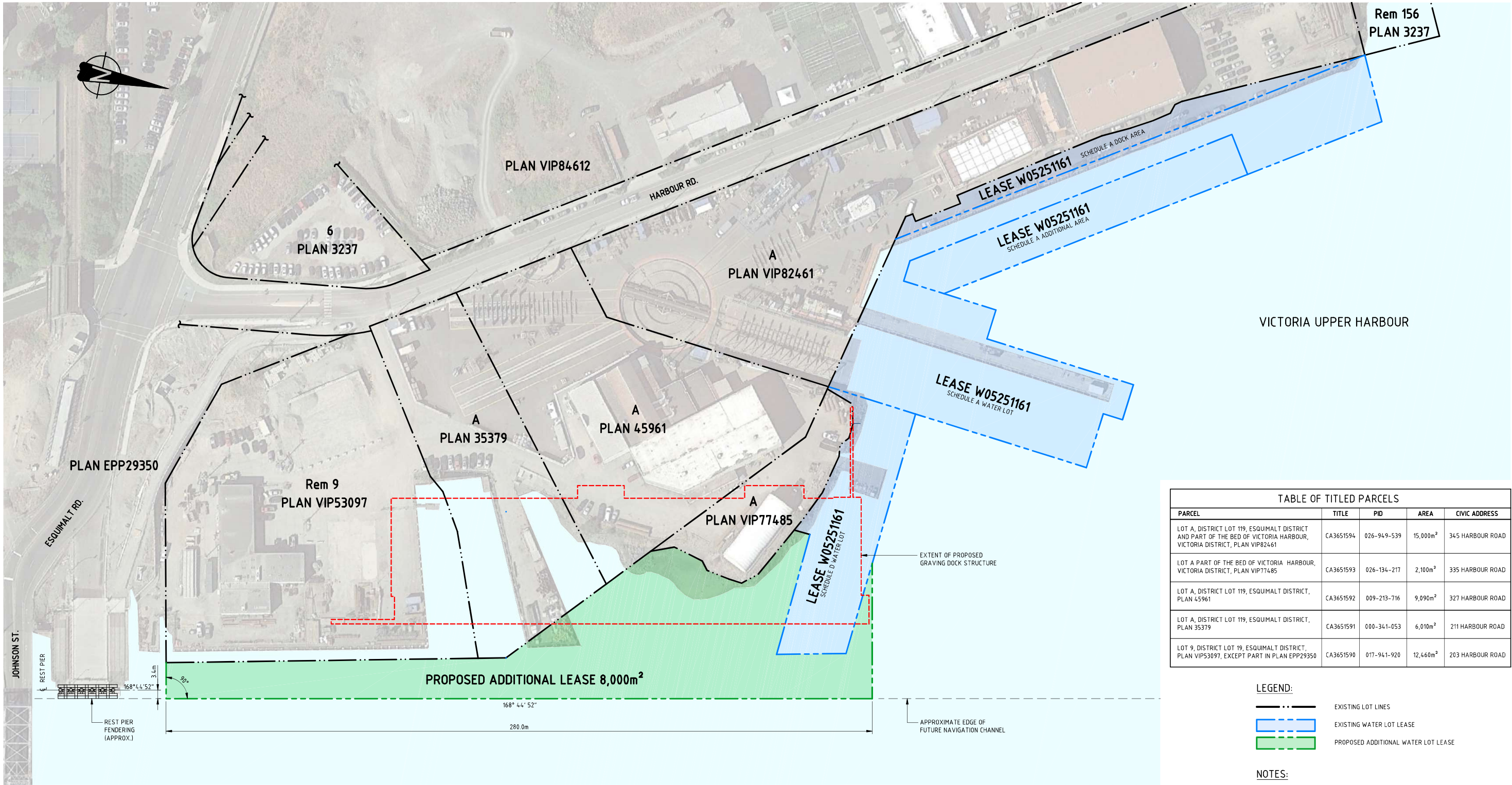


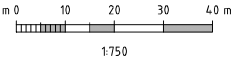
TABLE OF TITLED PARCELS				
PARCEL	TITLE	PID	AREA	CIVIC ADDRESS
LOT A, DISTRICT LOT 119, ESQUIMALT DISTRICT AND PART OF THE BED OF VICTORIA HARBOUR, VICTORIA DISTRICT, PLAN VIP82461	CA3651594	026-949-539	15,000m ²	345 HARBOUR ROAD
LOT A PART OF THE BED OF VICTORIA HARBOUR, VICTORIA DISTRICT, PLAN VIP77485	CA3651593	026-134-217	2,100m ²	335 HARBOUR ROAD
LOT A, DISTRICT LOT 119, ESQUIMALT DISTRICT, PLAN 45961	CA3651592	009-213-716	9,090m ²	327 HARBOUR ROAD
LOT A, DISTRICT LOT 119, ESQUIMALT DISTRICT, PLAN 35379	CA3651591	000-341-053	6,010m ²	211 HARBOUR ROAD
LOT 9, DISTRICT LOT 19, ESQUIMALT DISTRICT, PLAN VIP53097, EXCEPT PART IN PLAN EPP29350	CA3651590	017-941-920	12,460m ²	203 HARBOUR ROAD

- LEGEND:
- EXISTING LOT LINES
 - EXISTING WATER LOT LEASE
 - PROPOSED ADDITIONAL WATER LOT LEASE

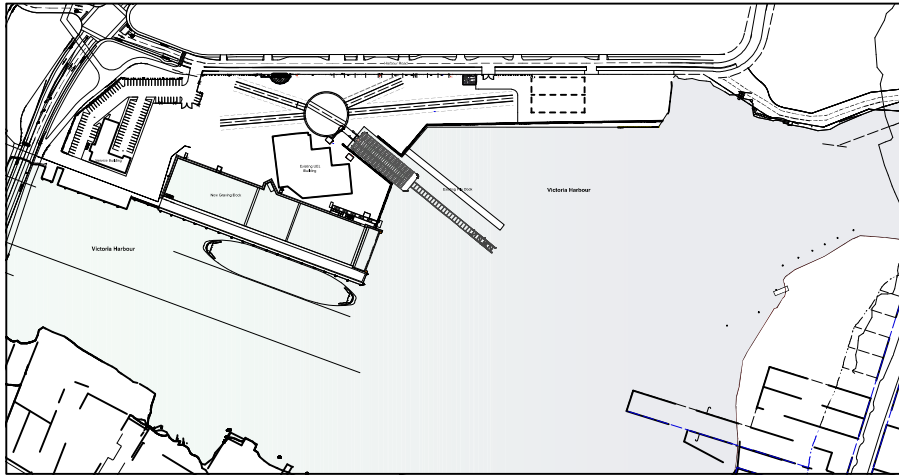
- NOTES:
- EXISTING PARCEL AND LEASE BOUNDARIES / AREAS ARE DERIVED FROM EXISTING SITE PLAN DRAWING PHGD-GE-DWG-004, REV. C, ISSUED FEB 21, 2017.
 - ALL EXISTING AND PROPOSED PARCELS AND LEASE AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY AND ARE SUBJECT TO CONFIRMATION BY A LEGAL SURVEY.

SITE PLAN
1:750

PRELIMINARY
DO NOT USE FOR CONSTRUCTION
Last Saved: Sep. 07/17 4:15pm



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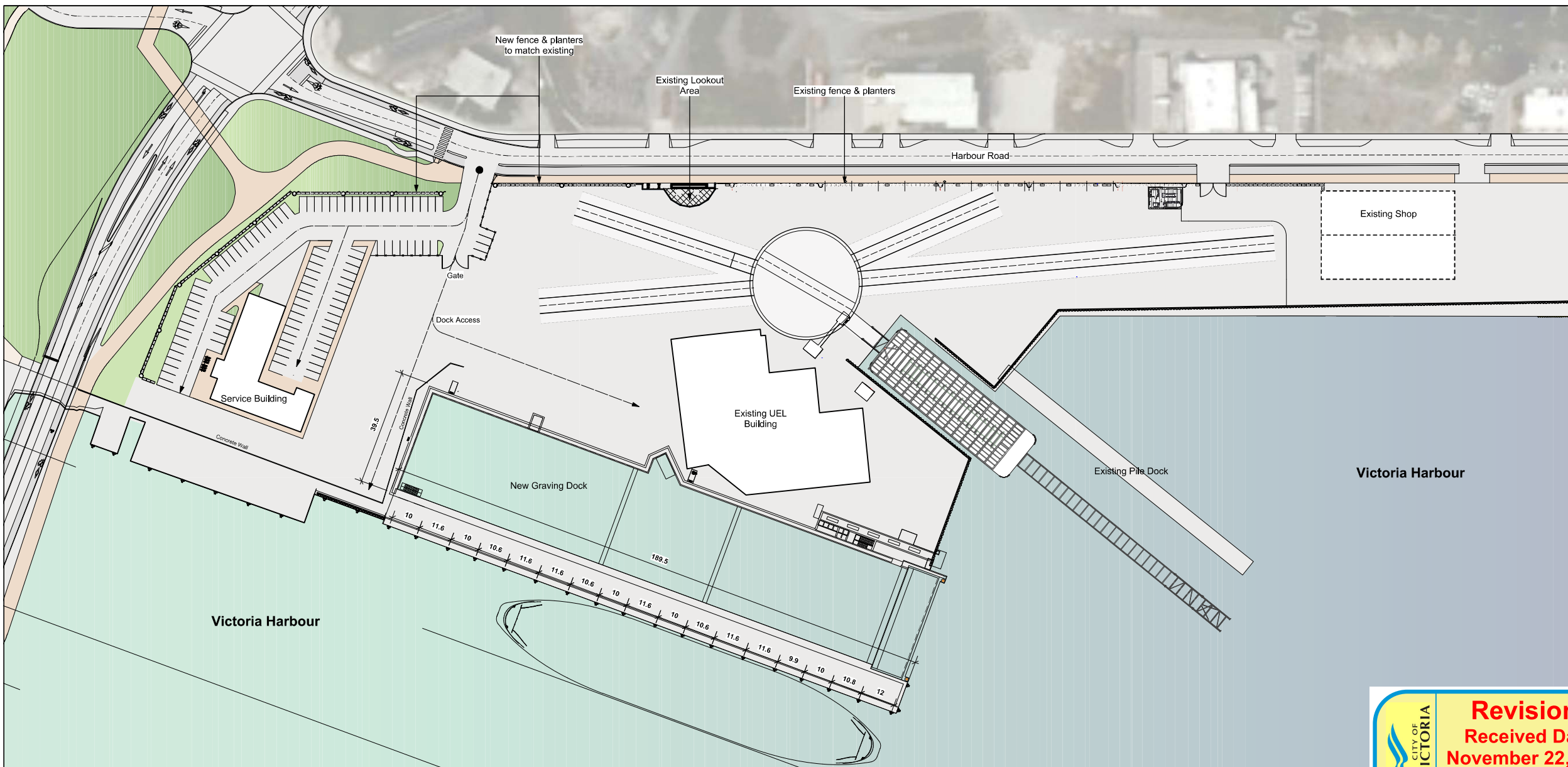
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Scale: 1:3000
A01



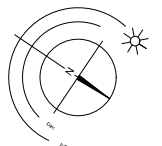
2 Existing Planters
A01



3 Lookout, Existing Fence & Planters
A01



4 Proposed Site Plan
Scale: 1:750
A01



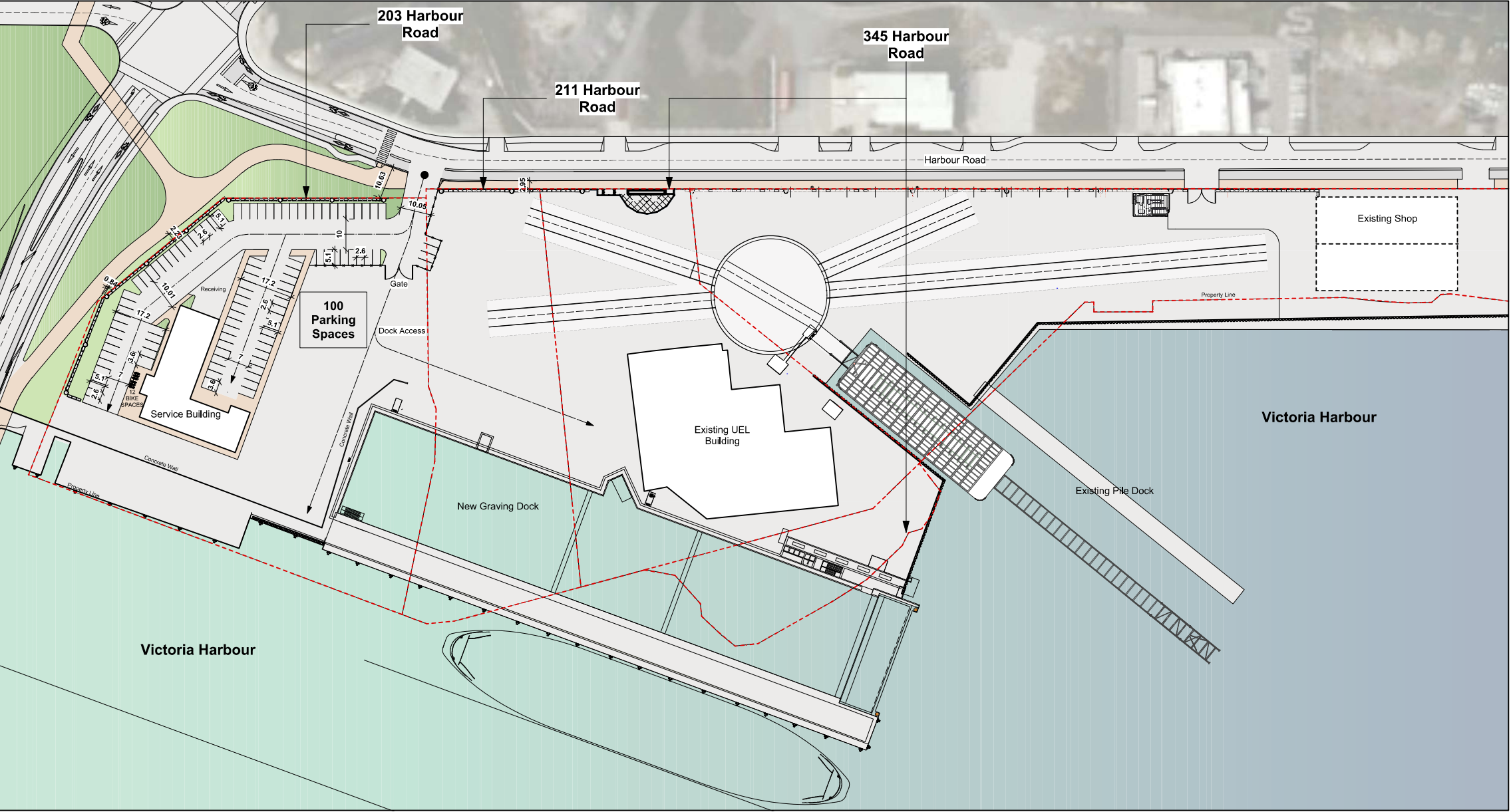
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NOTE: All dimensions are shown in meters.



Revisions
Received Date:
November 22, 2017
Deemed Date:
September 29, 2017

		de Hoog & Kierulff architects	
VICTORIA OFFICE		NANAIMO OFFICE	
777 Fort Street		152-5110 Dustin Way	
Victoria BC V8W 2K3		Nanaimo BC V9T 2A5	
T 1-250-688-3367		T 1-250-688-3367	
project name			
Point Hope Graving Dock			
Harbour Road			
Victoria, BC			
drawing title			
Site Plan & Context			
drawing no.		sheet no.	
A01		-	



1
A02 Proposed Parking Plan
Scale: 1:750

PROJECT DATA

Address:
203 Harbour Road
211 Harbour Road

Legal Description:
LOT 9, Plan VIP3097
LOT A, Plan VIP35379

Zoning:
SD-1

Uses:
Service Building, Graving Dock.

Site Area:
203 Harbour Road 12,596 sq m
211 Harbour Road 6,009 sq m

Total Site Area: 18,605 sq m

Site Coverage: 22%

Building Floor Space:
Service Building - L1 760 sq m
Service Building - L2 390 sq m

Floor Space Ratio: 0.22:1

Total Office Floor Space: 355 sq m (30%)

Address:
345 Harbour Road

Legal Description:
LOT A, Plan VIP45961
LOT A, Plan VIP77485

Zoning:
SD-2

Uses:
Shops, Graving Dock.

Site Area: 11,165 sq m

Site Coverage: 48%

Building Floor Space:
UEL Building 2,650 sq m

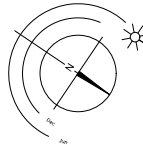
Floor Space Ratio: 0.48:1

Parking:
As per Scedule C requirements.

Number of Point Hope Employees:
300


Vehicle Parking Spaces Provided at 203 Harbour Road:
100

Bike Parking Spaces Provided at 203 Harbour Road:
12



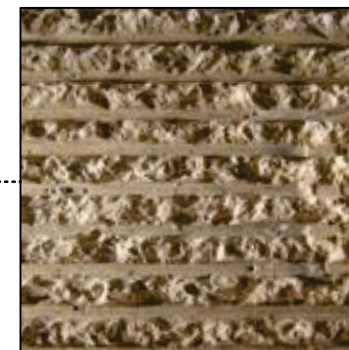
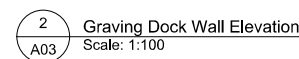
Rev	Date	Description
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NOTE: All dimensions are shown in meters.



Revisions
Received Date:
November 22, 2017
Deemed Date:
September 29, 2017

de Hoog & Kierulff architects	
VICTORIA OFFICE 0777 FORT ST VICTORIA, BC V8V 2K3 T 1-250-688-3367	NANAIMO OFFICE 152-51100 DUNDAS ST NANAIMO, BC V9T 2A5 T 1-250-688-5810
Point Hope Graving Dock Harbour Road Victoria, BC	
Parking Plan	
Sheet No. A02	Sheet No. -



	<u>CHART</u>	<u>GEODETIC</u>
—————	3.760m	1.863 m
—————	1.900 m	0.003 m
—————	-0.460 m	-2.357 m

Title	Date	Description
gross	17 NOV 2017	drawing \$6.
drawn by	n/c	checked by
ask	An Nibbel	printed number

NOTE: All dimensions are shown in meters

Revisions
Received Date:
November 22, 201
Deemed Date:
September 29, 201



de Hoog & Kierulf architects

VICTORIA OFFICE
 977 Fort Street
 Victoria BC V8V 2K3
 T 1-250-688-0387

NAIMING OFFICE
 192-3100 Dobbins Way
 Nanaimo BC V9T 2K5
 T 1-250-688-0810

project name

Point Hope Graving Dock
 Harbour Road
 Victoria, BC

working title

Proposed Graving Dock Wall

CONCEPTUAL DESIGN: "POINT HOPE" GRAVING DOCK
 (CLARIFIED HERE AND AT ALL TIMES REMAINS THE
 PROPERTY OF DE HOOG & KIERULF ARCHITECTS LTD.)
 WILL BE USED FOR THE PROJECT SPECIFICALLY AND NOT
 TO BE REUSED FOR ANY OTHER PROJECT.

DRAWING NO.

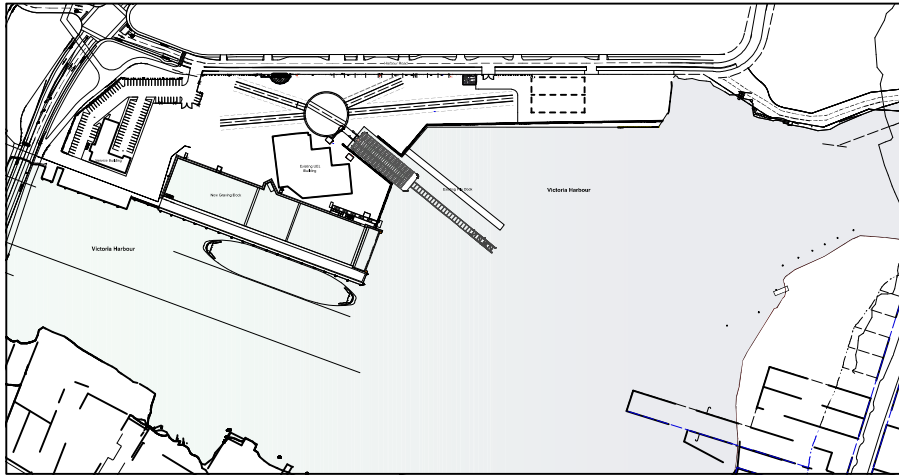
A03

DESIGN NO.









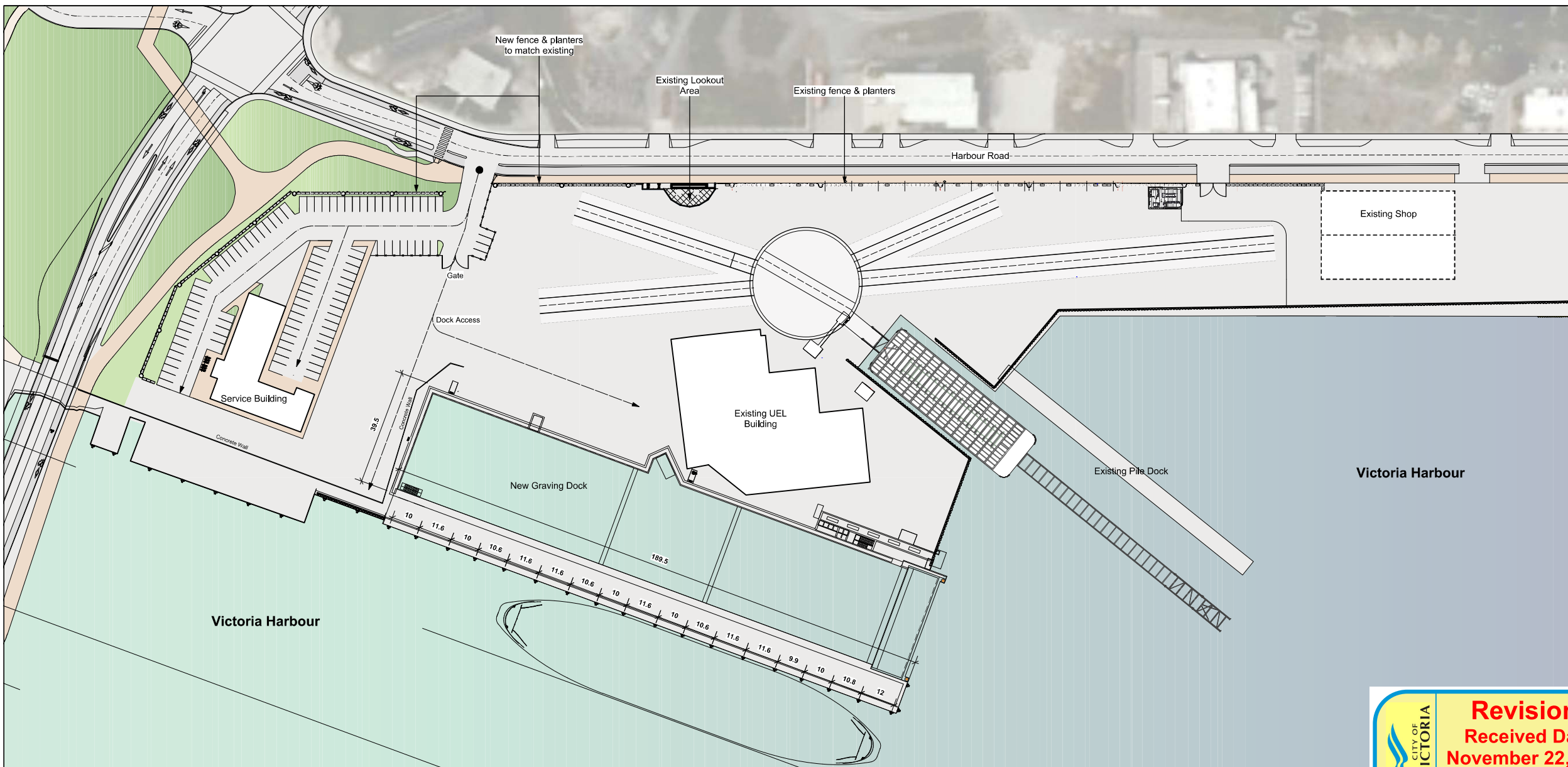
1 Context Plan
Scale: 1:3000
A01



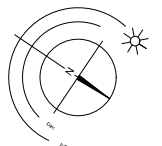
2 Existing Planters
A01



3 Lookout, Existing Fence & Planters
A01



4 Proposed Site Plan
Scale: 1:750
A01



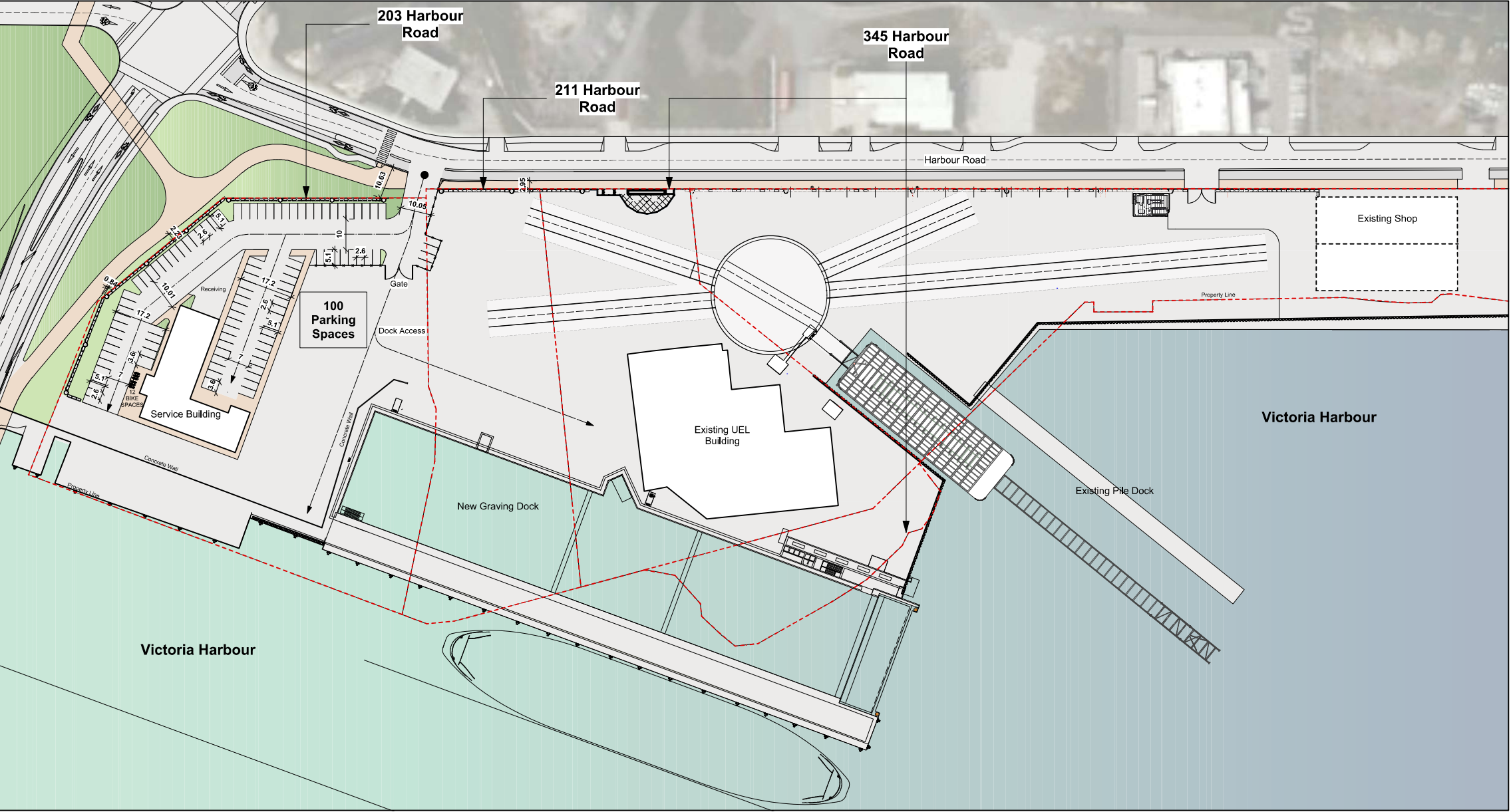
Rev	Date	Description
1	17 NOV 2017	Initial Design
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NOTE: All dimensions are shown in meters.



Revisions
Received Date:
November 22, 2017
Deemed Date:
September 29, 2017

		de Hoog & Kierulff architects	
VICTORIA OFFICE 777 FORT STREET VICTORIA, BC V8V 2K3 T 1-250-688-3367		NANAIMO OFFICE 152-5110 DUSTIN WAY NANAIMO, BC V9T 2A5 T 1-250-688-3367	
project name			
Point Hope Graving Dock Harbour Road Victoria, BC			
drawing no.			
A01		sheet no.	
CONCEPT: modern, clean, classic and colours like red and blue. The concept of a modern and classic architecture for the Point Hope Graving Dock in Victoria, BC.			



1
A02 Proposed Parking Plan
Scale: 1:750

PROJECT DATA

Address:
203 Harbour Road
211 Harbour Road

Legal Description:
LOT 9, Plan VIP3097
LOT A, Plan VIP35379

Zoning:
SD-1

Uses:
Service Building, Graving Dock.

Site Area:
203 Harbour Road 12,596 sq m
211 Harbour Road 6,009 sq m

Total Site Area: 18,605 sq m

Site Coverage: 22%

Building Floor Space:
Service Building - L1 760 sq m
Service Building - L2 390 sq m

Floor Space Ratio: 0.22:1

Total Office Floor Space: 355 sq m (30%)

Address:
345 Harbour Road

Legal Description:
LOT A, Plan VIP45961
LOT A, Plan VIP77485

Zoning:
SD-2

Uses:
Shops, Graving Dock.

Site Area: 11,165 sq m

Site Coverage: 48%

Building Floor Space:
UEL Building 2,650 sq m

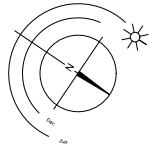
Floor Space Ratio: 0.48:1

Parking:
As per Scedule C requirements.

Number of Point Hope Employees:
300


Vehicle Parking Spaces Provided at 203 Harbour Road:
100

Bike Parking Spaces Provided at 203 Harbour Road:
12



Rev	Date	Description
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NOTE: All dimensions are shown in meters.

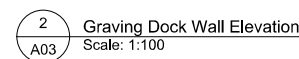


Revisions

Received Date:
November 22, 2017

Deemed Date:
September 29, 2017

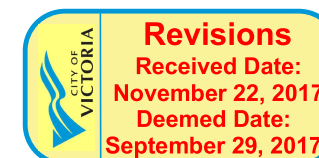
	
VICTORIA OFFICE 0777 FORT ST VICTORIA, BC V8V 2K3 T 1-250-688-3367	
NANAIMO OFFICE 152-51100 DUNDAS ST NANAIMO, BC V9T 2A5 T 1-250-688-3367	
Point Hope Graving Dock Harbour Road Victoria, BC	
Parking Plan	
drawing no.	A02
revision no.	-



Pay	Date	Description	
Expense	17 NOV 2017	Drawing \$6.	
Drawn by	dlc	other hand by	
ask	As Noted	grated number	

NOTE: All dimensions are shown in meters.

	<u>CHART</u>	<u>GEODETIC</u>
—————	3.760m	1.863 m
—————	1.900 m	0.003 m
—————	-0.460 m	-2.357 m



de Hoog & Kierulff architects

VICTORIA OFFICE 977 Fort Street N 1250-6585 T 1-250-585-5307	NANAIMO OFFICE 102-8105 Dublin Way N 1250-6585 T 1-250-585-5810
------------------------------------------------------------------------------	---------------------------------------------------------------------------------

proposed name

Point Hope Graving Dock
Harbour Road
Victoria, BC

drawing title

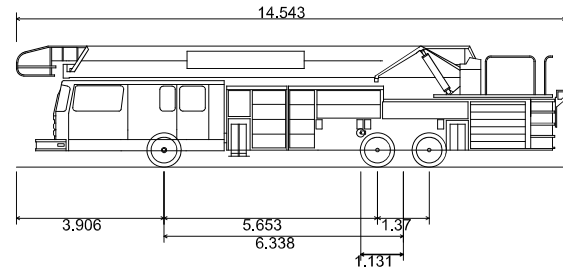
Proposed Graving Dock Wall

CONTRACTOR: HENDERSON, HARRIS, BAKER AND
CORRIGAN AND ASSOCIATES LTD. (HBCA) HAS BEEN
SELECTED TO DESIGN AND CONSTRUCT THE PROPOSED
DOCK WALL. HBCA HAS BEEN SELECTED TO BE USED FOR THE PROJECT BECAUSE IT HAS
THE MOST EXPERIENCE IN DESIGNING AND CONSTRUCTING DOCK WALLS.

DATE: 10/1/2010

A03

REVISIONS:

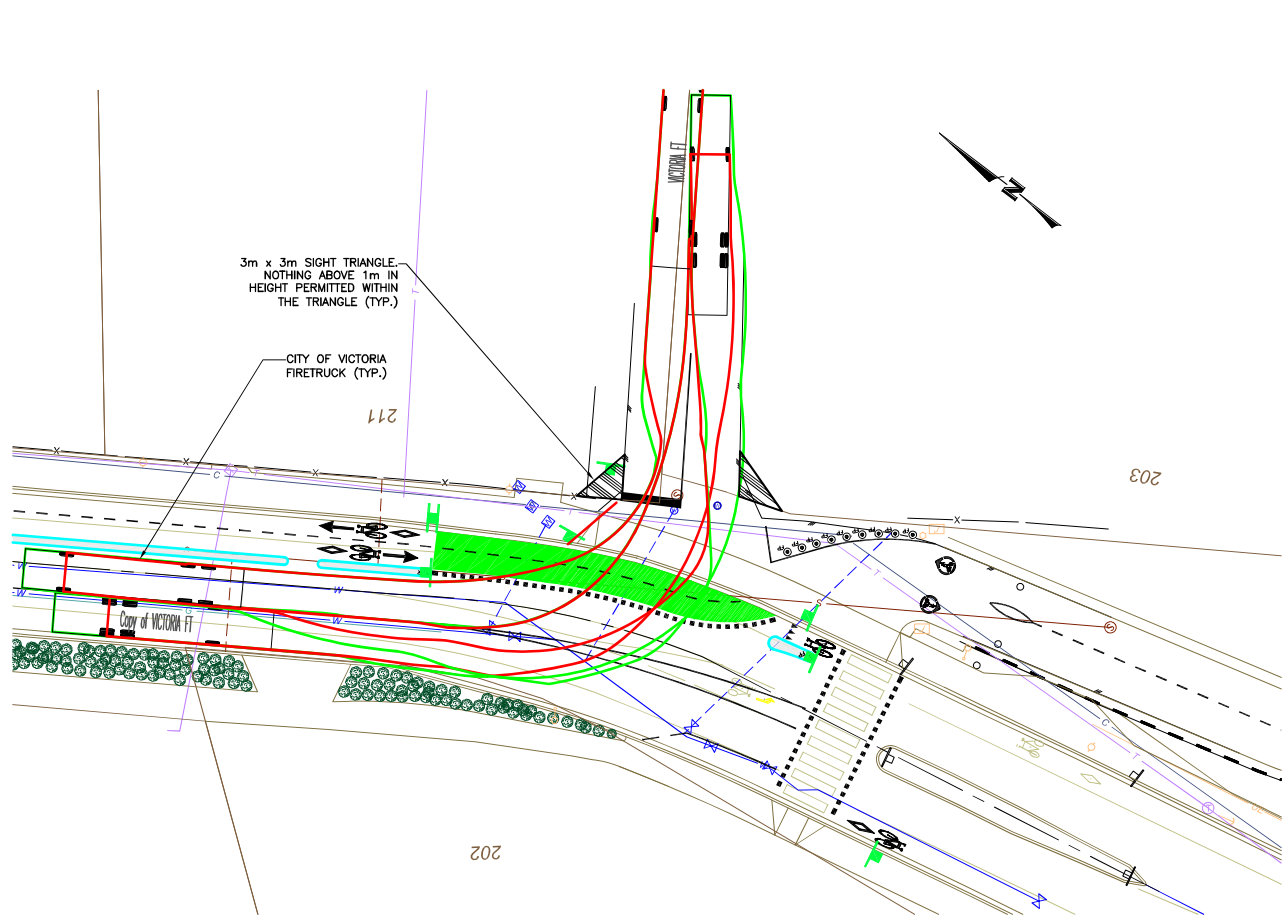


VICTORIA FIRETRUCK
Overall Length 14.543m
Overall Width 2.600m
Overall Body Height 3.208m
Min Body Ground Clearance 0.291m
Track Width 2.600m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 10.320m

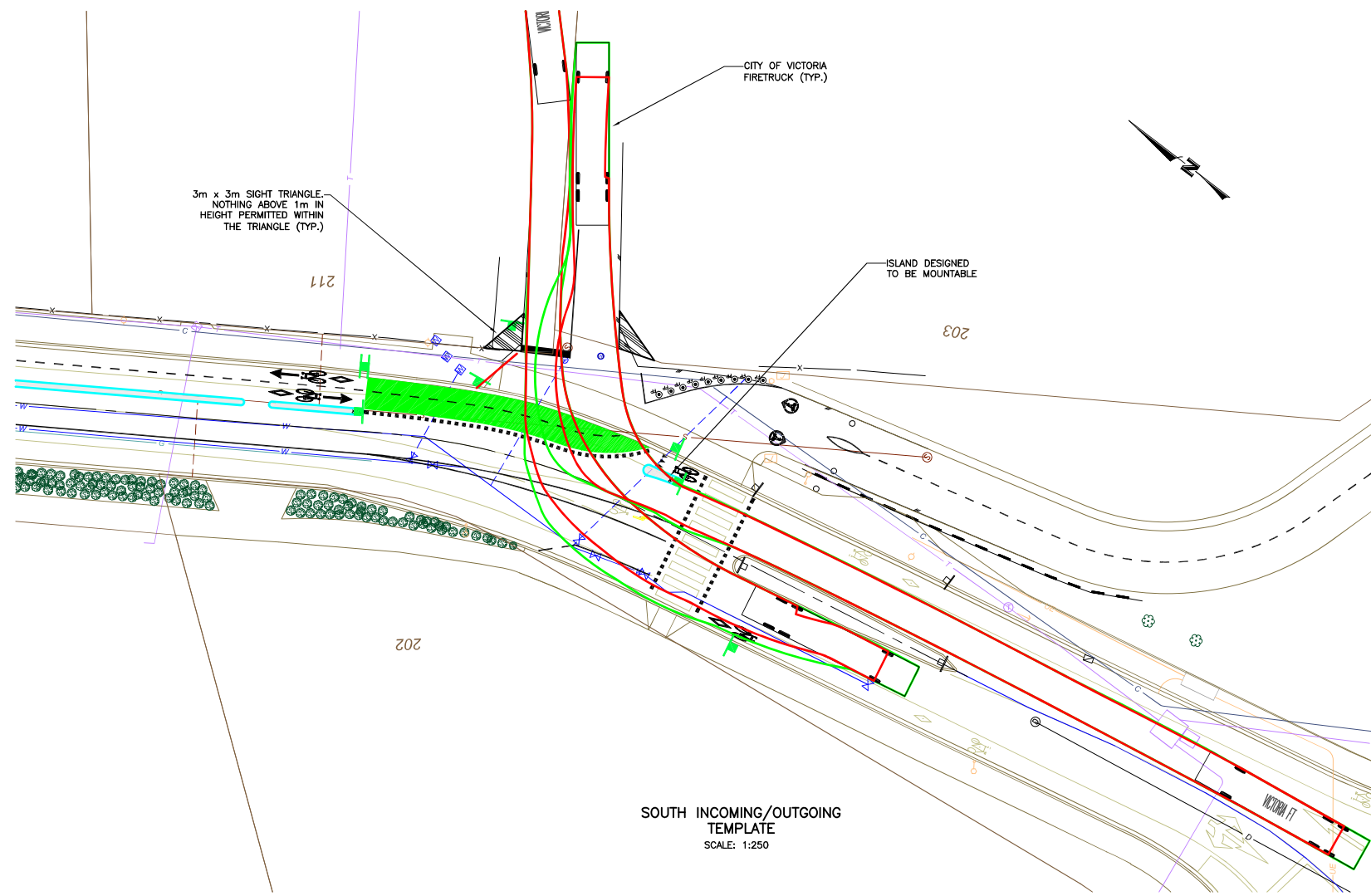
LEGEND

WHEEL PATH

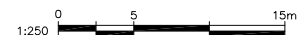
OVERSWING PATH



NORTH INCOMING/OUTGOING
TEMPLATE
SCALE: 1:250



SOUTH INCOMING/OUTGOING
TEMPLATE
SCALE: 1:250



WESTBROOK CONSULTING LTD. - 2022-07-19 10:11AM - H:\PROJECTS\3818_345_Harbor_Rd\345_Drawings\3818-01.dwg

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATIONS

LEGEND			
WATER	W	GAS	G
SEWER	S	CURB	C
DRAIN	D	SIDEWALK	S/W
DITCH	D	EDGE PAVE.	E/P
CULVERT	C	BUSHLINE	B
HEADWALL	H	TREE	T
EXISTING U/G UTL.		PROPOSED U/G UTL.	
LIGHT STANDARD		POWER POLE	
ANCHOR			
MANHOLE		HYDRANT	
CLEANOUT		VALVE	
CATCHBASIN		METER	
ROAD SIGN		REDUCER	
MONUMENT		LOT PIN	
LEAD PLUG			

REVISIONS

No.	DESCRIPTION	DATE	SIGN

DESIGNED RD

DRAWN NC

CHECKED

DATE 220630

B.M.

ELEV.

SCALE Horz. NC Vert.

WESTBROOK Consulting Ltd.

#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT

HARBOR ROAD

RALMAX PROPERTIES LTD.

FIRETRUCK TURNING TEMPLATE

WESTBROOK PROJECT No. 3818

GOVERNING AUTHORITY FILE No.

SHEET 1 OF 1 REV.

WESTBROOK DRAWING No. 3818-01