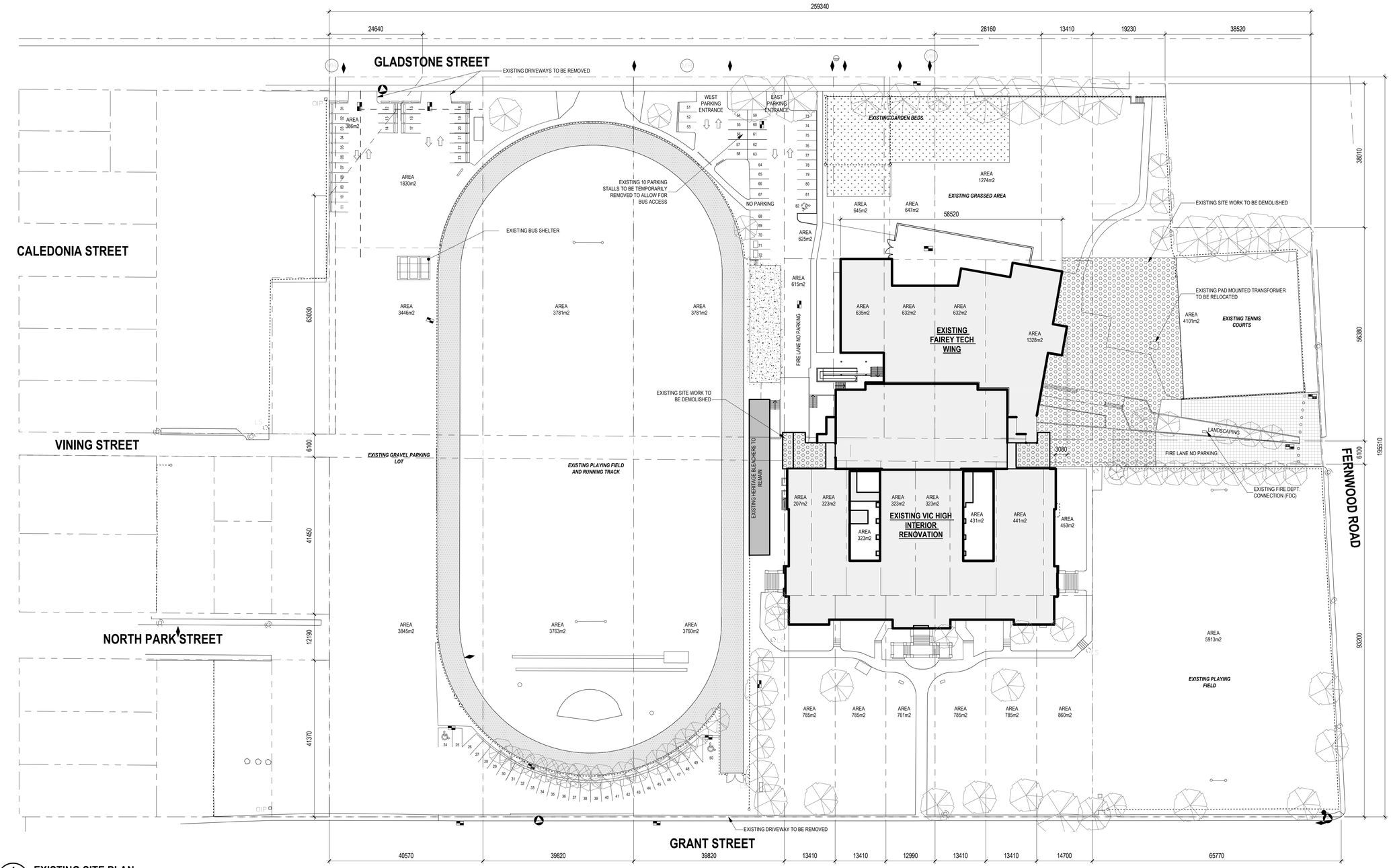
Final Approved Plans
Adopted Date: March 25, 2021

Revisions
Received Date: December 24, 2020

Parking Count	
Standard stalls	79
Accesible stalls	3
Total stalls	82



1 A3.500 EXISTING SITE PLAN
1 : 500

HDR ARCHITECTURE ASSOCIATES
203-655 TYEE ROAD
VICTORIA, B.C. V9A 6X5
PH. 1.250.388.5588

Greater VICTORIA School District

SCHOOL DISTRICT 61
VIC HIGH SCHOOL

1260 GRANT STREET
VICTORIA, BC
V8T 1C2

Project Manager	DIANA STUDER
Project Designer	
Project Architect	JIM MANN
Landscape Architect	LADR LANDSCAPE ARCHITECTS
Civil Engineer	WESTBROOK ENGINEERING
Structural Engineer	HEROLD ENGINEERING
Mechanical Engineer	M3 ENGINEERING
Electrical Engineer	RB ENGINEERING
Plumbing Engineer	M3 ENGINEERING
Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

NO.	DATE	DESCRIPTION
1	AUGUST 11, 2020	ISSUED FOR VARIANCE PERMIT
2	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number 10199559
Original Issue 07/09/20

Sheet Name
Variance Submission for City - Site Plan - Existing

Scale
1 : 500

Sheet Number
AC1.1

Project Status
Project Status

C:\n\82019\ac019_10199559-Vic High School [New Construction]_R17LTLE.rvt
11/20/2020 4:01:02 PM

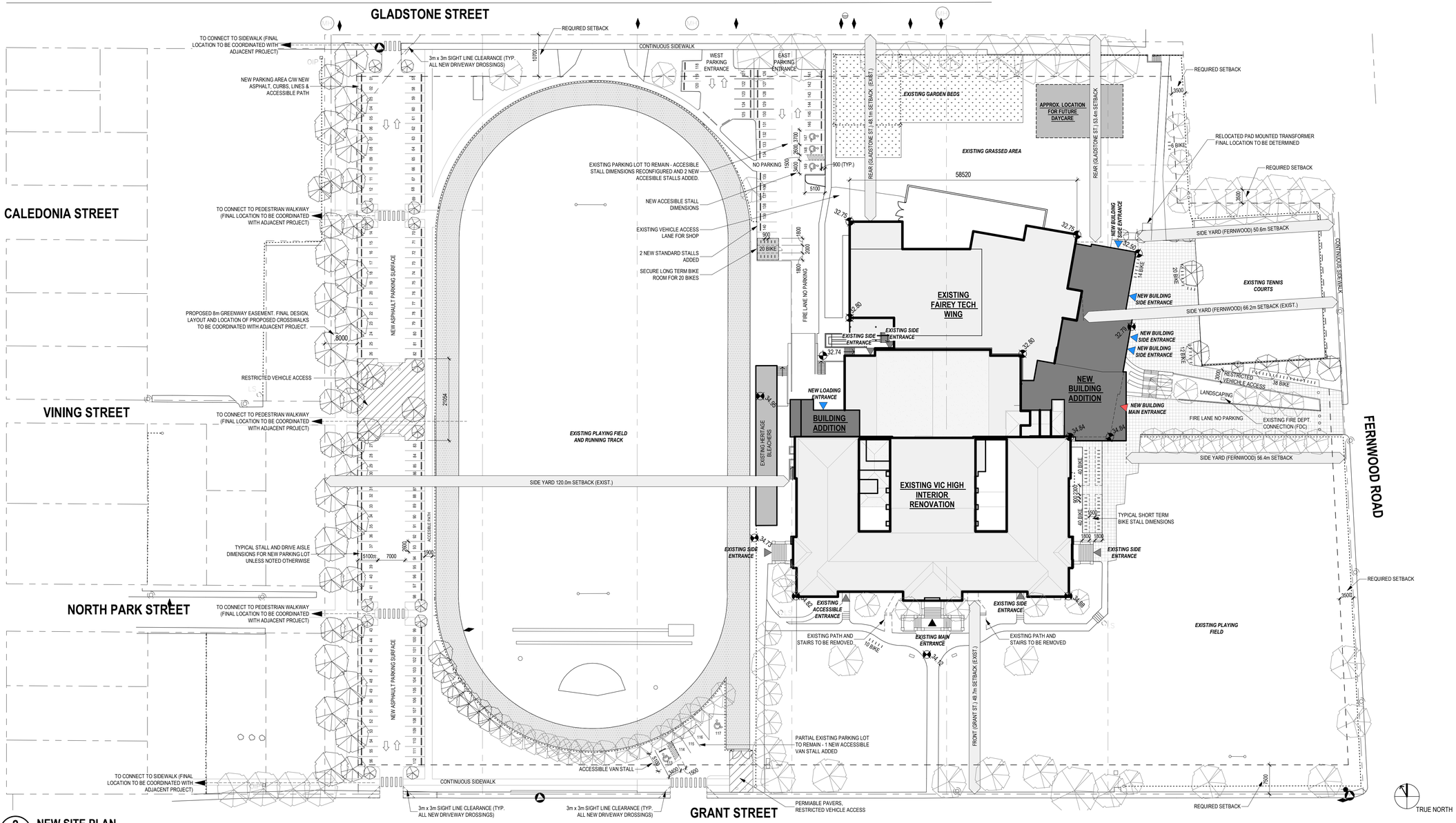
PROJECT DATA

CIVIC ADDRESS:	1260 GRANT STREET, VICTORIA, BC, CANADA
LEGAL DESCRIPTION:	LOT B, SECTION 59, SPRING RIDGE, VICTORIA, PLAN 25139, LOT A-F, SECTION 57, SPRING RIDGE
PROJECT DESCRIPTION:	RENOVATION AND ADDITION TO EXISTING SCHOOL
FLOOR AREA:	
EXISTING FLOOR AREA	19,275 m² (207,474 ft²)
NEW FLOOR AREA ADDED	1,628 m² (17,524 ft²)
TOTAL FLOOR AREA	20,904 m² (225,008 ft²)

	EXISTING	REQUIRED	PROPOSED
SITE AREA:	49,791 m² (535946 ft²)	555m2 (5973ft²)	49,791 m² (535946ft²)
SITE COVERAGE:	12%	MAX. 40%	14%
OPEN SITE SPACE:	80%	MIN. 30%	78%
FLOOR SPACE RATIO	0.39 to 1	MAX.. 5 to 1	0.42 to 1
BUILDING HEIGHT	23.6m (77.43')	11m (36.1')	23.6m (77.4')
NUMBER OF STOREYS	4	2.5	4

	REQUIRED	PROPOSED
PARKING (VEHICLE):	283	149
PARKING (BICYCLE):		
LONG TERM	13	20
SHORT TERM	168	180
TOTAL	181	200

*ALL PARKING AREAS HAVE A SLOPE OF LESS THAN 3%



2 A3.500 **NEW SITE PLAN**
1 : 500

HDR ARCHITECTURE ASSOCIATES
203-655 TYEE ROAD
VICTORIA, B.C. V9A 6X5
PH. 1.250.388.5588

Greater VICTORIA School District

SCHOOL DISTRICT 61
VIC HIGH SCHOOL

1260 GRANT STREET
VICTORIA, BC
V8T 1C2

TRUE NORTH

Project Manager	DIANA STUDER
Project Designer	
Project Architect	JIM MANN
Landscape Architect	LADR LANDSCAPE ARCHITECTS
Civil Engineer	WESTBROOK ENGINEERING
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Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	JIM MANN

NO.	DATE	DESCRIPTION
1	AUGUST 11, 2020	ISSUED FOR VARIANCE PERMIT
2	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number	10199559
Original Issue	07/09/20

Sheet Name
Variance Submission - Site Plan - New

Scale
As indicated

Sheet Number
AC1.2

Project Status
Project Status

11/20/2020 4:06:23 PM
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REVISION NUMBER LEGEND

1. HATCHING AND LEGEND ADDED TO PLANS TO CLARIFY EXTENT OF NEW ADDITION

1 A3.600 **VARIANCE SUBMISSION - LEVEL 0 (Basement)**

1 : 200

0 .125 .25 .625

LEGEND

NEW ADDITION	
EXISTING BUILDING	
ROOF BELOW AND UNEXCAVATED AREAS	
SHOWERS	

HDR ARCHITECTURE ASSOCIATES
203-655 TYEE ROAD
VICTORIA, B.C. V9A 6X5
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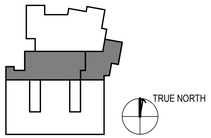
Greater VICTORIA School District

SCHOOL DISTRICT 61
VIC HIGH SCHOOL

1260 GRANT STREET
VICTORIA, BC
V8T 1C2



Project Manager	DIANA STUDER
Project Designer	
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Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

NO.	DATE	DESCRIPTION
1	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS
2	Dec. 4, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number 10199659
Original Issue 08/11/20

Sheet Name
Variance Submission Basement Floorplan

Sheet Number
AC1.3

Project Status
Project Status

12/4/2020 5:46:57 PM BIM 360://10199659_Vic_High_School_2020/2019_10199659-Vic High School_New Construction/r5.rvt

REVISION NUMBER LEGEND

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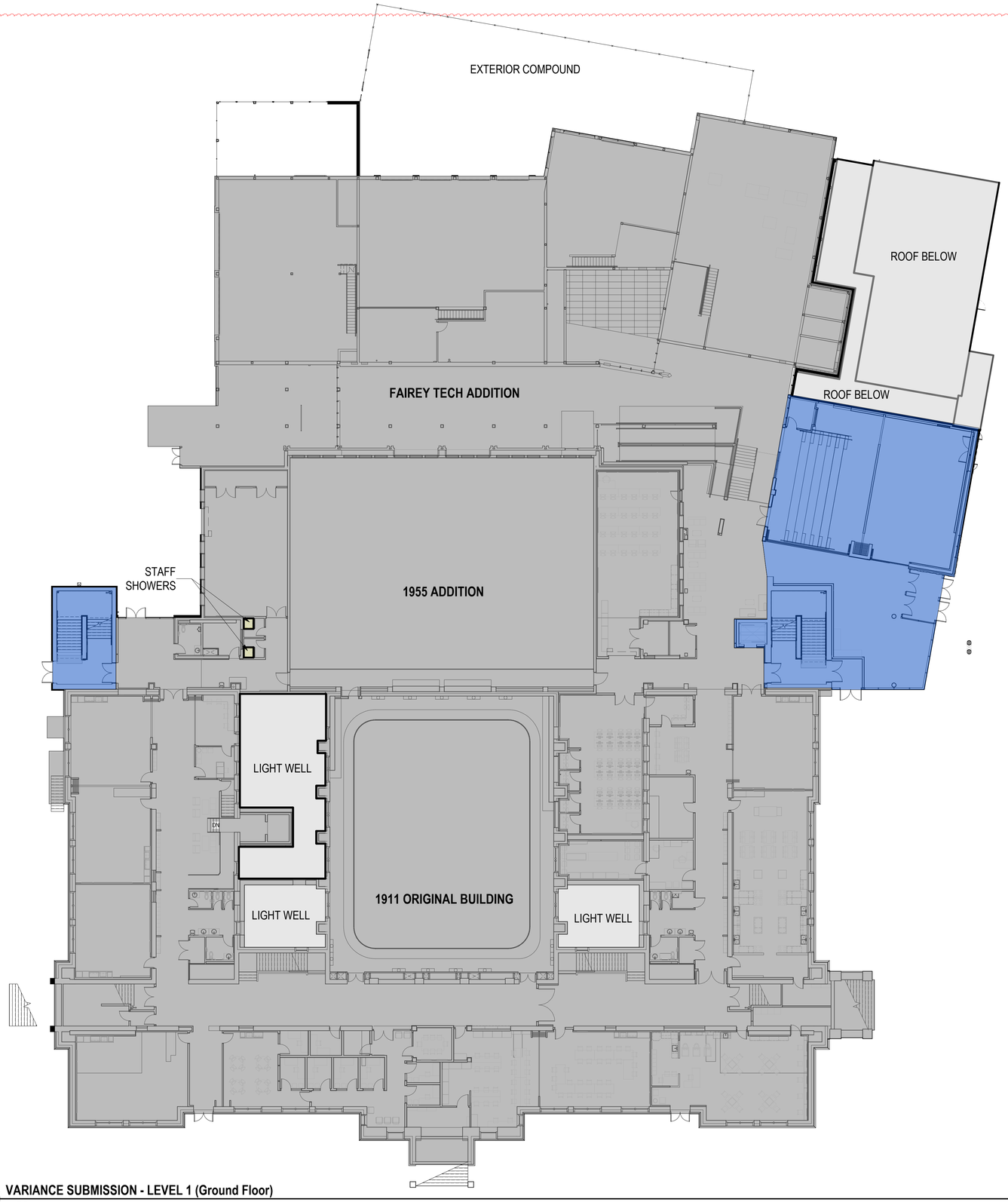

LEGEND

NEW ADDITION	
EXISTING BUILDING	
ROOF BELOW AND UNEXCAVATED AREAS	
SHOWERS	

1 A3.305 **VARIANCE SUBMISSION - LEVEL 1 (Ground Floor)**

1 : 200

0 .125 .25 .625

HDR ARCHITECTURE ASSOCIATES
203-655 TYEE ROAD
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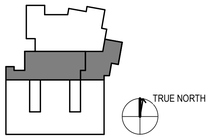
PH. 1.250.388.5588

Greater VICTORIA School District

SCHOOL DISTRICT 61
VIC HIGH SCHOOL

1260 GRANT STREET
VICTORIA, BC
V8T 1C2



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Sheet Reviewer	Author

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Project Number 10199559
Original Issue 08/12/20

Sheet Name

Variance Submission Level 1 Floorplan

Sheet Number

AC1.4

Project Status

Project Status

12/4/2020 5:47:00 PM BIM 360://10199559_VIc_High_School_2020v2019_10199559 Vic High School [New Construction].rvt

REVISION NUMBER LEGEND

1. HATCHING AND LEGEND ADDED TO PLANS TO CLARIFY EXTENT OF NEW ADDITION

1 A3.500 **VARIANCE SUBMISSION - LEVEL 2**

1 : 200

0 .125 .25 .625

HDR ARCHITECTURE ASSOCIATES
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Greater VICTORIA School District

SCHOOL DISTRICT 61
VIC HIGH SCHOOL

1260 GRANT STREET
VICTORIA, BC
V8T 1C2

TRUE NORTH

Project Manager	DIANA STUDER
Project Designer	
Project Architect	JIM MANN
Landscape Architect	LADR LANDSCAPE ARCHITECTS
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Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

NO.	DATE	DESCRIPTION
1	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS
2	Dec. 4, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number 10199559
Original Issue 08/12/20

Sheet Name

Variance Submission Level 2 Floorplan

Sheet Number

AC1.5

Project Status

Project Status

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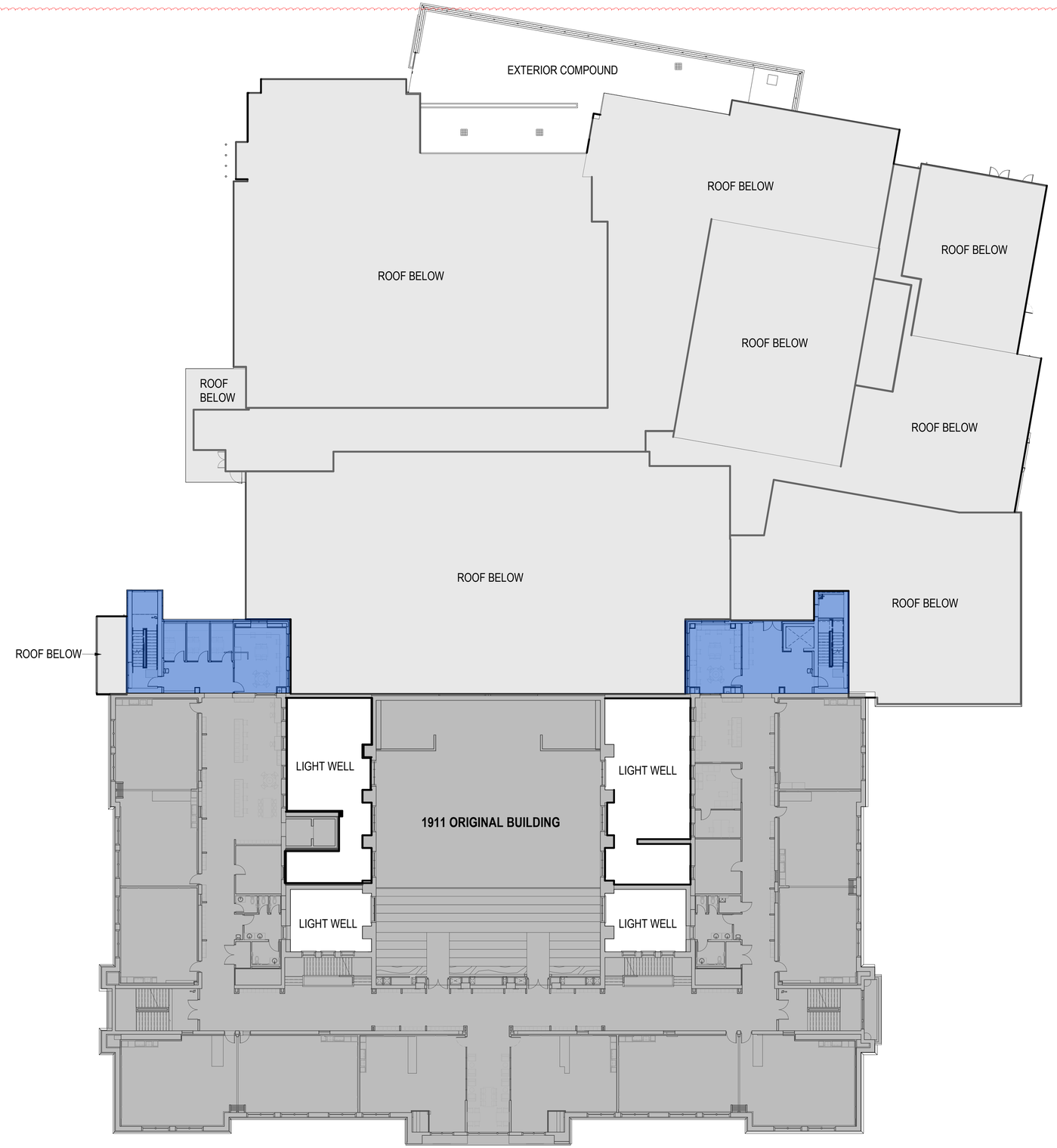
REVISION NUMBER LEGEND

1. HATCHING AND LEGEND ADDED TO PLANS TO CLARIFY EXTENT OF NEW ADDITION



LEGEND

NEW ADDITION	
EXISTING BUILDING	
ROOF BELOW AND UNEXCAVATED AREAS	
SHOWERS	

1 A3.500 **VARIANCE SUBMISSION - LEVEL 3**

1 : 200

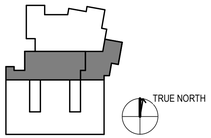
0 .125 .25 .625

HDR ARCHITECTURE ASSOCIATES
203-655 TYEE ROAD
VICTORIA, B.C. V9A 6X5
PH. 1.250.388.5588

Greater VICTORIA School District

SCHOOL DISTRICT 61
VIC HIGH SCHOOL

1260 GRANT STREET
VICTORIA, BC
V8T 1C2



Project Manager	DIANA STUDER
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Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

NO.	DATE	DESCRIPTION
1	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS
2	Dec. 4, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number 10199559
Original Issue 08/12/20

Sheet Name
Variance Submission Level 3 Floorplan

Sheet Number
AC1.6

Project Status
Project Status

12/4/2020 5:41:10 PM BIM 360://10199559_Vic High School_2020v2019_10199559-Vic High School (New Construction)/14

REVISION NUMBER LEGEND

1. HATCHING AND LEGEND ADDED TO PLANS TO CLARIFY EXTENT OF NEW ADDITION

1

LEGEND

NEW ADDITION	
EXISTING BUILDING	
ROOF BELOW AND UNEXCAVATED AREAS	
SHOWERS	

1 A3.500 **VARIANCE SUBMISSION - LEVEL 4**

1 : 200

0 .125 .25 .625

HDR ARCHITECTURE ASSOCIATES
203-655 TYEE ROAD
VICTORIA, B.C. V9A 6X5
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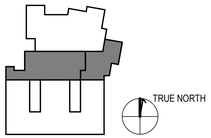
Greater VICTORIA School District

SCHOOL DISTRICT 61
VIC HIGH SCHOOL

1260 GRANT STREET
VICTORIA, BC
V8T 1C2



Project Manager	DIANA STUDER
Project Designer	
Project Architect	JIM MANN
Landscape Architect	LADR LANDSCAPE ARCHITECTS
Civil Engineer	WESTBROOK ENGINEERING
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Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

NO.	DATE	DESCRIPTION
1	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS
2	Dec. 4, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number 10199659
Original Issue 08/12/20

Sheet Name

Variance Submission Level 4 Floorplan

Sheet Number

AC1.7

Project Status

Project Status

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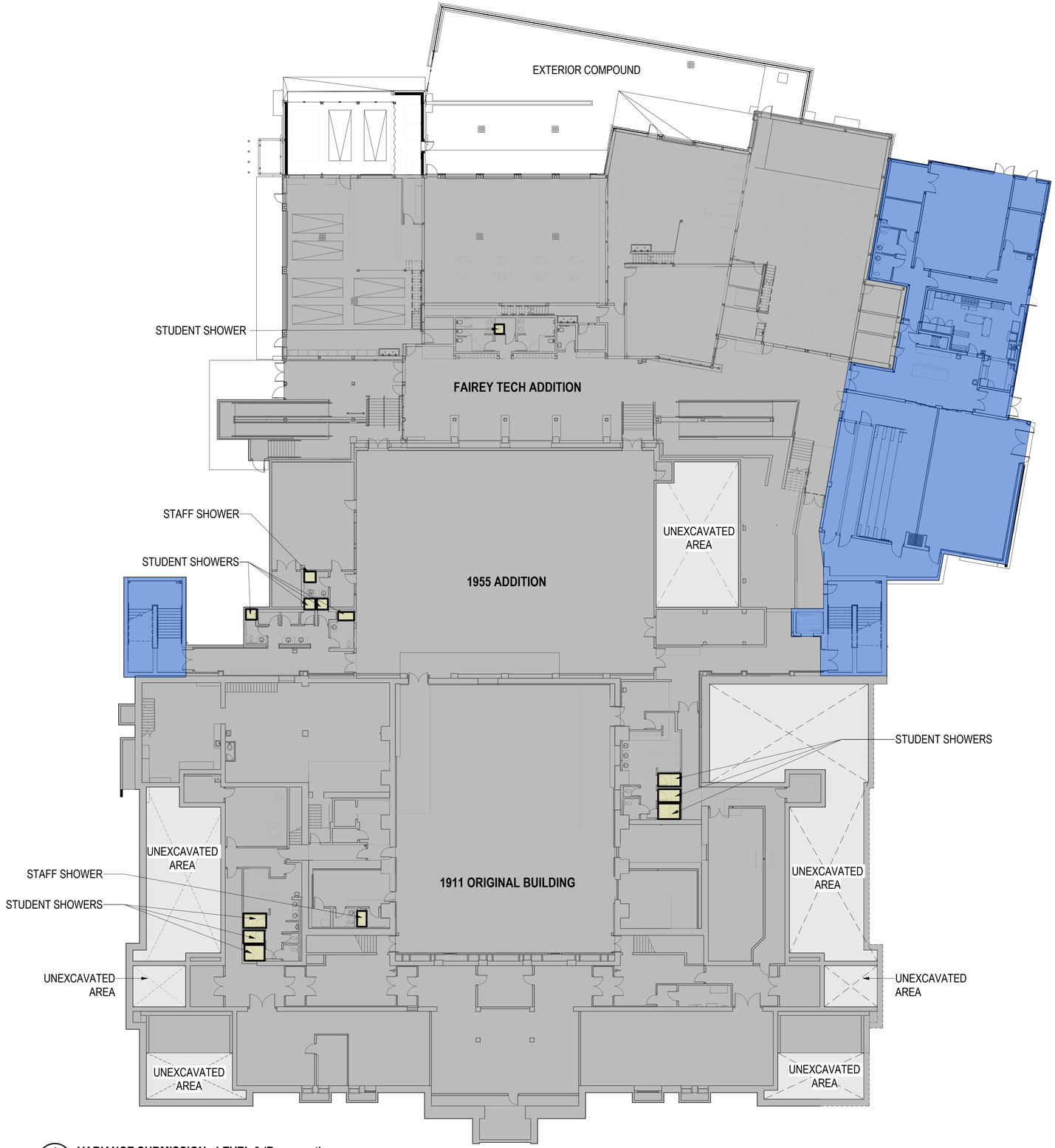

1 A3.600 **VARIANCE SUBMISSION - LEVEL 0 (Basement)**
1 : 200

LEGEND

NEW ADDITION	
EXISTING BUILDING	
ROOF BELOW AND UNEXCAVATED AREAS	
SHOWERS	

0 .125 .25 .625

HDR ARCHITECTURE ASSOCIATES
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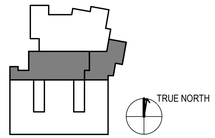
PH. 1.250.388.5588

Greater VICTORIA School District

SCHOOL DISTRICT 61
VIC HIGH SCHOOL

1260 GRANT STREET
VICTORIA, BC
V8T 1C2



Project Manager	DIANA STUDER
Project Designer	
Project Architect	JIM MANN
Landscape Architect	LADR LANDSCAPE ARCHITECTS
Civil Engineer	WESTBROOK ENGINEERING
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Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

NO.	DATE	DESCRIPTION
1	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS
2	Dec. 4, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number 10199659
Original Issue 08/11/20

Sheet Name
Variance Submission Basement Floorplan

Sheet Number
AC1.3

Project Status
Project Status

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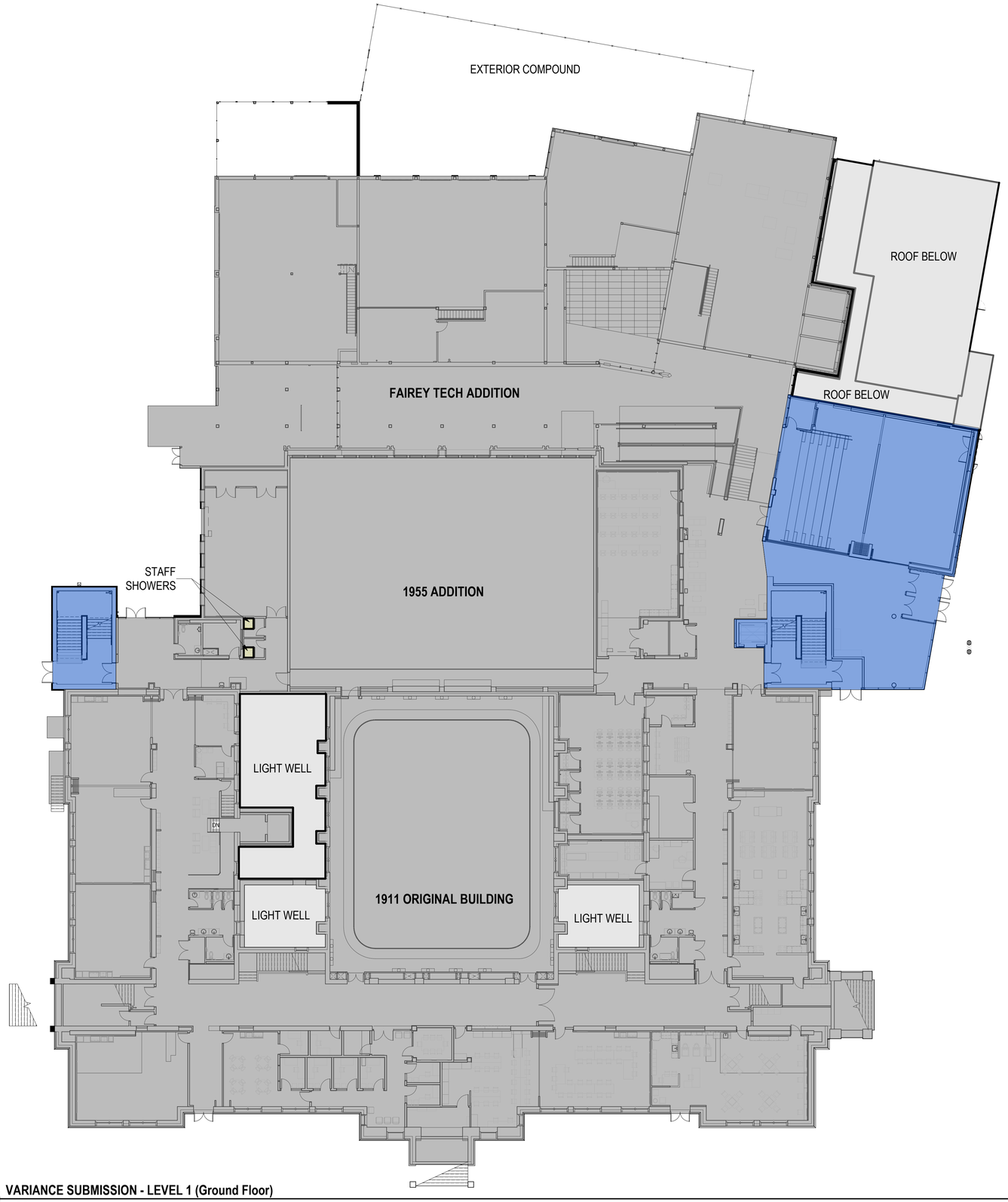

1 A3.305 **VARIANCE SUBMISSION - LEVEL 1 (Ground Floor)**
1 : 200

LEGEND

NEW ADDITION	
EXISTING BUILDING	
ROOF BELOW AND UNEXCAVATED AREAS	
SHOWERS	

0 .125 .25 .625

HDR ARCHITECTURE ASSOCIATES
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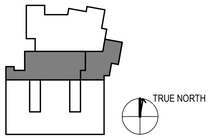
VICTORIA, B.C. V9A 6X5
PH. 1.250.388.5588

Greater VICTORIA School District

SCHOOL DISTRICT 61
VIC HIGH SCHOOL

1260 GRANT STREET
VICTORIA, BC
V8T 1C2



Project Manager	DIANA STUDER
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Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

NO.	DATE	DESCRIPTION
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2	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS
3	Dec. 4, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number 10199559
Original Issue 08/12/20

Sheet Name
Variance Submission Level 1 Floorplan

Sheet Number
AC1.4

Project Status
Project Status

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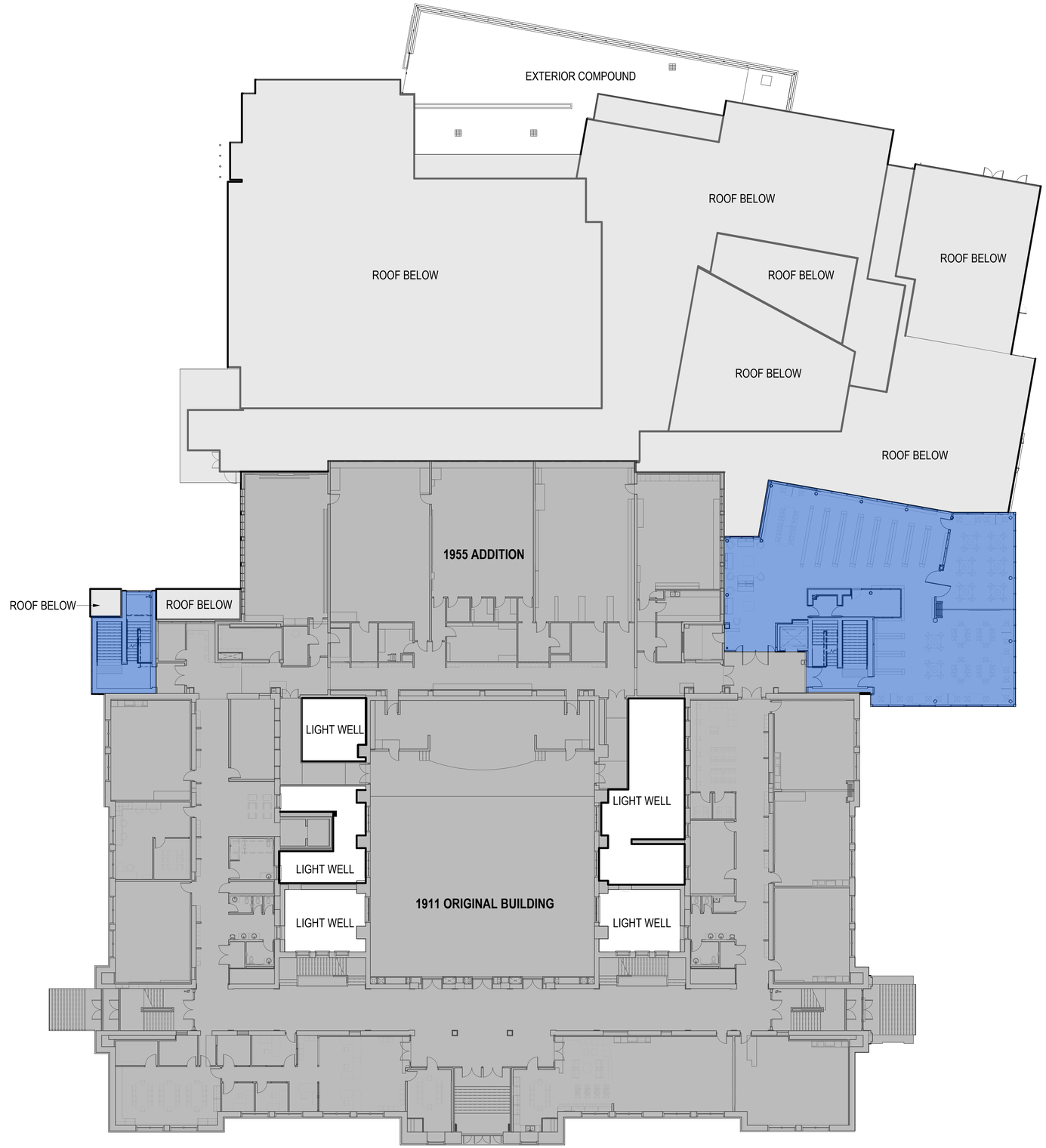

LEGEND

NEW ADDITION	
EXISTING BUILDING	
ROOF BELOW AND UNEXCAVATED AREAS	
SHOWERS	

1 / A3.500 **VARIANCE SUBMISSION - LEVEL 2**

1 : 200

0 .125 .25 .625

HDR ARCHITECTURE ASSOCIATES
203-655 TYEE ROAD
VICTORIA, B.C. V9A 6X5
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Greater VICTORIA School District

SCHOOL DISTRICT 61
VIC HIGH SCHOOL

1260 GRANT STREET
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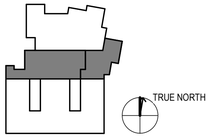
V8T 1C2



Project Manager	DIANA STUDER
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Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

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1	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS
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Project Number 10199559
Original Issue 08/12/20

Sheet Name
Variance Submission Level 2 Floorplan

Sheet Number
AC1.5

Project Status
Project Status

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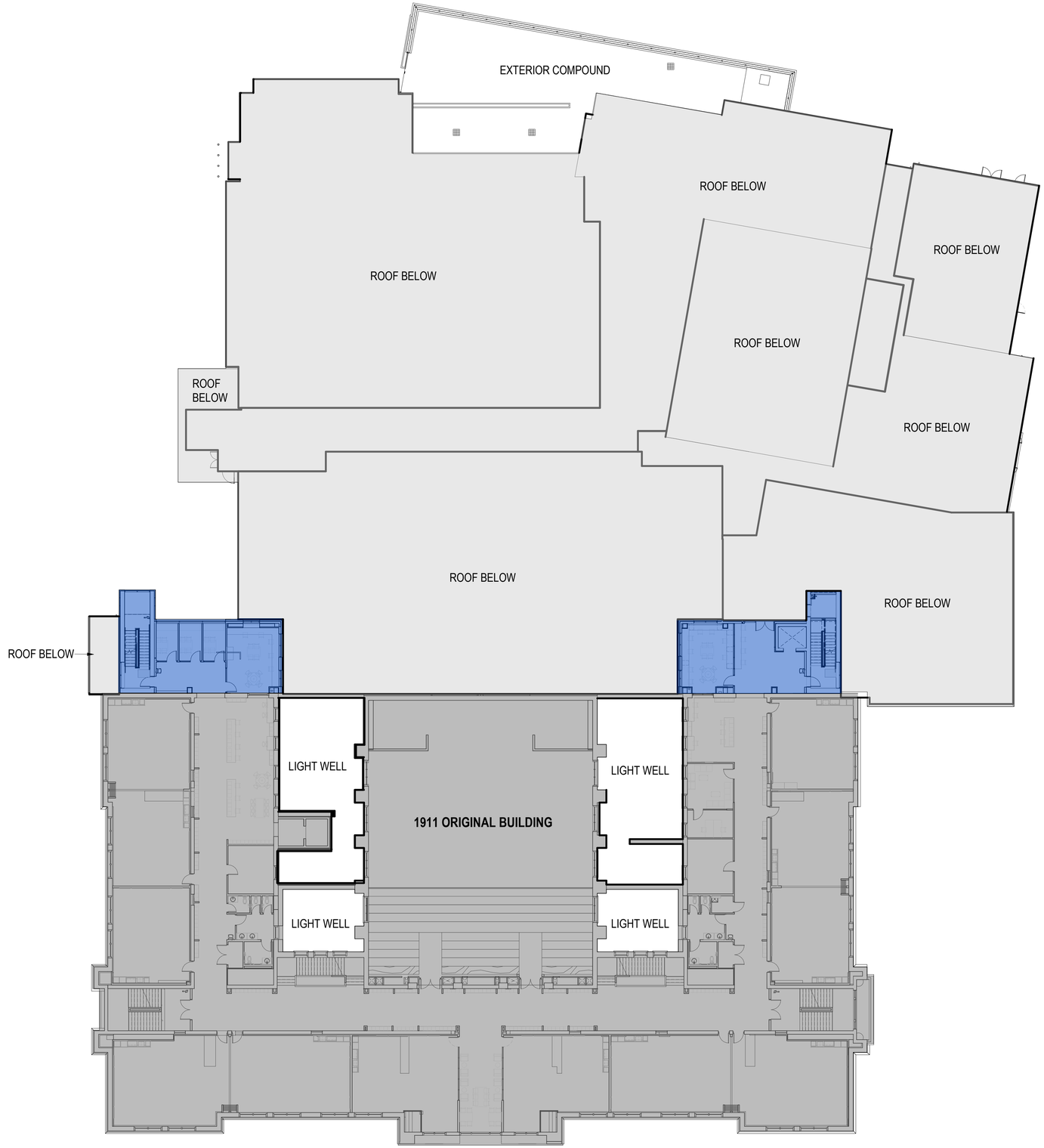

LEGEND

NEW ADDITION	
EXISTING BUILDING	
ROOF BELOW AND UNEXCAVATED AREAS	
SHOWERS	

1 A3.500 **VARIANCE SUBMISSION - LEVEL 3**

1 : 200

0 .125 .25 .625

HDR ARCHITECTURE ASSOCIATES
203-655 TYEE ROAD
VICTORIA, B.C. V9A 6X5
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Greater VICTORIA School District

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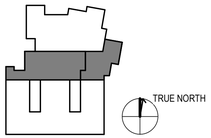

Project Manager	DIANA STUDER
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Sheet Reviewer	Author

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2	Dec. 4, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number 10199559
Original Issue 08/12/20

Sheet Name

Variance Submission Level 3 Floorplan

Sheet Number

AC1.6

Project Status

Project Status

12/4/2020 5:27:00 PM BIM 360://10199559_Vic High_School_2020v2019_10199559-Vic High School (New Construction)/14

LEGEND

NEW ADDITION	
EXISTING BUILDING	
ROOF BELOW AND UNEXCAVATED AREAS	
SHOWERS	

1 / A3.500 **VARIANCE SUBMISSION - LEVEL 4**

1 : 200

0 .125 .25 .625

HDR ARCHITECTURE ASSOCIATES
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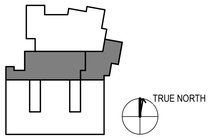
Greater VICTORIA School District

SCHOOL DISTRICT 61
VIC HIGH SCHOOL

1260 GRANT STREET
VICTORIA, BC
V8T 1C2



Project Manager	DIANA STUDER
Project Designer	
Project Architect	JIM MANN
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Civil Engineer	WESTBROOK ENGINEERING
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Plumbing Engineer	M3 ENGINEERING
Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

NO.	DATE	DESCRIPTION
1	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS
2	Dec. 4, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number 10199659
Original Issue 08/12/20

Sheet Name
Variance Submission Level 4 Floorplan

Sheet Number
AC1.7

Project Status
Project Status

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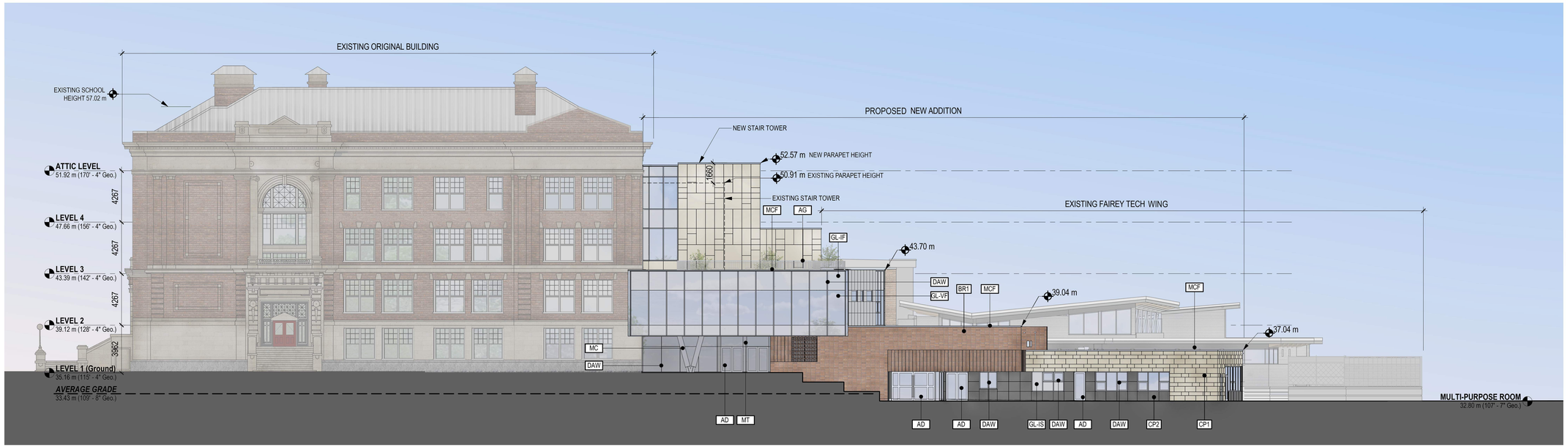
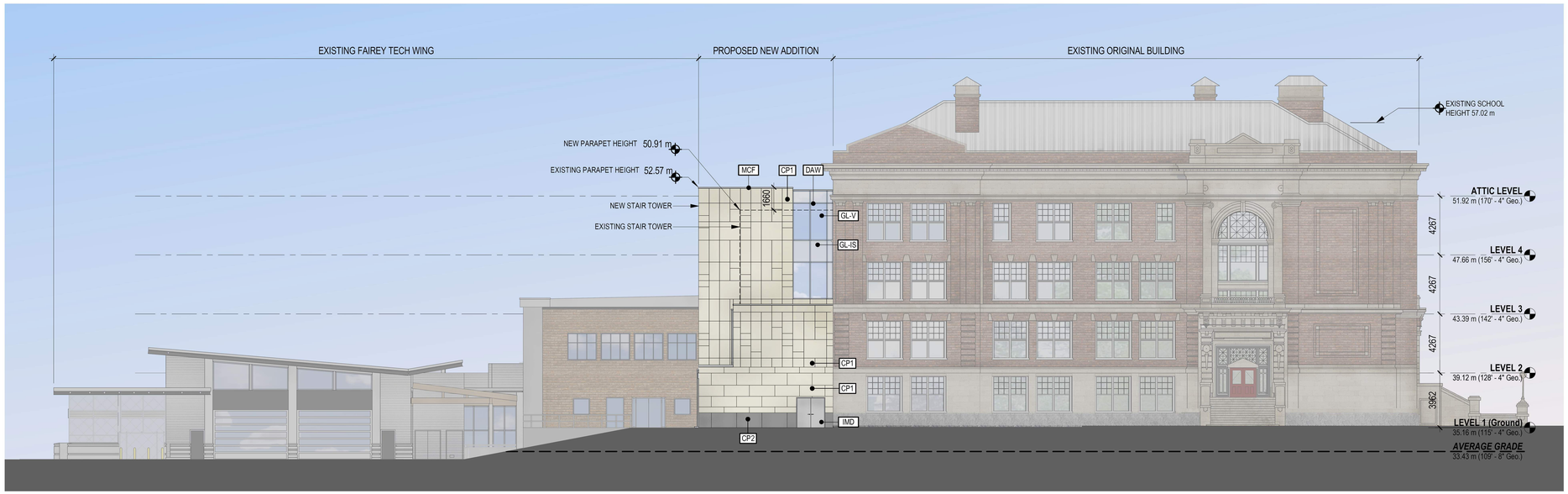


1 EAST ELEVATION
NOT TO SCALE

*EXISTING TREES HIDDEN FOR CLARITY



2 WEST ELEVATION
NOT TO SCALE

*EXISTING TREES HIDDEN FOR CLARITY

EXTERIOR ELEVATIONS LEGEND

AD	-	ALUMINUM DOOR
AG	-	ALUMINUM PICKET GUARDRAIL
BR1	-	BRICK STACK BOND (HORIZONTAL)
BR2	-	BRICK STACK BOND (VERTICAL)
BR3	-	BRICK LATTICE
C2	-	SEALED CONCRETE
CP1	-	FIBRE CEMENT COMPOSITE PANEL: "LIGHT GREY"
		LIGHT GREY A
		LIGHT GREY B
CP2	-	FIBRE CEMENT COMPOSITE PANEL: "DARK GREY"
DAW	-	DOUBLE GLAZED ALUMINUM WINDOW
GL-V	-	CLEAR VISION GLASS
GL-VF	-	GLAZING - VISION FRIT (30%), WHITE
GL-IF	-	INSULATED GLAZING FRIT (30%), WHITE
GL-IS	-	INSULATED SPANDREL PANEL-OPAQUE GLASS "GREY"
IMD	-	INSULATED METAL DOOR AND FRAME
MC	-	METAL COLUMN (PAINTED)
MG	-	METAL GATE (LOCKABLE)
MCF	-	PREFINISHED METAL CAP FLASHING
ML	-	PREFINISHED MECHANICAL LOUVRE
MT	-	INSULATED SPANDREL PANEL- PREFINISHED METAL
RWL	-	RAIN WATER LEADER
TF	-	PREFINISHED THROUGH WALL METAL FLASHING

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Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

NO.	DATE	DESCRIPTION

Project Number	10199559
Original Issue	

Sheet Name

Variance Submission Elevations 1

Sheet Number

AC1.8

Project Status

Project Status

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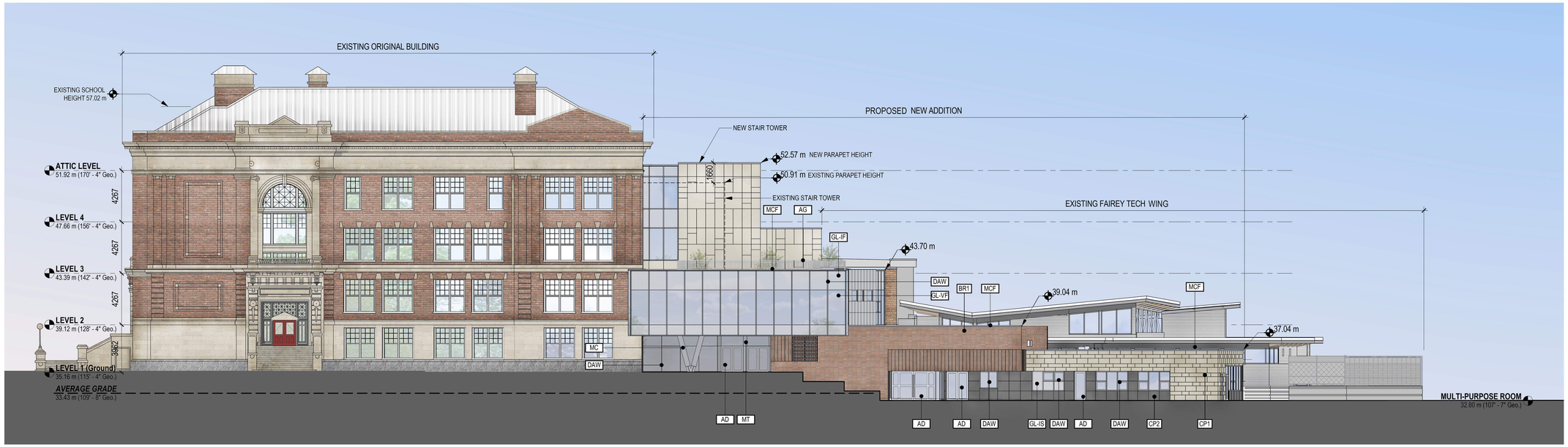
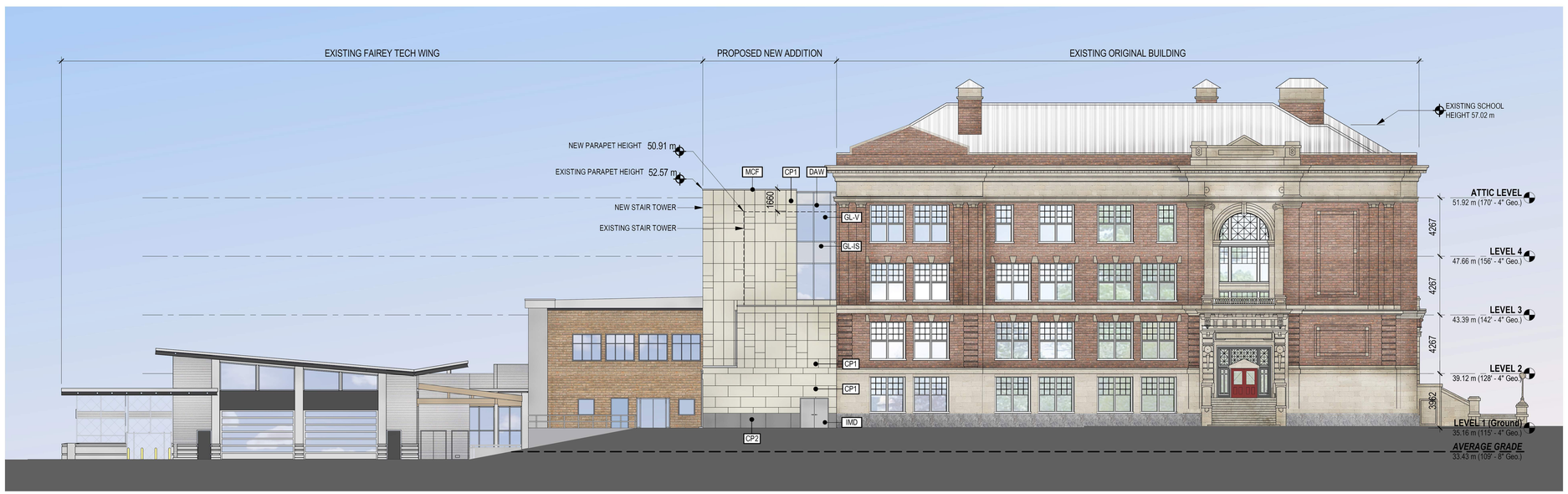


1 EAST ELEVATION
NOT TO SCALE

*EXISTING TREES HIDDEN FOR CLARITY



2 WEST ELEVATION
NOT TO SCALE

*EXISTING TREES HIDDEN FOR CLARITY

EXTERIOR ELEVATIONS LEGEND

AD	-	ALUMINUM DOOR
AG	-	ALUMINUM PICKET GUARDRAIL
BR1	-	BRICK STACK BOND (HORIZONTAL)
BR2	-	BRICK STACK BOND (VERTICAL)
BR3	-	BRICK LATTICE
C2	-	SEALED CONCRETE
CP1	-	FIBRE CEMENT COMPOSITE PANEL: "LIGHT GREY"
		LIGHT GREY A
		LIGHT GREY B
CP2	-	FIBRE CEMENT COMPOSITE PANEL: "DARK GREY"
DAW	-	DOUBLE GLAZED ALUMINUM WINDOW
GL-V	-	CLEAR VISION GLASS
GL-VF	-	GLAZING - VISION FRIT (30%), WHITE
GL-IF	-	INSULATED GLAZING FRIT (30%), WHITE
GL-IS	-	INSULATED SPANDREL PANEL-OPAQUE GLASS "GREY"
IMD	-	INSULATED METAL DOOR AND FRAME
MC	-	METAL COLUMN (PAINTED)
MG	-	METAL GATE (LOCKABLE)
MCF	-	PREFINISHED METAL CAP FLASHING
ML	-	PREFINISHED MECHANICAL LOUVRE
MT	-	INSULATED SPANDREL PANEL- PREFINISHED METAL
RWL	-	RAIN WATER LEADER
TF	-	PREFINISHED THROUGH WALL METAL FLASHING

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Greater VICTORIA School District

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VIC HIGH SCHOOL

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VICTORIA, BC
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Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

NO.	DATE	DESCRIPTION

Project Number	10199559
Original Issue	

Sheet Name

Variance Submission
Elevations 1 (Greyscale Removed)

Sheet Number

AC1.8A

Project Status

Project Status

12/15/2020 11:12:57 PM BIM 360://10199559_Vic_High_School_2020-2019_10199559-Vic-High-School/New Construction.rvt

EXTERIOR ELEVATIONS LEGEND

AD	-	ALUMINUM DOOR
AG	-	ALUMINUM PICKET GUARDRAIL
BR1	-	BRICK STACK BOND (HORIZONTAL)
BR2	-	BRICK STACK BOND (VERTICAL)
BR3	-	BRICK LATTICE
C2	-	SEALED CONCRETE
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		LIGHT GREY B
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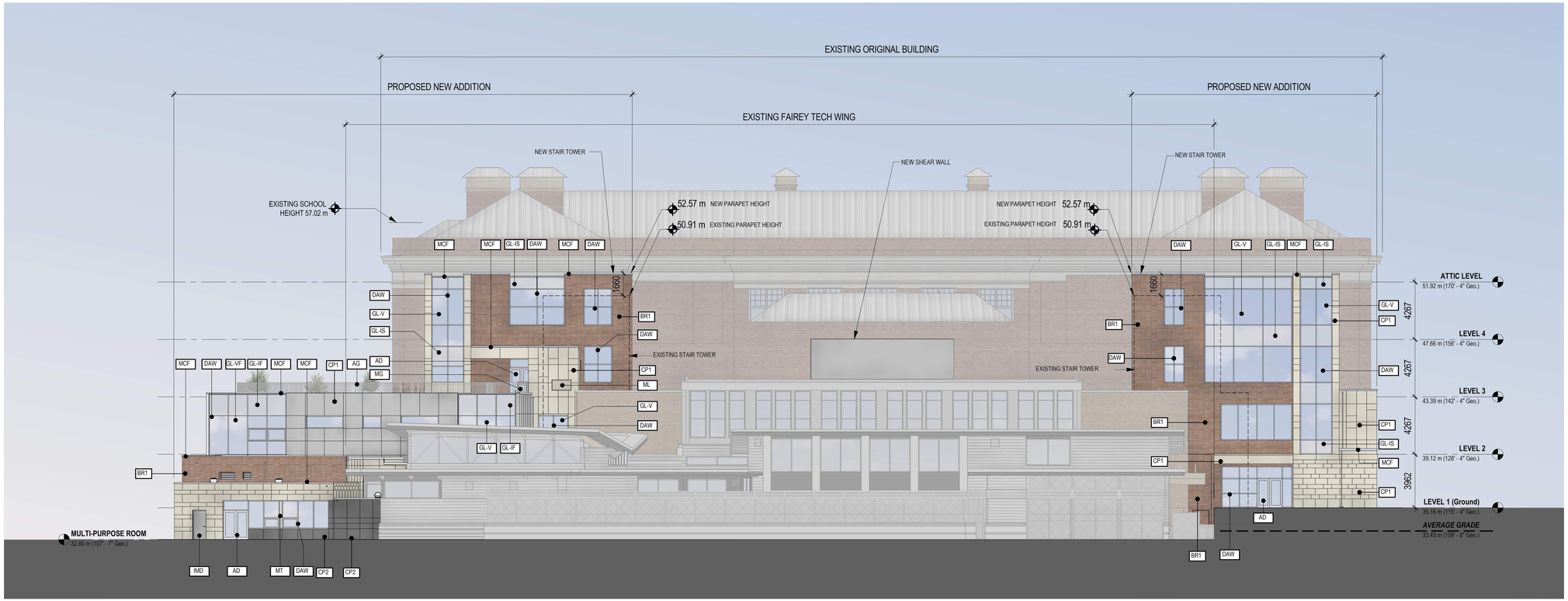
RWL	-	RAIN WATER LEADER
TF	-	PREFINISHED THROUGH WALL METAL FLASHING



1 NORTH ELEVATION

NOT TO SCALE

*EXISTING TREES HIDDEN FOR CLARITY

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1260 GRANT STREET
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Plumbing Engineer	M3 ENGINEERING
Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

NO.	DATE	DESCRIPTION

Project Number	10199659
Original Issue	-

Sheet Name

Variance Submission Elevations 2

Sheet Number

AC1.9

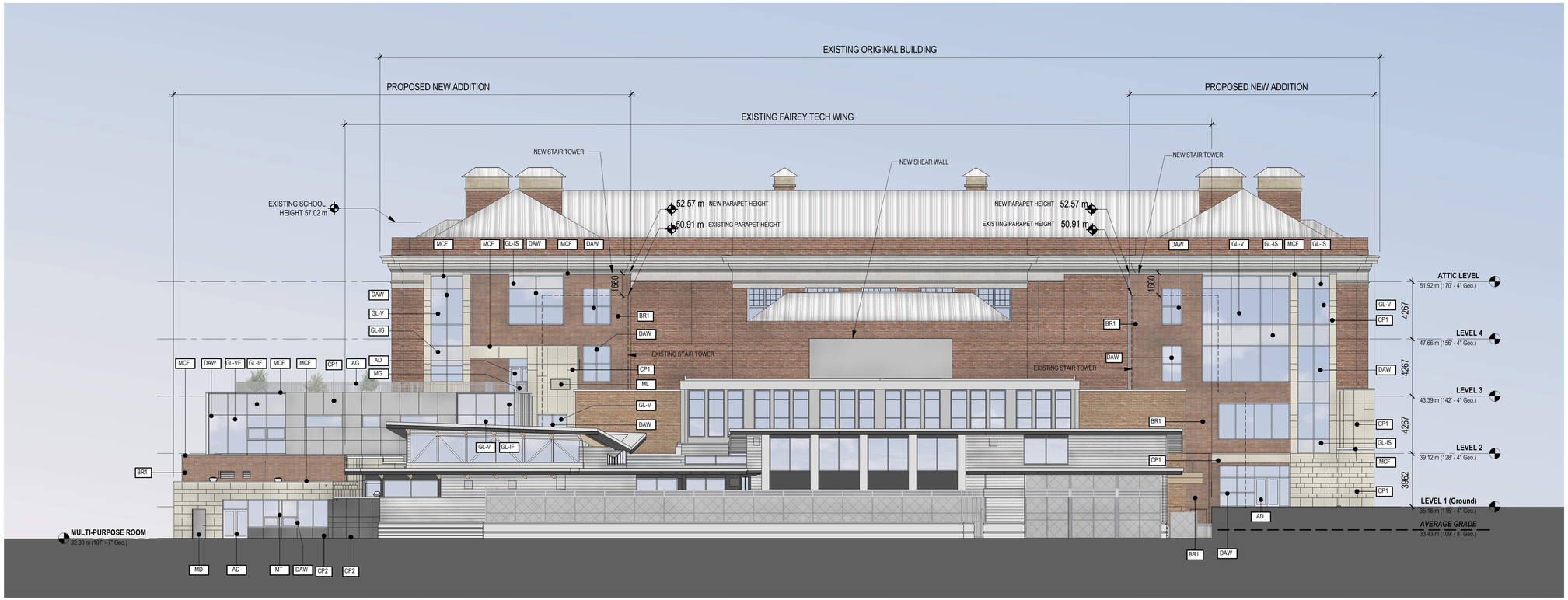
Project Status

Project Status

12/17/2020 4:01:07 PM BIM 360://10199659_Vic_High_School_2020/v20/15_10199659-Vic-High-School-(New-Construction).rvt

EXTERIOR ELEVATIONS LEGEND

AD	-	ALUMINUM DOOR
AG	-	ALUMINUM PICKET GUARDRAIL
BR1	-	BRICK STACK BOND (HORIZONTAL)
BR2	-	BRICK STACK BOND (VERTICAL)
BR3	-	BRICK LATTICE
C2	-	SEALED CONCRETE
CP1	-	FIBRE CEMENT COMPOSITE PANEL: "LIGHT GREY" LIGHT GREY A LIGHT GREY B
CP2	-	FIBRE CEMENT COMPOSITE PANEL: "DARK GREY"
DAW	-	DOUBLE GLAZED ALUMINUM WINDOW
GL-V	-	CLEAR VISION GLASS
GL-VF	-	GLAZING - VISION FRIT (30%), WHITE
GL-IF	-	INSULATED GLAZING FRIT (30%), WHITE
GL-IS	-	INSULATED SPANDREL PANEL-OPAQUE GLASS "GREY"
IMD	-	INSULATED METAL DOOR AND FRAME
MC	-	METAL COLUMN (PAINTED)
MG	-	METAL GATE (LOCKABLE)
MCF	-	PREFINISHED METAL CAP FLASHING
ML	-	PREFINISHED MECHANICAL LOUVRE
MT	-	INSULATED SPANDREL PANEL- PREFINISHED METAL
RWL	-	RAIN WATER LEADER
TF	-	PREFINISHED THROUGH WALL METAL FLASHING



1 NORTH ELEVATION

NOT TO SCALE

*EXISTING TREES HIDDEN FOR CLARITY

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Greater VICTORIA School District

SCHOOL DISTRICT 61
VIC HIGH SCHOOL

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VICTORIA, BC
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Project Manager	DIANA STUDER
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Plumbing Engineer	M3 ENGINEERING
Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

NO.	DATE	DESCRIPTION

Project Number	10199059
Original Issue	-

Sheet Name

Variance Submission
Elevations 2 (Greyscale Removed)

Sheet Number

AC1.9A

Project Status

Project Status

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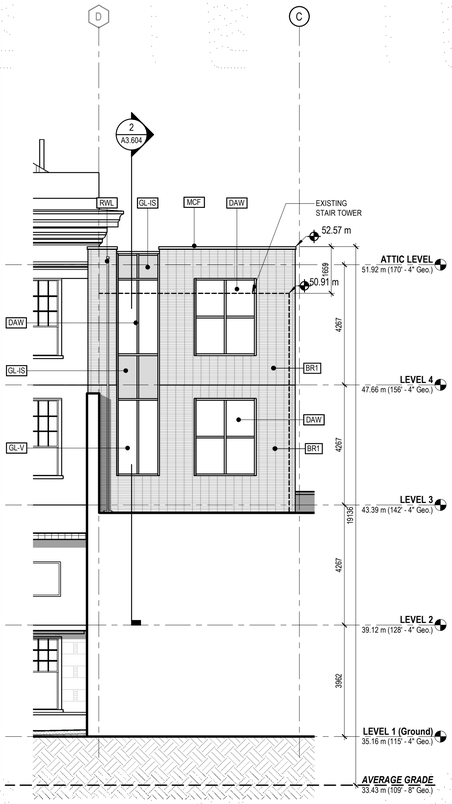
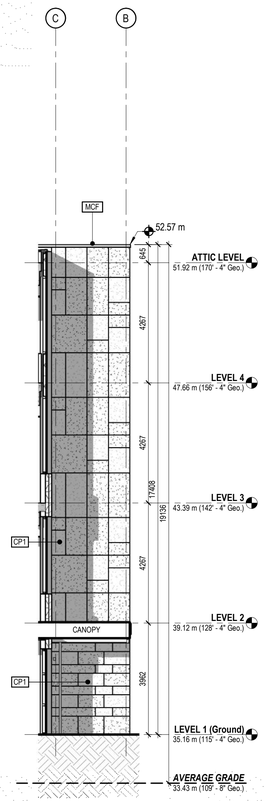
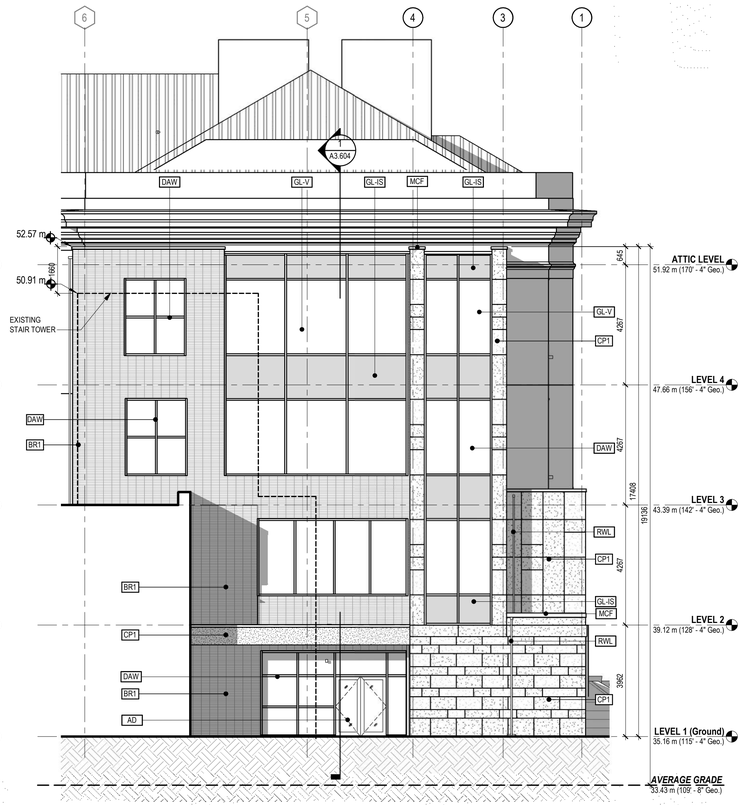


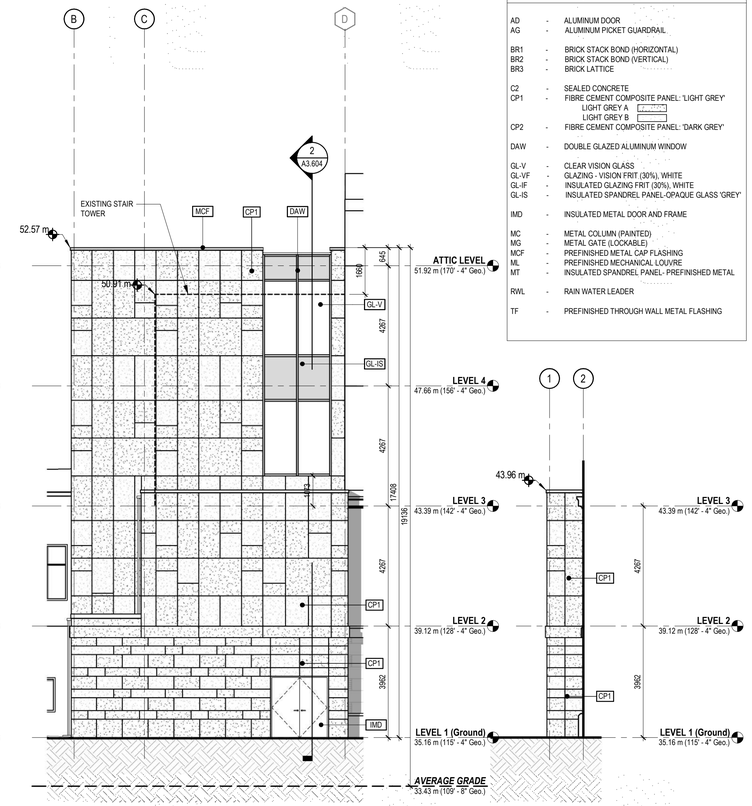
5 A3.300 **ELEVATION - STAIR 1 (EAST.A)**
1 : 100



4 A3.302 **ELEVATION - STAIR 1 (EAST.B)**
1 : 100



3 A3.302 **ELEVATION - STAIR 1 (NORTH)**
1 : 100

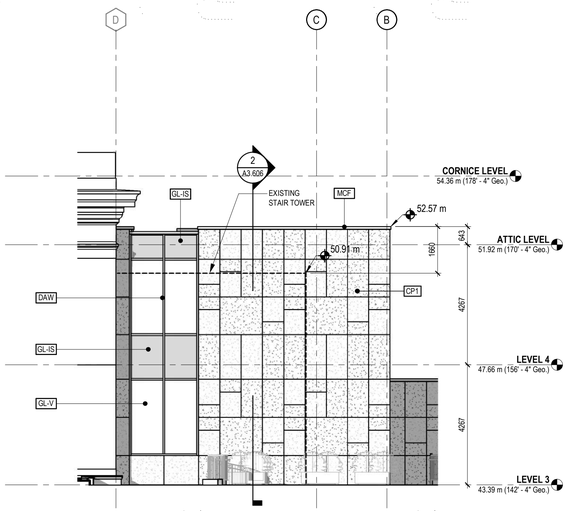


2 A3.300 **ELEVATION - STAIR 1 (WEST)**
1 : 100

1 A3.300 **ELEVATION - STAIR 1 (SOUTH)**
1 : 100

EXTERIOR ELEVATIONS LEGEND

AD	-	ALUMINUM DOOR
AG	-	ALUMINUM PICKET GUARDRAIL
BR1	-	BRICK STACK BOND (HORIZONTAL)
BR2	-	BRICK STACK BOND (VERTICAL)
BR3	-	BRICK LATTICE
C2	-	SEALED CONCRETE
CP1	-	FIBRE CEMENT COMPOSITE PANEL: 'LIGHT GREY'
		LIGHT GREY A
		LIGHT GREY B
CP2	-	FIBRE CEMENT COMPOSITE PANEL: 'DARK GREY'
DAW	-	DOUBLE GLAZED ALUMINUM WINDOW
GL-V	-	CLEAR VISION GLASS
GL-VF	-	GLAZING - VISION FRIT (30%), WHITE
GL-IF	-	INSULATED GLAZING FRIT (30%), WHITE
GL-IS	-	INSULATED SPANDREL PANEL-OPAQUE GLASS "GREY"
IMD	-	INSULATED METAL DOOR AND FRAME
MC	-	METAL COLUMN (PAINTED)
MG	-	METAL GATE (LOCKABLE)
MCF	-	PREFINISHED METAL CAP FLASHING
ML	-	PREFINISHED MECHANICAL LOUVRE
MT	-	INSULATED SPANDREL PANEL- PREFINISHED METAL
RWL	-	RAIN WATER LEADER
TF	-	PREFINISHED THROUGH WALL METAL FLASHING



8 A3.315 **ELEVATION - STAIR 2 (EAST)**
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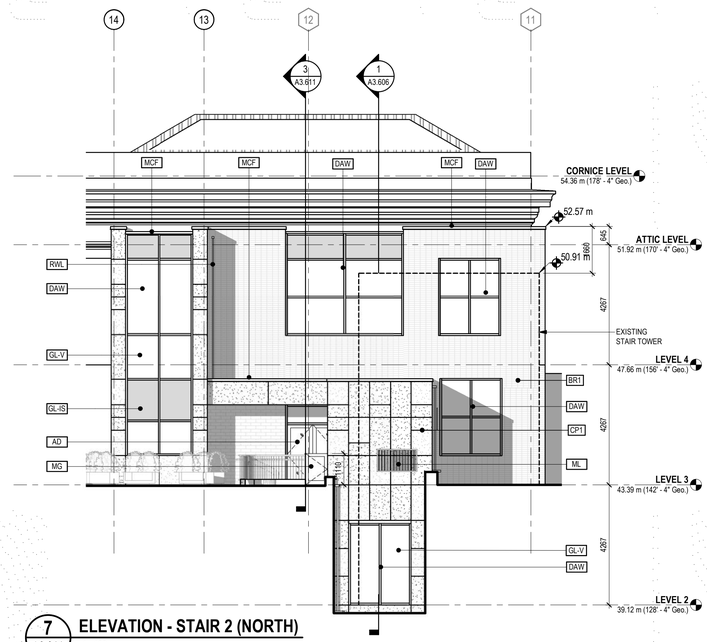
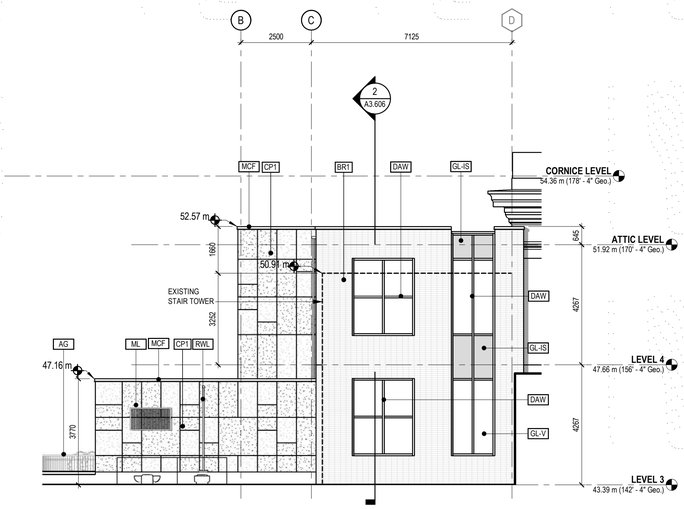


7 A3.311 **ELEVATION - STAIR 2 (NORTH)**
1 : 100



6 A3.315 **ELEVATION - STAIR 2 (WEST)**
1 : 100

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Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

NO.	DATE	DESCRIPTION
1	MAY 29, 2020	ISSUED FOR PRICING
2	AUG. 11, 2020	ISSUED FOR 50% REVIEW / COSTING
3	OCT. 27, 2020	ISSUED FOR PROGRESS REVIEW
4	NOV. 02, 2020	ISSUED FOR CONCRETE TENDER
5	NOV. 16, 2020	ISSUED FOR BUILDING PERMIT
6	NOV. 17, 2020	ISSUED FOR CONCRETE TENDER ADDENDUM 2
7	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number	10199559
Original Issue	05/04/20

Sheet Name

EXTERIOR ELEVATIONS

Scale
As indicated

Sheet Number

A3.500

Project Status
Project Status

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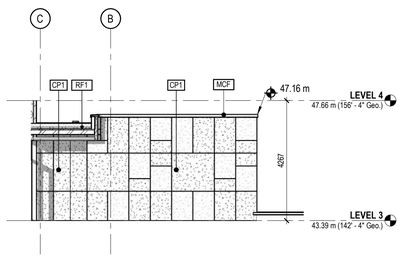
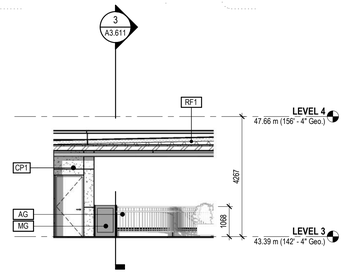
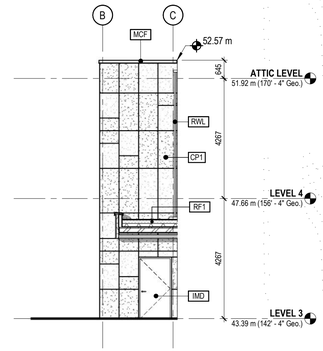


3 A3.315 **ELEVATION - MECH - EAST**
1 : 100



2 A3.315 **ELEVATION - MECH - SOUTH**
1 : 100



1 A3.315 **ELEVATION - MECH - WEST**
1 : 100

EXTERIOR ELEVATIONS LEGEND

AD	-	ALUMINUM DOOR
AG	-	ALUMINUM PICKET GUARDRAIL
BR1	-	BRICK STACK BOND (HORIZONTAL)
BR2	-	BRICK STACK BOND (VERTICAL)
BR3	-	BRICK LATTICE
C2	-	SEALED CONCRETE
CP1	-	FIBRE CEMENT COMPOSITE PANEL: 'LIGHT GREY' LIGHT GREY A LIGHT GREY B
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DAW	-	DOUBLE GLAZED ALUMINUM WINDOW
GL-V	-	CLEAR VISION GLASS
GL-VF	-	GLAZING - VISION FRIT (30%), WHITE
GL-IF	-	INSULATED GLAZING FRIT (30%), WHITE
GL-IS	-	INSULATED SPANDREL PANEL-OPAQUE GLASS "GREY"
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MC	-	METAL COLUMN (PAINTED)
MG	-	METAL GATE (LOCKABLE)
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MT	-	INSULATED SPANDREL PANEL- PREFINISHED METAL
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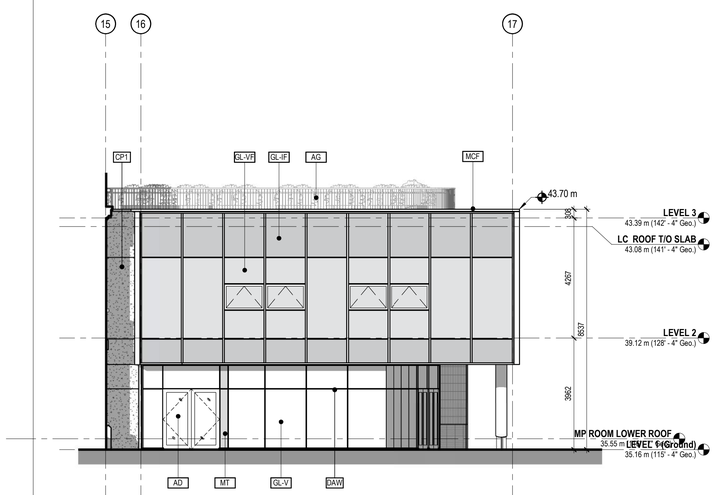
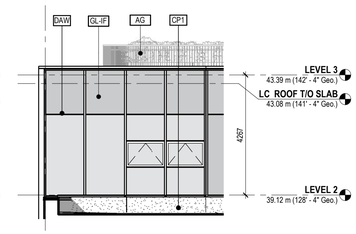
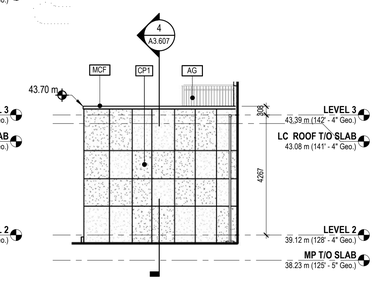


7 A3.305 **ELEVATION - NLC - SOUTH**
1 : 100

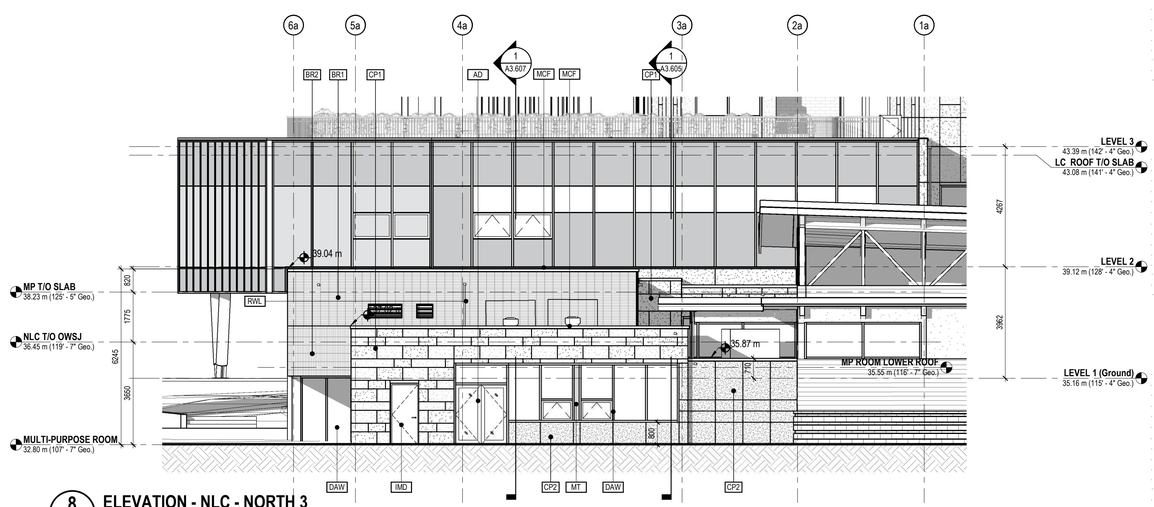


6 A3.311 **ELEVATION - NLC - NORTH 2**
1 : 100

5 A3.311 **ELEVATION - NLC - NORTH 1**
1 : 100



4 A3.311 **ELEVATION - NLC - WEST**
1 : 100



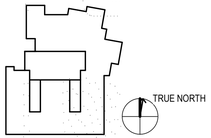
8 A3.303 **ELEVATION - NLC - NORTH 3**
1 : 100

HDR ARCHITECTURE ASSOCIATES
203-655 TYEE ROAD
VICTORIA, B.C. V9A 6X5
PH. 1.250.388.5588

Greater VICTORIA School District

SCHOOL DISTRICT 61
VIC HIGH SCHOOL

1260 GRANT STREET
VICTORIA, BC
V8T 1C2



Project Manager	DIANA STUDER
Project Designer	
Project Architect	JIM MANN
Landscape Architect	LADR LANDSCAPE ARCHITECTS
Civil Engineer	WESTBROOK ENGINEERING
Structural Engineer	HEROLD ENGINEERING
Mechanical Engineer	M3 ENGINEERING
Electrical Engineer	RB ENGINEERING
Plumbing Engineer	M3 ENGINEERING
Interior Designer	HDR ARCHITECTURE
Equipment Planner	HDR ARCHITECTURE
Wayfinding	HDR ARCHITECTURE
Sheet Reviewer	Author

NO.	DATE	DESCRIPTION
1	AUG. 11, 2020	ISSUED FOR 50% REVIEW / COSTING
2	OCT. 27, 2020	ISSUED FOR PROGRESS REVIEW
3	NOV. 02, 2020	ISSUED FOR CONCRETE TENDER
4	NOV. 16, 2020	ISSUED FOR BUILDING PERMIT
5	NOV. 17, 2020	ISSUED FOR CONCRETE TENDER ADDENDUM 2
6	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number	10199559
Original Issue	06/22/20

Sheet Name
EXTERIOR ELEVATIONS

Scale
As indicated

Sheet Number
A3.501

Project Status
Project Status

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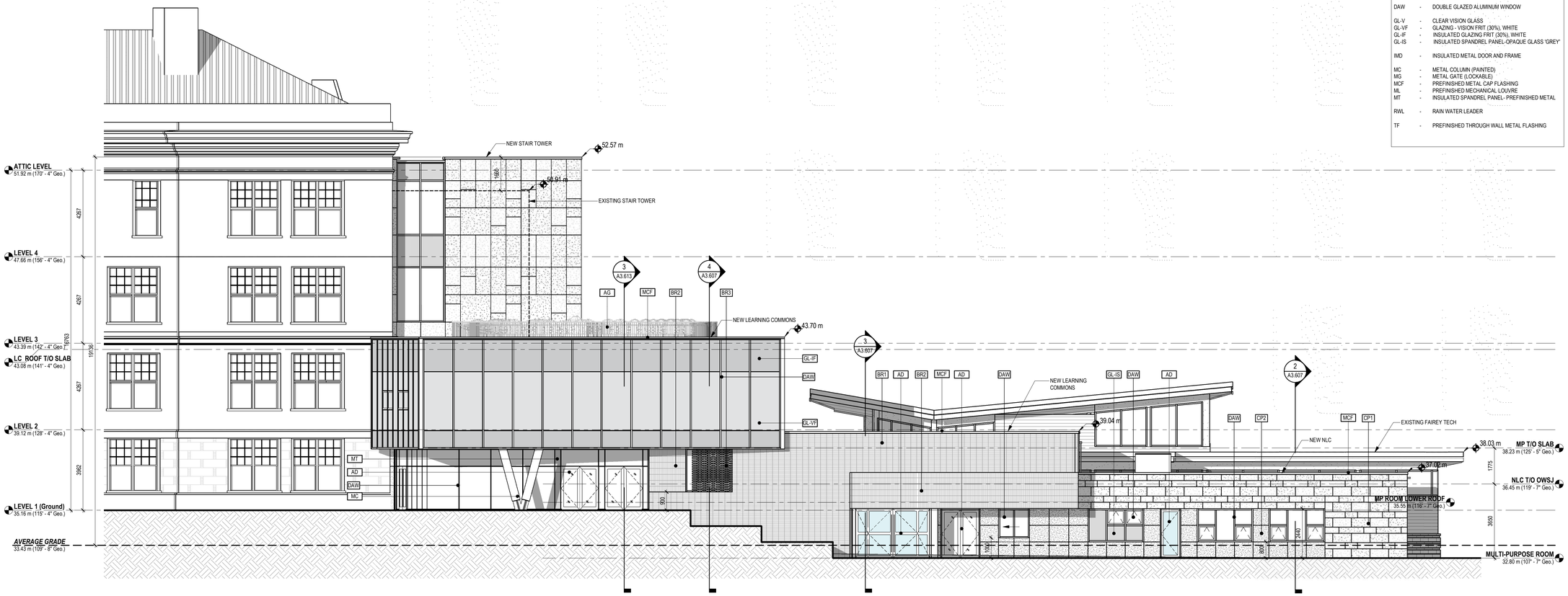
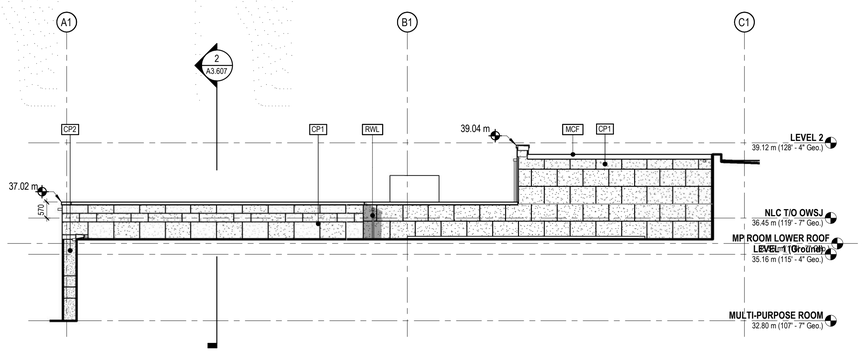
EXTERIOR ELEVATIONS LEGEND

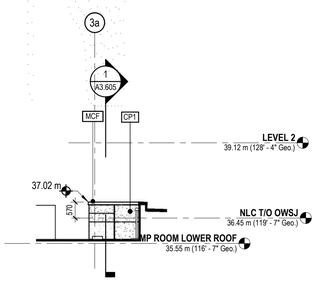
AD	-	ALUMINUM DOOR
AG	-	ALUMINUM PICKET GUARDRAIL
BR1	-	BRICK STACK BOND (HORIZONTAL)
BR2	-	BRICK STACK BOND (VERTICAL)
BR3	-	BRICK LATTICE
C2	-	SEALED CONCRETE
CP1	-	FIBRE CEMENT COMPOSITE PANEL: 'LIGHT GREY' LIGHT GREY A / LIGHT GREY B
CP2	-	FIBRE CEMENT COMPOSITE PANEL: 'DARK GREY'
DAW	-	DOUBLE GLAZED ALUMINUM WINDOW
GL-V	-	CLEAR VISION GLASS
GL-VF	-	GLAZING - VISION FRIT (30%), WHITE
GL-IF	-	INSULATED GLAZING FRIT (30%), WHITE
GL-IS	-	INSULATED SPANDREL PANEL-OPAQUE GLASS "GREY"
IMD	-	INSULATED METAL DOOR AND FRAME
MC	-	METAL COLUMN (PAINTED)
MG	-	METAL GATE (LOCKABLE)
MCF	-	PREFINISHED METAL CAP FLASHING
ML	-	PREFINISHED MECHANICAL LOUVRE
MT	-	INSULATED SPANDREL PANEL- PREFINISHED METAL
RWL	-	RAIN WATER LEADER
TF	-	PREFINISHED THROUGH WALL METAL FLASHING



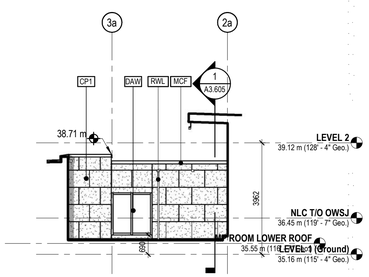
1 A3.303 **ELEVATION - NLC - EAST**
1 : 100



4 A3.303 **ELEVATION - COLLAB- WEST**
1 : 100



3 A3.307 **ELEVATION - COLLAB- NORTH**
1 : 100



2 A3.307 **ELEVATION - COLLAB- SOUTH**
1 : 100

HDR ARCHITECTURE ASSOCIATES
203-655 TYEE ROAD
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Greater VICTORIA School District

SCHOOL DISTRICT 61
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Sheet Reviewer	Author

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6	NOV. 20, 2020	ISSUED FOR VARIANCE PERMIT REVISIONS

Project Number 10199659
Original Issue 06/22/20

Sheet Name
EXTERIOR ELEVATIONS

Scale
As indicated

Sheet Number
A3.502

Project Status
Project Status

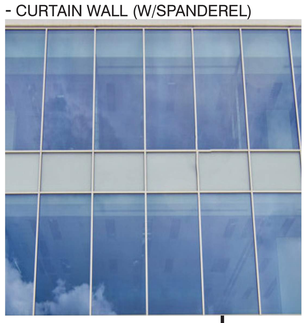
11/20/2020 4:18:44 PM C:\n4\2019\Rc019_10199659 Vic High School (New Construction)_R17LTTLE.rvt

VHS NLC ADDITION - MATERIAL IMAGE BOARD

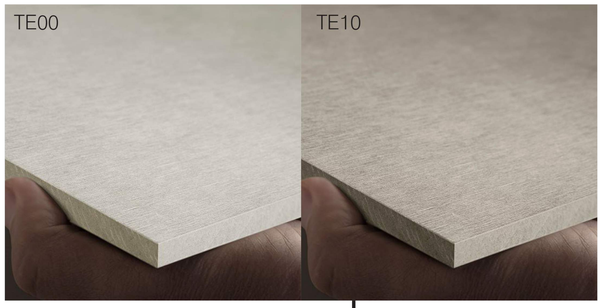
20201223

LEARNING COMMONS
- SOLERA INSULATED GLASS UNIT W/30% FRITS

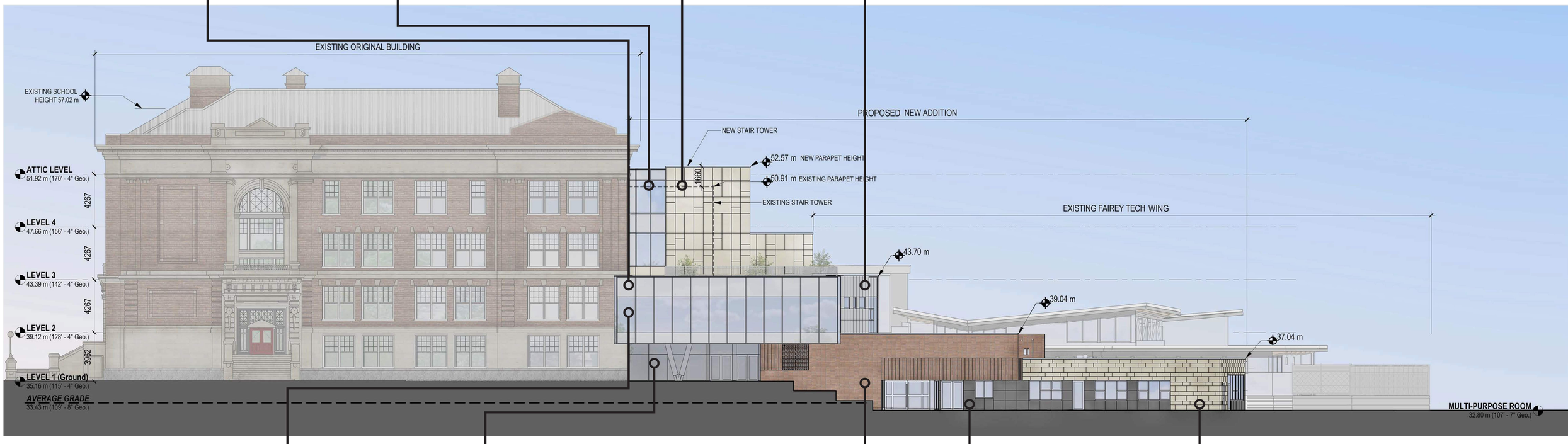
STAIR TOWER
+PUNCHED WINDOWS
- CURTAIN WALL (W/SPANDEREL)

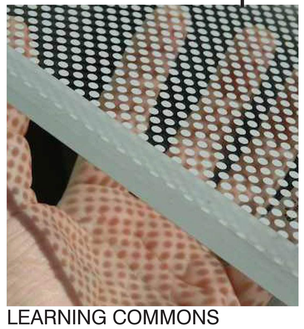


STAIR TOWER
- EQUITONE - TECTIVA TE00 & TE10

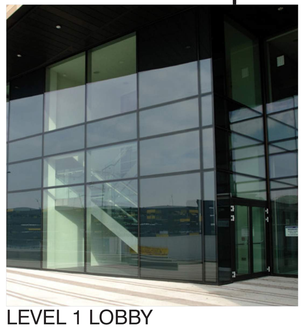


LEARNING COMMONS NORTH WALL
EQUITONE - NATURA N163





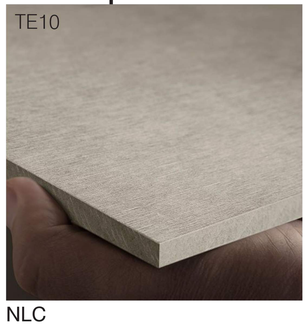
LEARNING COMMONS
- VISION GLASS W/30% FRITS



LEVEL 1 LOBBY
-SSG W/BLACK SEALANT

MP - MUTUAL MATERIALS
- TEAL BROWN
- MORTAR: SPEC MIX - TYPE S - LINEN
- CONTROL JOINT: TREMCO: NATURAL CLAY

NLC
- EQUITONE - LINEA 20



NLC
- EQUITONE - TECTIVA 10

TREE LEGEND

TAG — RETAINED TREE

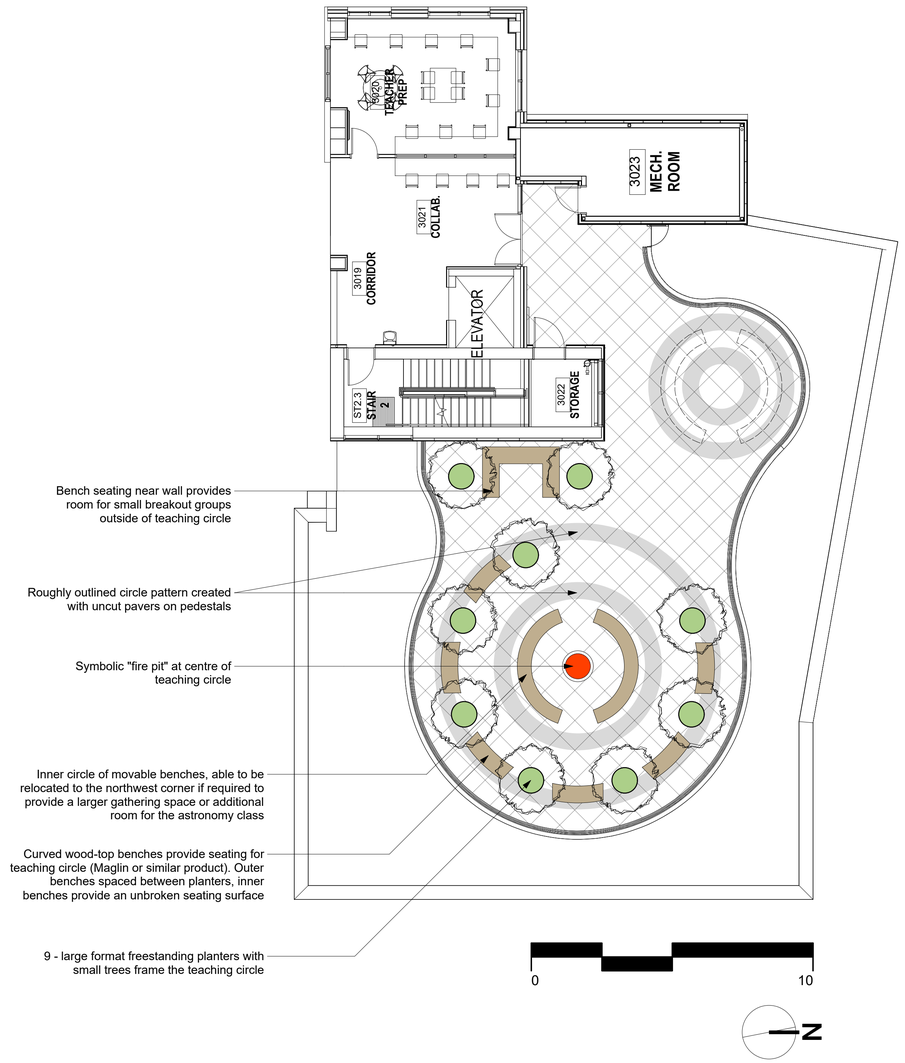
TAG — REMOVED TREE

PROTECTIVE TREE FENCING

TOTAL REMOVED TREES: 8

REMOVED TREE TABLE

TAG NUMBER	TREE SPECIES	DBH (cm)
241	Not listed	
245	Not listed	
249	Not listed	
376	Lawson Cypress	27/37/80
379	Not listed	
452	Lawson Cypress	52
463	Lawson Cypress	69
464	Lawson Cypress	48
702	Not listed	
708	Lawson Cypress	59



VICTORIA HIGH SCHOOL - ENTRY CONCEPT

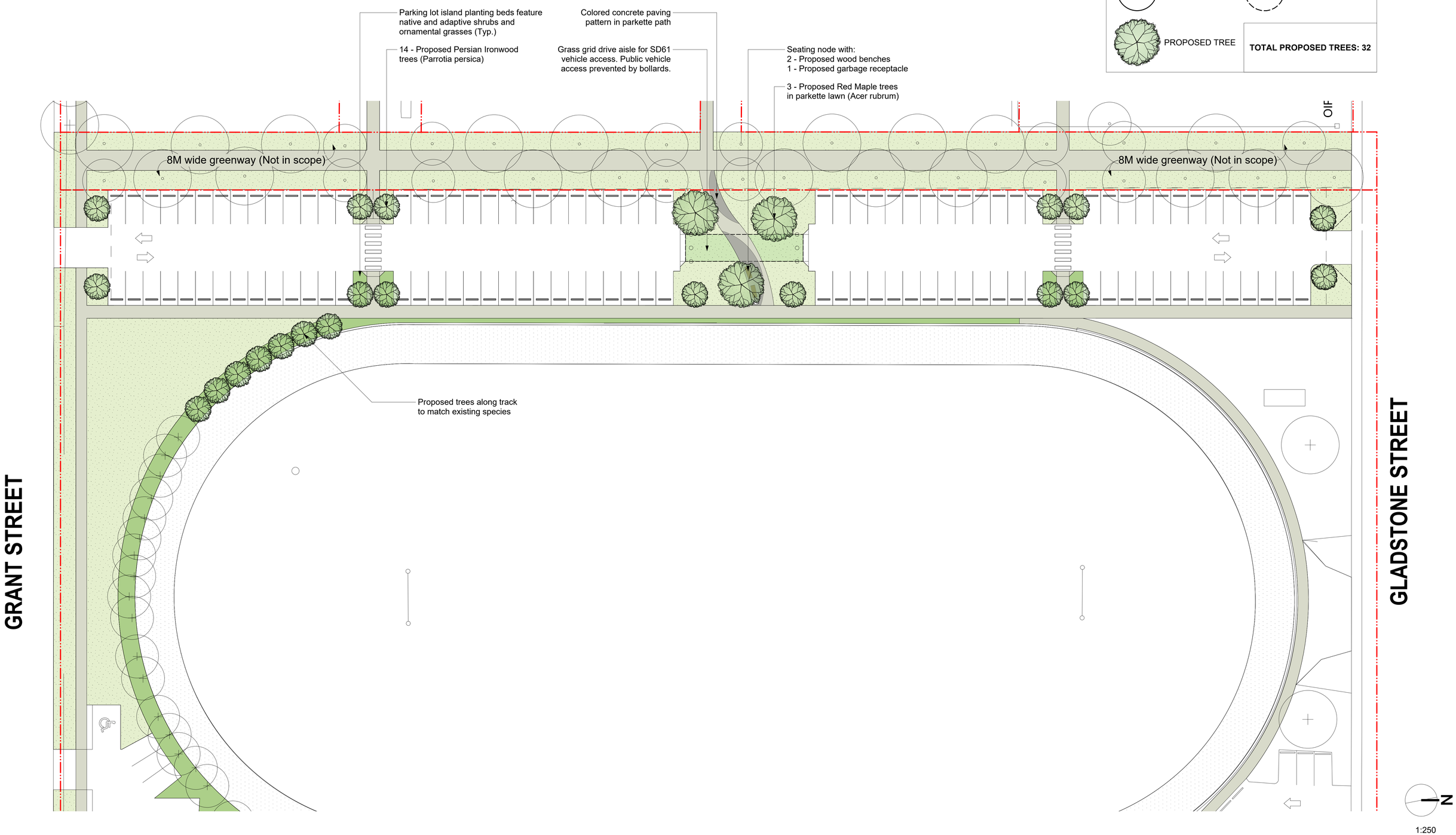
Nov 13-20

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

Project No: 2039 Oct 8, 2020

TREE LEGEND

RETAINED TREE	REMOVED TREE
PROPOSED TREE	**TOTAL PROPOSED TREES: 32**



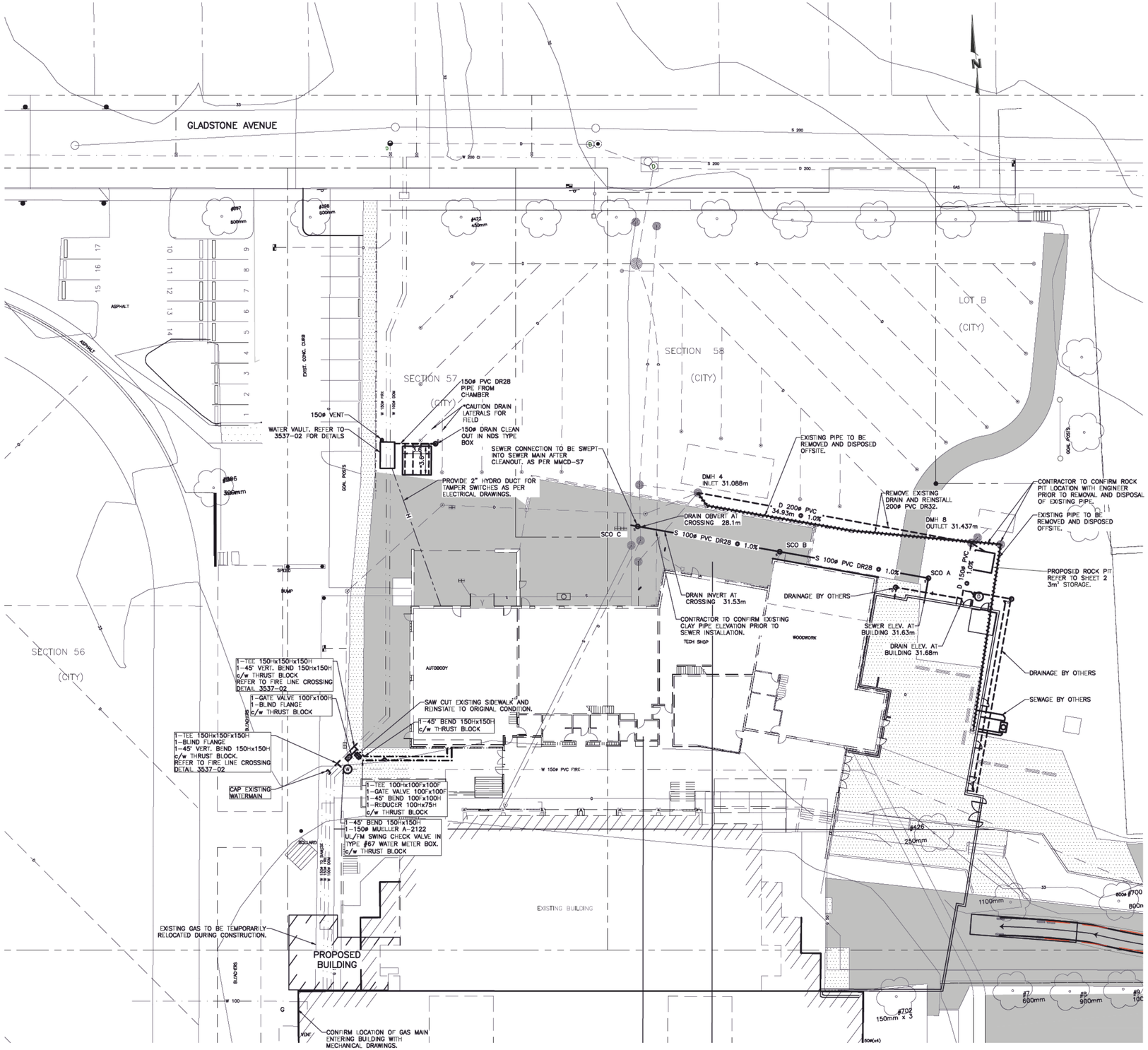
1:250

VIC HIGH - WEST PARKING | LANDSCAPE CONCEPT

Nov 17-20

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

Project No: 2039 Sept 1, 2020



GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
- OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
- EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
- BED ALL PIPE USING CLASS 'B' BEDDING.
- WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
- DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG GLADSTONE AVE DURING CONSTRUCTION.
- COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- ENSURE THAT ALL SERVICES TO THE EXISTING HOUSE REMAIN USABLE DURING CONSTRUCTION AND ARE CONNECTED TO ALL NEW SERVICES. ENSURE THESE SERVICES ARE INSPECTED BY THE CITY OF VICTORIA WORKS INSPECTOR.
- CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.

SEWER AND DRAIN

- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 100# PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150# PVC DR28 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
- SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE TO BE C.S.A. APPROVED PVC.
- VIDEO INSPECT ALL INSTALLED SANITARY SEWER AND STORM DRAIN MAINS ON PUBLIC AND PRIVATE PROPERTY

WATER

- WATER MAIN PIPE TO BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 350mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
- CONTRACTOR TO TEST, CHLORINATE, FLUSH AND CONNECT THE WATER MAINS UNDER THE DIRECTION OF THE ENGINEER. CHLORINATION AND DISINFECTION TO AWWA C651.
- CONTRACTOR TO ENSURE CHLORINE SOLUTIONS ARE NEUTRALIZED IN ACCORDANCE WITH THE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES AND OCEANS CANADA REGULATIONS PRIOR TO DISCHARGING TO ANY DRAINAGE COURSE.

ROAD

- CONSTRUCT ALL ROADWAYS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.

PARKS

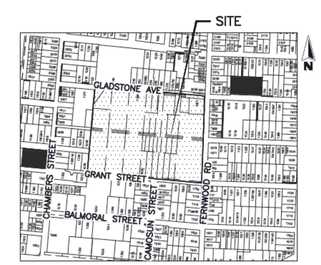
- OBTAIN A PARKS PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
- PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
- HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
- THE PROJECT ARBORIST TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS.
- THE ARBORIST TO DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ONSITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.

HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS

- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- BC HYDRO, TELUS, SHAW CABLE AND FORTISBC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.

LEGEND

3537-01	–	GENERAL NOTES & PLAN
3537-02	–	DETAILS
3537-03	–	BUS TURNING
3537-04	–	CONSTRUCTION ACCESS PATH & LAYDOWN AREA CONCEPT (NOT INCLUDED)
3537-05	–	PARKING LOT GRADING STATION 0+90-2+40
3537-06	–	PARKING LOT GRADING STATION 2+20-3+10



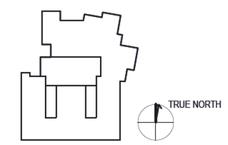
LOCATION PLAN
N.T.S.

1:250 0 5 15m

HDR

HDR ARCHITECTURE ASSOCIATES, INC.
VICTORIA HIGH SEISMIC UPGRADES

1260 GRANT STREET,
VICTORIA, BC V8T 1C2



Project Manager	
Project Designer	
Project Architect	HDR
Landscape Architect	
Civil Engineer	WESTBROOK CONSULTING LTD.
Structural Engineer	
Mechanical Engineer	MB MECHANICAL CONSULTING INC.
Electrical Engineer	RB ENGINEERING
Plumbing Engineer	
Interior Designer	
Equipment Planner	
Wayfinding	
Sheet Reviewer	

NO.	DATE	DESCRIPTION

Project Number	3537-01
Original Issue	ISSUED FOR BUILDING PERMIT AND TENDER - MAY 15, 2020

ISSUED FOR BUILDING PERMIT AND TENDER - MAY 15, 2020
ISSUED FOR CONSTRUCTION - JULY 28, 2020
ADDED BUILDING AND PARKING LOT - NOVEMBER 17, 2020

Sheet Name

GENERAL NOTES & PLAN

Scale

1:250

Sheet Number

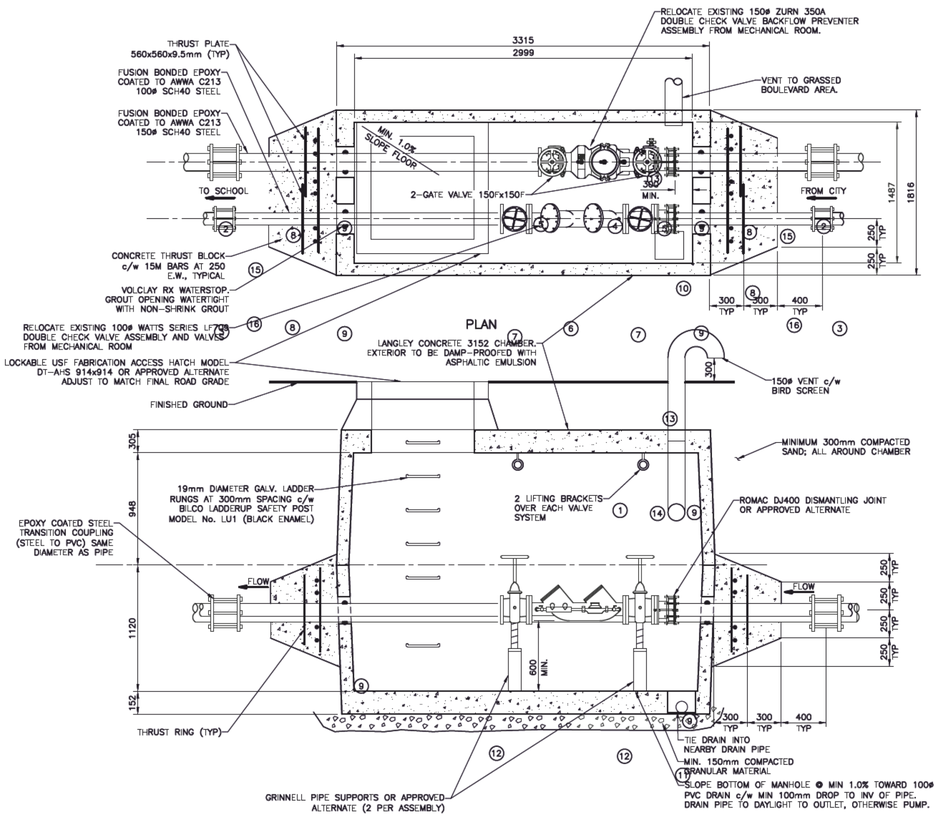
C1.01

Project Status

WESTBROOK CONSULTING LTD - 2020-11-17 11:47AM H:\PROJECTS\3537 Vic High Seismic Upgrades\CAD Drawings\3537-01.dwg

ENGINEERING NOTES – CHAMBER:

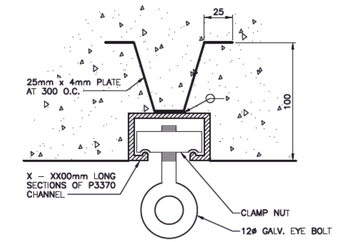
1. ALL MATERIALS OR COMPONENTS MUST CONFORM TO THE CITY OF VICTORIA APPROVED PRODUCT LIST UNLESS OTHERWISE NOTED. ANY PROPOSED EQUIVALENT MATERIALS OR COMPONENTS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
2. ALL CAST IRON FLANGES SHALL BE CLASS 125 TO ANSI B16.1. ALL STEEL PIPE FLANGES SHALL BE CLASS 150.
3. ALL VALVES TO BE RIGHT HAND (CLOCKWISE TO OPEN).
4. ALL PIPING WITHIN CHAMBERS SHALL BE SCH 40 STEEL, SPOOL COATED INSIDE AND OUT WITH FUSION–BONDED EPOXY, TO CONFORM TO AWWA C213. INTERIOR COATING TO NSF 61.
5. FOR ALL FLANGED CONNECTIONS BETWEEN DUCTILE IRON AND STAINLESS STEEL, REFER TO FLANGE ISOLATION DETAIL.
6. CHAMBER SHALL BE CAST WITH LADDER RUNGS @ 300mm C/C AND LIFTING RING TRAVEL CHANNEL AS SHOWN.
7. ALL PIPE OPENINGS SHALL BE GROUT SEALED AND ROUGH SURFACES GROUND SMOOTH. FINAL PIPE OPENING SURFACES SHALL HAVE TWO COATS OF "XYPEX" WATERPROOFING TREATMENT APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO PREVENT WATER INTRUSION AND THE OUTER FACE SHALL BE COATED WITH ASPHALTIC EMULSION DAMP–PROOFING.
8. BACKFILL EXCAVATION WITH 80mm MINUS PIT RUN GRAVEL COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN LAYERS NOT TO EXCEED 150mm. PROVIDE 150mm CUSHION OF 19mm MINUS CRUSHED GRAVEL ON UNDERSIDE AND ALL SIDES OF CHAMBER COMPACTED TO 95% PROCTOR DENSITY IN LAYERS NOT TO EXCEED 150mm.
9. ALL PIPE AND FITTING MATERIALS SHALL BE RATED TO MINIMUM 150PSI.
10. ALL COMPONENTS BETWEEN THE GATE VALVES (INCLUDING BOTH GATE VALVES) SHALL BE PRE–ASSEMBLED PRIOR TO ARRIVAL ON SITE.
11. DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.



SECTION

DOUBLE CHECK VALVE ASSEMBLY CHAMBER

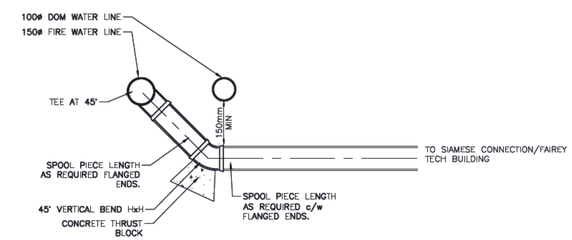
NTS



NOTE:
CHANNEL SECTION TO BE CAST INTO CEILING OF CHAMBER OVER THE MAINLINE AND BYPASS LINE.

LIFTING BRACKET DETAIL

NTS

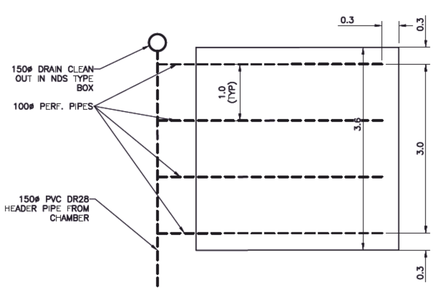


FIRE LINE WATER CROSSING

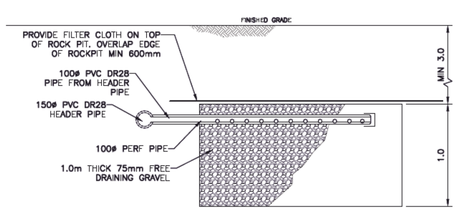
NTS

BILL OF MATERIALS – 150mmø DCVA & 100mm DCVA

ITEM	QUANT.	DESCRIPTION
1	1	PRECAST CONCRETE CHAMBER. LANGLEY MODEL 3152 OR APPROVED EQUIVALENT.
2	2	150mmø TRANSITION COUPLING. ROBAR 1506 COUPLING (EPOXY COATED WITH STAINLESS STEEL FASTENERS).
3	2	100mmø TRANSITION COUPLING. ROBAR 1506 COUPLING (EPOXY COATED WITH STAINLESS STEEL FASTENERS).
4	1	150mmø ZURN 350A DOUBLE CHECK VALVE BACKFLOW PREVENTER ASSEMBLY. RELOCATE EXISTING FROM MECHANICAL ROOM
5	2	150mmø MUELLER 2361 UL/FM RESILIENT WEDGE GATE VALVE 150Fx150F c/w TAMPER SWITCHES
6	1	100mmø WATTS SERIES LF709 DOUBLE CHECK VALVE ASSEMBLY. RELOCATE EXISTING ASSEMBLY FROM MECHANICAL ROOM
7	2	100mmø GATE VALVE 100Fx100F RELOCATE EXISTING VALVE FROM MECHANICAL ROOM
8	8	THRUST RING PLATE (710mm X 710mm X 9.5mm THICK)
9	1	150mmø DISMANTLING JOINT C/W D CLASS FLANGE. ROMAC DJ400 OR APPROVED EQUIVALENT.
10	1	100mmø DISMANTLING JOINT C/W D CLASS FLANGE. ROMAC DJ400 OR APPROVED EQUIVALENT.
11	1	150ø PVC SDR28 SUMP DRAIN C/W TRAP.
12	4	GRINNELL PIPE SUPPORTS OR APPROVED ALTERNATE (2 PER ASSEMBLY)
13	1	150mmø PIPE VENT C/W HD BIRD SCREEN. FUSION BONDED EPOXY–COATED STONEHENGE GREY.
14	5	PENETRATION BELT SEALS. "LINK SEAL" OR APPROVED EQUIVALENT.
15	2	150mmø FLG. X FLUSH END STEEL SPOOL PIECE. MINIMUM LENGTH 1.4m, C/W TYPE "P" SS RESTRAINER HARNESS AS SHOWN ON VAULT DETAIL.
16	2	100mmø FLG. X FLUSH END STEEL SPOOL PIECE. MINIMUM LENGTH 1.4m, C/W TYPE "P" SS RESTRAINER HARNESS AS SHOWN ON VAULT DETAIL.



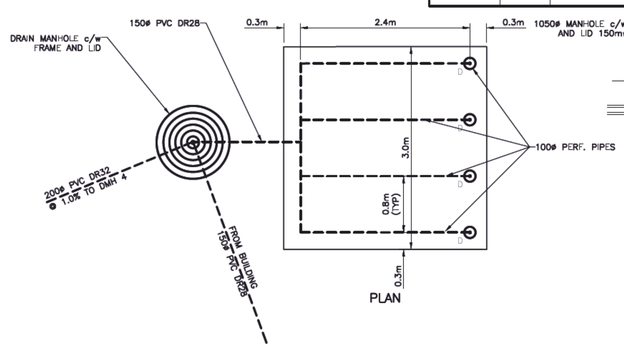
PLAN



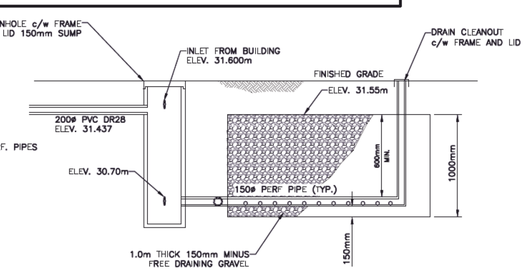
SECTION

TYPICAL ROCK PIT DETAIL FOR VAULT

N.T.S.



PLAN



SECTION

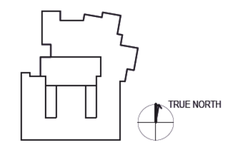
TYPICAL ROCK PIT DETAIL

N.T.S.

1:250 0 5 15m

HDR ARCHITECTURE ASSOCIATES, INC.
VICTORIA HIGH SEISMIC UPGRADES

1260 GRANT STREET,
VICTORIA, BC V8T 1C2



Project Manager	
Project Designer	
Project Architect	HDR
Landscape Architect	
Civil Engineer	WESTBROOK CONSULTING LTD.
Structural Engineer	
Mechanical Engineer	MB MECHANICAL CONSULTING INC.
Electrical Engineer	RB ENGINEERING
Plumbing Engineer	
Interior Designer	
Equipment Planner	
Wayfinding	
Sheet Reviewer	

NO.	DATE	DESCRIPTION

Project Number	3537-02
Original Issue	SITE SERVICES PERMIT PACKAGE - MAY 5, 2020

ISSUED FOR BUILDING PERMIT AND TENDER - MAY 15, 2020
ISSUED FOR CONSTRUCTION - JULY 28, 2020
ADDED BUILDING AND PARKING LOT - NOVEMBER 17, 2020

Sheet Name

DETAILS

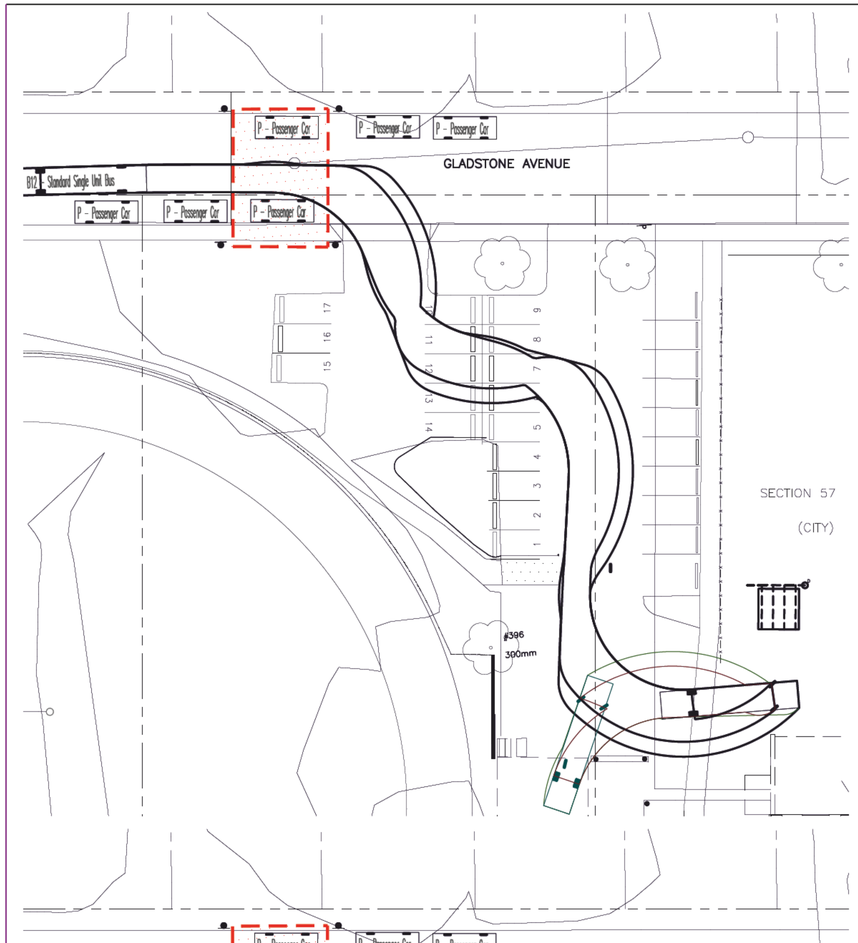
Scale

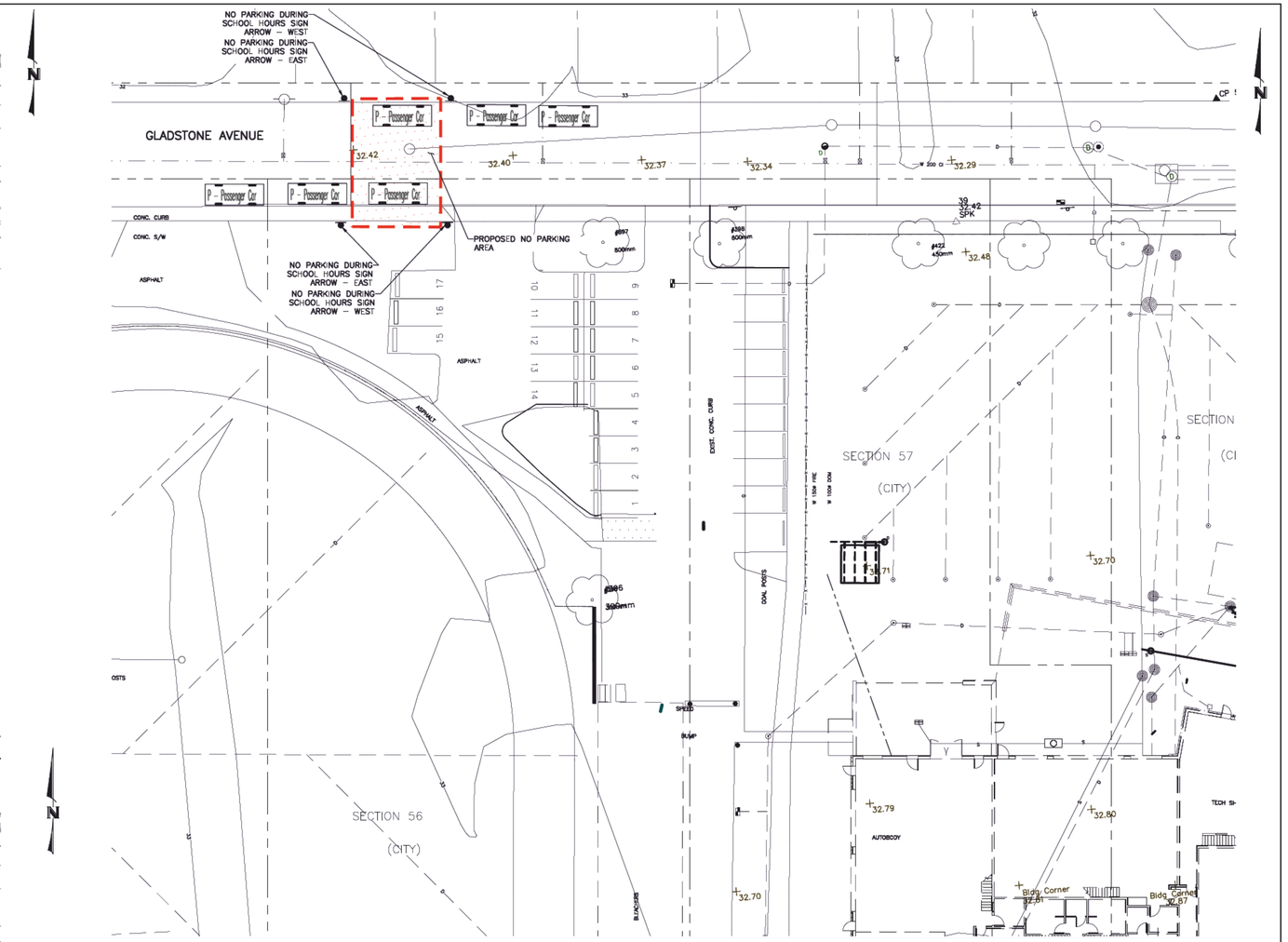
Sheet Number

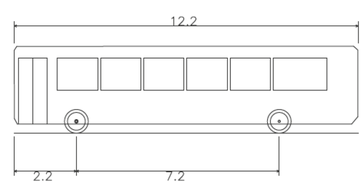
C1.02

Project Status

WESTBROOK CONSULTING LTD – 2020–11–17 11:47AM H:\PROJECTS\3537 Vic High Seismic Upgrades\CAC Drawings\3537–02.dwg

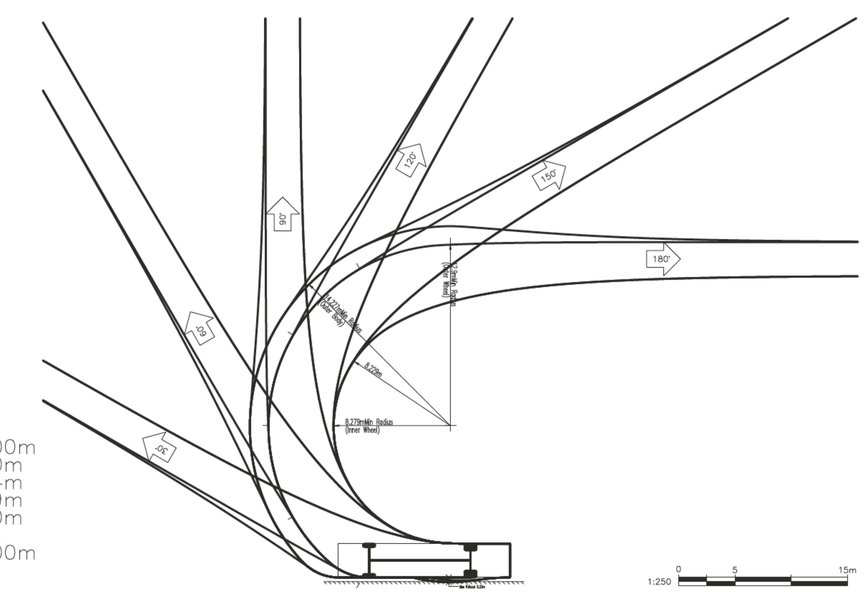






B12 – Standard Single Unit Bus

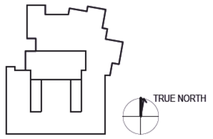
Overall Length	12.200m
Overall Width	2.400m
Overall Body Height	3.084m
Min Body Ground Clearance	0.319m
Track Width	2.400m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	12.900m



HDR

HDR ARCHITECTURE ASSOCIATES, INC.
VICTORIA HIGH SEISMIC UPGRADES

1280 GRANT STREET,
VICTORIA, BC V8T 1C2



Project Manager	
Project Designer	
Project Architect	HDR
Landscape Architect	
Civil Engineer	WESTBROOK CONSULTING LTD.
Structural Engineer	
Mechanical Engineer	MB MECHANICAL CONSULTING INC.
Electrical Engineer	RB ENGINEERING
Plumbing Engineer	
Interior Designer	
Equipment Planner	
Wayfinding	
Sheet Reviewer	

NO.	DATE	DESCRIPTION

Project Number 3537

Original Issue TRUCK TURNING - MAY 15, 2020

ISSUED FOR BUILDING PERMIT AND TENDER - MAY 15, 2020
ISSUED FOR CONSTRUCTION - JULY 28, 2020
ADDED BUILDING AND PARKING LOT - NOVEMBER 17, 2020

Sheet Name

BUS TURNING

Scale

Sheet Number

C1.03

Project Status

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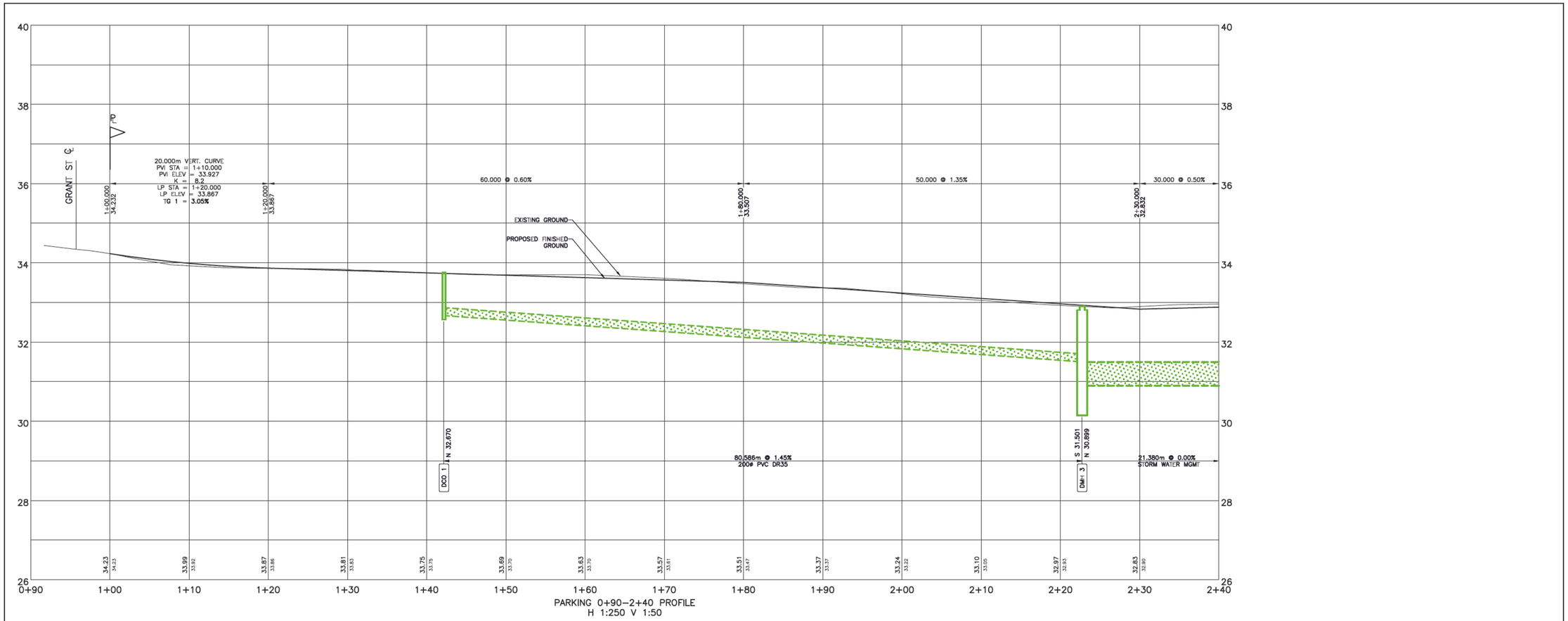
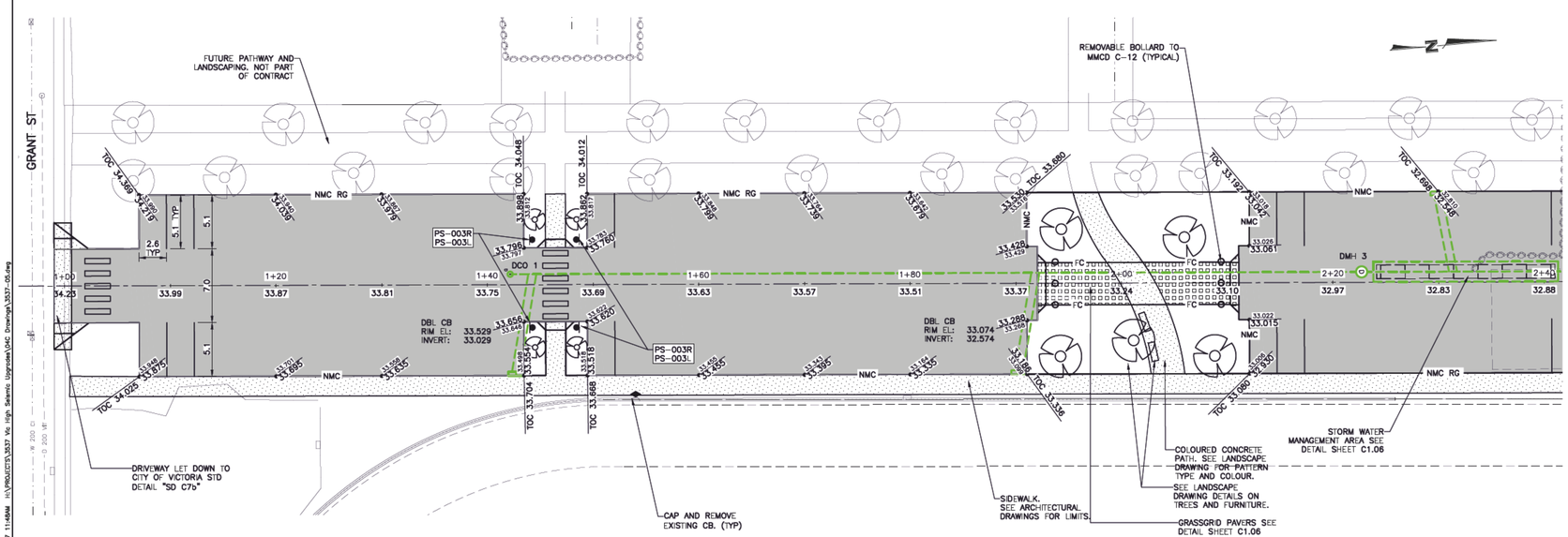


PARKING 0+90–2+40 PROFILE
H 1:250 V 1:50



LEGEND

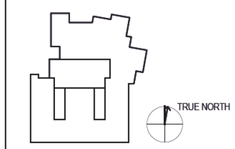
- ASPHALT
- GRASSCRETE OR APPROVED ALTERATIVE. SEE LANDSCAPE DRAWINGS FOR DETAILS
- CONCRETE 100mm THICK AT SIDEWALKS. 150mm THICK AT DRIVEWAY CROSSINGS. SEE LANDSCAPE FOR SURFACE PATTERN
- XX.XXX / XX.XXX — PROPOSED GUTTER EL / EXISTING GROUND

1:250 0 5 15m

HDR

HDR ARCHITECTURE ASSOCIATES, INC.
VICTORIA HIGH SEISMIC UPGRADES

1260 GRANT STREET,
VICTORIA, BC V8T 1C2



Project Manager	
Project Designer	
Project Architect	HDR
Landscape Architect	
Civil Engineer	WESTBROOK CONSULTING LTD.
Structural Engineer	
Mechanical Engineer	MO MECHANICAL CONSULTING INC.
Electrical Engineer	RB ENGINEERING
Plumbing Engineer	
Interior Designer	
Equipment Planner	
Wayfinding	
Sheet Reviewer	

NO.	DATE	DESCRIPTION

Project Number	3537-05
Original Issue	ADDED BUILDING AND PARKING LOT - MAY 15, 2020

ISSUED FOR BUILDING PERMIT AND TENDER - MAY 15, 2020
ISSUED FOR CONSTRUCTION - JULY 28, 2020
ADDED BUILDING AND PARKING LOT - NOVEMBER 17, 2020

Sheet Name

PARKING LOT GRADING STATION 0+90-2+40

Scale

Sheet Number

C1.05

Project Status

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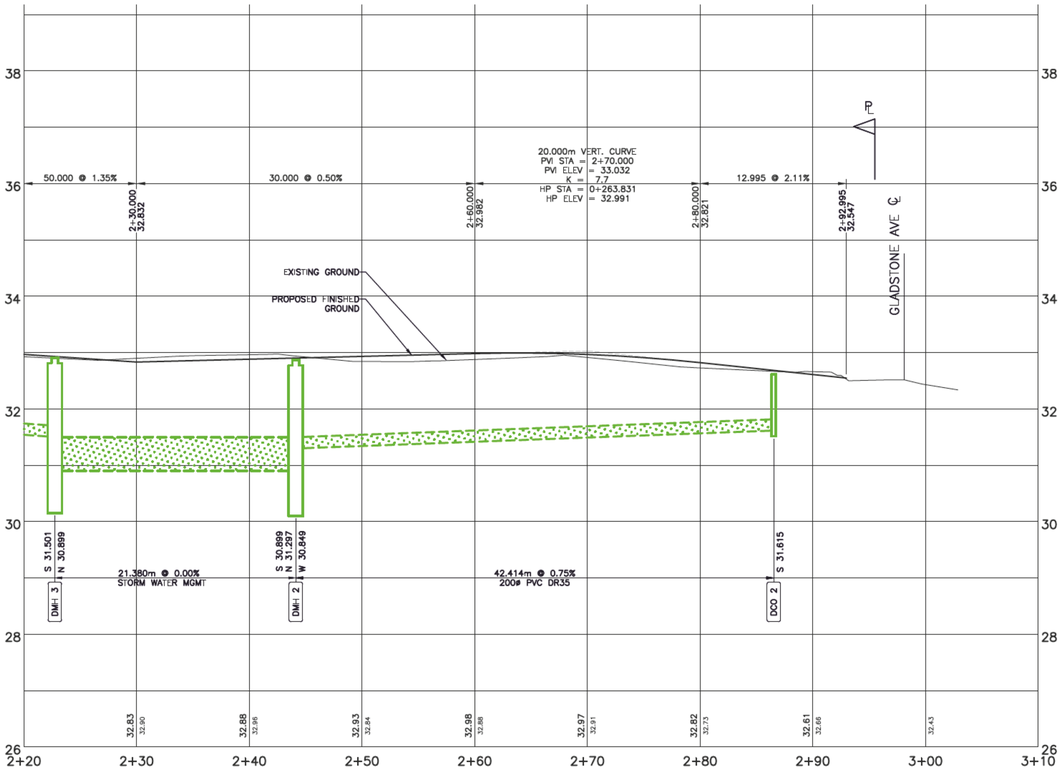
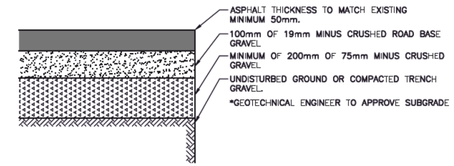


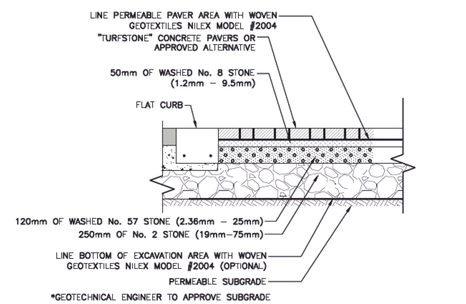
PARKING 2+20–3+10 PROFILE
H 1:250 V 1:50

PS–003L
PS–003R

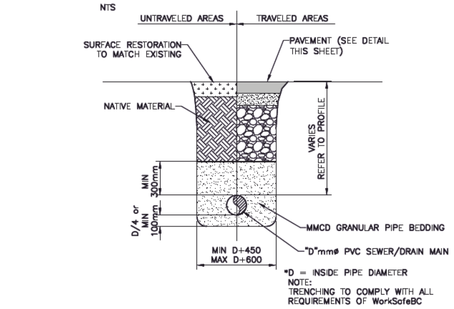
PEDESTRIAN CROSSWALK SIGN



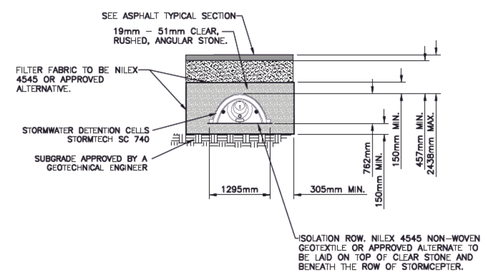
ASPHALT SECTION PARKING LOT
NTS

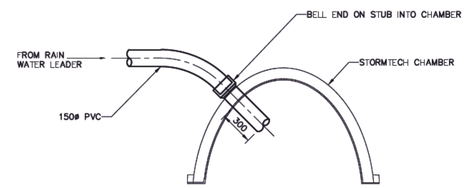


TYPICAL TURFSTONE PAVER SECTION
NTS

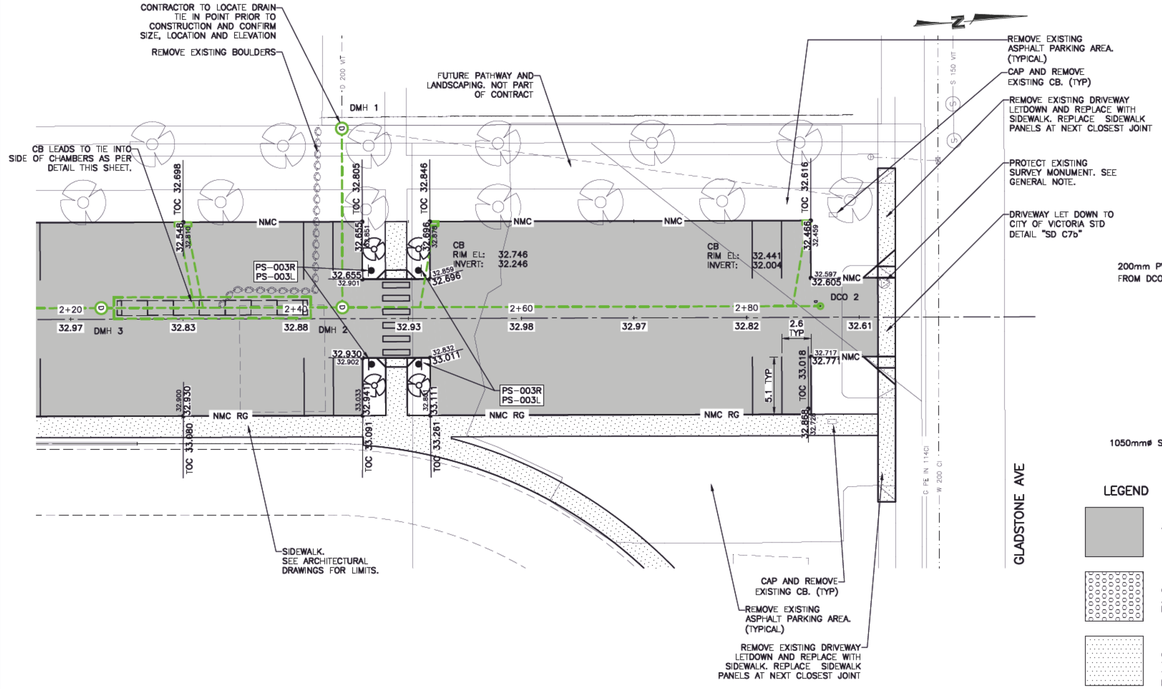


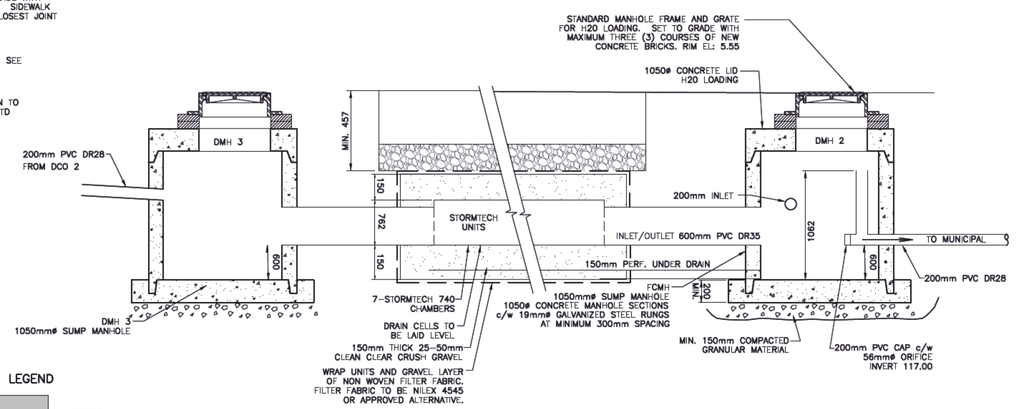
TYPICAL TRENCH SECTION
NTS





STORMTECH INSERTA TEE DETAIL
N.T.S.





STORM DRAIN INFILTRATOR WITH FLOW CONTROL MANHOLE

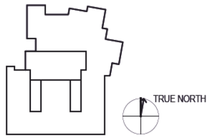
LEGEND

- ASPHALT
- GRASSCRETE OR APPROVED ALTERATIVE. SEE LANDSCAPE DRAWINGS FOR DETAILS
- CONCRETE 100mm THICK AT SIDEWALKS. 150mm THICK AT DRIVE AISLES OR PARKING AREAS. SEE LANDSCAPE FOR SURFACE PATTERN
- XX.XXX / XX.XXX — PROPOSED GUTTER EL / EXISTING GROUND

1:250 0 5 15m

HDR

HDR ARCHITECTURE ASSOCIATES, INC.
VICTORIA HIGH SEISMIC UPGRADES
1260 GRANT STREET,
VICTORIA, BC V8T 1C2



Project Manager	
Project Designer	
Project Architect	HDR
Landscape Architect	
Civil Engineer	WESTBROOK CONSULTING LTD.
Structural Engineer	
Mechanical Engineer	MO MECHANICAL CONSULTING INC.
Electrical Engineer	RB ENGINEERING
Plumbing Engineer	
Interior Designer	
Equipment Planner	
Wayfinding	
Sheet Reviewer	

NO.	DATE	DESCRIPTION

Project Number	3537-06
Original Issue	ADDED BUILDING AND PARKING LOT - MAY 15, 2020

ISSUED FOR BUILDING PERMIT AND TENDER - MAY 15, 2020
ISSUED FOR CONSTRUCTION - JULY 28, 2020
ADDED BUILDING AND PARKING LOT - NOVEMBER 17, 2020

Sheet Name
PARKING LOT GRADING STATION 2+20-3+10

Scale

Sheet Number
C1.06

Project Status

WESTBROOK CONSULTING LTD - 2020-11-17 11:48AM H:\PROJECTS\3537 Vic. High Seismic Upgrades\CAD Drawings\3537-06.dwg