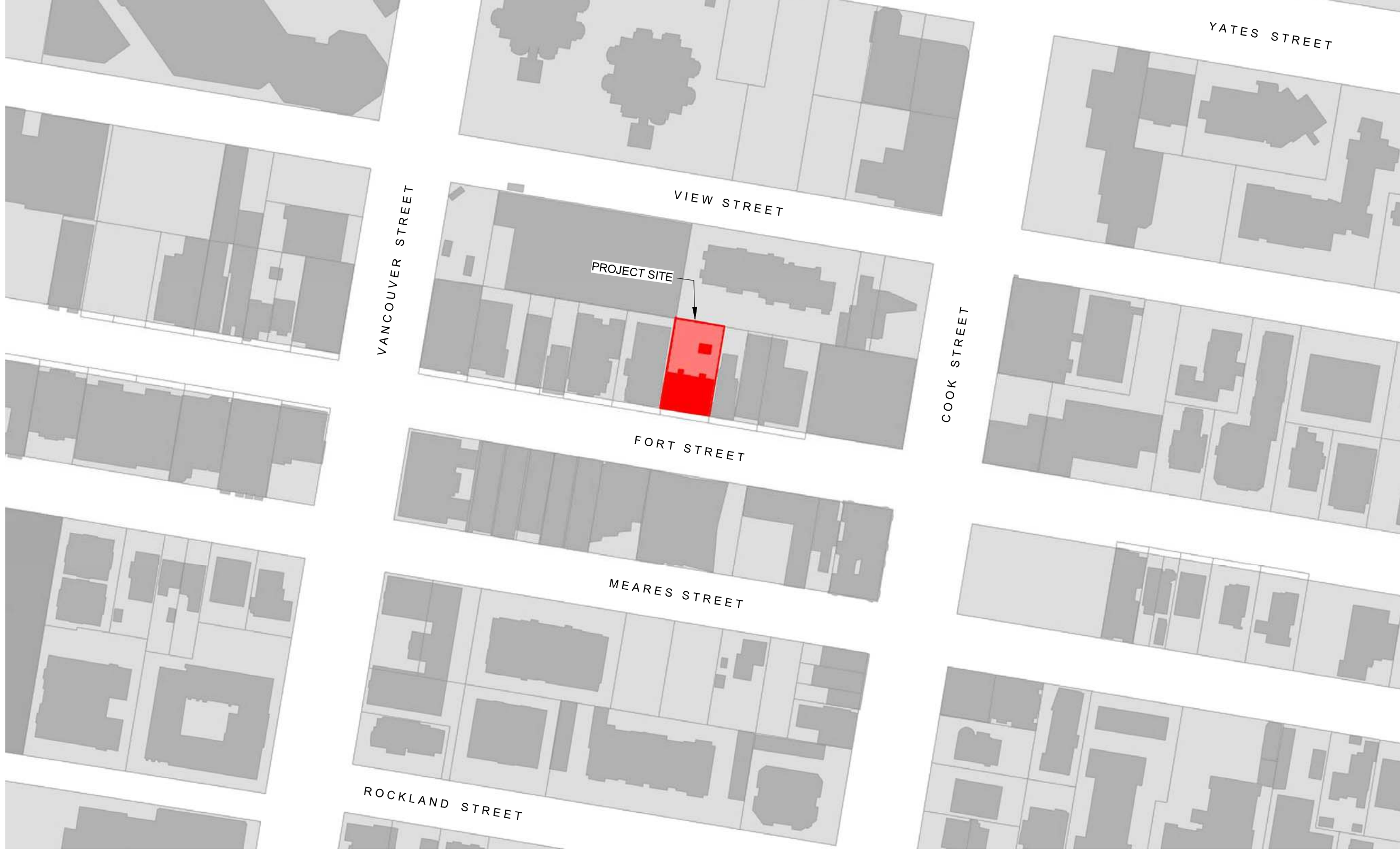




PROJECT LOCATION PLAN (NTS)

CONTACTS

OWNER
1030 Fort Street Holdings Ltd.
Care of Jawl Properties Ltd.
1515 Douglas St Suite 200
Victoria, BC V8W 2G4

ARCHITECT
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250.412.2891

Ben Harms, P. Eng.
Ben.Harms@wsp.com
250.384.5510

LIST OF DRAWINGS

- ARCHITECTURAL**

 - A000 Cover
 - A010 Perspectives
 - A050 Spatial Separation
 - A051 Code Analysis
 - A100 Site Plan and Project Data
 - A101 Proposed Floor Plans
 - A102 Roof Plan
 - A200 Building Elevations S-W
 - A201 Building Elevations N-E
 - A300 Building Sections
 - A500 Context Elevation & Shadow Study
- LANDSCAPE**

 - L1.01 Landscape Materials
- CIVIL**

 - C1 Conceptual Site Servicing Plan

Project #	Date	Revision
2112	SEPT 15, 2021	
Sheet #		A000



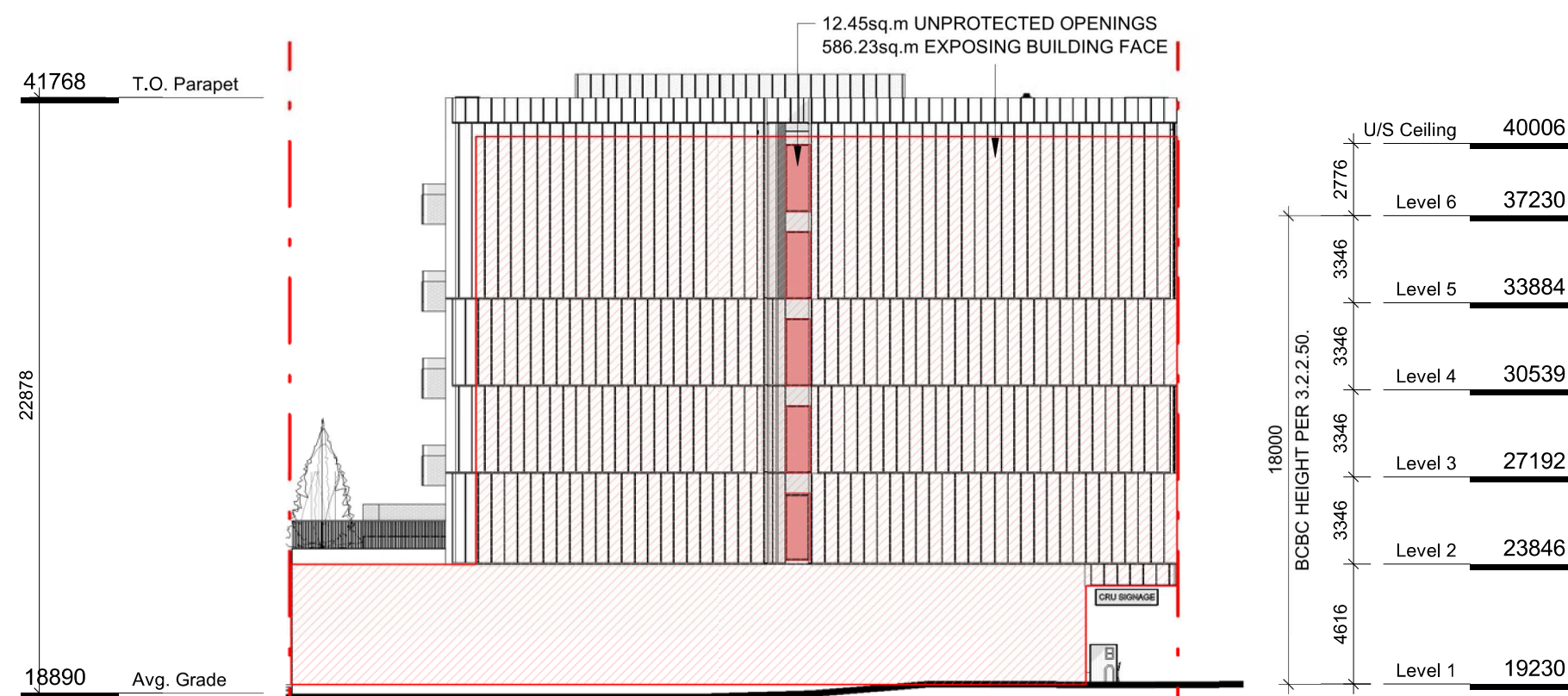


SOUTH ELEVATION

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	222.47	59	

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	N/A

3 South Elevation - LD Key
SCALE = 1 : 250

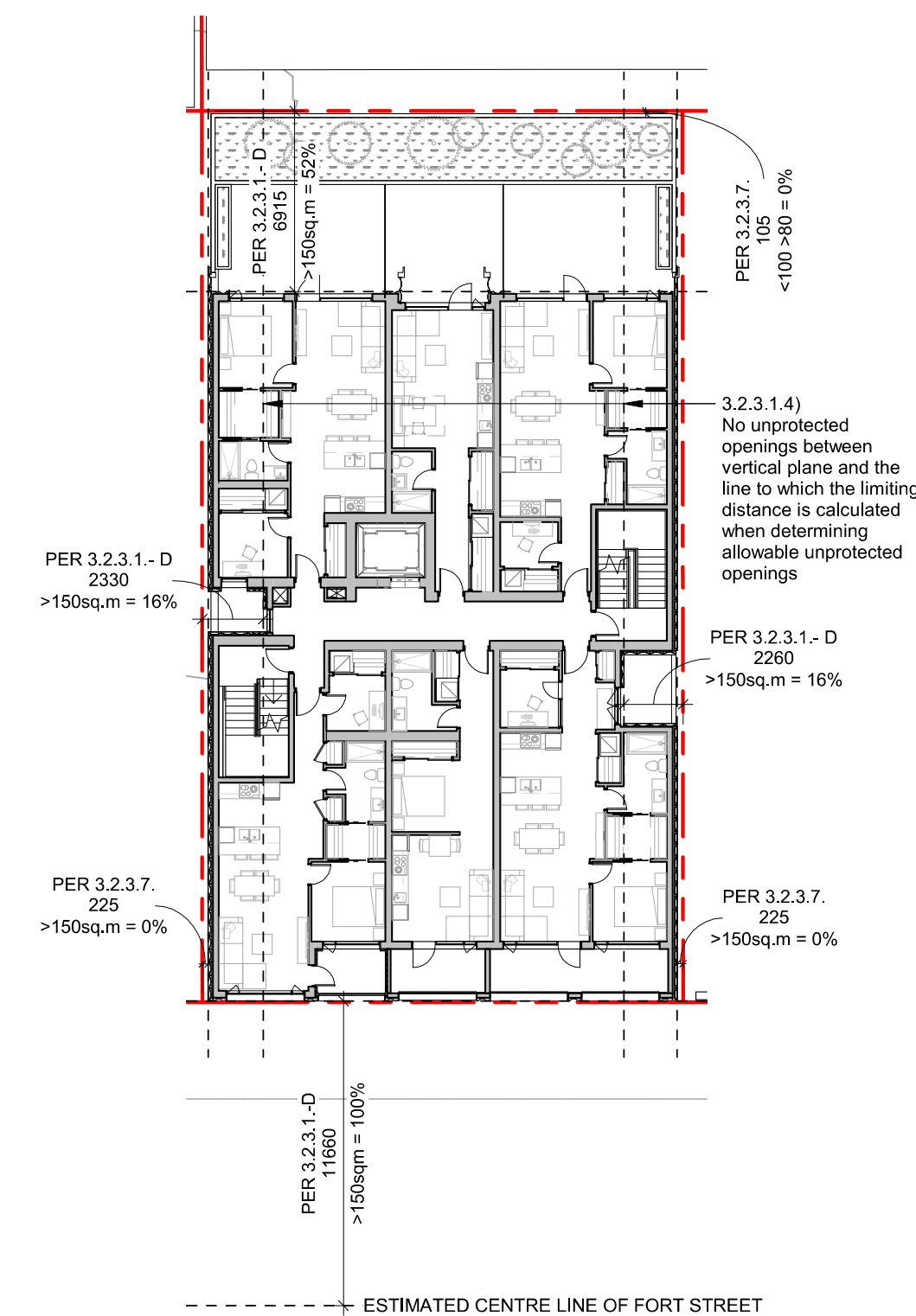


WEST ELEVATION

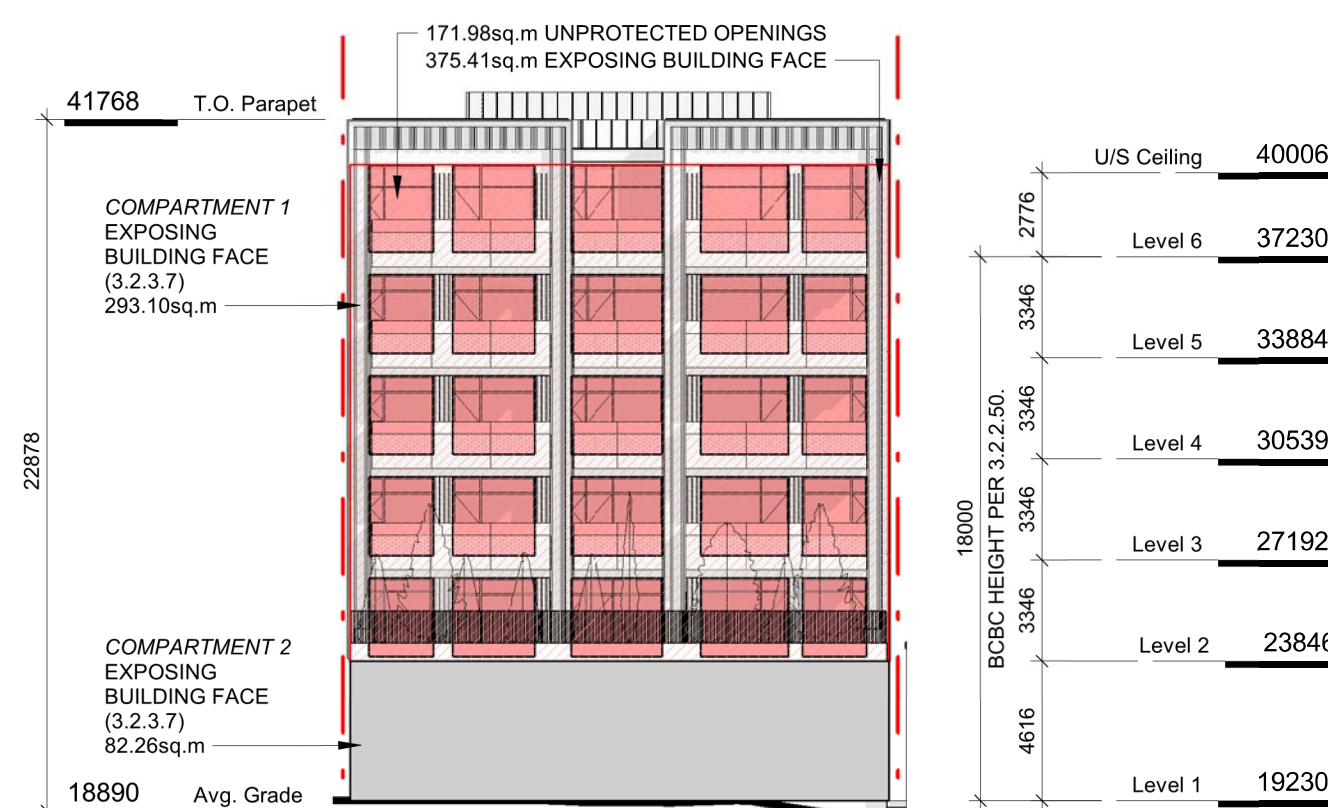
TABLE 3.2.3.1-D	LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
2.33m (2m)	16	586.23	12.45	2	

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



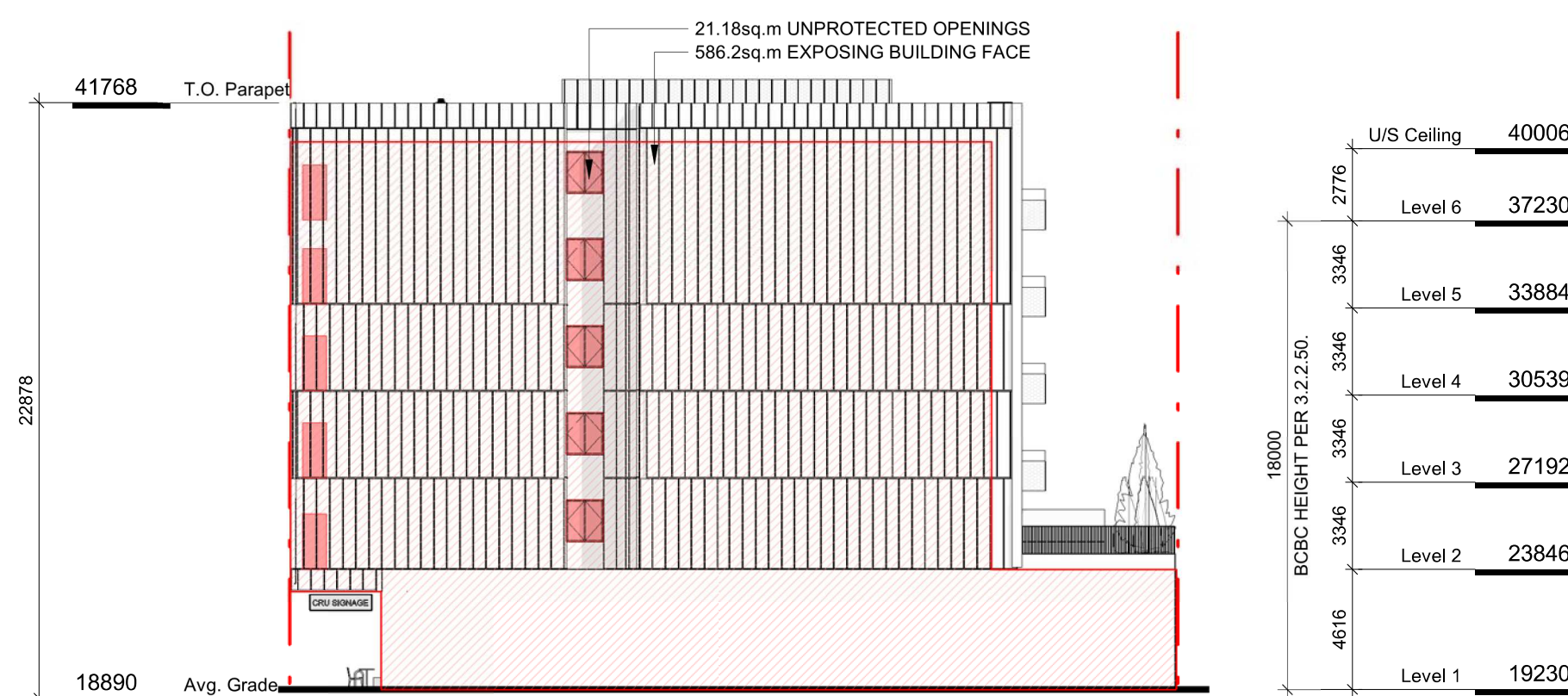
NORTH ELEVATION

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
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5 North Elevation - LD Key
SCALE = 1 : 250



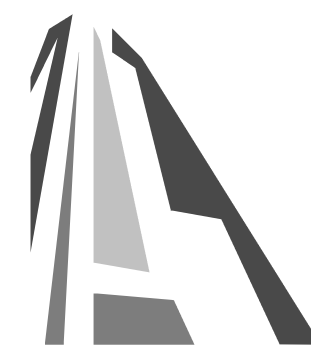
EAST ELEVATION

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

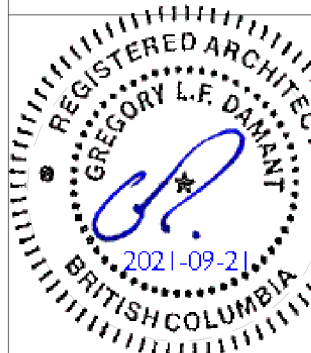
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NO.	DESCRIPTION	DATE

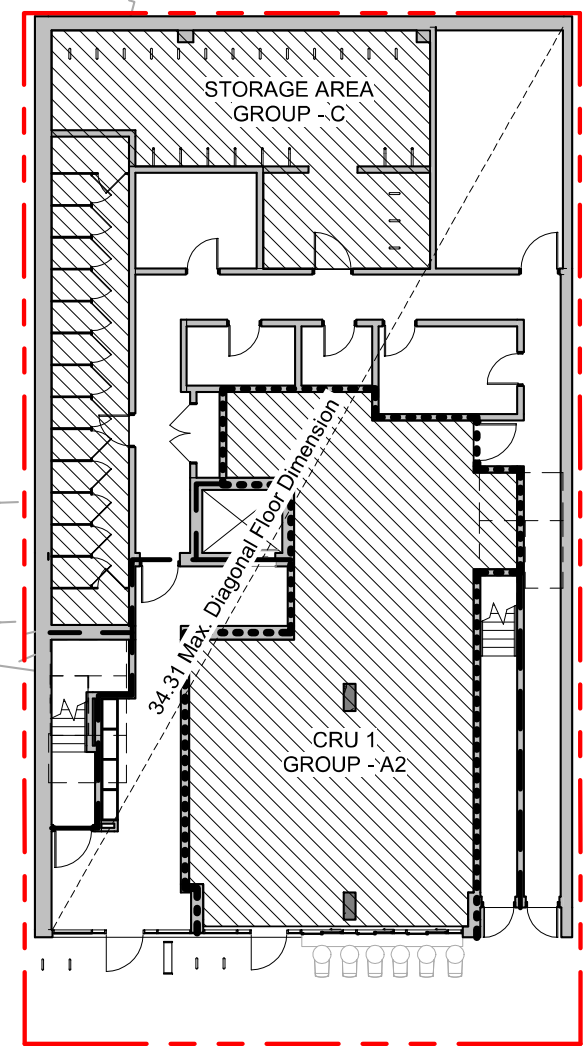


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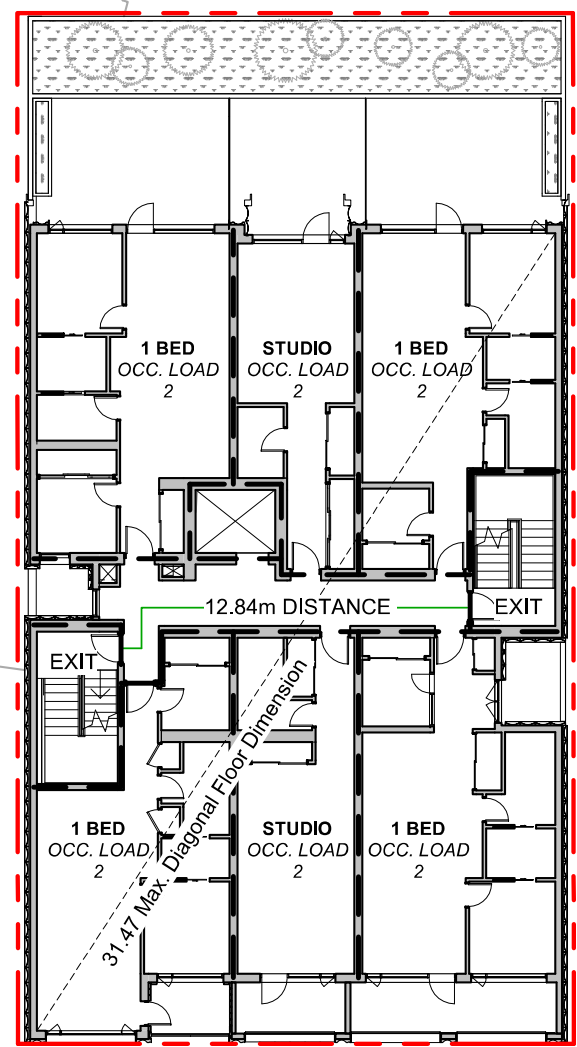
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Project	1030 FORT STREET
	JAWL PROPERTIES 1030 Fort Street, Victoria BC
Sheet Name	Spatial Separation
Date	SEPT 15, 2021
Scale	1 : 250
Project #	2112
Revision	SEPT 15, 2021 2
Sheet #	A050





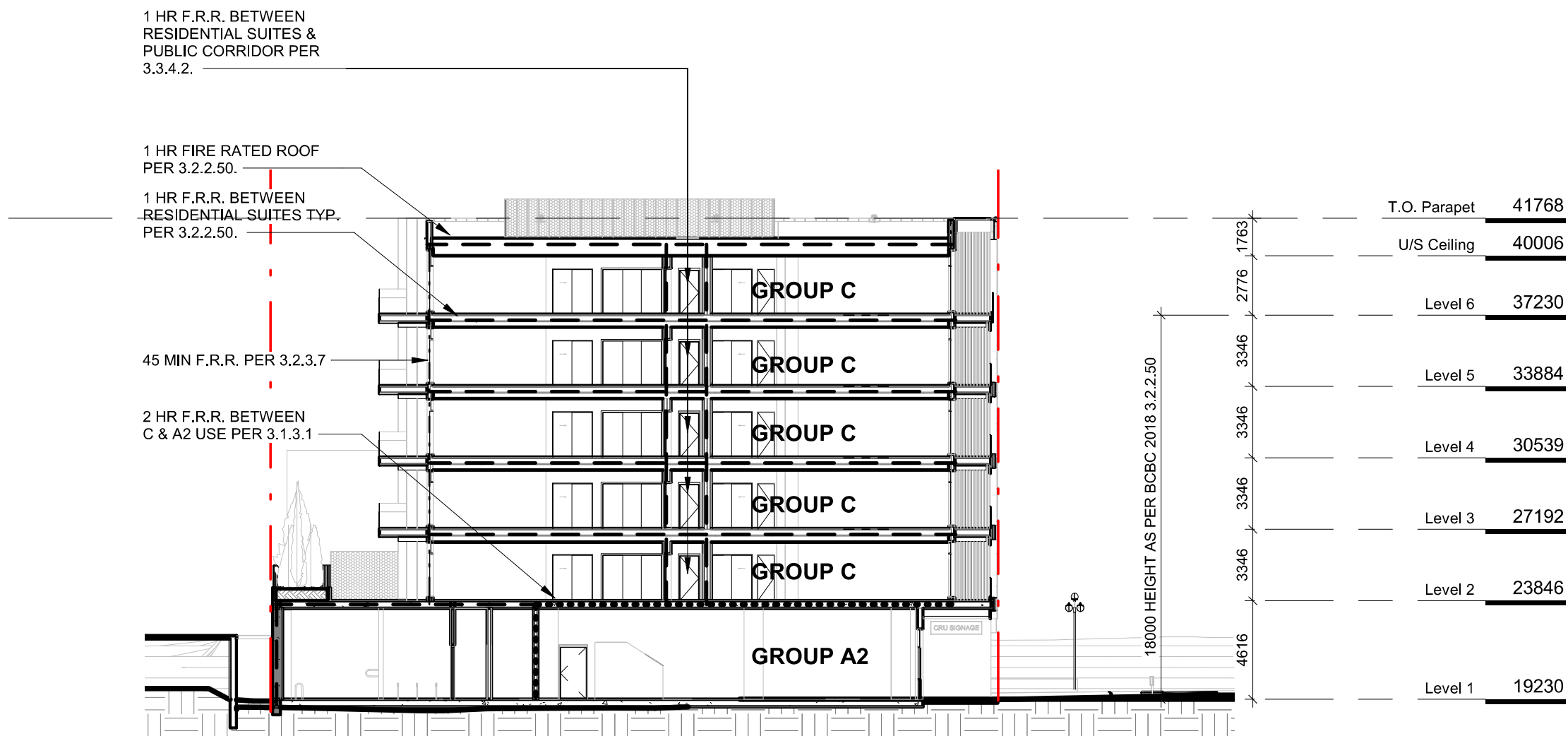
OCCUPANCY: Group A2
FLOOR AREA:
145sq.m
OCCUPANT LOAD (Dining):
1.2sq.m/person = 121 persons
MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
the greater of 6.1mm x 121 = 738.1mm
or 1100mm
Stairs
the greater of 8mm x 121 = 968mm
or 1100mm
OCCUPANCY: Group C
FLOOR AREA:
114sq.m
OCCUPANT LOAD (Storage):
46sq.m/person = 3 persons
MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
the greater of 6.1mm x 3 = 18.3mm
or 1100mm
Stairs
the greater of 8mm x 3 = 24mm
or 1100mm



OCCUPANCY: Group C
OCCUPANT LOAD:
6 Bedrooms x 2 persons/bedroom
= 12 persons
MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
the greater of 6.1mm x 24 = 146.4mm
or 1100mm
Stairs
the greater of 8mm x 24 = 192.0mm
or 1100mm

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	☒ NEW CONSTRUCTION	☐ RENOVATION	☐ ADDITION
GOVERNING BUILDING CODE	2018 BC BUILDING CODE	☒ PART 3	☐ PART 9
MAJOR OCCUPANCY	A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐	3.1.2.1
SUPERIMPOSED OCCUPANCY	A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3	☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	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, 3.2.2.24
No. OF STREETS FACING	1	3.2.2.10
CONSTRUCTION TYPES PERMITTED	☒ COMBUSTIBLE ☐ 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, 3.2.2.24
LOADBEARING WALLS, COLUMNS & ARCHES	1 hr (NOT LESS THAN THAT REQUIRED FOR SUPPORTED STRUCTURE)	3.2.2.50, 3.2.2.24
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	145	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	145	sq.m, A2 (Dining)	114	sq.m, C (Storage)	30 bds	C (Residential)	1.4.1.2, 3.1.17.1
OCCUPANT LOAD	121	1.2sq.m./person	3	46sq.m./person	60	2 persons*bdm	3.1.17.1

WATER CLOSETS

LEVEL 1(A2)	121 PERSONS	2 M 3 F	T.B.D. AT T.I.	3.7.2.2-A
-------------	-------------	---------	----------------	-----------

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

2	Issued for RZ/DP	SEPT 15, 2021
NO.	DESCRIPTION	DATE

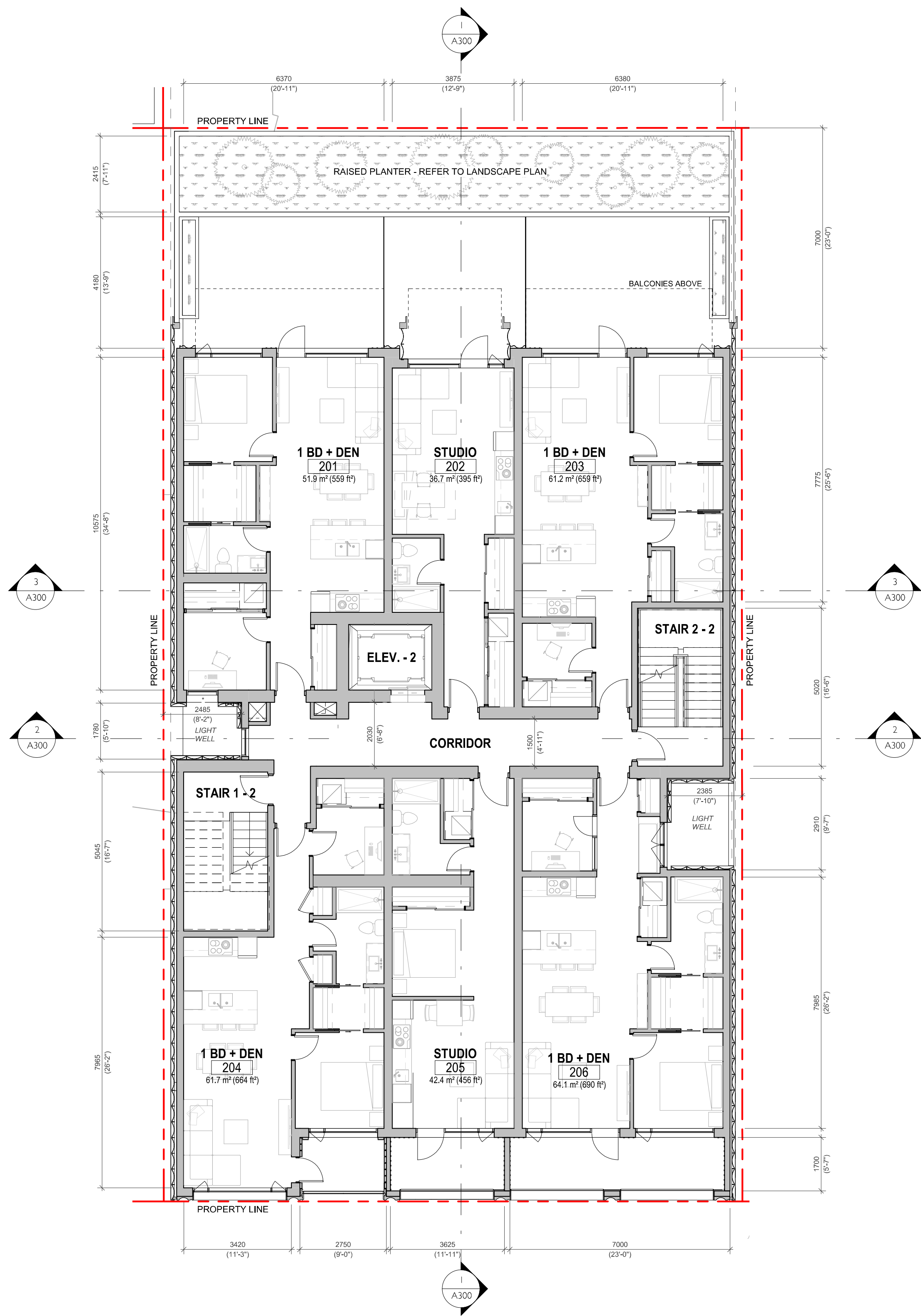
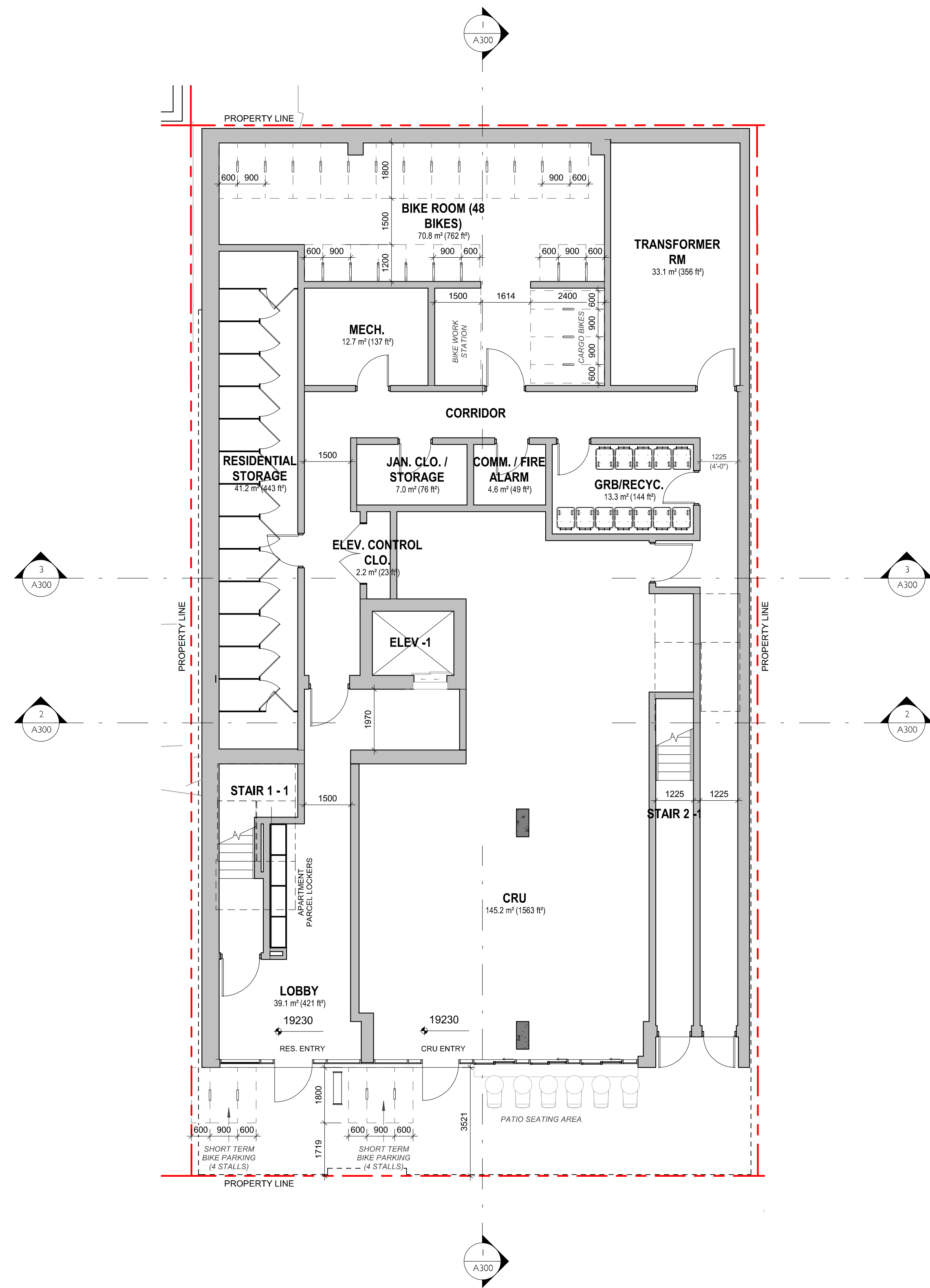


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Project	1030 FORT STREET
	JAWL PROPERTIES 1030 Fort Street, Victoria BC
Sheet Name	Code Analysis
Date	SEPT 15, 2021
Scale	As indicated
Project #	2112
Revision	SEPT 15, 2021 2
Sheet #	A051





2	Issued for 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

Proposed Floor Plans

Date

SEPT 15, 2021

Scale

1 : 100

Project #

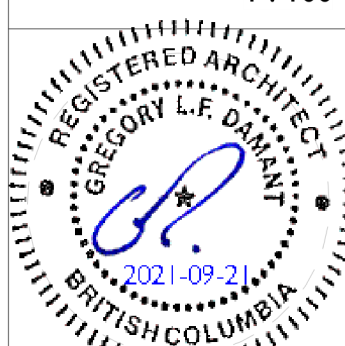
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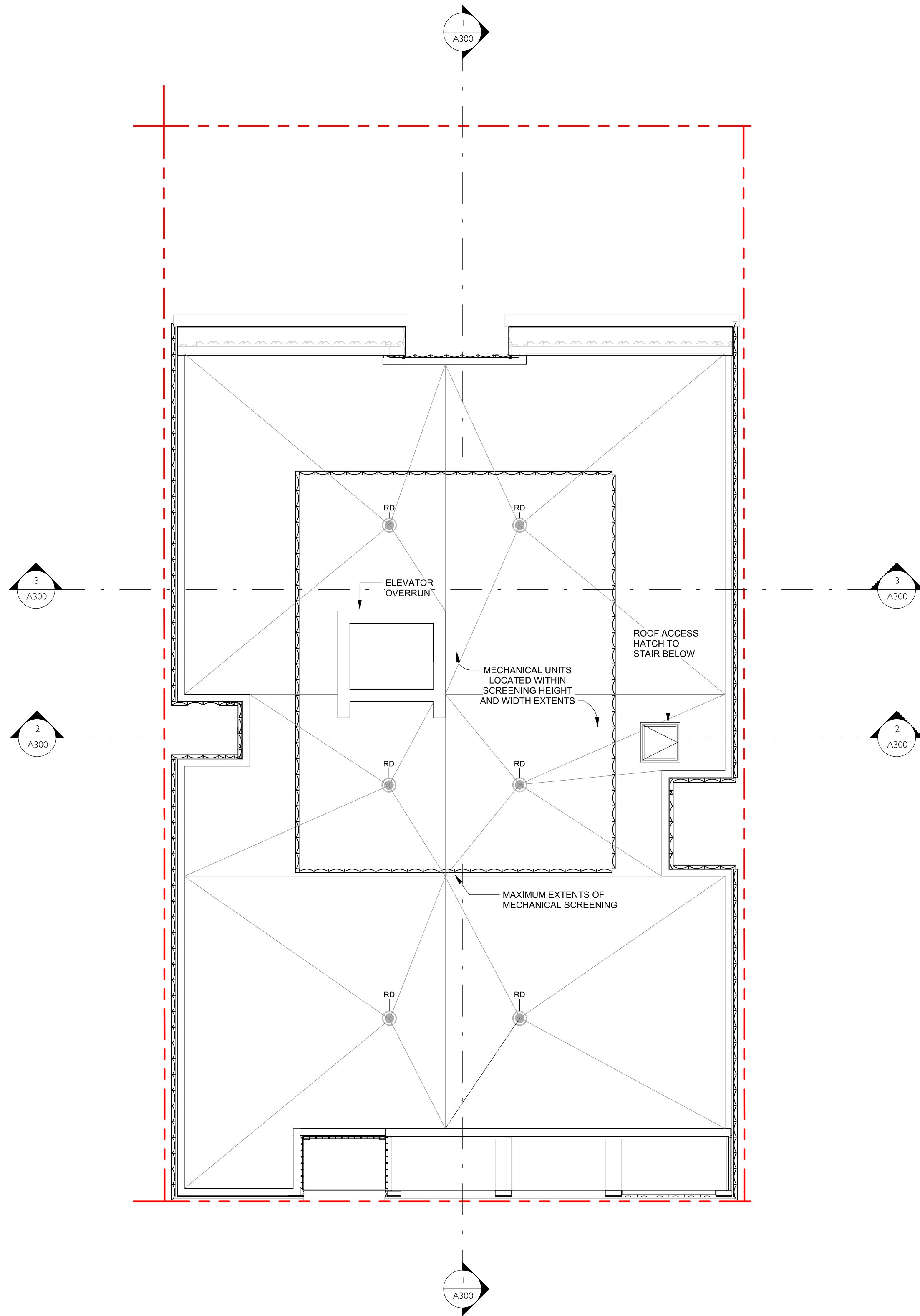
Revision

2

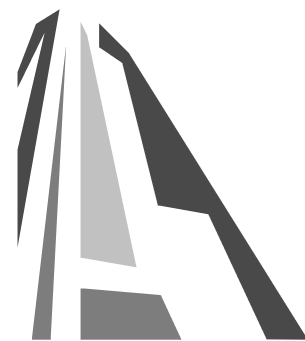
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A101





2	Issued for RZ/DP	SEPT 15, 2021
NO.	DESCRIPTION	DATE



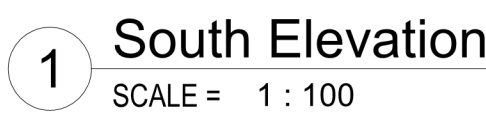
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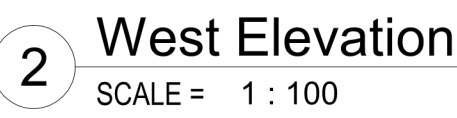
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1030 FORT STREET	
JAWL PROPERTIES 1030 Fort Street, Victoria BC	
Sheet Name	
Roof Plan	
Date	
SEPT 15, 2021	
Scale	Project #
1 : 100	2112
Revision	2
SEPT 15, 2021	
Sheet #	A102

DRAFT





01. TERRA COTTA
02. TRANSPARENT GLAZING
03. FRITTED GLASS
04. PRE-FINISHED METAL
05. PRE-FINISHED PERFORATED METAL
06. WOOD GRAIN TEXTURED FINISH
07. CEMENTITIOUS PANEL
08. ARCHITECTURAL CONCRETE
09. CONCRETE
10. MECHANICAL LOUVRE



2	Issued for 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		Building Elevations S-W	
		Date SEPT 15, 2021	
Scale	As indicated	Project #	2112
		Revision	
		SEPT 15, 2021	
		Sheet #	A200

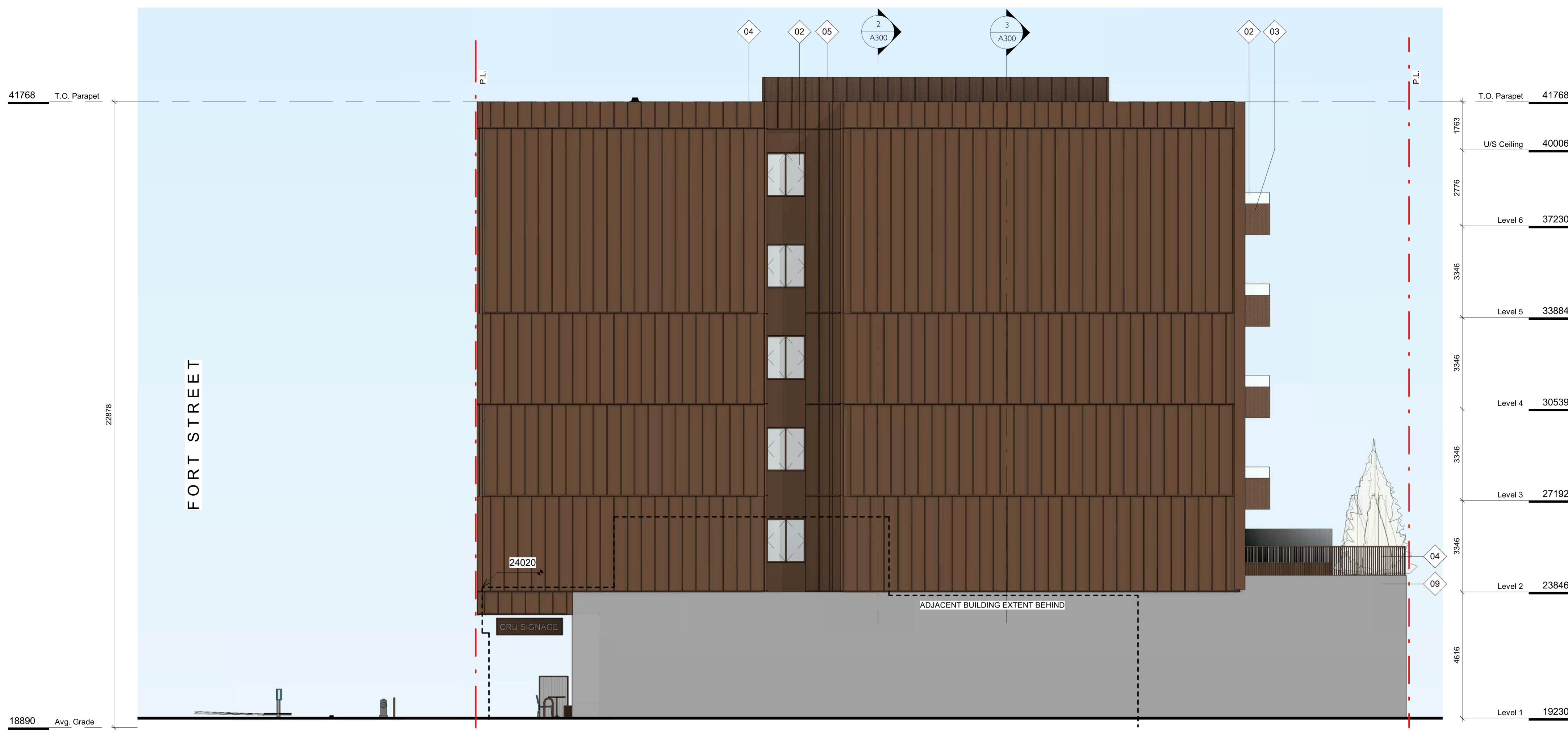


1 North Elevation
SCALE = 1 : 100



FINISH MATERIALS

- 01. TERRA COTTA
- 02. TRANSPARENT GLAZING
- 03. FRITTED GLASS
- 04. PRE-FINISHED METAL
- 05. PRE-FINISHED PERFORATED METAL
- 06. WOOD GRAIN TEXTURED FINISH
- 07. CEMENTITIOUS PANEL
- 08. ARCHITECTURAL CONCRETE
- 09. CONCRETE
- 10. MECHANICAL LOUVRE



2 East Elevation
SCALE = 1 : 100

2	Issued for 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
Building Elevations N-E

Date
SEPT 15, 2021

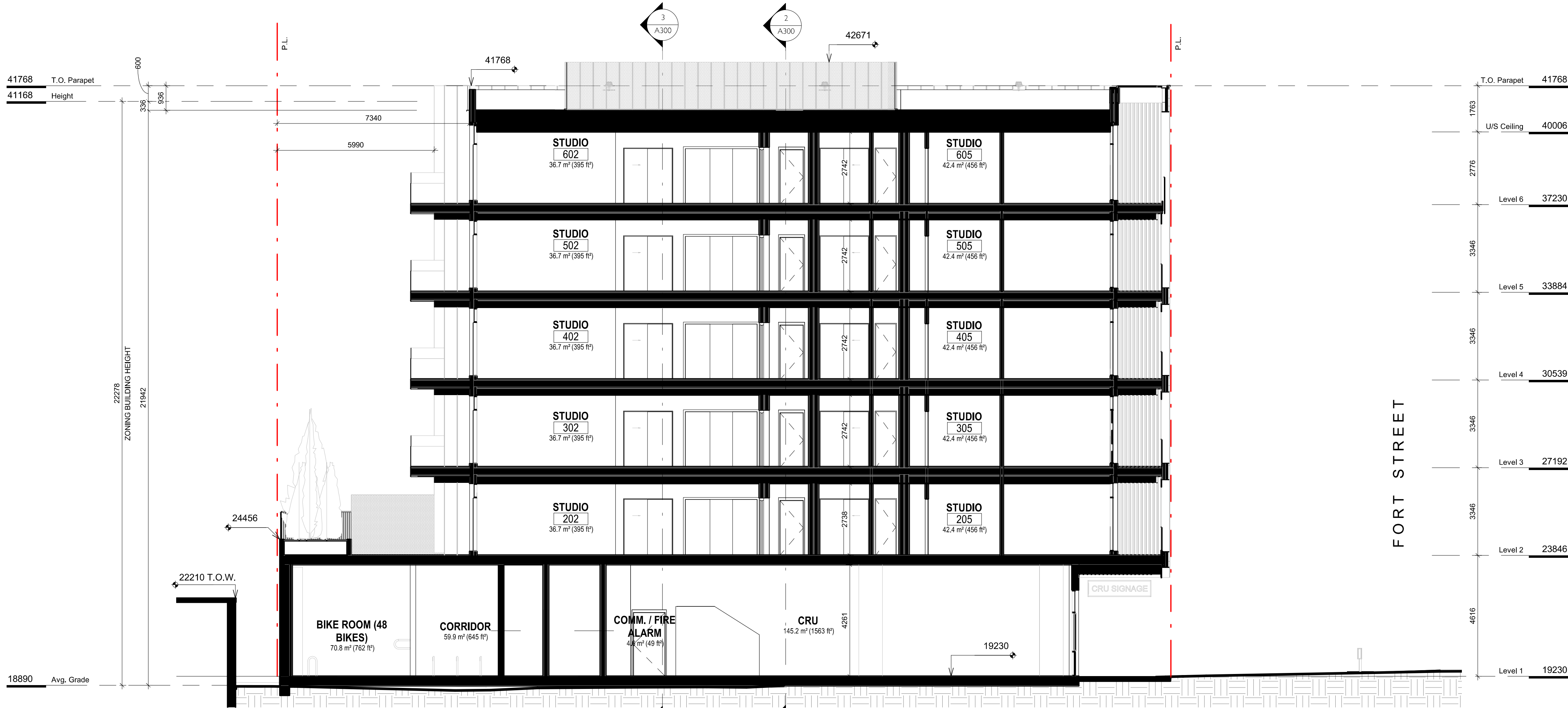
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Project #
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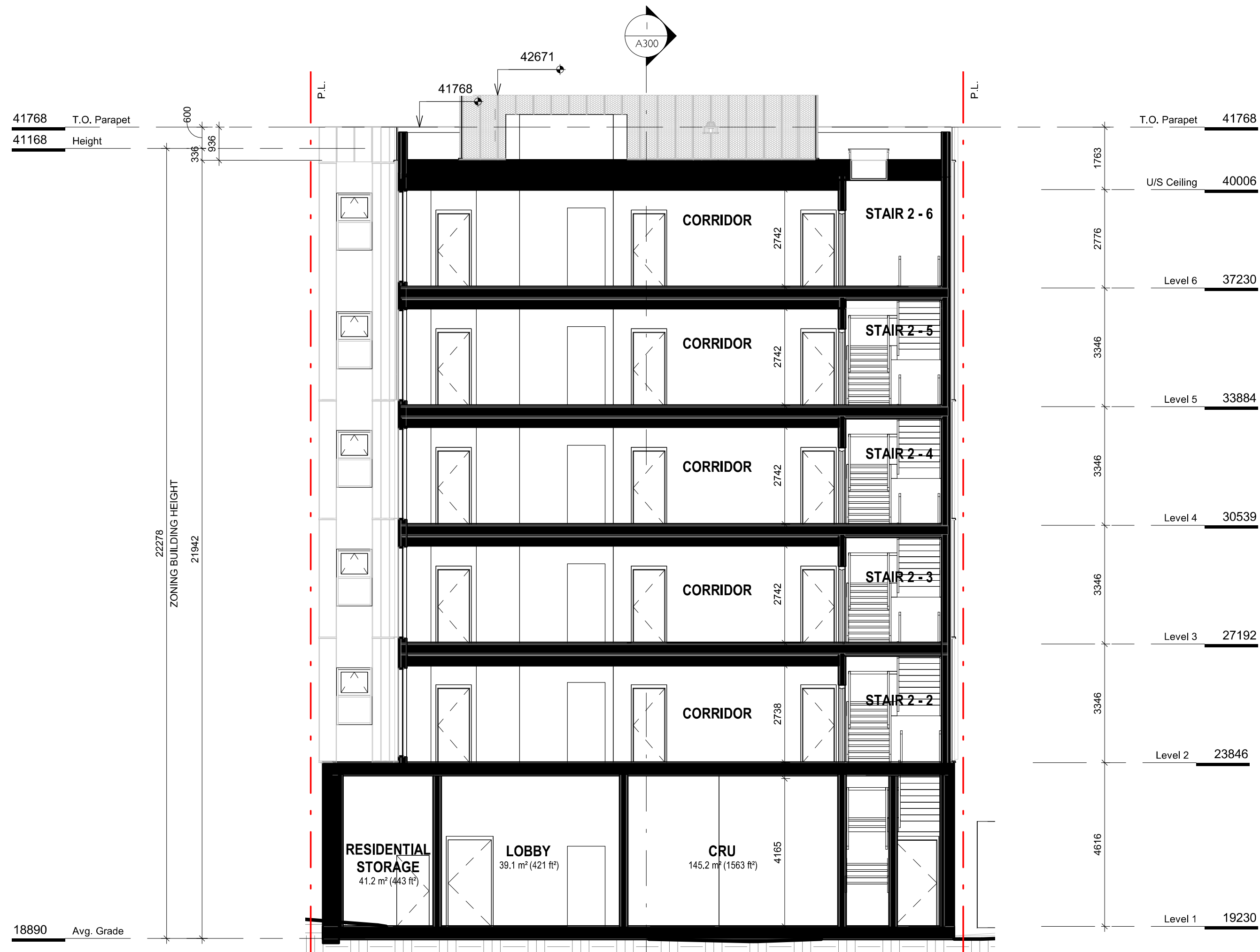
Revision
2

Sheet #
A201

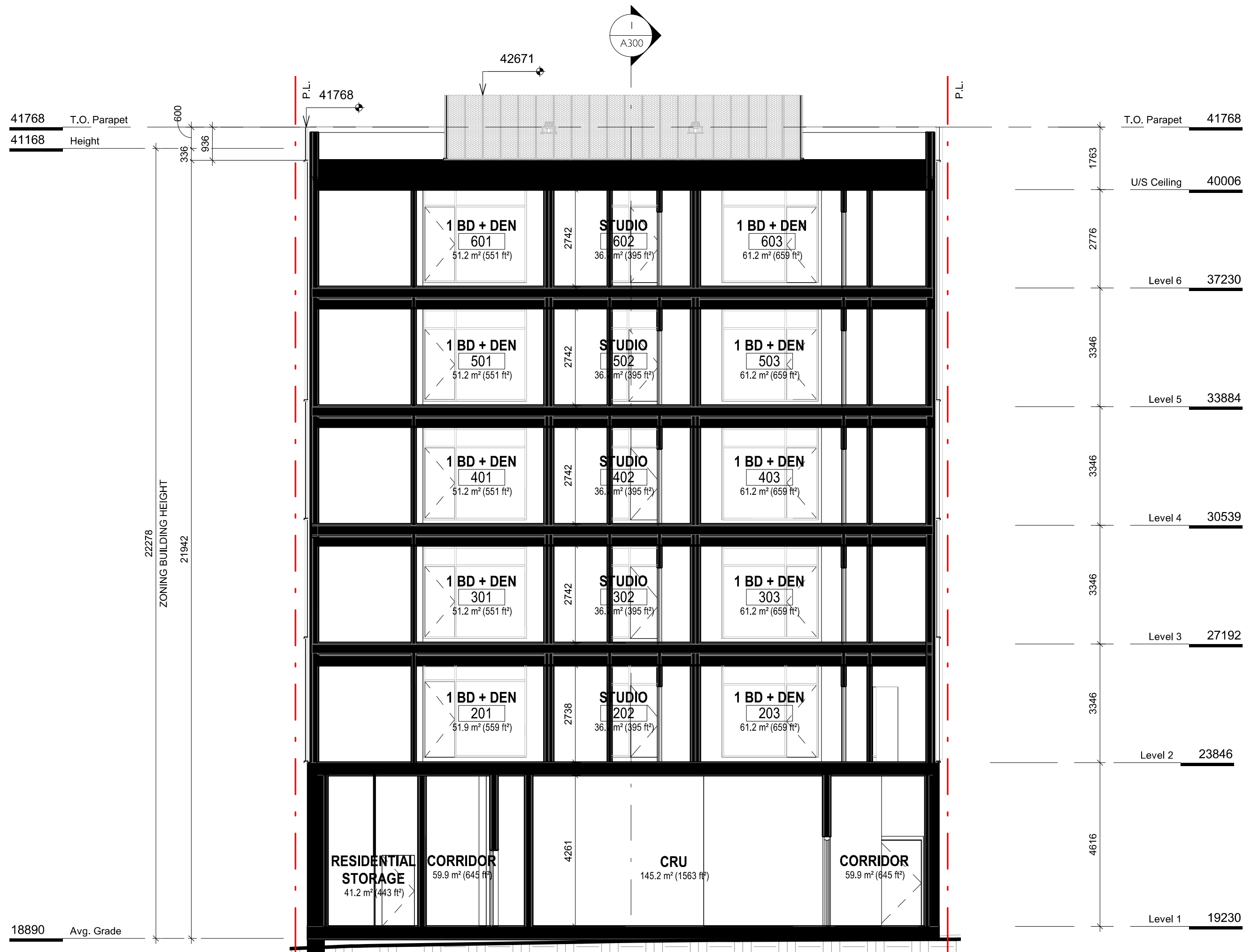
REGISTERED ARCHITECT
GREGORY L.F. DAWY
2021-09-21
BRITISH COLUMBIA



1 Building Section 1
SCALE = 1 : 100



2 Building Section 2
SCALE = 1 : 100



3 Building Section 3
SCALE = 1 : 100

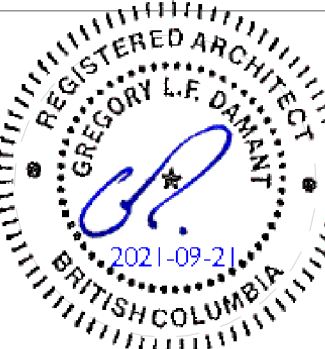
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1	Issued for Development Tracker	AUG 03, 2021
NO.	DESCRIPTION	DATE

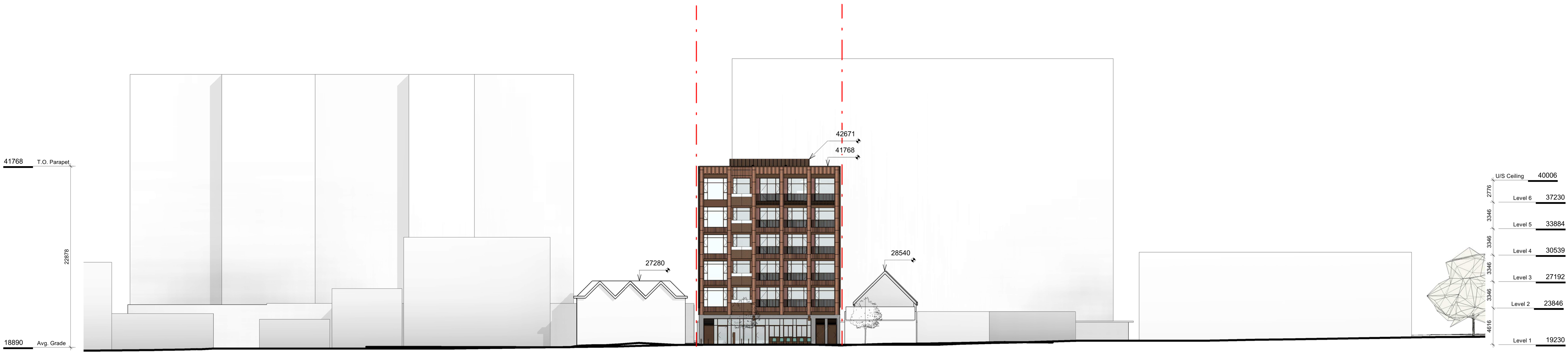
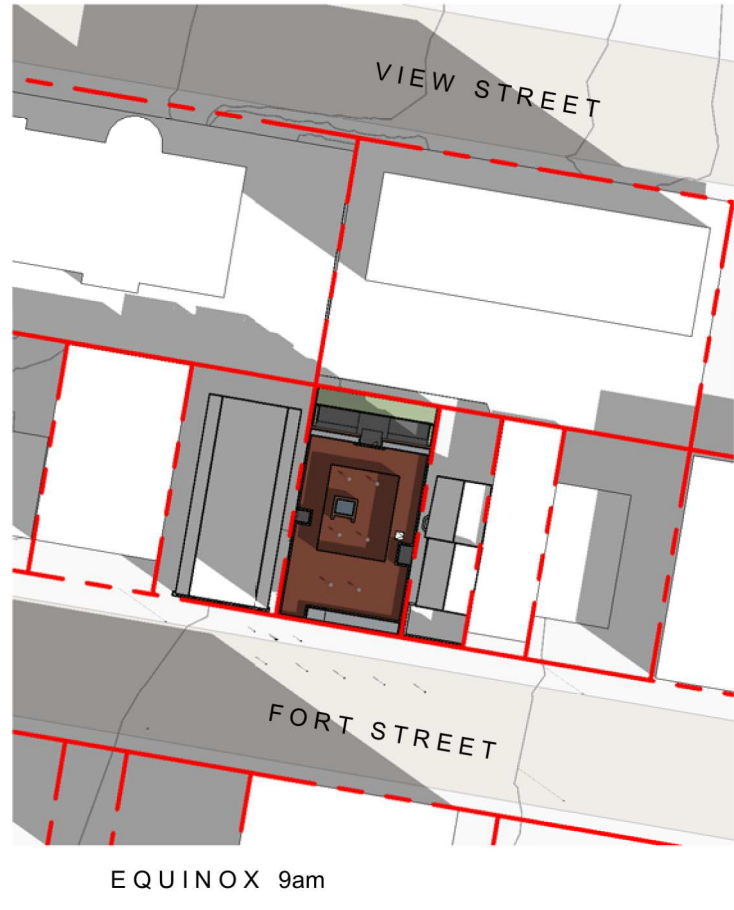


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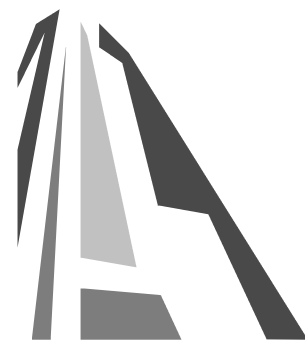
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Project		
1030 FORT STREET		
JAWL PROPERTIES		
1030 Fort Street, Victoria BC		
Sheet Name		
Building Sections		
Date		
SEPT 15, 2021		
Scale	Project #	
1 : 100	2112	
Revision		
SEPT 15, 2021		2
Sheet #		
		A300





2	Issued for RZ/DP	SEPT 15, 2021
1	Issued for Development Tracker	AUG 03, 2021
NO.	DESCRIPTION	DATE

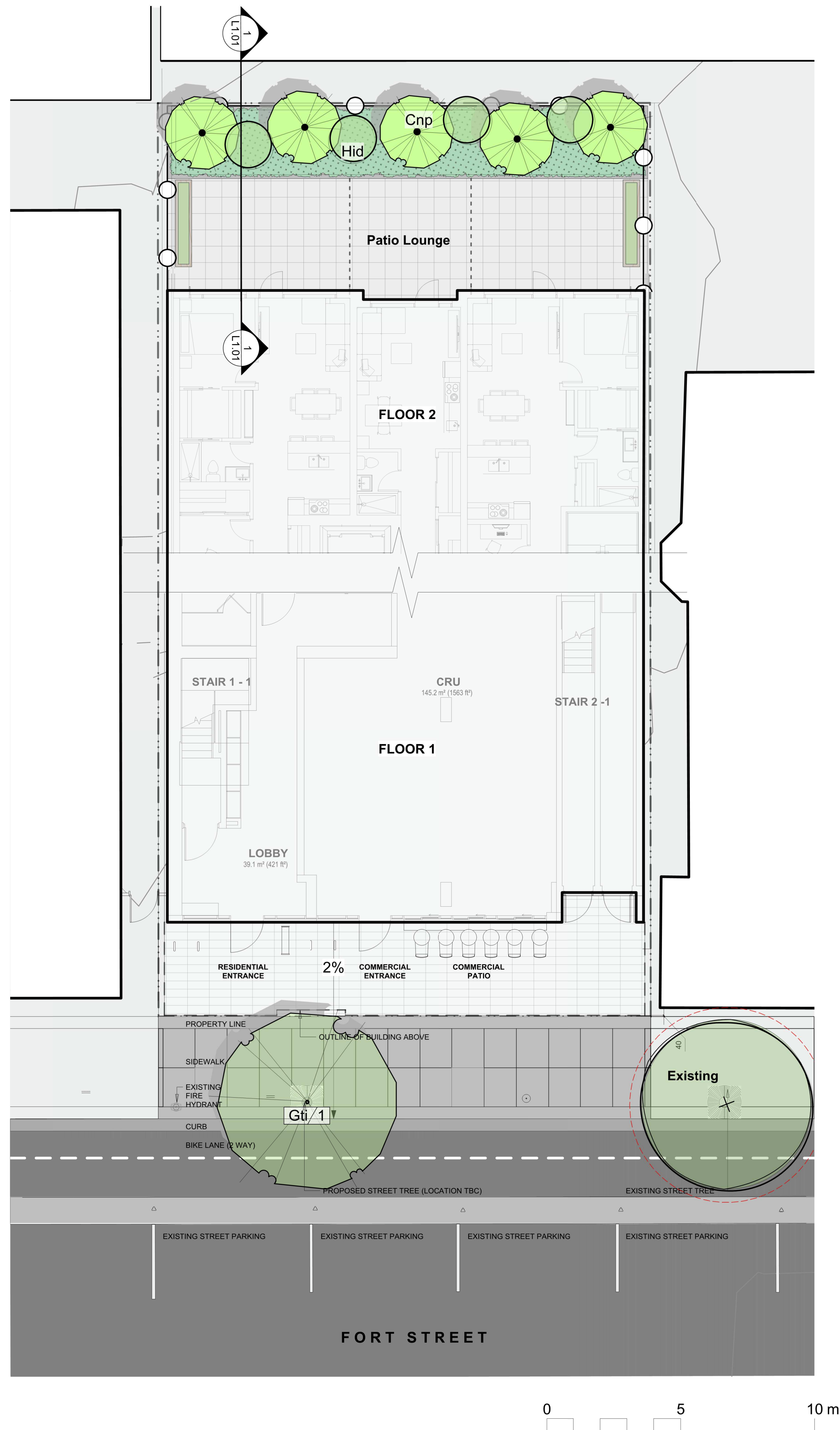


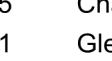
CASCADIA ARCHITECTS INC

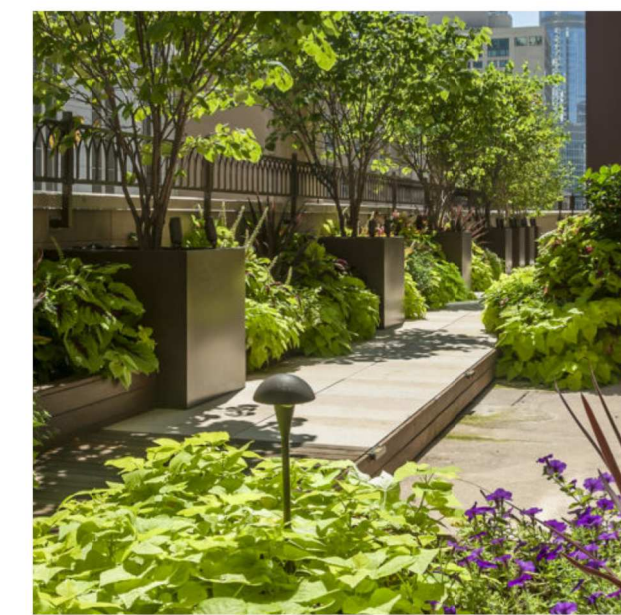
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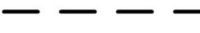
Project		
1030 FORT STREET		
JAWL PROPERTIES		
1030 Fort Street, Victoria BC		
Sheet Name		
Context Elevation & Shadow Study		
Date		
SEPT 15, 2021		
Scale		
As indicated		
Project #		
2112		
Revision		
SEPT 15, 2021		
Sheet #		
A500		





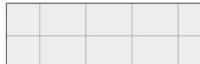
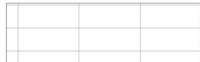
<u>PLANT LIST</u>				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
<u>TREES:</u>				
Cnp	5	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
Gli	1	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	5.0 cm cal, b+b
Hid	4	Hamamelis 'intermedia' 'Diane'	Hybrid Witch Hazel	#15 pot
<u>SHRUBS/FERNS/GRASSES/VINES:</u>				
	5	Azalea japonica 'Pjm'	Azalea PJM	#1 pot
	22	Cotoneaster dammeri	Bearberry	#1 pot / 500 cm O.C.
	6	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
	6	Pachysandra terminalis	Japanese Spurge	Sp3

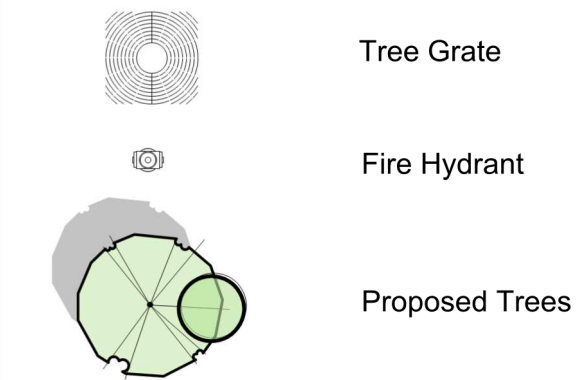


- ### LINE TYPE LEGEND
- | | |
|---|--------------------------------------|
|  | Property line |
|  | Right of Way |
|  | SPEA |
|  | RAR Setback |
|  | Extent of Existing Treeline |
|  | Extent of Roof, above |
|  | Extent of Parkade, below |
|  | Rain garden - TOP OF POOL |
|  | Rain garden - BOTTOM OF POOL |
|  | Proposed Contour Line, 0.5m interval |
|  | Existing Contour Line, 0.5m interval |

- EXISTING PLANT LEGEND**
(Refer to Arborist Report and Tree Retention & Removal Plan for full details and management strategies).



- ## MATERIALS LEGEND
- | | |
|--|---|
|  | Hydropressed Slab Paver on Pedistals; Colours Shadow.
Pattern: Stacked Bond |
|  | Concrete Unit Paving.
Belgarde-Moduleline Series Slank Pavers, Colour: Grey.
Pattern: Stacked Bond |
|  | Soil Medium |
|  | Planting Area
600mm Depth |
|  | Privacy Screening |
|  | Guard Rail |
|  | Concrete Retaining Wall - On Grade |
|  | New Town- City of Victoria Standard
Cast in Place,
Side Walk Fill & Frame
Natural Colour,
Fine Broom Finish, |
| | 1200mm Scoreline pattern
perpendicular to curb
(Pattern to be adjusted to fit with tree
grate layout)
450mm concrete band along curb and
back side of sidewalk (Property line)
Control joints every 3rd panel of
450mm bands |



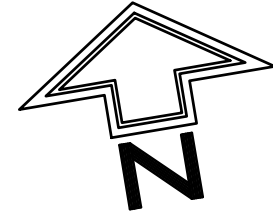
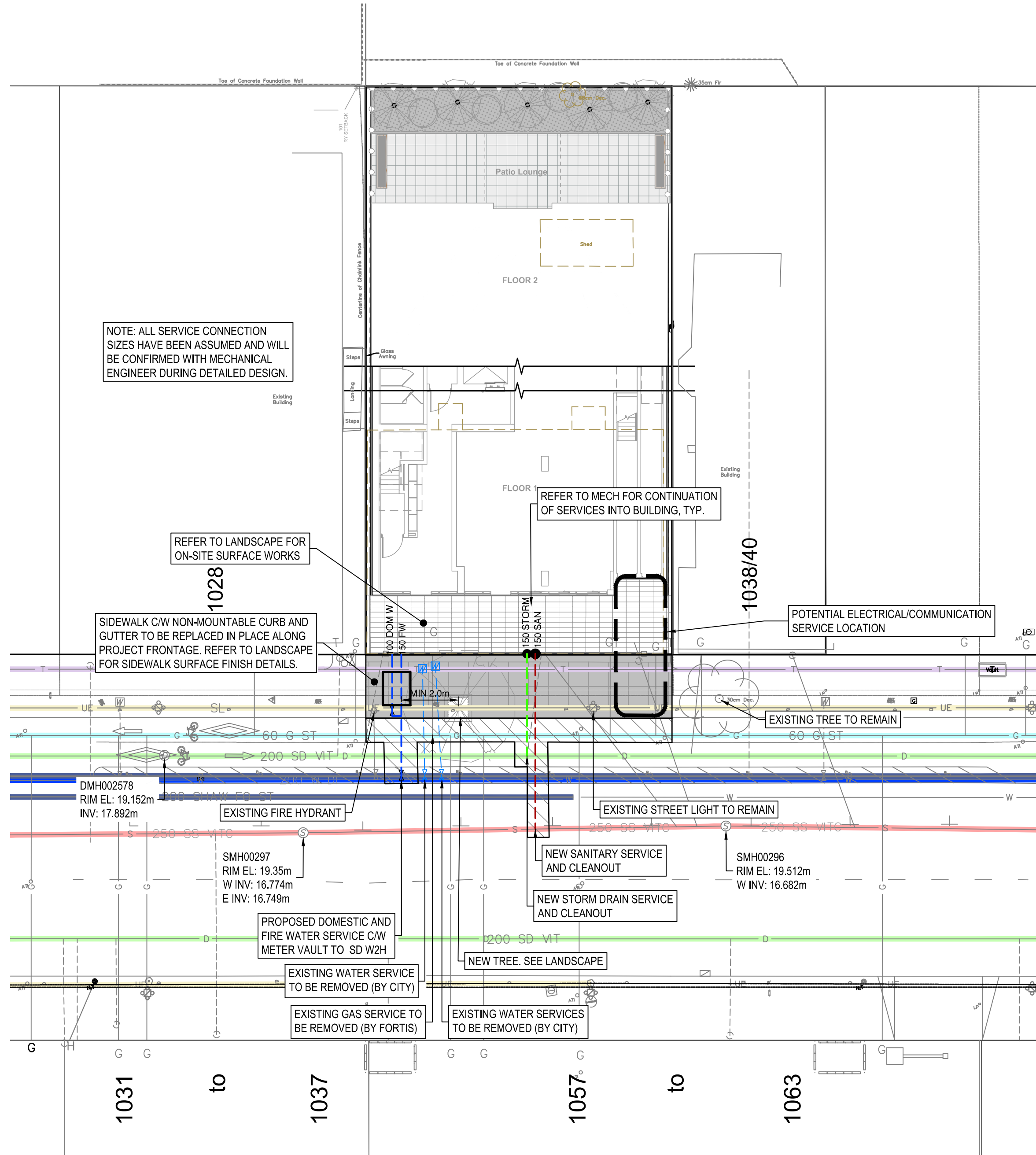
- ## SITE FURNISHINGS LEGEND
- | | |
|---|------------------------------|
|  | Planters @ Guard Rail Height |
|  | Bike Racks |



ENGINEERING NOTES:

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VICTORIA SPECIFICATIONS, MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MMCD) PLATINUM EDITION, AND THESE DRAWINGS.
- ALL CONSTRUCTION SURVEY LAYOUT TO BE PROVIDED BY THE CONTRACTOR.
- 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.
- 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.
- CONTACT BC-1 (1-800-474-6886), BC HYDRO, TELUS, SHAW CABLE, AND FORTIS BC FOR UNDERGROUND UTILITY LOCATIONS 72 HOURS PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PARTIES REQUIRED FOR SERVICING TO PROPERTY LINE, INCLUDING ABANDONMENT OF EXISTING SERVICES. CAP ABANDONED HYDRO/TEL/SHAW CONDUIT 300mm OUTSIDE PROPERTY LINE.
- UNDERGROUND WIRING TO BE CONSTRUCTED IN ACCORDANCE WITH BC ELECTRICAL CODE, BC HYDRO/TEL DRAWINGS AND SPECIFICATIONS.
- OVERHEAD WIRING IS NOT SHOWN ON CONTRACT DRAWINGS.
- STREETS SHALL BE SWEEPED CLEAN ON A REGULAR BASIS TO REMOVE ANY CONSTRUCTION DEBRIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF VICTORIA STORMWATER BYLAW.
- DISPOSE OF ALL UNSUITABLE EXCAVATED MATERIAL AS PER SPECIFICATIONS, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- ALL TRAFFIC CONTROL TO CONFORM TO THE MOST CURRENT WORKSAFE BC, MMCD AND MINISTRY OF TRANSPORTATION SPECIFICATIONS (TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS).
- 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 PM.
- 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.
- ALL ASPHALT AND CONCRETE CUTS TO BE SQUARE CUT WITH SAW.
- COORDINATE CONSTRUCTION OF ALL WORKS WITHIN ROADWAYS WITH CITY OF VICTORIA WORKS CREWS.
- REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC UTILITY CONSTRUCTION DETAILS.
- FIELD SURVEY COMPLETED BY GEOVERRA 2020/2021.
- 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

¹ City of Victoria Schedule of fees for Service Connections Provided in Appendix A
² Design loads and service size to be confirmed by mechanical and Electrical consultants during detailed design stage.

LEGEND

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

1:200



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DISCLAIMER:	####	####	####	####	####	####	####
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.	####	####	####	####	####	####	####
THIS DRAWING IS NOT TO BE SCALED.	0	2021/09/15	ISSUED FOR DEVELOPMENT PERMIT/RE-ZONING	BH	CD	JCS	BH
ISS/REV	YYYY-MM-DD		DESCRIPTION	DES	DRN	CHK	PM

SEAL:



CLIENT:

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



301-3600 Uptown Blvd
Victoria BC, Canada
V8Z 0B9
T: 1 250-384-5510
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 SITE SERVICING PLAN

DRAWING NO:

C01

SHEET NO:

1 OF 1

ISSUE:

FOR DEVELOPMENT PERMIT/RE-ZONING

2021/08/

ISS/REV:

0